

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman
Jan Rogers.....Vice-Chairman
Barry Soudelier.....Secretary/Treasurer
Michael Billiot.....Member
Terry Gold.....Member
Clarence McGuire.....Member
Angele Poiencot.....Member
Travion Smith.....Member
Wayne Thibodeaux.....Member

NOVEMBER 21, 2024, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 17, 2024
- E. COMMUNICATIONS**
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 17, 2024
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 21, 2024 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2024, AND THE AMENDMENT TO THE 2024 BUDGET**
- F. COMMUNICATIONS**
- G. APPLICATIONS / NEW BUSINESS:**
 - 1. a) Subdivision: Tracts A & B, Redivision of Property belonging to Trey J. Lottinger, et al
Approval Requested: Process D, Minor Subdivision
Location: 8250 & 8251 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Trey J. Lottinger
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application

2. a) Subdivision: Tracts "A" & "B," A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: 603 Sixth Street, Terrebonne Parish, LA
 Government Districts: Council District 5 / City of Houma Fire District
 Developer: Low Land Construction Co., Inc.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
3. a) Subdivision: Lots 1-A & 1-B, Division of Property, Victor Levron
 Approval Requested: Process D, Minor Subdivision
 Location: 2227 Bayou Blue Road, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Blue Fire District
 Developer: Victor & Vickie Levron
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Tracts 46A-1 & 46A-2, Greenwood-Oak Forest Plantation Estates
 Approval Requested: Process D, Minor Subdivision
 Location: 5104 North Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 2 / Gibson Fire District
 Developer: Delores A. Holt
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Tract A, South Louisiana Electric Cooperative Association
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: 1495 Valhi Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: South Louisiana Electric Cooperative Association (SLECA)
 Surveyor: Duplantis Design Group, PC
 - b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action regarding a change to the 2025 HTRPC Meeting Schedule & Deadlines

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment Survey, Property belonging to Lance Kiley involving Lots 3 and 4 of Block 12, Crescent Park Addition to the City of Houma; Section 101, T17S-R17E, Terrebonne Parish, LA (606 Sunset Avenue / Councilman Danny Babin, District 7)
2. Revised Lots 15 & 16, A Redivision of Lots 15 & 16 of Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (202 & 208 Independence Drive / Councilman Clyde Hamner, District 6)
3. Survey of Property owned and to be purchased by Dana Brien; Section 33, T17S-R16E, Terrebonne Parish, LA (4716 N. Bayou Black Drive / Councilman Carl Harding, District 2)
4. Lot Line Shift, Property belonging to Robert P. LeBlanc & Todd M. LeBlanc; Section 83, T15S-R16E, Terrebonne Parish, LA (122 & 126 Hwy. 24, Schriever / Councilman John Amedée, District 4)
5. Survey of Tract "A" and Lots "J" through "M," A Lot Line Adjustment of Tract "A" to absorb Lots "J" through "M;" Section 86, T19S-R17E, Terrebonne Parish, LA (7928 - 7999 Shrimpers Row / Councilman Danny Babin, District 7)
6. Land & Residence sitting on Portion of Lot 1 & 2, Block 1, Crozier Heights Subdivision; Sections 17 & 32, T18S-R17E, Terrebonne Parish, LA (339 Bayou Dularge Road / Councilman Brien Pledger, District 1)
7. Survey & Division of Lot A, Lot B, and a Portion of Lot H belonging to Richard H. Barker, III, TMC Lands, LLC and Barker Properties, LLC into Lots A-1, Lot B-1, and Lot B-2; Section 101, T17S-R17E, Terrebonne Parish, LA (369 St. Charles Street, 339 St. Charles Street, & 1190 West Tunnel Blvd. / Councilman Carl Harding, District 2)
8. Revised Lots "D-1" & "E," A Redivision of Lot "D-1" & Revised Lot "E," Property belonging to James G. Fister, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (3447 & 3449 Bayou Black Drive / Councilman Danny Babin, District 7)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 17, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 17, 2024 of the HTRPC to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Terry Gold and Mr. Jan Rogers, Vice-Chairman. Absent at the time of Roll Call were: None. Also present were Mr. Brighton “B.J.” Schmill, Planner, Department of Planning & Zoning; and Mr. Derick Bercegeay, Legal Advisor. *Mr. Christopher Pulaski was unable to attend the meeting.*
- 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 disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of September 19, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the October 17, 2024 invoices and approve the Treasurer’s Report of September 2024.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2023 Annual Audit to the Commissioners for ratification and acceptance.
- a) Mr. Billiot moved, seconded by Mr. Smith: “THAT the HTRPC approve and accept the 2023 Annual Audit as presented by Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs.
- b) The Chairman called for a vote on the motion offered by Mr. Billiot. **THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the application by Louis Eschete, Jr. requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Louis J. Eschete, Jr.
- a) Mrs. Beth Arceneaux, 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) Mr. Billiot moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Billiot. **THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**

- d) Mr. Schmill read the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Smith moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Louis J. Eschete, Jr."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

- 1. Revised Tracts 1 & 2, A Redivision of Property belonging to Nicholas T. LeBlanc, et al; Section 21, T17S-R16E, Terrebonne Parish, LA (4266 & 4270 Southdown Mandalay Road / Councilman Danny Babin, District 7)
- 2. Redivision of Tract A, Gulf South Square into Tracts A-1 & A-2 on Property belonging to DeFraités Associates, Inc.; Section 105, T17S-R17E, Terrebonne Parish, LA (991 Grand Caillou Road / Councilwoman Kim Chauvin, District 8)

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

M. Mr. Smith moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:13 p.m."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

Houma-Terrebonne Regional Planning Commission

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

OCTOBER 2024

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		57,424.59
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems September 2024)	323.19	
GANNETT LOUISIANA LOCAL I Q (Publications - September 2024)	1,279.80	
TPCG (Postage - August 2024)	1,020.68	
United States Treasury (3rd Quarter 2024 Taxes)	175.98	
CHASE BANK (Service Fees)	30.00	
TOTAL EXPENDITURES	2,829.65	
SUBTOTAL	54,594.94	
ACCOUNTS RECEIVABLE	585.85	
ENDING BALANCE		<u>55,180.79</u>
Chase Bank - Savings Account		50,641.48
Chase One Bank - Checking Account		4,539.31
TOTAL		<u><u>55,180.79</u></u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 BARRY SOUDELIER, Secretary/Treasurer
 TERRY GOLD
 CLARENCE MCGUIRE
 ANGELE POIENCOT
 TRAVION SMITH
 WAYNE THIBODEAUX
 VACANCY

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

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2024 - OCTOBER TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.89
Interest on Checking Account	0.04
Sandra Johnson	10.00
Keneth L. Rembert Land Surveyor, Inc.	324.92
Keneth L. Rembert Land Surveyor, Inc.	125.00
Arthur A. Defraites, Jr.	125.00

Approved by: Secretary/Treasurer
Title

\$ 585.85

Approved by: Chairman
Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
11/21/2024		Michael Billiot	Per Diem	46.17
11/21/2024		Terry Gold	Per Diem	46.17
11/21/2024		Robbie R. Liner	Per Diem	46.17
11/21/2024		Clarence McGuire Jr.	Per Diem	46.17
11/21/2024		Angele Poiencot	Per Diem	46.17
11/21/2024		Jan J. Rogers	Per Diem	46.17
11/21/2024		Travion Smith	Per Diem	46.17
11/21/2024		Barry J. Soudelier	Per Diem	46.17
11/21/2024		Wayne Thibodeaux	Per Diem	46.17
11/21/2024		TPCG	Postage	69.04
11/21/2024		Gannett Louisiana LoCali Q	Advertising	1,135.80
TOTAL OPERATING EXPENDITURES				<u><u>1,620.37</u></u>

Date	Invoice	Vendor	Description	Amount
11/21/2024		H-T Reg. Plan Comm	Transfer	-

11/21/2024
Date

Approved by: _____ Title

11/21/2024
Date

Approved by: *Sanya Galpin* Accountant Title

Receipts November 1st through November 30th, 2024

Keneth L. Rembert Land Surveyor, Inc.	173.20
Keneth L. Rembert Land Surveyor, Inc.	182.84
Charles L. McDonald Land Surveyor, Inc.	134.64
Charles L. McDonald Land Surveyor, Inc.	163.56
Duplantis Design Group, PC	860.00
Delta Coast Consultants, LLC	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Allen R. Woodard, P.L.S.	125.00
Apex Survey, LLC	125.00
Gerard Richard	125.00
Dedilleon Twiggs	125.00
David A. Waitz Engineering & Surveying, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
	<hr/>
	2,514.24

Chase Bank Money Market Account Balance \$53,155.72

Chase Bank Checking Account Balance \$2,918.94

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2024**

	2024 Proposed Budget
REVENUES	
Charges for services	\$ 30,000
Interest	70
Total Revenues	<u>30,070</u>
SUMMARY OF EXPENDITURES	
Personal Services	
Board Member Per Diem Payments	5,850
Payroll Tax Expenses	900
Total Personal Services	<u>6,750</u>
Supplies and Materials	
Office Supplies	300
Meetings and Public Notices	10,600
Postage	4,000
Total Supplies and Materials	<u>14,900</u>
Other Services and Charges	
Audit fees	3,000
Insurance	500
Membership Dues	800
Bank Charges	500
Miscellaneous	2,000
Professional Services	1,000
Training	5,000
Total Other Services and Charges	<u>12,800</u>
Total Expenses	<u>34,450</u>
SUMMARY OF FUND BALANCE	
Net change in fund balance	(4,380)
Estimated Beginning Fund Balance	60,877
Estimated Ending Fund Balance	\$ 56,497

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
PROPOSED BUDGET FOR YEAR 2024**

	2022	2023	2023	2023	Current Year		2023	2023	2023	2023	2024	2024
	Actual	Original Budget	Line - Item Adjustment	Last Adopted Budget	2023 Actual Year-to-Date as of November 2023	2023 Estimated Remaining for Year	2023 Projected Actual Result at Year End [G + H]	2023 % Change Last Adopted Budget vs. Projected Actual Result at Year End [F / I - 1]	2024 Proposed Budget	2024 % Change Projected Actual Result at Year End vs. Adopted Budget [I / L - 1]		
REVENUES												
Charges for services	\$ 36,071	\$ 30,000		\$ 30,000	\$ 23,479	\$ 6,521	\$ 30,000	0.0%	\$ 30,000	0.0%		
Interest	28	70		70	25	45	70	0.0%	70	0.0%		
Total Revenues	36,099	30,070	-	30,070	23,504	6,566	30,070	0.0%	30,070	0.0%		
SUMMARY OF EXPENDITURES												
Personal Services												
Board Member Per Diem Payments	4,500	5,850		5,850	2,632	3,218	5,850	0.0%	5,850	0.0%		
Payroll Tax Expenses	343	900		900	498	402	900	0.0%	900	0.0%		
Total Personal Services	4,843	6,750	-	6,750	3,130	3,620	6,750	0.0%	6,750	0.0%		
Supplies and Materials												
Office Supplies	369	500		500	333	167	500	0.0%	300	-40.0%		
Meetings and Public Notices	11,200	6,500	7,875	14,375	11,879	2,496	14,375	0.0%	10,600	-26.3%		
Postage	3,381	4,000		4,000	2,554	1,446	4,000	0.0%	4,000	0.0%		
Total Supplies and Materials	14,950	11,000	7,875	18,875	14,766	4,109	18,875	0.0%	14,900	-21.1%		
Other Services and Charges												
Audit fees	2,750	3,000	25	3,025	3,025	-	3,025	0.0%	3,000	-0.8%		
Insurance	500	500		500	500	-	500	0.0%	500	0.0%		
Membership Dues	733	800		800	-	800	800	0.0%	800	0.0%		
Bank Charges	376	400	100	500	471	29	500	0.0%	500	0.0%		
Miscellaneous	386	3,000	(1,500)	1,500	1,097	403	1,500	0.0%	2,000	33.3%		
Professional Services	-	1,000		1,000	-	1,000	1,000	0.0%	1,000	0.0%		
Training	9,945	8,000	(6,500)	1,500	-	1,500	1,500	0.0%	5,000	233.3%		
Total Other Services and Charges	14,690	16,700	(7,875)	8,825	5,093	3,732	8,825	0.0%	12,800	45.0%		
Total Expenses	34,483	34,450	-	34,450	22,989	11,461	34,450	0.0%	34,450	0.0%		
SUMMARY OF FUND BALANCE												
Net change in fund balance	1,616	(4,380)	-	(4,380)	515	(4,895)	(4,380)		(4,380)	0.0%		
Estimated Beginning Fund Balance	63,641	65,257	65,257	65,257	65,257	65,257	65,257	0.0%	60,877	-6.7%		
Estimated Ending Fund Balance	\$ 65,257	\$ 60,877	\$ 65,257	\$ 60,877	\$ 65,772	\$ 60,362	\$ 60,877	0.0%	\$ 56,497	-7.2%		

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 "A" & "B", A REDIVISION OF PROPERTY BELONGING TO TREY J. LOTTINGER ET AL
2. Developer's Name & Address: TREY J. LOTTINGER 122 LOTUS DR HOUMA, LA 70360
Owner's Name & Address: SEE ATTACHED LIST
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: 8250 & 8251 SHRIMPERS ROW
5. Location by Section, Township, Range: SECTION 87, T19S-R17E
6. Purpose of Development: _____
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 10/14/24 SCALE: 1"=30'
12. Council District / Fire Tax Area: 7 Babin / Grand Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$173.00

CERTIFICATION:

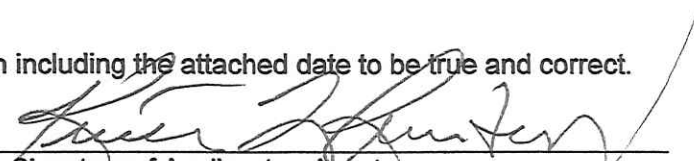
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

10/31/24

Date

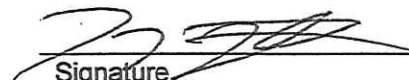

Signature of Applicant or Agent

TREY J. LOTTINGER

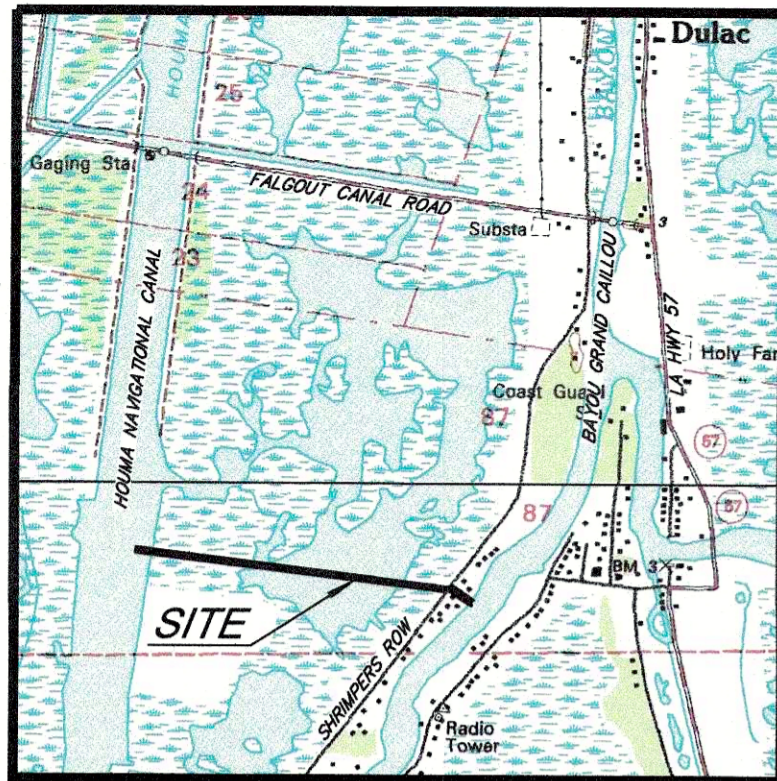
Print Name of Signature

10/31/24

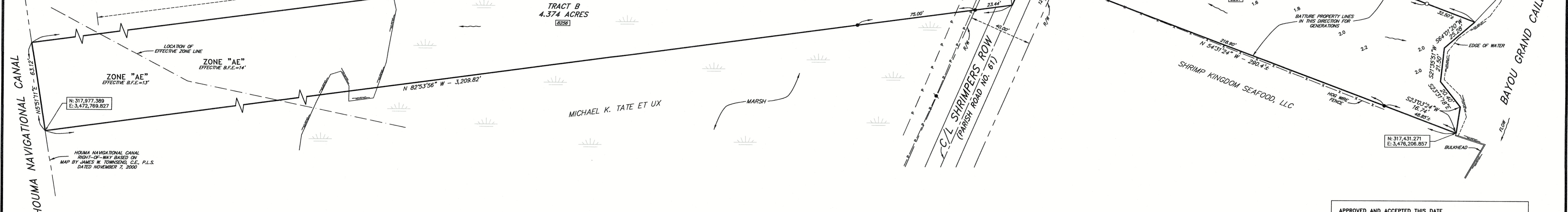
Date


Signature

PC24/ 11 - 1 - 37



"VICINITY MAP"



DRAINAGE NOTE:
 THIS PROPERTY DRAINS TO BAYOU GRAND CAILLOU WHICH NEEDS NO MAINTENANCE, TO ROADSIDE DITCHES 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.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENNETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENNETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

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

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 13' & 14'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
 MAP PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF PROPERTY BELONGING TO SOUTHERN COMFORT WATERFRONT COMMUNITY, L.L.C. ET AL LOCATED IN SECTIONS 37 & 87, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 10, 2007. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⚡ EXISTING POWER POLE
 - ⚡ EXISTING FIRE HYDRANT
 - 33 INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW
 - 1047 INDICATES MUNICIPAL ADDRESS

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

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

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

DATE	BY	DESCRIPTION
11/19/24	BM	INCLUDED HWY. RIGHT OF WAY TO TRACTS
10/31/24	AP	ADDED ADDRESSES
REVISIONS		

2 - TRACTS



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: TREY J. LOTTINGER

PLAT SHOWING TRACTS A & B,
 A REDIVISION OF PROPERTY BELONGING TO
 TREY J. LOTTINGER ET AL
 LOCATED IN SECTION 87, T19S-R17E,
 TERREBONNE PARISH, LOUISIANA

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

GRAPHIC SCALE
 30' 15' 0 30' 60'

DRAWN: B.M.
 CHK'D.: K.L.R.
 SCALE: 1" = 30'
 DATE: 14 OCT 24

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 "A" & "B", A REDIVISION OF TRACT C-D-F-K-R-S-T-U-C
BELONGING TO LOW LAND CONSTRUCTION CO., INC.
2. Developer's Name & Address: LOW LAND CONSTRUCTION CO., INC 206 INDUSTRIAL AVE C
HOUMA, LA 70363
- Owner's Name & Address: LOW LAND CONSTRUCTION CO., INC 206 INDUSTRIAL AVE C
HOUMA, LA 70363
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

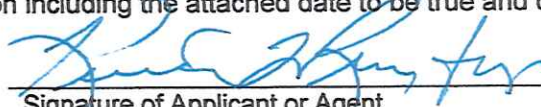
SITE INFORMATION:

4. Physical Address: 603 SIXTH ST
5. Location by Section, Township, Range: SECTION 96, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 10/1/24 SCALE: 1"=50'
12. Council District / Fire Tax Area:
5/ CITY OF HOUMA bmb
13. Number of Lots: 2
14. Filing Fees: \$182.84

CERTIFICATION:

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

10/15/24
Date

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.

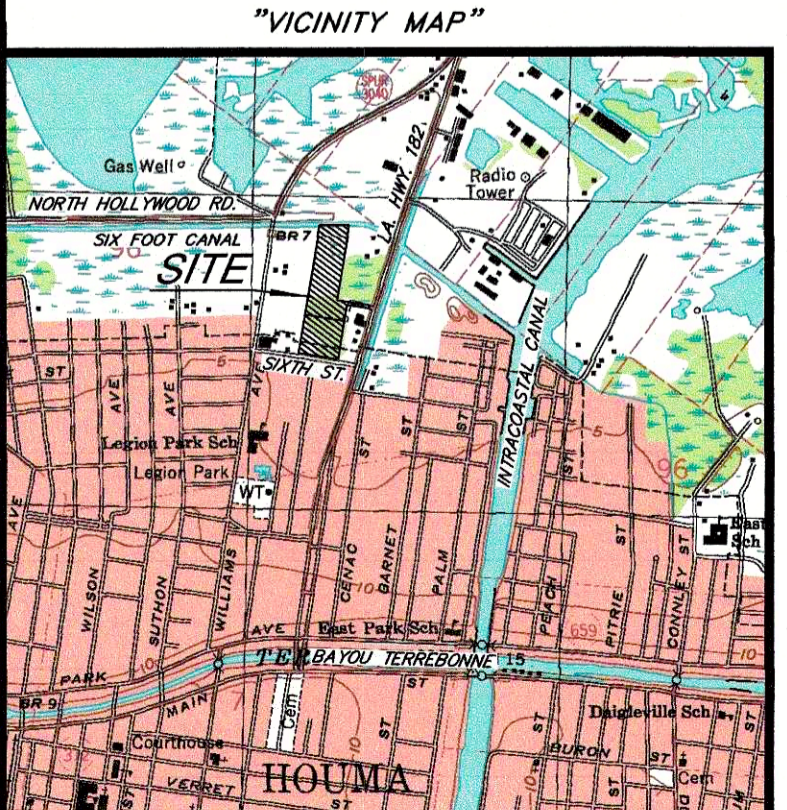
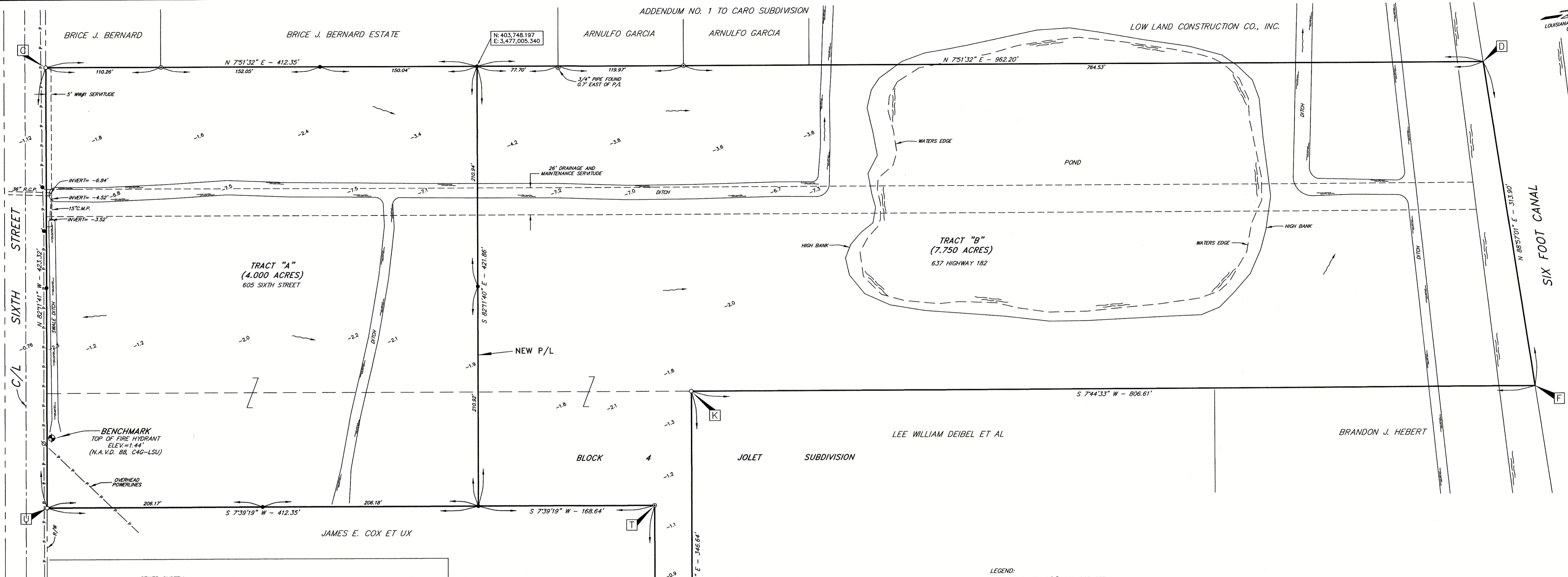
LOW LAND CONSTRUCTION CO. INC.
by:
Print Name of Signature


Signature

10/15/24

PC24/ 11 - 2 - 38

Revised 11/3/2021



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW

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

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

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

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

2 - TRACTS

"MINOR SUBDIVISION"
 LAND USE: COMMERCIAL
 DEVELOPER: LOW LAND CONSTRUCTION CO., INC.



PLAT SHOWING TRACTS "A" & "B",
 A REDIVISION OF TRACT C-D-F-K-R-S-T-U-C
 BELONGING TO LOW LAND CONSTRUCTION CO., INC.
 LOCATED IN SECTION 96, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 50'

DATE: 01 OCT 24

DATE	BY	DESCRIPTION
11/7/24	AP	ADDED ADDRESSES
		REVISIONS



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: MAP SHOWING THE DIVISION OF LOT 1 OF THE PARTITION OF PROPERTY BELONGING TO FRANCOIS DUPRE, ETAL
2. Address: Victor and Vickie Levron 2227 Bayou Blue Road Houma, LA 70364
Owner's Name & Address: Victor and Vickie Levron 2227 Bayou Blue Road Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

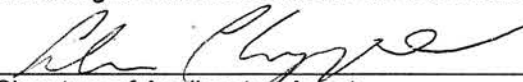
4. Physical Address: 2227 Bayou Blue Road Houma LA 70364
5. Location by Section, Township, Range: Sections 50, T16S-R17E Terrebonne Parish
Section 39, T16-R17E Lafourche Parish
6. Purpose of Development: To create two tracts of record
7. Land Use:
*** _____ Single-Family Residential
_____ Multi-Family 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: Council District 2 / Fire District 8
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2 Lots
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent

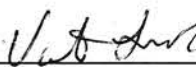
11/04/24
Date


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.

Victor Levron
Print Name of Signature

11-4-24
Date


Signature

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

ST. Louis Bayou

N47°26'18"W - 93.96'±

CALLISTE DUPRE, or assigns

MAGNUS DUPRE, or assigns

HERBERT SMITH, or assigns

AURELIA COURT
(30' Servitude of Passage For Road)

The rear property line was not surveyed by request of the land owner and is shown for informational purposes only with out the benefit of an abstract or title research. The property lines shown are projected from found monuments based on the referenced survey maps.

LOT 1-A
(3.54 Acres±)

LOT 2 OF THE PARTITION OF PROPERTY OF FRANCOIS DUPRE, et al, or assigns

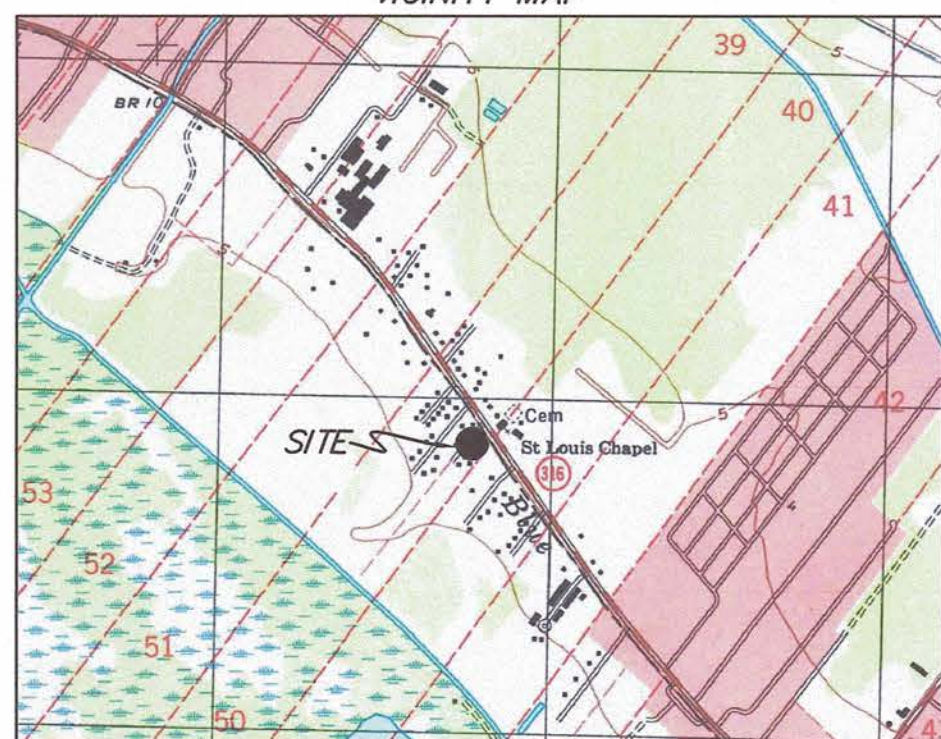
MAP SHOWING THE DIVISION OF LOT 1 OF THE PARTITION OF PROPERTY BELONGING TO FRANCOIS DUPRE, ETAL LOCATED IN SEC. 50, T16S-R17E, TERREBONNE PARISH AND SEC. 39, T16S-R17E, LAFORCHE PARISH, LOUISIANA

Proposed Land Use:
Single Family Residential

LEGEND

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

VICINITY MAP



GENERAL NOTES:

- NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes 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 "X" & ZONE AE (EL. 3.0'), as shown on the F.E.M.A. Flood Insurance Rate Map dated 9/7/2023 (Map No. 22109C 0115 E) and ZONE "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated April 17, 1985.
- NOTE: Method of sewer disposal is by individual treatment plant.
- NOTE: The tracts shown hereon shall utilize Bayou Blue in the front of the property and St. Louis Bayou in the rear of the property for Sewer Discharge as indicated by the drainage arrows shown hereon.

Reference Map: "MAP SHOWING PARTITION OF THE PROPERTY OF FRANCOIS DUPRE, ETAL" prepared by Douglass S. Talbot, Civil Engineer - Surveyor dated January 14, 1969 and recorded at entry no. 355170.

SCALE: 1" = 50'

28 OCTOBER 2024

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* REG. P.L.S. No. 3402

APPROVED AND ACCEPTED THIS DATE _____ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

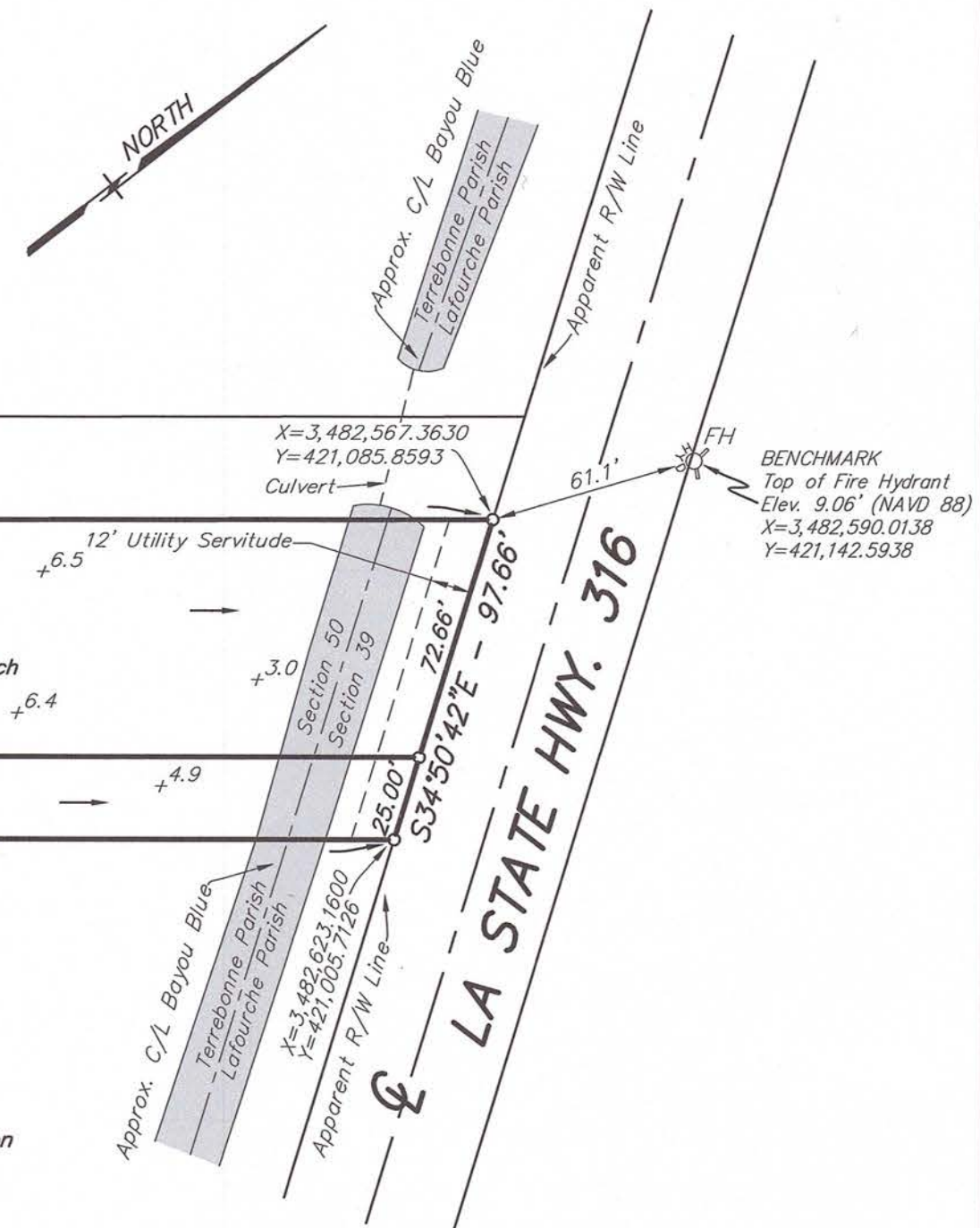
DATE	BY

**VICTOR LEVRON
DIVISION OF PROPERTY**

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

DRAWN: A.M.C.
CHECKED: C.L.M.
SCALE: 1" = 50'
DATE: 28 OCT 24

JOB # 7178 CAD # 7178 FILE #



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: MAP SHOWING THE DIVISION OF LOT 46A TO GREENWOOD - OAK FOREST ESTATES
2. Developer's Name & Address: _____
Address: Delores A. Holt 5104 North Bayou Black Drive Gibson, LA 70356
Owner's Name & Address: Delores A. Holt 5104 North Bayou Black Drive Gibson, LA 70356
Jacquelyn M. Allen 5098 North Bayou Black Drive Gibdon, LA 70356
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 5104 Bayou Black Drive Gibson, LA 70356
5. Location by Section, Township, Range: Sections 21, 22 & 23, T17S-R15E
6. Purpose of Development: To create two tracts of record
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: Council District 2 / Fire District 8
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2 Lots
14. Filing Fees: _____

CERTIFICATION:

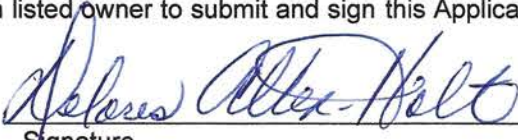
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent
10/31/24
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.

Delores Allen-Holt
Print Name of Signature
10/31/24
Date


Signature

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

GENERAL NOTES:

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes 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 "AE" (EL. 8.0'), as shown on the F.E.M.A. Flood Insurance Rate Map dated 9/7/2023. (Map No. 22109C 0075 E & 22109C 0225 E)

NOTE: Method of sewer disposal is by individual treatment plant.

NOTE: The tracts shown hereon shall utilize the T.P.C.G. maintained roadside ditch along North Bayou black Drive and the T.P.C.G. maintained ditch located in the rear of the property for sewer discharge.

Reference Map: "SURVEY OF TRACTS 46A & 46B GREENWOOD - OAK FOREST PLANTATIONS ESTATES" prepared by Keneth L. Rembert, Surveyor dated December 30, 1991

LEGEND

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

C/L NORTH BAYOU BLACK DRIVE

Apparent R/W Line

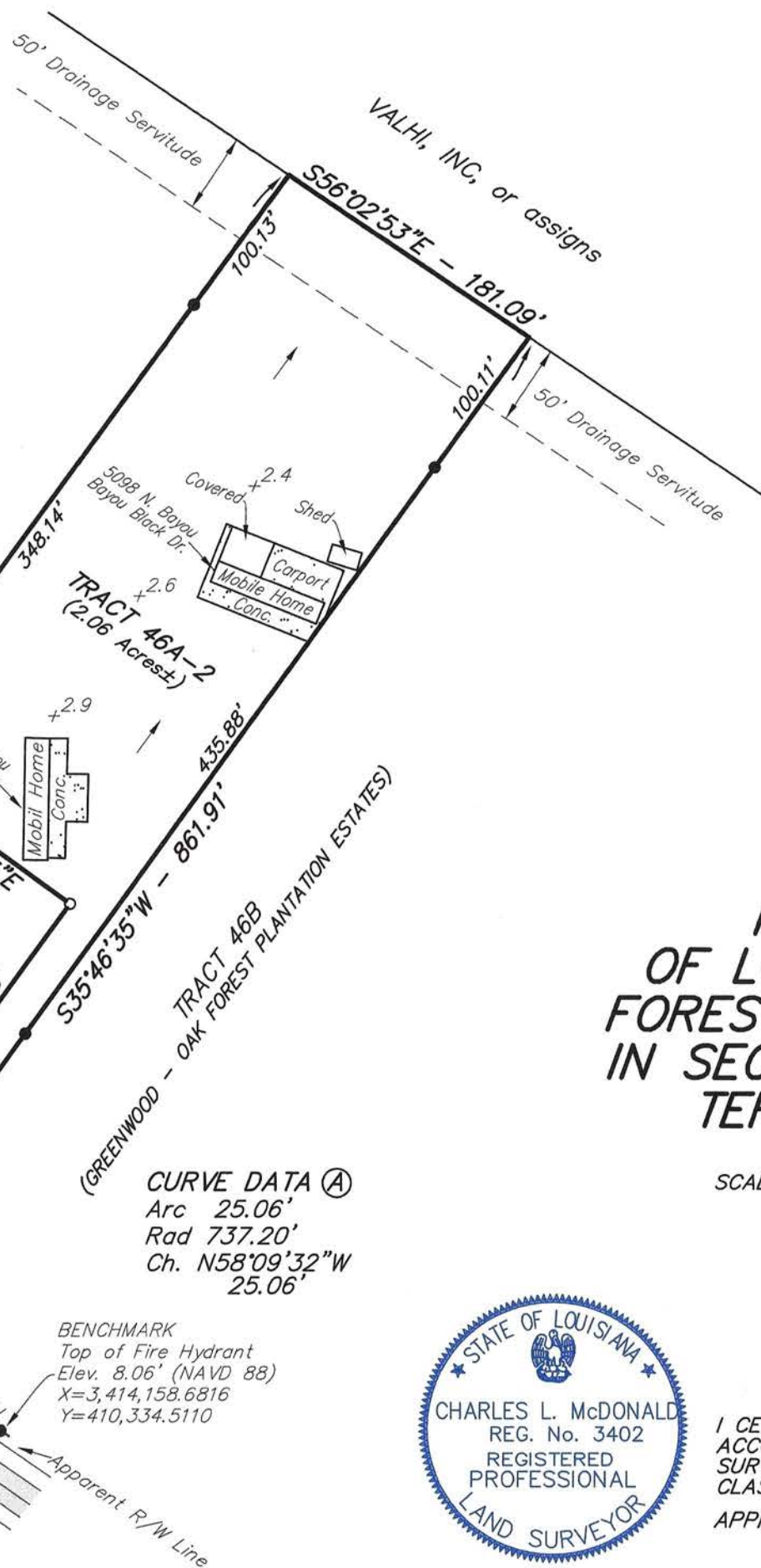
10' Natural Gas Pipeline R/W

N63°29'45"W 42.52'

N61°14'06"W 144.63'

Flow

CAD #7176



CURVE DATA (A)
 Arc 25.06'
 Rad 737.20'
 Ch. N58°09'32"W 25.06'

BENCHMARK
 Top of Fire Hydrant
 Elev. 8.06' (NAVD 88)
 X=3,414,158.6816
 Y=410,334.5110



SCALE: 1" = 100'

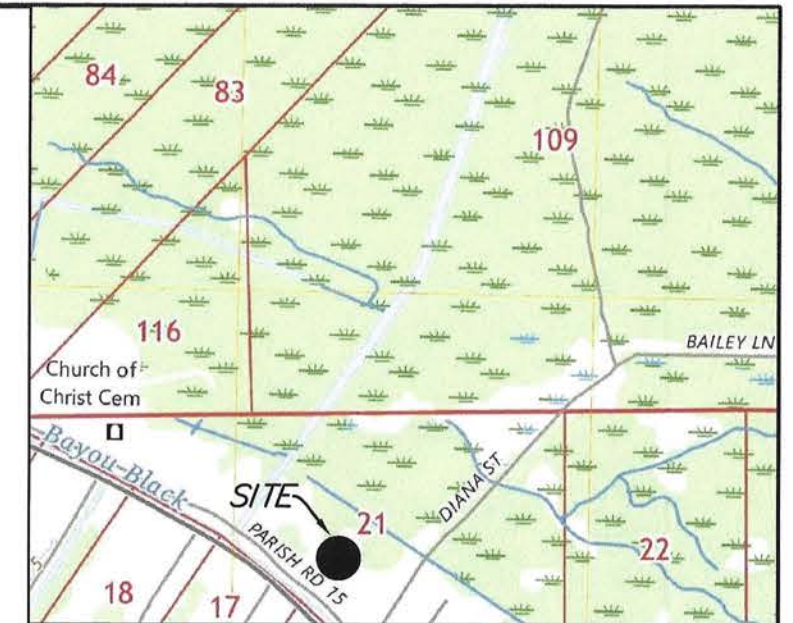
30 OCTOBER 2024

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:

REG. P.L.S. No. 3402



VICINITY MAP

Proposed Land Use:
 Single Family Residential

APPROVED AND ACCEPTED THIS DATE _____
 BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

MAP SHOWING THE DIVISION OF LOT 46A TO GREENWOOD - OAK FOREST PLANTATION ESTATES LOCATED IN SECTIONS 21, 22 & 23, T17S-R15E, TERREBONNE PARISH, LOUISIANA

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:

- Name of Subdivision: Tract A Owned by South Louisiana Electric Cooperative Association
- Developer's Name & Address: South Louisiana Electric Cooperative Association / 2028 Coteau Rd. Houma, La. 70364
Owner's Name & Address: South Louisiana Electric Cooperative Association / 2028 Coteau Rd. Houma, La. 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Duplantis Design Group, PC.

SITE INFORMATION:

- Physical Address: 1495 Valhi Blvd. Houma, La. 70360
- Location by Section, Township, Range: Sections 85 & 86, Township 17 South, Range 17 East
- Purpose of Development: Offices and Warehouse
- 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: 3/14/2023 1" = 100'
- Council District / Fire Tax Area:
Council District 6 / Bayou Cane Fire Tax District
- Number of Lots: 1
- Filing Fees: \$860.00

CERTIFICATION:

I, Matthew Peters, certify this application including the attached date to be true and correct.

Matthew Peters

Print Applicant or Agent

Matthew Peters
Signature of Applicant or Agent

10/22/24

Date

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.

Matthew Peters

Print Name of Signature

Matthew Peters
Signature

10/22/24

Date

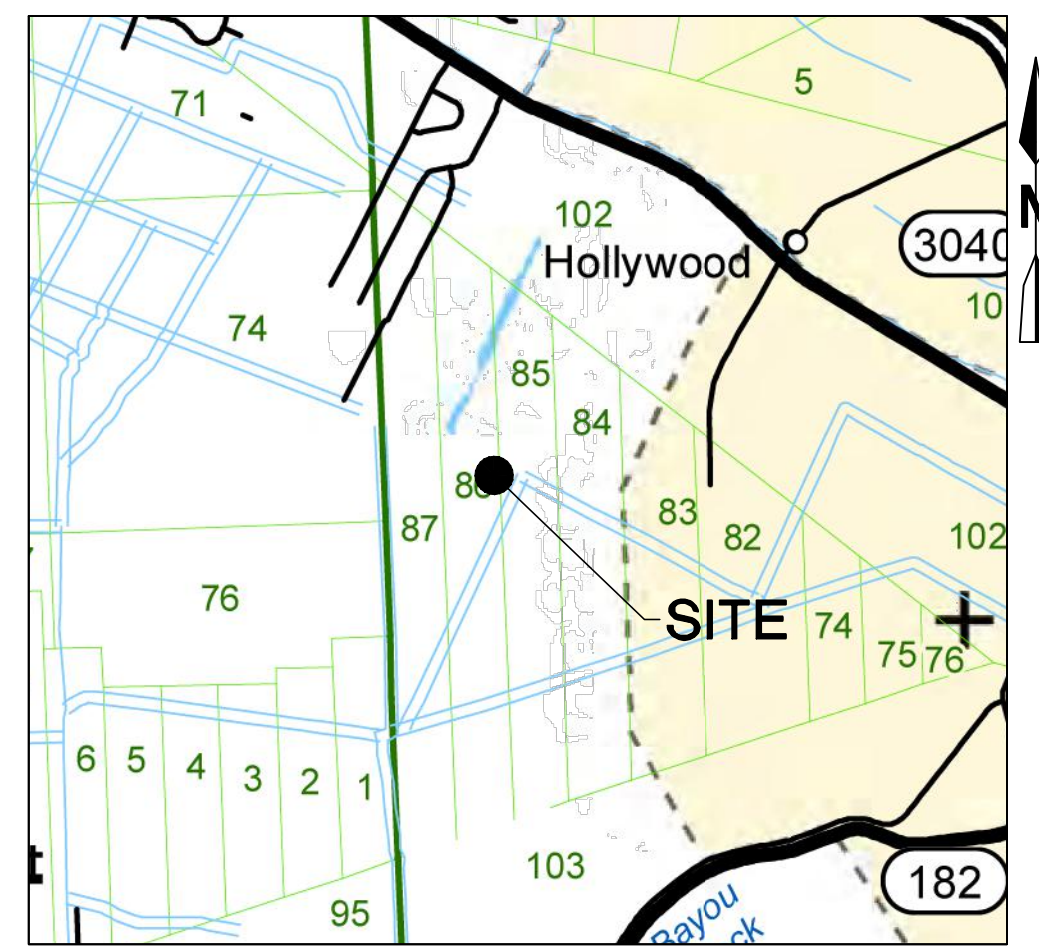
PC24/ 11 - 5 - 41

NOTES:
 MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
 NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.20).



CONCEPTUAL AND PRELIMINARY PLAT OF TRACT A

OWNED BY SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION
 SECTIONS 85 & 86, TOWNSHIP 17 SOUTH, RANGE 17 EAST,
 SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER
 TERREBONNE PARISH, LOUISIANA



VICINITY MAP
 NOT TO SCALE

DEDICATION:
 THE STREETS AS DESIGNED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED.

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, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

THE STREETS AND DRAINAGE AS DESIGNED ON THIS SUBDIVISION PLAT ARE TO BE MAINTAINED BY THE DEVELOPER OR ASSIGNS.

BY: _____
 OWNER

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2023.22).

SITE BENCHMARK 1: 60D NAIL ON SOUTH SIDE OF POWER POLE, 140' SOUTHWEST OF CENTERLINE OF VALHI BLVD AND 4854' NORTHWEST OF CENTERLINE OF EQUITY BLVD (SEE DRAWING FOR LOCATION).
 ELEVATION: 6.95'

SITE BENCHMARK 2: 60D NAIL ON SOUTH SIDE OF POWER POLE, 136' SOUTHWEST OF CENTERLINE OF VALHI BLVD AND 4304' NORTHWEST OF CENTERLINE OF EQUITY BLVD (SEE DRAWING FOR LOCATION).
 ELEVATION: 5.32'

UTILITY LOCATIONS:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND 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 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. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #2301386897:

- CHART02- CHARTER COMMUNICATIONS
- EL040- ENTERGY LOUISIANA, LLC
- LA01- AT&T DISTRIBUTION
- SLE01- SLECA
- TG00- TERRE PAR CONG GOVT
- TERP00- TERRE PAR CONG GOVT
- TERP01- TERREBONNE CONG GOVT
- TERP02- TERREBONNE CONG GOVT
- VISION01- VISION COMMUNICATION

REFERENCE:

PLAT OF SURVEY OF TRACT A, A RAW LAND DIVISION OF PROPERTY OWNED BY NORTH HOLLYWOOD PLANTATION L.L.C. BY T. BAKER SMITH, DATED 01/11/2022.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: X SHADED & AE

BASE FLOOD ELEVATION: NOT INDICATED & 3'

COMMUNITY PANEL NO. 22109C0235E

MAP EFFECTIVE: 09/07/2024

NOTE: FLOOD ZONE LINE SHOWN IS FROM LETTER OF MAP REVISION, CASE NO. 24-06-0013A, EFFECTIVE DATE NOVEMBER 15, 2023.

(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

OWNER/DEVELOPER:

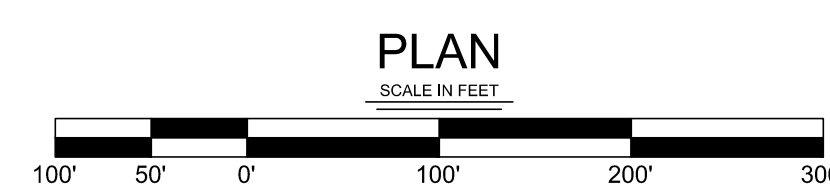
SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION
 2028 COTEAU RD
 HOUMA, LA 70364

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33.5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 03/14/2023

Dennis L. Gowin
 DENNIS L. GOWIN, P.L.S., LA REG. 4846
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DGGOWIN@DDGSP.COM



TRACT A
26.80 AC. (M)
 PROPOSED LAND USE:
 COMMERCIAL

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 APPROVE THE SAME.

BY: _____
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED: _____
 FOR: _____

- LEGEND**
- 5/8" CAPPED IRON ROD SET (REFERENCE CORNER)
 - ELEVATION POINT
 - ⊕ FIRE HYDRANT
 - ⊙ FOUND PROPERTY CORNER
 - ⊙ LIGHT POLE
 - ⊙ POWER DROP
 - ⊙ POWER POLE
 - ⊙ POWER POLE DEADMAN
 - ⊙ TRAFFIC SIGN
 - APPARENT PROPERTY LINE
 - OVERHEAD POWER LINE
 - EDGE OF ROAD
 - TOP OF BANK
 - BOTTOM OF BANK
 - CENTER LINE OF DITCH
 - SECTION LINE
 - MATCH LINE
 - SECTION LINE
 - SECTION LINE
 - REFERENCE LINE
 - ▨ GRAVEL
 - ▨ CONCRETE
 - (R) REFERENCED
 - (M) MEASURED

Curve #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	202.33	27760.00	S64°19'31" E 202.33 (M)
C2	344.29	710.00	S01°13'07" E 344.29 (M)
C3	202.33	27760.00	S64°19'31" E 202.33 (M)
C4	344.29	710.00	S01°13'07" E 344.29 (M)

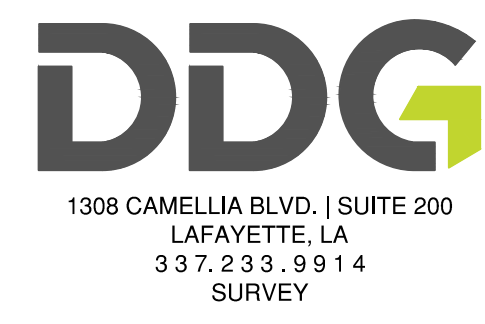
DESCRIPTION OF TRACT A

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTIONS 85 & 86, TOWNSHIP 17 SOUTH, RANGE 17 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI, TERREBONNE PARISH, LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF TRACT A, MARKED BY A 5/8" IRON PIPE; THENCE S26°02'17"W A DISTANCE OF 841.56 FEET TO A 5/8" IRON PIPE;
 THENCE N60°32'11"W A DISTANCE OF 1329.07 FEET TO A POINT BEING THE SOUTHWEST CORNER OF TRACT A;
 THENCE N25°24'25"E A DISTANCE OF 844.24 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 202.33 FEET, SAID CURVE HAVING A RADIUS OF 27760.00 FEET, AND A CHORD WITH A BEARING OF S64°19'31"E AND A LENGTH OF 202.33 FEET TO A POINT;
 THENCE S63°52'08"E A DISTANCE OF 802.55 FEET TO A 5/8" IRON PIPE;
 THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 344.28 FEET, SAID CURVE HAVING A RADIUS OF 710.00 FEET, AND A CHORD WITH A BEARING OF S50°11'30"E AND A LENGTH OF 340.91 FEET TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.801 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

CONCEPTUAL AND PRELIMINARY PLAT
 HOUMA, LOUISIANA
 TERREBONNE PARISH
 SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION



PROJECT NO. 22-1445
 22-1445-B-09172024.DWG
 03/16/2023

ADDRESS PARISH COMMENTS
 09/17/2024 TMK

CHECKED DRAWN BY DLG RPB/SJO
 SHEET NAME

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
(985) 873-6793 • htrpcinfo@tpcg.org

Regular Meeting Schedule / Deadlines 2025

<u>DEADLINE</u> <i>by 4:00 p.m.</i>	<u>REGULAR MEETING</u> <i>All meetings are held @ 6:00 p.m.</i>
December 30, 2024	January 16, 2025
February 3, 2025	February 20, 2025
February 28, 2025 <i>Friday due to Mardi Gras Holidays</i>	March 20, 2025
March 31, 2025	April 17, 2025
April 28, 2025	May 15, 2025
June 9, 2025	June 26, 2025 <i>4th Thursday due to Juneteenth Holiday</i>
June 30, 2025	July 17, 2025
August 4, 2025	August 21, 2025
August 29, 2025 <i>Friday due to Labor Day Holiday</i>	September 18, 2025
September 29, 2025	October 16, 2025
November 3, 2025	November 20, 2025
December 1, 2025	December 18, 2025

HTRPC Meetings are typically held in the Terrebonne Parish Council Meeting Room
Government Tower, 8026 Main Street, 2nd Floor.

***Note:** Meetings are held the third Thursday of every month with the deadline for submittals (17) days prior to meeting date (except where noted). Engineering Phase application submittals for Process C, Major Subdivisions are (24) days prior to meeting date. Should the deadline fall on a holiday, the deadline would be the business day immediately preceding.*
