

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Vacant.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L.A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

NOVEMBER 19, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

A • G • E • N • D • A

Revised 11/16/2020

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 15, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. *Public Hearing postponed to December 17, 2020*
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, December 17, 2020 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 15, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 19, 2020 INVOICES AND THE TREASURER'S REPORT OF OCTOBER 2020

F. ELECTION OF OFFICERS:

1. Election of Vice-Chairman

G. COMMUNICATIONS

H. NEW BUSINESS:

1. Discussion and possible action to reconsider Final Approval for Evangeline Estates, Phase B to accept a bond for the installation of the electrical/lighting in the subdivision

I. APPLICATIONS:

1. a) Subdivision: Lot Extensions for Summerfield Place Subdivision, Addendum Nos. 10, 12, & 16, Property belonging to Gadwall Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Rear of lots along Wayside, Lancaster, & Wellington Drives, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Gadwall Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size of 6,000 sq. ft.
d) Consider Approval of Said Application
2. a) Subdivision: Tract 1 and Tracts 1-A thru 1-E, A Redivision of Property belonging to Irvin P. Carlos, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4599 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Irvin & Pamela Carlos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al
Approval Requested: Process D, Minor Subdivision
Location: 1534 Dr. Beatrous Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Patricia A. LeBeouf
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Division of Property belonging to Claridell Ramagos (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 208 Horseshoe Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Claridell Romagos
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the 250' requirement for the fire hydrant location, fire hydrant is located 265.6' from the property line
d) Consider Approval of Said Application
5. a) Subdivision: Summerfield Place Subdivision, Addendum No. 18, Phases A & B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Lancaster Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Gadwall Properties, L.L.C.
Surveyor: Milford & Associates, Inc.
b) Public Hearing
c) Variance Request: Variance from the maximum required 600' length for a cross street in the urban services district and urban planning area
d) Consider Approval of Said Application

6. a) Subdivision: Parc Evangeline Subdivision
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Rue des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Evangeline Business Park, LLC
 Engineer: David A. Waitz Engineering & Surveying, Inc.
- b) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "L" & "M", A Redivision of Tracts "L" & "M", Property of Wayne A. Ledet Real Estate, LLC, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Survey of Tracts "A" & "B", A Redivision of Property belongin to Margaret M. Harris, et al, Section 6, T17S-R17E, Terrebonne Parish, LA
3. Property Line Shift, Lots 28 and 29, Block 1 of High Ridge Subdivision, Bryan F. Chaisson, Sr., Section 18, T18S-R17E, Terrebonne Parish, LA
4. Property Line Shift between Lot B-1 and Tract A-B-C-D-A of Property belonging to Harvey & Sylvia Sanders, Section 18, T18S-R17E, Terrebonne Parish, LA
5. Survey of Lot 6 & Lot 7, Property of F.J. Matherne (formerly) and Revised Lot 8-A, Property of Jacqueline F. Brewster, et ux into Rev. Lot 6 & Rev. Lot 7, Property of F.J. Matherne (formerly) and Rev. 2, Lot 8-A, Property of Jacqueline F. Brewster, et ux,
6. Tracts "A" & "B", A Redivision of Property belonging to Leon Cox, et al and Charlene H. Lottinger, et al, Section 23, T17S-R16E, Terrebonne Parish, LA
7. Revised Tracts "A3-1A" & "A3-1B", A Redivision of Revised Tracts "A3-1A" & "A3-1B", Property belonging to Chantell Lovell, et al, Section 31, T18S-R17E, Terrebonne Parish, LA
8. Survey of a 1 acre tract of land to extend the cemetery belonging to St. Joseph Roman Catholic Church, Section 22, T18S-R18E, Terrebonne Parish, LA
9. Lots 14-A & 15-A, Block 1 of Brunet Subdivision, Section 83, T15S-R16E, Terrebonne Parish, LA
10. Tracts 4-A & 5-A. A Redivision of Tracts 4 & 5, Property belonging to William L. Borskey, et al, Section 7, T19S-R19E, Terrebonne Parish, LA
11. Lot Line Shift between Lots 29 thru 39, Block 7 of Addendm No. 3 to Roberta Grove Subdivision, Sections 2 & 21, T17S-R18E and Sections 9, 10, & 105, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF OCTOBER 15, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 15, 2020 of the HTRPC to order at 6:03 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Robbie Liner and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Christian St. Martin, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Mr. Soudelier moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 17, 2020.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the October 15, 2020 invoices and approve the Treasurer’s Report of September 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- ELECTION OF OFFICERS:
1. Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the HTRPC table the election of a new Vice-Chairman to the next regular meeting of November 19, 2020 in order to have more Commissioners present.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mr. Thibodeaux: “That the Old Business be removed from the table and considered at this time.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Liner and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application by Brooke S. Guidry requesting approval for Process D, Minor Subdivision, for Lots A, B, &C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma.
 - a) Mr. Gene Milford, representing Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the required variance was approved by the Board of Adjustment and requested approval.
 - b) Mr. Pulaski discussed the Staff Report and stated there was some discussion at the last meeting as to whether additional conditions could be placed on the subdivision regarding placement of additional structures.

- c) Mr. St. Martin, legal advisor, discussed his legal opinion and stated the applicant and HTRPC enter into an agreement which stipulates that no additional structures are to be built on the lots. He stated the said agreement is to be notarized and recorded at the Parish Courthouse with the agreement and recording number being placed on the plat.
- d) Mr. Kurtz moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots A, B, &C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma conditioned upon the submittal of all utility letters, approval of the variance request from the minimum size requirement, and the applicant enter into an agreement which stipulates that no additional structures are to be built on the lots and said agreement be notarized and recorded at the Parish Courthouse with the agreement and recording number being placed on the plat.”
- e) Discussion was held regarding the property layout and small lot size not being in the best interest of public welfare. Discussion ensued with whether the lots could be reconfigured as to not need the variance.

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Evangeline Business Park, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Parc Evangeline Subdivision.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all service availability letters and approval of the variance request on the condition that the median cuts are aligned as described in the Staff Report.
- e) Discussion was held regarding the curb cuts, green space, the variance request, and traffic and speeding on straight-away streets.
- f) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Parc Evangeline Subdivision with a variance from the residential lot frontage (access) on a collector street (Rue des Affaires) and conditioned upon the submittal of all utility service availability letters, and the removal of the curb cuts along Rue des Affaires (more specifically the curb cuts in front of Lots 1-17, Block 1) and review at the engineering phase.”

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

2. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for Blackwater Ridge.

- a) Mr. Gene Milford, representing Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided all utility letters are submitted.
- e) Discussion was held regarding a suggestion to the Developer to rezone the property from commercial to residential due to residential setbacks versus commercial setbacks.
- f) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Blackwater Ridge conditioned upon the submittal of all utility letters and a suggestion to the Developer to rezone the property from commercial to residential.”

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

I. STAFF REPORT:

- 1. Mr. Pulaski stated the draft for the revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances were still not completed, and he would bring it back to the Commission when all completed and all at one time.
- 2. Mr. Pulaski discussed an ordinance approved by the Parish Council regarding the approval of speed humps in residential neighborhoods that would have to meet certain criteria, have speed studies performed, and be within specific locations.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Revised Tracts "B-1" & "B-2", A Redivision of Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
- 2. Tracts "A", "B", & "C", A Redivision of Property belonging to Pine Cone Rentals, L.L.C., Section 7, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about the status of the master plan update.
 - (1) Mr. Pulaski discussed the access management plan, housing, and downtown area as areas of focus. Mr. Thibodeaux inquired about the wastewater plans included in that update whereas Mr. Pulaski stated it could be a part of it and discussed the extension of the community sewer with the development of The New Isle from Government Street to the proposed subdivision. Discussion was further held regarding the Bayou Terrebonne dredging project.
- 2. Chairman’s Comments: None.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:42 p.m.”

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

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

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



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

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

James M. Templeton, P.L.S.

November 6, 2020

VIA: E-MAIL: bbecnel@tpcg.org

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

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: REQUEST FOR ITEM TO BE PLACED ON AGENDA - **EVANGELINE ESTATES SUBDIVISION, PHASE "B"** - LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. - ENGINEER'S PROJECT NO. 2019-093

Dear Becky:

We are hereby requesting that Evangeline Estates Subdivision, Phase "B" be placed on the Agenda for the November 19, 2020 meeting of the Planning Commission. The purpose of this request is for the Planning Commission to consider allowing the developer to post a bond for 125% (a check in the amount of \$15,000.00) of the cost of the installation of the electrical/lighting in the subdivision, which is the only item that is not completed. A copy of the Invoice from Entergy is attached hereto for your reference. The installation of the electrical has been delayed due to the hurricanes that our area has experienced this year.

Therefore, would you be so kind as to place this matter on the agenda for the next scheduled Planning Commission meeting on November 19, 2020.

If you have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.

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

DAW/dth

Enclosure:

Enclosures: Plat of Evangeline Estates, Phase B
Entergy Invoice

cc: Evangeline Business Park, L.L.C.
File & Reading File
(with enclosures)



Entergy Louisiana, LLC
 PO Box 679505
 Dallas TX 75267-9505

INVOICE

Invoice : 2245927
 Invoice Date: 03/12/2020
 Page: 1 of 2
 P

Customer No: 1005898
 Payment Terms: Net 30
 Due Date: 04/11/2020
 Work Rqst # : 2557444

Cost of labor and material to provide underground electrical service to 53 lots in
 Evangeline Estates Subdivision (Phase B). The cost is based on \$5 per foot with a total
 front footage of 2318.50 feet.

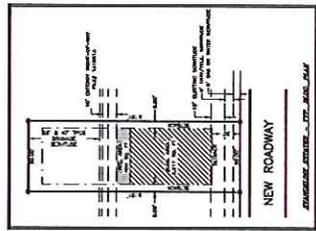
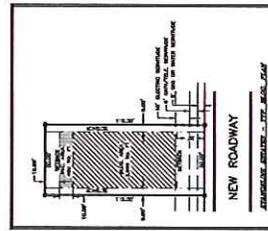
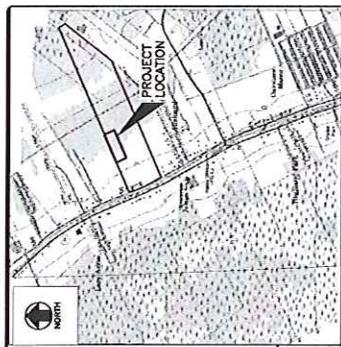
EVANGELINE BUSINESS PARK LLC
 CONNIE WILLIAMS
 PO BOX 1668
 HOUMA LA 70361

For billing questions, please call: 1-844-387-9675 OPT 3, 3

Line	Description	Quantity	UOM	Unit Amt	Net Amount
1	UG Subdivision	1.00	EA	11,592.50	11,592.50

Subtotal: 11,592.50

Amount Due: 11,592.50 USD



LEGEND

FOUND PROPERTY MARKS

- EXISTING WATER VAULT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS VAULT
- EXISTING GAS METER
- EXISTING POWER MANSION
- EXISTING TELEPHONE MANSION
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING TELEPHONE

NEW

- 1" = 1" (1" = 1")
- 2" = 1" (2" = 1")
- 3" = 1" (3" = 1")
- 4" = 1" (4" = 1")
- 5" = 1" (5" = 1")
- 6" = 1" (6" = 1")
- 8" = 1" (8" = 1")
- 10" = 1" (10" = 1")
- 12" = 1" (12" = 1")
- 15" = 1" (15" = 1")
- 18" = 1" (18" = 1")
- 24" = 1" (24" = 1")
- 30" = 1" (30" = 1")
- 36" = 1" (36" = 1")
- 48" = 1" (48" = 1")
- 60" = 1" (60" = 1")
- 72" = 1" (72" = 1")
- 90" = 1" (90" = 1")
- 108" = 1" (108" = 1")
- 144" = 1" (144" = 1")
- 180" = 1" (180" = 1")
- 216" = 1" (216" = 1")
- 270" = 1" (270" = 1")
- 324" = 1" (324" = 1")
- 360" = 1" (360" = 1")
- 432" = 1" (432" = 1")
- 504" = 1" (504" = 1")
- 576" = 1" (576" = 1")
- 648" = 1" (648" = 1")
- 720" = 1" (720" = 1")
- 792" = 1" (792" = 1")
- 864" = 1" (864" = 1")
- 936" = 1" (936" = 1")
- 1008" = 1" (1008" = 1")
- 1080" = 1" (1080" = 1")
- 1152" = 1" (1152" = 1")
- 1224" = 1" (1224" = 1")
- 1296" = 1" (1296" = 1")
- 1368" = 1" (1368" = 1")
- 1440" = 1" (1440" = 1")
- 1512" = 1" (1512" = 1")
- 1584" = 1" (1584" = 1")
- 1656" = 1" (1656" = 1")
- 1728" = 1" (1728" = 1")
- 1800" = 1" (1800" = 1")
- 1872" = 1" (1872" = 1")
- 1944" = 1" (1944" = 1")
- 2016" = 1" (2016" = 1")
- 2088" = 1" (2088" = 1")
- 2160" = 1" (2160" = 1")
- 2232" = 1" (2232" = 1")
- 2304" = 1" (2304" = 1")
- 2376" = 1" (2376" = 1")
- 2448" = 1" (2448" = 1")
- 2520" = 1" (2520" = 1")
- 2592" = 1" (2592" = 1")
- 2664" = 1" (2664" = 1")
- 2736" = 1" (2736" = 1")
- 2808" = 1" (2808" = 1")
- 2880" = 1" (2880" = 1")
- 2952" = 1" (2952" = 1")
- 3024" = 1" (3024" = 1")
- 3096" = 1" (3096" = 1")
- 3168" = 1" (3168" = 1")
- 3240" = 1" (3240" = 1")
- 3312" = 1" (3312" = 1")
- 3384" = 1" (3384" = 1")
- 3456" = 1" (3456" = 1")
- 3528" = 1" (3528" = 1")
- 3600" = 1" (3600" = 1")
- 3672" = 1" (3672" = 1")
- 3744" = 1" (3744" = 1")
- 3816" = 1" (3816" = 1")
- 3888" = 1" (3888" = 1")
- 3960" = 1" (3960" = 1")
- 4032" = 1" (4032" = 1")
- 4104" = 1" (4104" = 1")
- 4176" = 1" (4176" = 1")
- 4248" = 1" (4248" = 1")
- 4320" = 1" (4320" = 1")
- 4392" = 1" (4392" = 1")
- 4464" = 1" (4464" = 1")
- 4536" = 1" (4536" = 1")
- 4608" = 1" (4608" = 1")
- 4680" = 1" (4680" = 1")
- 4752" = 1" (4752" = 1")
- 4824" = 1" (4824" = 1")
- 4896" = 1" (4896" = 1")
- 4968" = 1" (4968" = 1")
- 5040" = 1" (5040" = 1")
- 5112" = 1" (5112" = 1")
- 5184" = 1" (5184" = 1")
- 5256" = 1" (5256" = 1")
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Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

Variance request from the minimum lot size of 6,000 sq. ft. Purpose is to align the lot extensions with the existing lot lines and the approx. center of natural boundary being the drainage ditch. Lots will be sold to an adjacent owner.

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

- 1. Name of Subdivision: LOT EXTENSIONS LE1, LE4, LE5, LE6, LE7, LE8, LE9 & LE10 OF SUMMERFIELD PLACE SUBDIVISION
- 2. Developer's Name & Address: GADWALL PROPERTIES, L.L.C. 1069 VALHI BLVD., HOUMA, LA 70360
- *Owner's Name & Address: SAME
[* 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: REAR OF LOTS ALONG WAYSIDE, LANCASTER & WELLINGTON DRIVES
- 5. Location by Section, Township, Range: SECTIONS 74 & 103, T17S-R17E
- 6. Purpose of Development: CREATE REAR YARD ADDITIONS FOR EXISTING LOTS ONLY IN SUMMERFIELD PLACE SUBDIVISION
- 7. Land Use:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
- 8. Sewerage Type:
 - Community
 - Individual Treatment
 - Package Plant
 - Other
- 9. Drainage:
 - Curb & Gutter
 - Roadside Open Ditches
 - Rear Lot Open Ditches
 - Other
- 10. Date and Scale of Map: 10/20/2020 Scale: 1"=40'
- 11. Council District: _____
- 12. Number of Lots: 8
- 13. Filing Fees: _____

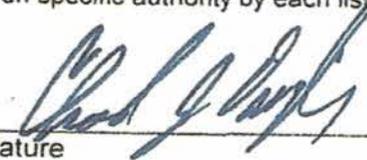
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent
10/30/2020
Date


Signature of Applicant or Agent

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

GADWALL PROPERTIES, L.L.C. BY CHAD DAIGLE
Print Name of Signature
10/30/2020
Date


Signature

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

TRACT 1 AND TRACTS 1-A THRU 1-E, A REDIVISION OF PROPERTY

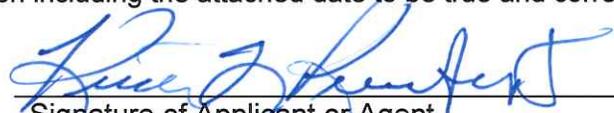
1. Name of Subdivision: BELONGING TO IRVIN P. CARLOS et ux
2. Developer's Name & Address: IRVIN & PAMELA CARLOS: P. O. BOX 212, DULAC LA 70353
*Owner's Name & Address: IRVIN & PAMELA CARLOS: P. O. BOX 212, DULAC, LA 70353
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 4599 GRAND CAILLOU ROAD
5. Location by Section, Township, Range: SEC. 11, T18S-R17E AND SEC. 79, T18S-R18E
6. Purpose of Development: CREATE TRACTS FOR SALE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map:
DATE: 10/27/2020 SCALE: 1"=60'
11. Council District:
7 Babin / Gr. Caillou Fire
12. Number of Lots: 6
13. Filing Fees: \$ 351.60

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

10/30/2020
Date

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

IRVIN P. CARLOS
Print Name of Signature


Signature

10/30/2020
Date

PC20/ 11 - 2 - 40



"VICINITY MAP"

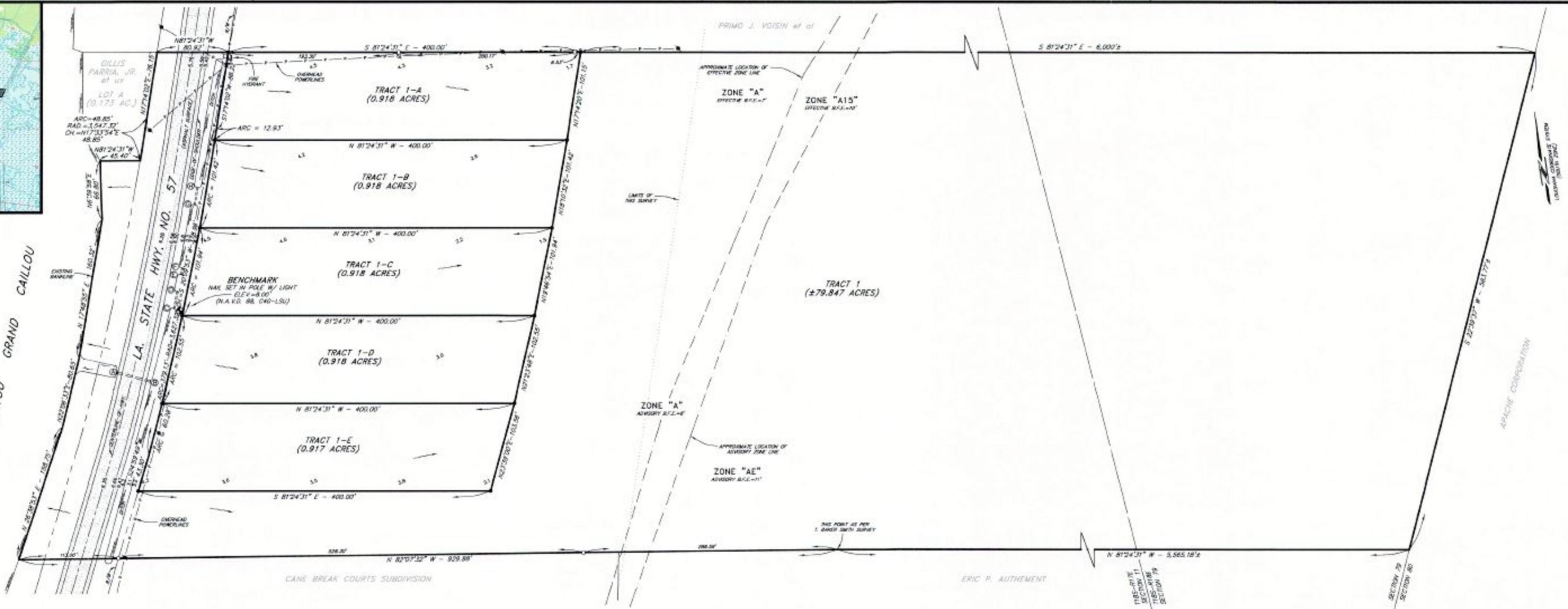
BAYOU GRAND CAILLOU
 LA. STATE HWY. NO. 57
 GILLIS PARRIA, JR. et ux
 LOT A (0.173 AC.)
 ARC = 48.85'
 RAD. = 1,547.82'
 CH = N173354°E
 48.85'

INVERTS	SIZE/TYP
A	1.75' 24" R.C.P.
B	1.75' 24" R.C.P.
C	3.01' 18" R.C.P.
D	3.01' 18" R.C.P.
E	3.01' 18" R.C.P.
F	3.14' 18" R.C.P.
G	3.27' 18" R.C.P.
H	3.30' 18" R.C.P.

FLOOD INFORMATION:
 THESE TRACTS ARE LOCATED IN ZONES "A" & "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 235206, PANEL NOS. 0280 & 0280, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A B.F.E. REQUIREMENT OF 7' AND ZONE "A15" HAS A B.F.E. REQUIREMENT OF 10'). (FORM INDEX DATE APRIL 2, 1992).
 F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NOS. LA-1103 & 1104 PLACES THIS PROPERTY IN ZONES "A" & "A15". (ZONE "A" HAS A B.F.E. REQUIREMENT OF 7' AND ZONE "A15" HAS A B.F.E. REQUIREMENT OF 11').
 THE 2008 PRELIMINARY DRAIN COMMUNITY NO. 25109C, PANEL NO. 0450 SUFFIX "E" PLACES THIS PROPERTY IN ZONES "A1" & "A15". (ZONE "A1" HAS A B.F.E. REQUIREMENT OF 13' AND ZONE "A15" HAS A B.F.E. REQUIREMENT OF 14').
 PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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



CANE BREAK COURTS SUBDIVISION

ERIC P. AUTHEMENT

NOTE:
 TOPOGRAPHIC FEATURES NOT SHOWN BEYOND THE LIMITS OF THIS SURVEY.

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

REFERENCE MAPS:
 1) MAP PREPARED BY T. BAKER SMITH & SON ENTITLED "SURVEY FOR C.P. BOUDREAU ESTATE LOCATED IN SECTION 11, T18S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED OCTOBER 4, 1982.
 2) MAP RECORDED UNDER ENTRY NO. 433418 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

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

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

- LEGEND:**
- INDICATES 3/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 88, C40-LSU)
 - INDICATES BENCHMARK SET AT ELEV. 8.00' - NAVD 88, C40-LSU
 - INDICATES DRAINAGE FLOW

APPROVED AND ACCEPTED THIS DATE _____
 BY _____ FOR _____

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

Surveyor's Signature: *Kenneth L. Rembert*
 Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
 Firm: KENNETH L. REMBERT LAND SURVEYORS
 Registration Number: 351

DATE	BY	DESCRIPTION
REVISIONS		

6 - TRACTS

"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL

PLAT SHOWING TRACT 1 AND TRACTS 1-A THRU 1-E, A REDIVISION OF PROPERTY BELONGING TO IRVIN P. CARLOS et ux LOCATED IN SECTION 11, T18S-R17E AND SECTION 79, T18S-R18E TERREBONNE PARISH, LOUISIANA



Kenneth L. Rembert, PLS
 LAND SURVEYORS
 636 SCHOOL STREET, HOUMA, LOUISIANA 70360
 (985) 879-2782 FAX - (985) 879-1841

DRAWN: B.M.
 CHK'D: K.L.R.
 SCALE: 1" = 60'
 DATE: 27 OCT 20



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: Tracts "A", "B", "C" AND "D", a redivision of property belonging to Patricia A. Lebeouf et al
2. Developer's Name & Address: Patricia A. Lebeouf 1413 Hwy. 55 Montegut, LA 70377
Patricia A. Lebeouf 1413 Hwy. 55 Montegut, LA 70377
- *Owner's Name & Address: Therese L. Robert P.O. Box 59 Montegut, LA 70377
[* 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: 1534 Dr. Beatrous Road
5. Location by Section, Township, Range: SECTION 58, T19S-R17E
6. Purpose of Development: CREATE MULTIPLE TRACTS FOR SALE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: 9/29/2020 SCALE: 1"=50'
11. Council District: 7 Babin / Bayou Dularge Fire
12. Number of Lots: 4
13. Filing Fees: \$32380

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

10/27/2020
Date

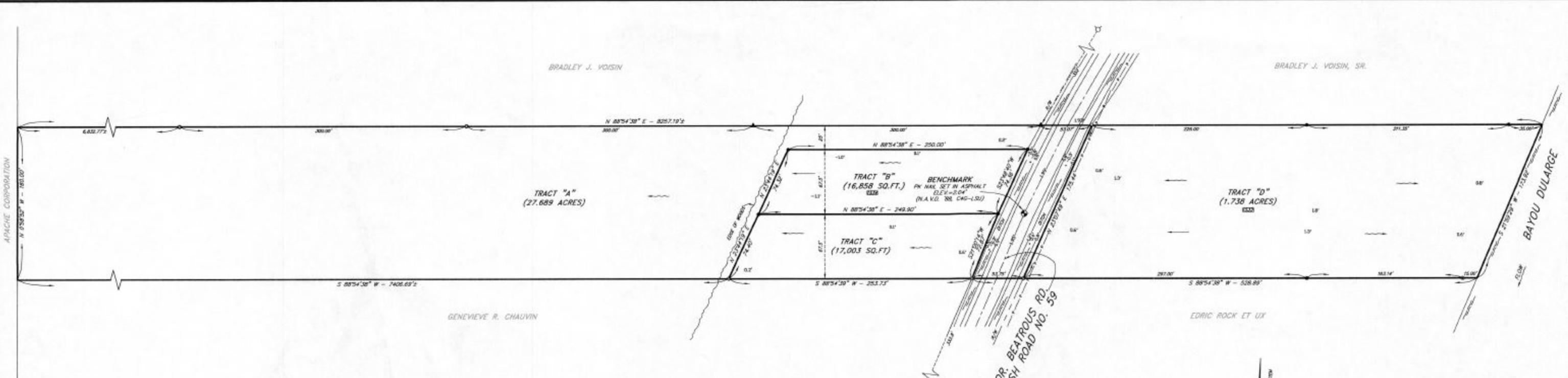
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, PA 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

PATRICIA A. LEBEOUF
Print Name of Signature


Signature

10/27/2020
Date

PC20/ 11 - 3 - 41



"VICINITY MAP"



MAP PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF PROPERTY BELONGING TO ROCKY W. HENDERSON LOCATED IN SECTION 58, T19S-R17E, TERREBONNE PARISH, LOUISIANA" DATED FEBRUARY 23, 1999.
 BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 1702.

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

THESE TRACTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7', FROM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-4101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'. THE 2006 PRELIMINARY DFM, COMMUNITY NO. 22109C, PANEL NO. 0425 SUFFIX "C", PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 12'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES P.V.C. PIPE FOUND
 - INDICATES 1" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - ▲ INDICATES 2" IRON PIPE FOUND
 - ⊕ EXISTING FOWER POLE
 - ⊕ EXISTING FOWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ INDICATES SPOT ELEVATION (BASED ON NAVD 88, CAG-LSU)
 - ⊕ INDICATES NAIL SET IN ASPHALT AT ELEV. 2.04' NAVD 88, CAG-LSU
 - INDICATES DRAINAGE FLOW
 - 1323 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NAD 83 USING SEGD 16. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
 DEVELOPER: PATRICIA A. LEBEOUF ET AL

4 - TRACTS
 SURVEY OF TRACTS "A", "B", "C" AND "D",
 A REDIVISION OF PROPERTY BELONGING TO
 PATRICIA A. LEBEOUF ET AL
 LOCATED IN SECTION 58, T19S-R17E,
 TERREBONNE PARISH, LOUISIANA

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

Surveyor's Signature: *Kenneth L. Rembert*
 Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
 Firm: KENNETH L. REMBERT LAND SURVEYORS
 Registration Number: 331



Kenneth L. Rembert, PLS
 LAND SURVEYORS
 639 SCHWEL STREET, HOUMA, LOUISIANA 70390
 (865) 879-2782 FAX = (865) 879-1841

DRAWN: AP
 CHK'D: K.L.R.
 SCALE: 1" = 50'
 DATE: 29 SEP 20



DATE	BY	DESCRIPTION
REVISIONS		

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): Variance from the 250' requirement for the fire hydrant location. The fire hydrant is located 265.6' which is within the allowable 10% difference.

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

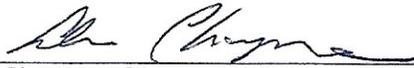
- Name of Subdivision: Map Showing the Division of Property belonging to Claridell Romagos
- Developer's Name & Address: Claridell Romagos 518 Main Project Road Schriever, LA 70395
*Owner's Name & Address: Claridell Romagos 518 Main Project Road Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

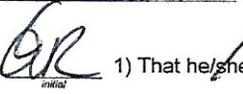
- Physical Address: 208 Horseshoe Road Schriever, LA 70395
- Location by Section, Township, Range: Section 72, T15S-R16E
- Purpose of Development: To create 2 Lots along Horseshoe Road
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: November 2, 2020 / Scale = 1" = 60'
- Council District: _____
- Number of Lots: 2
- Filing Fees: _____

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

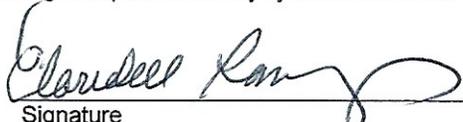
Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

November 2, 2020
Date

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

Claridell Romagos
Print Name of Signature


Signature

11/2/20
Date

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

GENERAL NOTES:

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

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

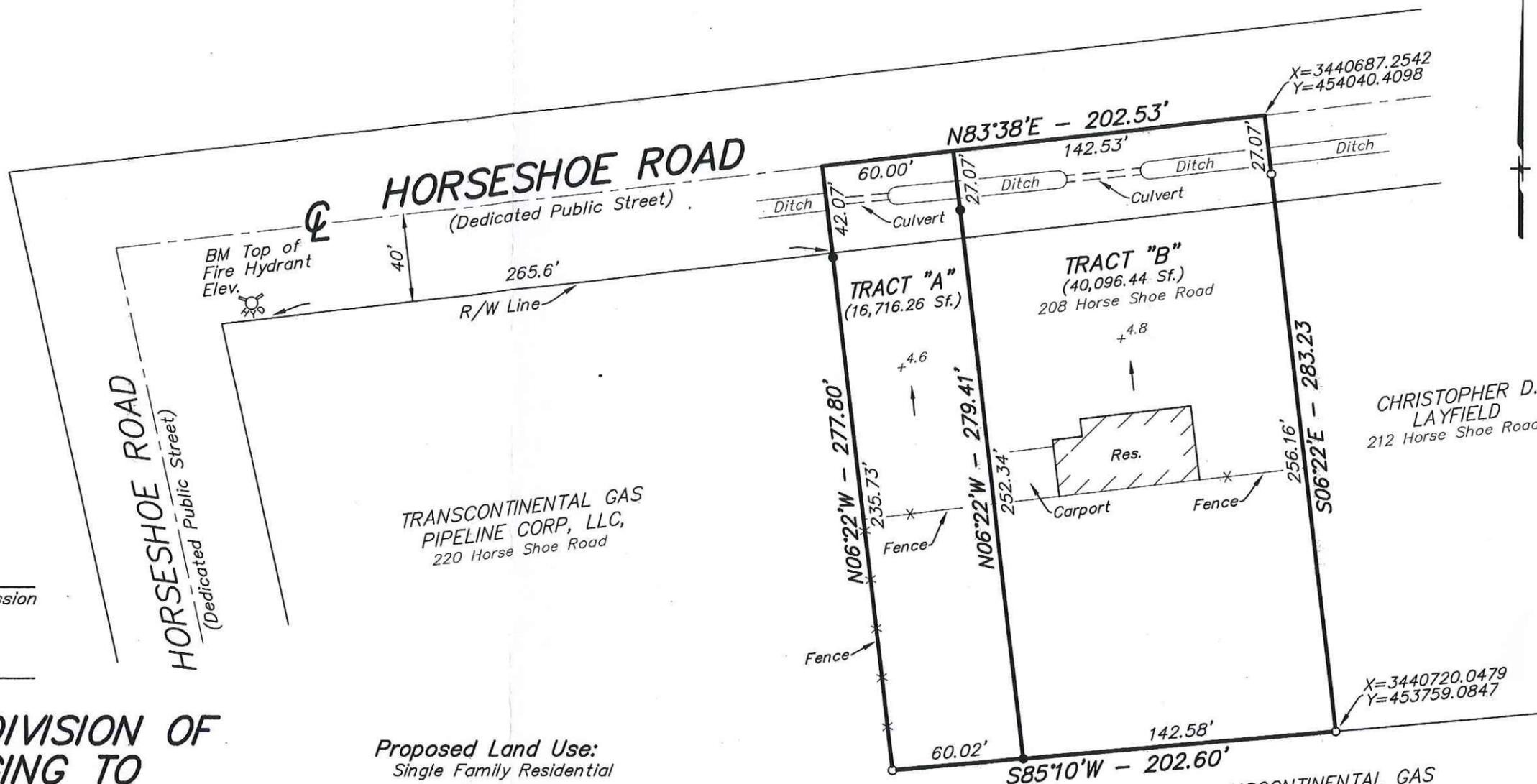
NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C)

Reference Map: "PLAT SHOWING LOT TO BE SOLD BY MAGNA OIL CO. TO CARL H. MALONE, BEING A PORTION OF LOT 10 OF TERREBONNE PROJECT LA 12, U.S. DEPARTMENT OF AGRICULTURE" prepared by Carl Heck Engineers, Inc. dated September 17, 1969 and recorded at entry no. 369503.

NOTE: This property shall utilize the Terrebonne Parish maintained roadside ditch along Horseshoe Road for sewer discharge as indicated by the drainage arrows shown hereon. The property owner shall maintain all necessary private drainage structures to said discharge destination.

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

By: _____ For: _____



MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO CLARIDELL RAMAGOS LOCATED IN SECTION 72, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

2 NOVEMBER 2020

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

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

APPROVED:

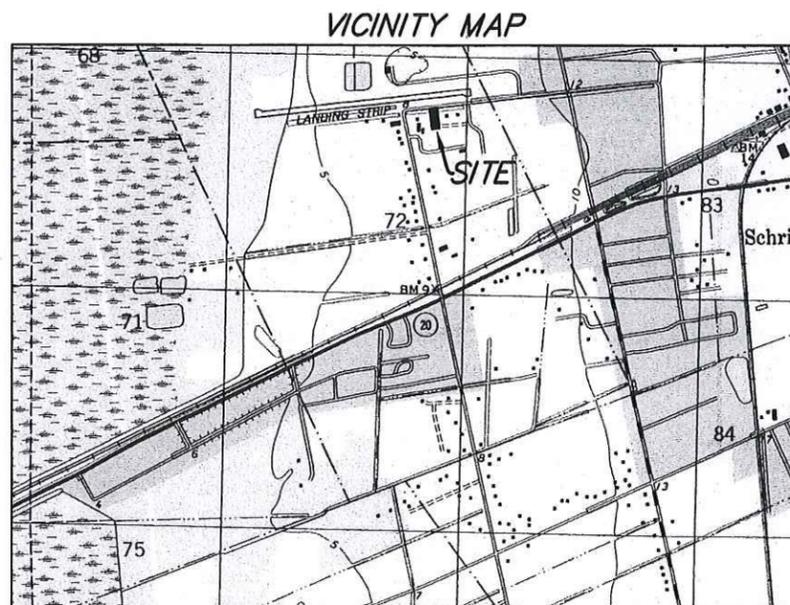
Charles L. McDonald



Proposed Land Use:
 Single Family Residential

LEGEND

- Indicates 1" Pipe Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- ← Indicates Drainage Flow
- ☼ Indicates Fire Hydrant
- +0.0 Indicates Natural Ground Elevation



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): Variance from maximum required
1000' length for a cross street in the urban services district & urban
planning area

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

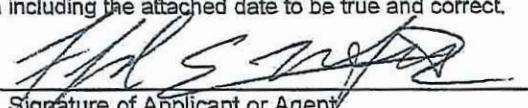
- Name of Subdivision: SUMMERFIELD ADDENDUM NO. 18, PHASES A & B
Gadwall Properties, LLC
- Developer's Name & Address: 182 Winter Quarters Dr., Houma, LA 70360
Gadwall Properties, LLC
*Owner's Name & Address: 182 Winter Quarters Dr., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: LANCASTER DRIVE
- Location by Section, Township, Range: SECTIONS 74, 82 & 103, T17S-R17E
- Purpose of Development: RESIDENTIAL SUBDIVISION
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 27OCT20 Scale 1" = 100'
- Council District: 6 Guidry / COH Fire
- Number of Lots: 41
- Filing Fees: \$269.60

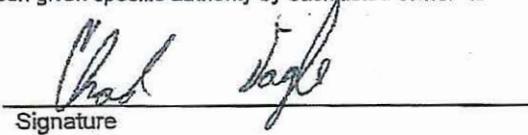
I, Floyd E. Milford, III, certify this application including the attached data to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent
2 NOV 20
Date


Signature of Applicant or Agent

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

CHAD DAIGLE
Print Name of Signature
11/2/20
Date


Signature

PC20/ 11 - 5 - 43

Becky Becnel

From: Christopher Pulaski
Sent: Monday, November 16, 2020 9:07 AM
To: F. E. Milford, III
Cc: Becky Becnel; Cindy Pellegrin
Subject: RE: Summerfield Add 18, Phase A & B

Thanks Gene.

Becky – please attach a print out of this email to the application and note the application and agenda accordingly re: variance request.

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: F. E. Milford, III <milfordassociate@bellsouth.net>
Sent: Monday, November 16, 2020 8:44 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>; Cindy Pellegrin <2pellegrin@msn.com>
Subject: Summerfield Add 18, Phase A & B

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.

Christopher,

Per your letter dated 13Nov20, regarding the block length for Summerfield Addendum No. 18, Phase B, currently on the 19Nov20, HTRPC agenda for Conceptual and Preliminary approval, I offer the following for item 2. For 24.7.6.3, block length in the Urban Service District/Urban Planning Area otherwise as within the limits of the City of Houma, being limited to 600', a variance is kindly requested for the following reason. The geographic layout of the previous developments being in a fan fashion and limited to the existing drainage courses limits the expansion and encourages the layout as presented. The property further to the north is unlikely for development due to the heavily treed nature and existing elevations. Existing drainage impediments and the large sewer transfer lagoon, currently under extensive upgrades will further deter any justification of possible future development. There is however, an existing 40' servitude, wide enough for to meet TPCG roadway servitude requirements for drainage that could be designated for a future access. A quick look at several other streets in the Summerfield area note other streets that exceed the 600' limitation. A couple of quick examples are Wellington, McAllen, Amarillo, Aspen, Lynwood and Lancaster.

Please favorably recommend this variance request to conform to existing geographical boundaries and in conformance with past developments.

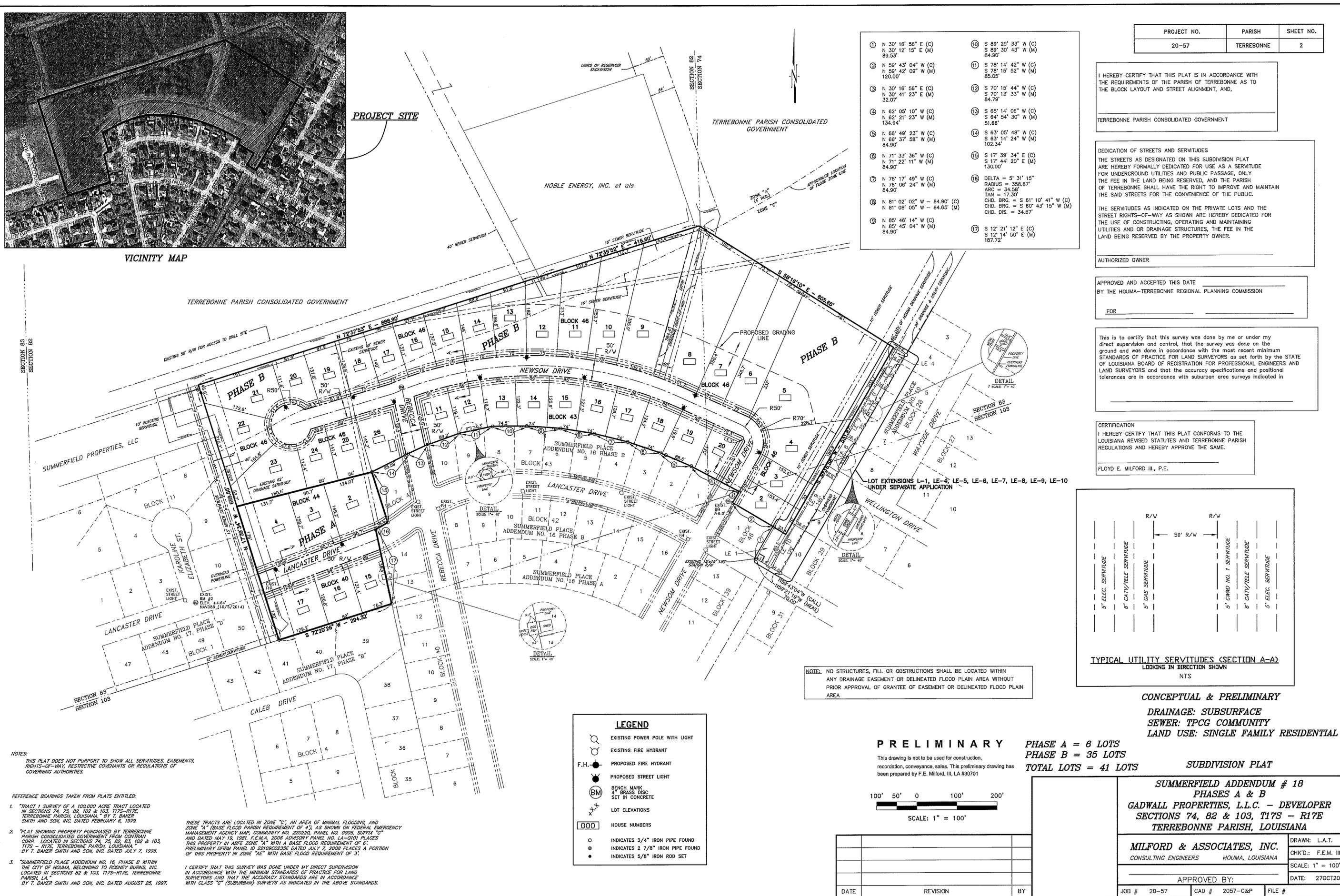
F.E. Milford, III, PE
President
Milford & Associates, Inc.
Civil & Consulting Engineers
Houma, LA 70360



Virus-free. www.avast.com



VICINITY MAP



① N 30° 16' 56" E (C) N 30° 12' 15" E (M) 89.53'	⑩ S 89° 29' 33" W (C) S 89° 30' 43" W (M) 84.90'
② N 59° 43' 04" W (C) N 59° 42' 09" W (M) 120.00'	⑪ S 78° 14' 42" W (C) S 78° 15' 52" W (M) 85.05'
③ N 30° 16' 56" E (C) N 30° 41' 23" E (M) 32.07'	⑫ S 70° 15' 44" W (C) S 70° 13' 33" W (M) 84.79'
④ N 62° 05' 10" W (C) N 62° 21' 23" W (M) 134.94'	⑬ S 65° 14' 06" W (C) S 64° 54' 30" W (M) 51.86'
⑤ N 66° 49' 23" W (C) N 66° 37' 58" W (M) 84.90'	⑭ S 63° 05' 48" W (C) S 63° 14' 24" W (M) 102.34'
⑥ N 71° 33' 36" W (C) N 71° 22' 11" W (M) 84.90'	⑮ S 17° 39' 34" E (C) S 17° 44' 20" E (M) 130.00'
⑦ N 76° 17' 49" W (C) N 76° 06' 24" W (M) 84.90'	⑯ DELTA = 5° 31' 15" RADIUS = 358.87' ARC = 34.58' TAN = 17.30' CHD. BRG. = S 61° 10' 41" W (C) CHD. BRG. = S 60° 43' 15" W (M) CHD. DIS. = 34.57'
⑧ N 81° 02' 02" W - 84.90' (C) N 81° 08' 05" W - 84.65' (M)	⑰ S 12° 21' 12" E (C) S 12° 14' 50" E (M) 187.72'
⑨ N 85° 46' 14" W (C) N 85° 45' 04" W (M) 84.90'	

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

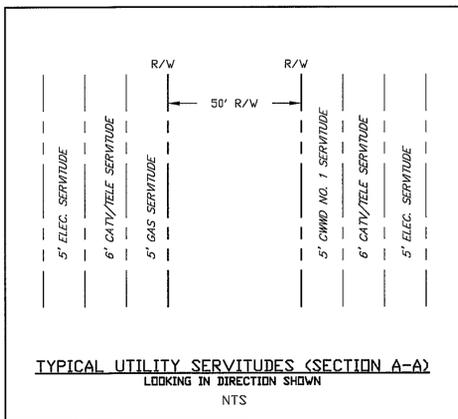
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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.



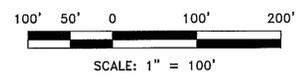
NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

LEGEND

- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 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

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701



PHASE A = 6 LOTS
PHASE B = 35 LOTS
TOTAL LOTS = 41 LOTS

CONCEPTUAL & PRELIMINARY
DRAINAGE: SUBSURFACE
SEWER: TPCG COMMUNITY
LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION PLAT

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

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____	DRAWN: L.A.T.
DATE: 27OCT20	CHK'D: F.E.M. III
JOB # 20-57	SCALE: 1" = 100'
CAD # 2057-C&P	DATE: 27OCT20
FILE #	

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 CONTRAN CORP. LOCATED IN SECTIONS 74, 75, 82, 83, 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. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. F.E.M.A. 2008 ADVISORY PANEL NO. LA-0701 PLACES THIS PROPERTY IN ADE ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. PRELIMINARY DFORM PANEL ID 22109C0235E 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.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6795 - Fax (985) 580-8141

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) (detailed description): _____

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

1. Name of Subdivision: PARC EVANGELINE SUBDIVISION
2. Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
- *Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 7, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: _____
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: 142
13. Filing Fees: \$860.00

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

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent
10/22/2020
Date

[Signature]
Signature of Applicant or Agent

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

RONNIE J. THERIOT, MANAGER
Print Name of Signature
10/22/2020
Date

[Signature]
Signature

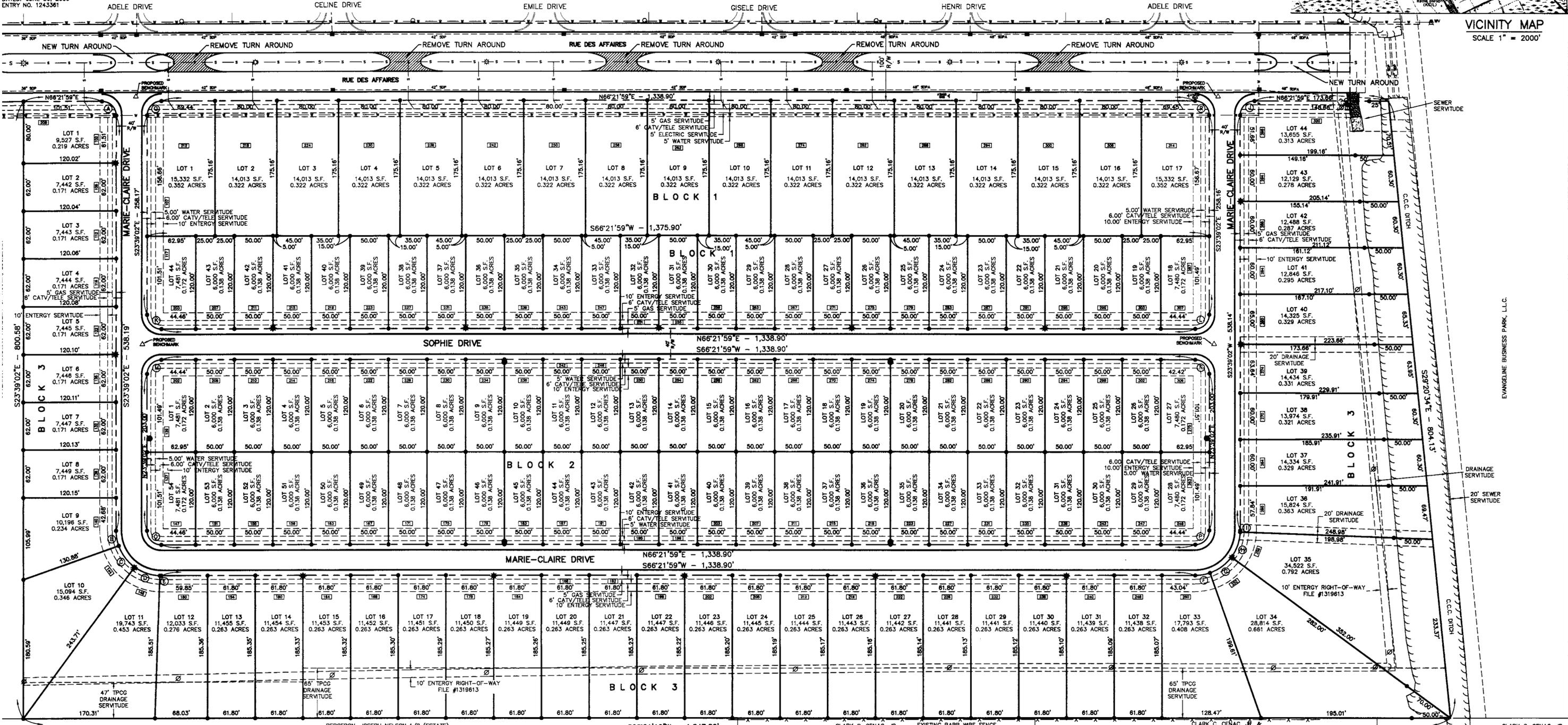
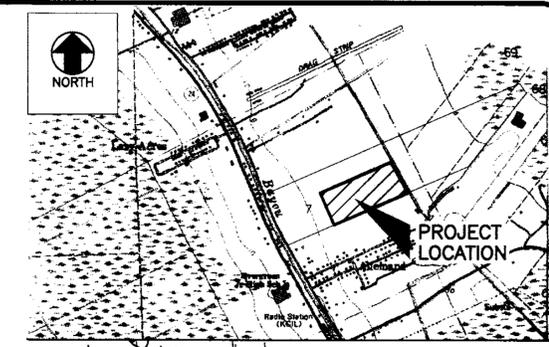
REFERENCE MAPS & BEARINGS:
 1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1989
 2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007
 3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361
 4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007
 5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
 6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.

CURVE	ARC	RADIUS	CHORD
A	29.05'	18.50'	S66°38'31"E-26.18'
B	19.93'	58.50'	S33°24'34"E-19.83'
C	35.00'	58.50'	S60°18'29"E-34.48'
D	35.00'	58.50'	N85°24'45"E-34.48'
E	1.95'	58.80'	N67°19'10"E-1.95'
F	19.75'	58.80'	N56°41'47"E-19.65'
G	35.00'	58.50'	N29°53'11"E-34.48'
H	35.00'	58.50'	N04°23'35"W-34.48'
I	2.61'	58.50'	N21°21'29"E-2.61'
J	29.07'	18.50'	N21°21'29"E-26.17'
K	29.05'	18.50'	N68°38'31"W-26.18'
L	29.07'	18.50'	S21°21'29"W-26.17'
M	29.07'	18.50'	N21°21'29"E-26.17'
N	29.05'	18.50'	S68°38'31"E-26.18'
O	29.05'	18.50'	N68°38'31"W-26.18'
P	29.07'	18.50'	S21°21'29"W-26.17'
Q	29.07'	18.50'	N21°21'29"E-26.17'
R	29.05'	18.50'	S68°38'31"E-26.18'

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ○
- EXISTING ANCHOR ⊕
- EXISTING TELEPHONE PEDESTAL ⊞
- EXISTING WATER VALVE ●
- EXISTING FIRE HYDRANT ○
- EXISTING GAS VALVE ●
- EXISTING GAS METER ○
- EXISTING SEWER MANHOLE ○
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ⊞
- MUNICIPAL ADDRESS 10000
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOD 18) (DATE SET): △



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONES C. AREAS OF MINIMAL FLOODING. FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-1101 DATED: FEBRUARY 23, 2006. FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.
 I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN.
PRELIMINARY COPY:
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
 APPROVED: James M. Templeton Reg. No. 5129

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.
 BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT
 APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED BY: _____
 FOR: _____
APPROVALS
 RONNIE THERIOT - AGENT
 EVANGELINE BUSINESS PARK, L.L.C.

NOTE: NO STRUCTURE, FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.
DEDICATION:
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN, DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVICED AREAS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.
 BY: _____
 RONNIE THERIOT - AGENT
 EVANGELINE BUSINESS PARK, L.L.C.
METHOD OF SEWERAGE DISPOSAL -
 COMMUNITY SEWER
LAND USE: SINGLE FAMILY RESIDENTIAL

DATE OF SURVEY: AUGUST 5, 2020
 SCALE IN FEET
 0 30 60 90 120 150

DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAT
142 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
PARC EVANGELINE SUBDIVISION
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana
 1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (985) 447-4017 OFFICE
 (985) 447-1908 FAX
 DWAITZ@WAITZENGINEERING.COM

DESIGNED: JAW	DETAILED: GJA	TRACED:
CHECKED: JAW	CHECKED: JMT	CHECKED:

DATE: OCTOBER 19, 2020 FILE: F:\DWOS\2020\20-118\PARC EVANGELINE OVERALL.DWG JOB NO: 2020-118