

# 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

**SEPTEMBER 19, 2024, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 August 15, 2024

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 114 Banks Avenue, Lot 45, Block B, Mechanicville; Sheryl Williams, applicant (*Council District 1 / City of Houma Fire*)

**G. OLD BUSINESS:**

1. Rezone from OL (Open Land) to C-2 (General Commercial); 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant (*Council District 5 / Bayou Cane Fire*)

**H. STAFF REPORT**

1. *Public Hearing* Discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services

**I. COMMISSION COMMENTS:**

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

**J. PUBLIC COMMENTS**

**K. 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 August 15, 2024

**E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 19, 2024 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2024**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: LA Highway 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Zachary Deroche  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Tracts "L-1" & "L-2," A Redivision of Tract "L" belonging to Charles W. Smith, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 205 Bald Cypress Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Charles W. Smith  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-A & Lot 54, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1049 Four Point Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Joann Kaack  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the minimum lot size requirement
- d) Consider Approval of Said Application
3. a) Subdivision: Tracts "A" & "B," A Redivision of Property belonging to LL&G Construction, Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: 6433 Alma Street, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: LL&G Construction, Inc.  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Division of Tract "C" being a portion of Tract 32 of Terrebonne Project LA-12 into Tract C-1 and Tract C-2 belonging to the Estate of Linda B. Benoit  
Approval Requested: Process D, Minor Subdivision  
Location: 412 & 416 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Craig Benoit, Tracy Benoit Barrett, Dean Benoit, Corey Benoit, Jason Benoit, Holly Benoit Prestenbach, & Eric Benoit  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Division of Property belonging to Eric Paul Prestenbach (Tracts A & B)  
Approval Requested: Process D, Minor Subdivision  
Location: 142 Silkwood Court, Terrebonne Parish, LA  
Government Districts: Council District 5 / Coteau Fire District  
Developer: Shane Duplantis  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

- 6. a) Subdivision: Tract A, South Louisiana Electric Cooperative Association  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 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) Public Hearing
- c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

- 1. Plat showing Properties belonging to N&B, LLC (Tract A and Revised Lots 1 & 2); Sections 6, 37, & 101, T17S-R17E, Terrebonne Parish, LA (*1201 Baratavia & 1206 A & B Lafayette Street / Councilman Brien Pledger, District 1*)

**K. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF AUGUST 15, 2024**

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 15, 2024 of the HTRPC to order at 7:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Michael Billiot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Terry Gold; Mrs. Poiencot; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 18, 2024.”  
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the August 15, 2024 invoices and approve the Treasurer’s Report of July 2024.”  
The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 4, 2024 requesting to withdraw the application by Tammy G. Eschete for Lots 5-A & 5-B, Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision [See *ATTACHMENT A*].
  2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 13, 2024 requesting to table indefinitely the application by Paul B. Carter, Process D, Minor Subdivision, Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al (Item G.1) [See *ATTACHMENT B*].
    - a) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al indefinitely as per the Developer’s request [See *ATTACHMENT B*].”  
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poiencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  3. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 13, 2024 requesting to table indefinitely the application by Zachary Deroche for Process D, Minor Subdivision, Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C. (Item H.3) [See *ATTACHMENT C*].
    - a) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC table the application by Zachary Deroche, Process D, Minor Subdivision, Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C. (Item H.3) indefinitely as per the Developer’s request [See *ATTACHMENT C*].”  
The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mr. Rogers, and Mr.



Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mrs. Poencot, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. *Tabled indefinitely until the next regular meeting as per the Developer's request. Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al [See ATTACHMENT B].*

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Ricky R. Legendre requesting approval for Process D, Minor Subdivision, for Tracts "A-1" thru "A-3," A Redivision of Tract "A" belonging to Ricky R. Legendre.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. Mike Dupont, 204 Kenney Street, who was inquiring about the intent of the property.
- c) Mr. Rembert stated the applicant wished to sell three tracts for campsites.
- d) Mr. Rogers moved, seconded by Mr. McGuire: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses be depicted on the plat.
- f) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts "A-1" thru "A-3," A Redivision of Tract "A" belonging to Ricky R. Legendre conditioned municipal addresses be depicted on the plat."
- g) Discussion was held regarding the verbiage of single-family residential and campsites being used interchangeably.

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

2. The Chairman called to order the application by Arlen B. Cenac, Jr. requesting approval for Process D, Minor Subdivision, for Lot 58 of Block 4, Phase 4 to Cocodrie Cove Subdivision, A Redivision of Property belonging to Coco Partners, L.L.C., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Mr. Prentiss Freeman, 539 Beaulieu Drive, Lafayette, who expressed concerns of the existing covenant restrictions, new subdivision owner, and the developer's overall intent to develop in the future and how it'll affect the existing subdivision.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

- d) Mr. Bercegeay stated covenant restrictions do typically transfer through owners. He stated Lot 57 & 58 would be a continuation of the development but matters regarding covenants are a civil matter.
- e) Mr. Pulaski stated the area was not zoned and building permits would be based off of building code.

- f) Discussion ensued regarding marshland and the approval from the Corps of Engineers upon building.
- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses were depicted on the plat.
- h) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lot 58 of Block 4, Phase 4 to Cocodrie Cove Subdivision, A Redivision of Property belonging to Coco Partners, L.L.C., et al conditioned upon municipal addresses being depicted on the plat.”

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

- 3. *Tabled indefinitely until the next regular meeting as per the Developer’s request.* Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C. [See ATTACHMENT C].
- 4. The Chairman called to order the application by Houma-Terrebonne Airport Commission requesting final approval of Process C, Major Subdivision, for RPA Campus Roads (formerly UAS Complex Road).
  - a) Mr. Pulaski stated Mr. Milford was out of the state and he requested assistance. He read a memo prepared by Mr. Milford [See ATTACHMENT D].
  - b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated August 15, 2024 regarding the punch list items for the development [See ATTACHMENT E].
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the Developer comply with all of Engineering’s punch list items.
  - e) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC grant final approval of Process C, Major Subdivision, for RPA Campus Roads (formerly UAS Complex Road) conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering’s memo dated August 15, 2024 [See ATTACHMENT E].”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

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

- 1. Tract A-B-F-E-A, A Redivision of Tract A-B-C-D-A & Tract C-D-E-F-C belonging to Ira J. Matherne, Jr.; Section 4, T17S-R17E, Terrebonne Parish, LA (6266 West Main Street / Councilman Clayton Voisin, Jr., District 3)
- 2. Revised Lot 4, Block 2 and Revised Tract 1-B, A Redivision of Lot 4 and Revised Tract 1-B of Coastal Oaks Subdivision belonging to Coastal Commercial Properties, LLC; Sections 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:23 p.m."

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



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 EMAIL KLR SURVEYORS@AOL.COM

August 4, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: Tabled Business- Lots 5-A and 5-B, a Redivision of Revised Lot 5, Block 9, Addendum No.  
3 to Mulberry Heights Subdivision

Dear Chris:

Please let this letter serve as a request to allow the above item to be removed from further consideration. Ms. Eschete has decided not to divide this property and has a sale for the lot as it exists.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 email "klrsurveyors@aol.com"

August 13, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 1 PAUL BARTELL CARTER ET AL PROPERTY

Dear Chris:

Please let this letter serve as a request to place the above item on the table indefinitely. There are still some issues to be addressed.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 email "klrsurveyors@aol.com"

August 13, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 3, Z & K Rentals

Dear Chris:

Please let this letter serve as a request to place the above item on the table indefinitely. There are still some issues to be addressed.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr

## **M E M O R A N D U M**

**TO:** H-TRPC  
**FROM:** Floyd E. Milford, III, PE  
**DATE:** 5 Aug 24  
**REF:** RPA Campus Road (formerly UAS Complex Road)  
Final Application Narrative  
22-84

The RPA (Remotely Piloted Aircraft) also known as the UAS (Uncrewed Aircraft Systems) project on the H-TAC (Houma Terrebonne Airport Commission) property is an expansion of the capabilities and a pioneering project that is on the forefront in the aviation industry. This has been a tireless collaborative effort more than a decade in the making between the Airport Commission, multiple private businesses, Universities and to many governmental agencies to name them all from local to the Federal levels. Houma is truly on the cutting edge and opening a whole new economy for our community.

In 2019, plans were submitted to and approved by the H-TRPC to extend the roads, paving the way forward with this ever-changing project. At the end of the original phase, final approval was not sought as a portion of the road was not completed because of project costs. Now with the remaining phase of road being completed with the exception of the street light poles (still waiting on delivery) is complete.

It is requested that this governing body grant (conditional, subject to the street light installation) final approval so that all the other projects (hangers, work spaces, communication centers, etc.) associated with this economic field can continue.






TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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



August 15, 2024

TO: **Christopher M. Pulaski**

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

SUBJECT: **RPA Campus Roads (Formerly UAS Complex Road)  
Final Inspection**

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

1. All property surveyed within Terrebonne Parish shall tie to one of the following:
  - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
  - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
2. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
3. Statement that "No Structure fill or obstruction shall be located within any drainage easement or delineated flood plain area."
4. Unable to determine if the benchmarks and hydrants are installed. The gate was locked.
5. No Approval from Waterworks.
6. Drainage
  - a. Reseal and repair top decking for items 35, 37, 39, 41, 43, 51, and 53
  - b. Item 37, steel rod bore thru, repair or replace 24" A-2000 culvert.
  - c. Item 51A and 53, clean mud out of the box.
  - d. Item 53, repair void under the road panel, grout void around the pipes, remove wood form and nails.
7. Utilities
  - a. Not all lights have been installed.

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

cc: F.E. Milford, III, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)



# Houma-Terrebonne Regional Planning Commission

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

## AUGUST 2024

### HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		59,512.82
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems August 2024)		230.85
GANNETT LOUISIANA LOCAL I Q (Publications - July 2024)		1,530.30
TPCG (Postage - July 2024)		240.40
CHASE BANK (Service Fees)		30.00
	TOTAL EXPENDITURES .....	2,031.55
	SUBTOTAL .....	57,481.27
	ACCOUNTS RECEIVABLE .....	999.04
	ENDING BALANCE .....	<u>58,480.31</u>
Chase Bank - Savings Account		53,126.21
Chase One Bank - Checking Account		5,354.10
TOTAL .....		<u>58,480.31</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](http://www.tpcg.org/planning)

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

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.85
Interest on Checking Account	0.06
Cash	25.00
Milford & Associates, Inc	50.00
Keneth L. Rembert Land Surveyor, Inc.	153.92
Keneth L. Rembert Land Surveyor, Inc.	163.56
Keneth L. Rembert Land Surveyor, Inc.	134.65
Keneth L. Rembert Land Surveyor, Inc.	171.00
Milford & Associates, Inc	50.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00

Secretary/Treasurer

\$ 999.04

Approved by: \_\_\_\_\_ Title

Chairman

Approved by: \_\_\_\_\_ 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
9/19/2024		Michael Billiot	Per Diem	46.17
9/19/2024		Terry Gold	Per Diem	46.17
9/19/2024		Robbie R. Liner	Per Diem	46.17
9/19/2024		Clarence McGuire Jr.	Per Diem	46.17
9/19/2024		Angele Poiencot	Per Diem	46.17
9/19/2024		Jan J. Rogers	Per Diem	46.17
9/19/2024		Travion Smith	Per Diem	46.17
9/19/2024		Barry J. Soudelier	Per Diem	46.17
9/19/2024		Wayne Thibodeaux	Per Diem	46.17
9/19/2024		TPCG	Postage	241.09
9/19/2024		Gannett Louisiana LoCali Q	Advertising	1,871.60
9/19/2024		Keneth L. Rembert Land Surveyors	Reim - Drainage Calculations	171.00
TOTAL OPERATING EXPENDITURES				<u><u>2,699.22</u></u>

Date	Invoice	Vendor	Description	Amount
9/19/2024		H-T Reg. Plan Comm	Transfer	-

9/19/2024  
Date

Approved by: \_\_\_\_\_ Title

9/19/2024  
Date

*Stephan Calypso*  
Approved by: \_\_\_\_\_ Accountant Title

Receipts September 1st through September 30th, 2024

Keneth L. Rembert Land Surveyor, Inc.	382.76
Keneth L. Rembert Land Surveyor, Inc.	202.12
Keneth L. Rembert Land Surveyor, Inc.	671.96
David Waitz Engineering & Surveying, Inc.	182.84
Charles L. McDonald Land Surveyor, Inc	269.60
Duplantis Design Group, PC	94.28
Keneth L. Rembert Land Surveyor, Inc.	125.00
	<hr/>
	1,928.56

Chase Bank Money Market Account Balance \$55,054.77

Chase Bank Checking Account Balance \$2,654.88

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |   |  |
|---|--|
| A. <input type="checkbox"/> Raw Land          | B. <input type="checkbox"/> Mobile Home Park             |
| <input type="checkbox"/> Re-Subdivision       | <input type="checkbox"/> Residential Building Park       |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary          |
| <input type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering                     |
| <input type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                           |
| <input type="checkbox"/> Engineering          | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final                |  |

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 G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A REDIVISION OF TRACTS G, H & I BELONGING TO Z & K RENTALS, L.L.C.
2. Developer's Name & Address: Zachary Deroche 1168 Burma Rd. Thibodaux, LA 70301  
Owner's Name & Address: Z & K RENTALS, L.L.C. 1168 Burma Rd. Thibodaux, LA 70301  
*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: LA State Hwy No. 24
5. Location by Section, Township, Range: Section 1, T16S-R16E & Sections 144 & 145, T15S-R16E
6. Purpose of Development: Owner wants to divide tract
7. Land Use:
- |  |  |
|--|--|
| <input type="checkbox"/> Single-Family Residential | 8. Sewerage Type:  |
| <input type="checkbox"/> Multi-Family Residential  | <input type="checkbox"/> Community                       |
| <input checked="" type="checkbox"/> Commercial     | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Industrial                | <input type="checkbox"/> Package Plant                   |
|  | <input type="checkbox"/> Other                           |
9. Drainage:
- |  |  |
|--|--|
| <input type="checkbox"/> Curb & Gutter         | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Roadside Open Ditches | 11. Date and Scale of Map:   |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>July 21, 2024 Scale: 1"=100'</u>  |
| <input checked="" type="checkbox"/> Other      | 12. Council District / Fire Tax Area:  |
|  | <u>2 Harding / Schriever Fire</u>  |
13. Number of Lots: 7
14. Filing Fees: \$ 134.04

### CERTIFICATION:

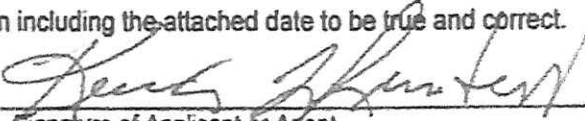
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

July 29, 2024

Date

  
Signature of Applicant or Agent

Zachary Deroche

Print Name of Signature

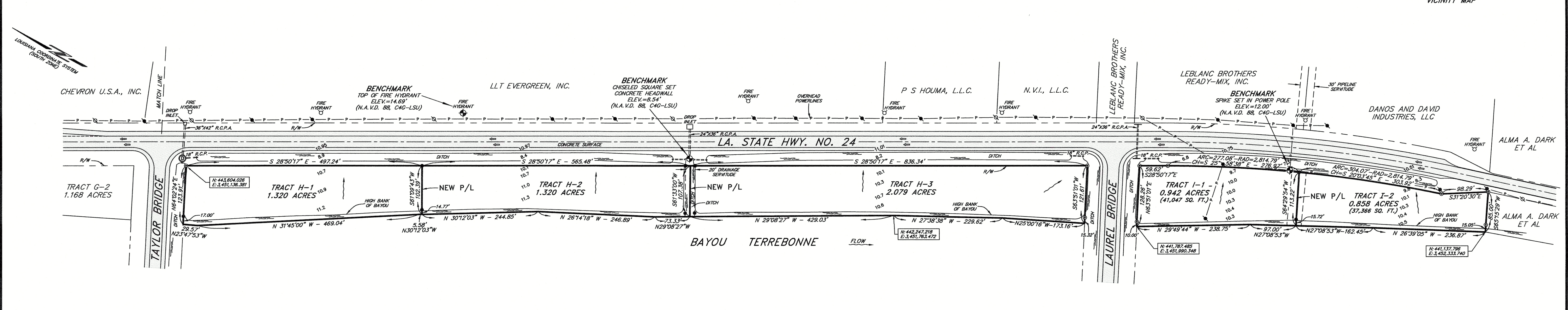
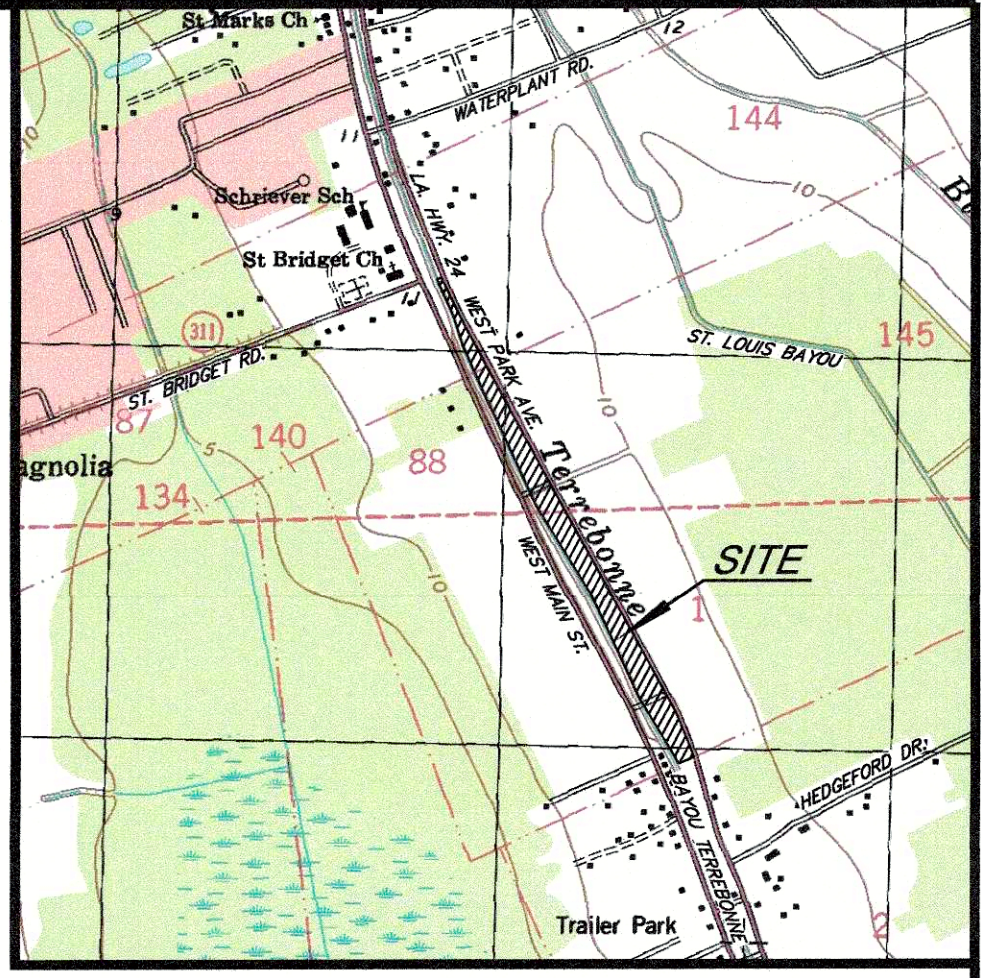
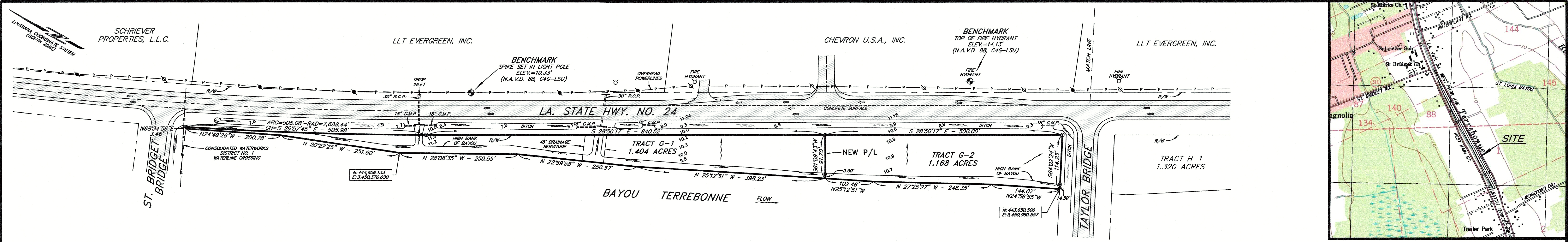
7-29-24

Date

  
Signature

PC24/ 8 - 3 - 28





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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1575171 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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

**FLOOD INFORMATION:**  
 THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0100, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "X" IS AN AREA OF MINIMAL FLOODING. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

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

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

Surveyor's Signature: *Thomas W. Rehage*  
 Surveyor's Name: THOMAS W. REHAGE, PROFESSIONAL LAND SURVEYOR  
 Firm: KENETH L. REMBERT LAND SURVEYORS  
 Registration Number: 4796



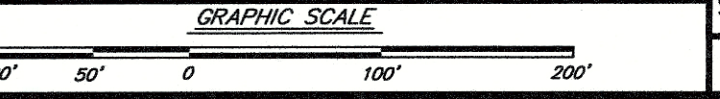
30 JUL 24	B.M.	BENCHMARKS AND ELEVATIONS
		REVISIONS

**"MINOR SUBDIVISION"**  
 LAND USE: COMMERCIAL  
 DEVELOPER: ZACHARY DEROCHE

7 - TRACTS  
 PLAT SHOWING TRACTS G-1, G-2, H-1, H-2, H-3, I-1 & I-2, A REDIVISION OF TRACTS G, H & I BELONGING TO Z & K RENTALS, L.L.C. LOCATED IN SECTION 1, T16S-R16E AND IN SECTIONS 144 & 145, T15S-R16E, TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.  
 CHK'D: K.L.R.  
 SCALE: 1" = 100'  
 DATE: 21 JUL 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
- B.  Mobile Home Park  
 Residential Building Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision  
 Conceptual/Preliminary  
 Engineering  
 Final

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 "L-1" & "L-2" A REDIVISION OF REVISED TRACT "L" BELONGING TO CHARLES W. SMITH et ux
2. Developer's Name & Address: CHARLES W. SMITH 205 BALD CYPRESS ST HOUMA, LA 70364  
Owner's Name & Address: CHARLES W. & PATRICIA SMITH 205 BALD CYPRESS ST HOUMA, LA 70364  
*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: 205 BALD CYPRESS ST
5. Location by Section, Township, Range: SECTIONS 86 & 89, T16S-R17E
6. Purpose of Development: CREATE A TRACT FOR SON
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map: DATE: 8/24/24 SCALE: 1"=30'
12. Council District / Fire Tax Area: 4 Amedee / Coteau Fire
13. Number of Lots: 2
14. Filing Fees: \$382.76

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

8/27/24

Date

[Signature]  
Signature of Applicant or Agent

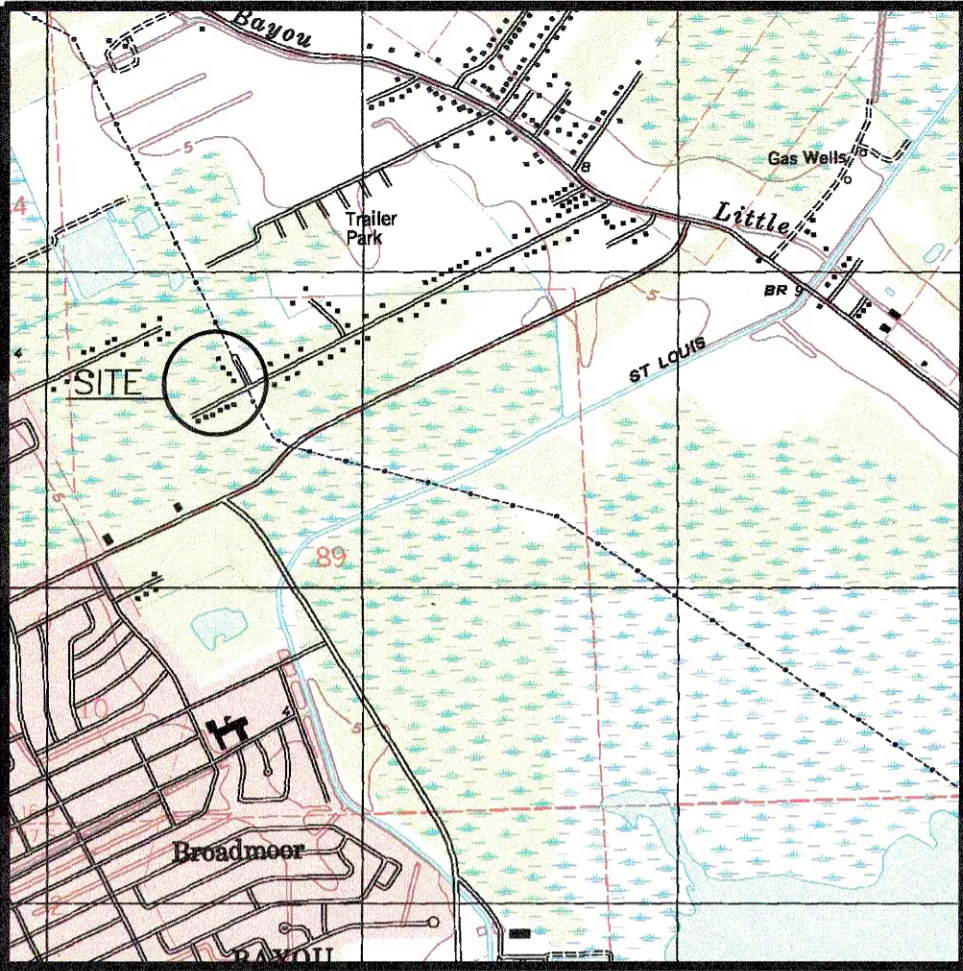
PATRICIA SMITH

Print Name of Signature

8/27/24

PC24/ 9 - 1 - 30

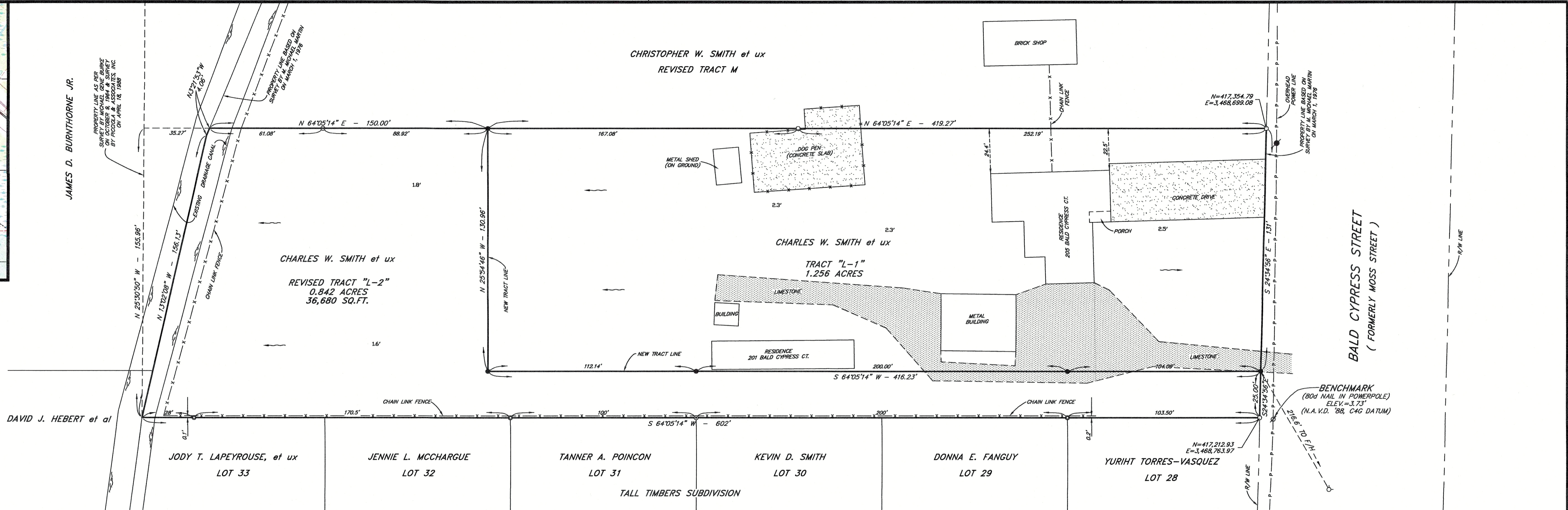




VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE



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

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

THIS PROPERTY DRAINS TOWARDS ROADSIDE CULVERTS AND TO THE DRAINAGE CANAL IN THE REAR OF PROPERTY WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0115, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQ. OF 6).

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "SURVEY OF REVISED TRACT L & REVISED TRACT M PROPERTY OF CHARLES SMITH ET UX LOCATED IN SECTIONS 86 & 89, T16S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED FEBRUARY 25, 2003. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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.

JOB NO. : 269 FIELD BOOK : 270/468 ADDRESS : Bald Cypress Court CAD NAME : SMITH-TRACT-L-BALD-CYPRESS-CT-TPC-24-269  
 DRAWN BY : KM/AP PAGES : 33-35/66-67 SURVEY FILE : SMITH-CH FOLDER : CHARLES SMITH ET UX

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 2" IRON PIPE FOUND
  - INDICATES 1" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - 3.3' INDICATES SPOT ELEVATION (BASED ON N.A.V.D.)
  - INDICATES DRAINAGE FLOW

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



"MINOR SUBDIVISION"  
 LAND USE: RESIDENTIAL  
 DEVELOPER: CHARLES W. SMITH  
 SURVEY OF TRACTS "L-1" & "L-2"  
 A REVISION OF REVISED TRACT "L"  
 BELONGING TO CHARLES W. SMITH et ux  
 IN SECTIONS 86 & 89, T16S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 AUGUST 22, 2024 SCALE: 1" = 30'

*Kenneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.  
 PH. (985) 879-2782



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

Variance requested for substandard size lot. Structures are existing

VALANCE REQUESTED FOR SUBSTANDARD SIZE LOT. STRUCTURES ARE EXISTING

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

1. Name of Subdivision: REVISED PARCEL 3-A & LOT 54, A REDIVISION OF REVISED PARCEL 3-A BELONGING TO FOUR GEUX LOUISIANA, LLC
2. Developer's Name & Address: Joann Kaack 20173 Lowe David Rd, Covington, LA 70435  
Owner's Name & Address: Four Geux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435  
*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: 1049 FOUR POINT RD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-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: 8/6/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:  
1 Babin / Grand Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$202.12

### CERTIFICATION:

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

KENETH L. REMBERT  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

8/26/24  
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.

FOUR GEUX LOUISIANA, LLC  
by: JOANN KAACK  
Print Name of Signature

[Signature]  
Signature

8/26/24

PC24/ 9 - 2 - 31

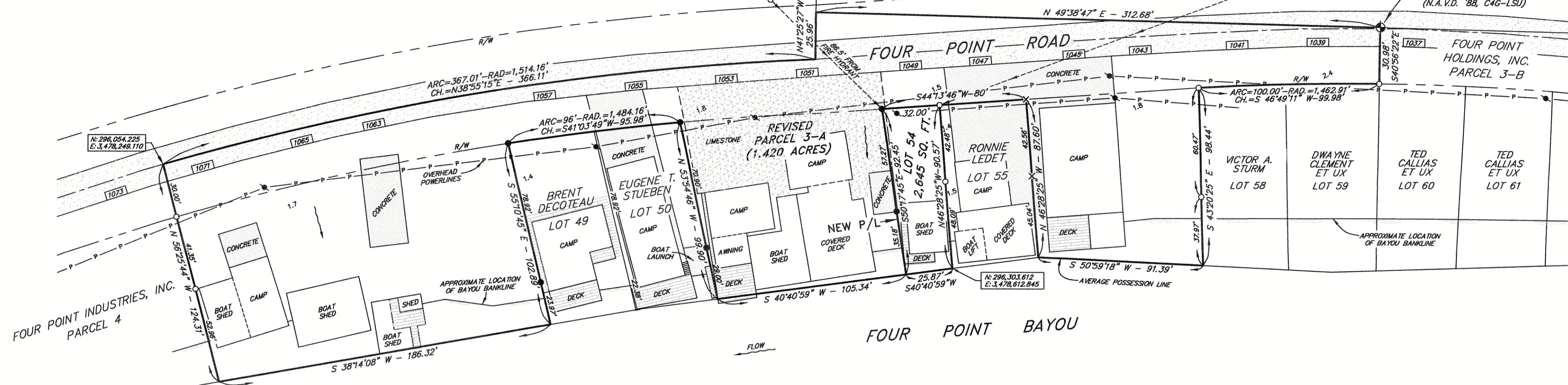




FOUR POINT INDUSTRIES, INC.  
PARCEL 7

NORBERT J. VOISIN, INC.  
SUNSHINE ACRES  
SUBDIVISION

BENCHMARK  
NAIL IN ROAD  
ELEV.=1.92'  
(N.A.V.D. '88, C4G-LSU)

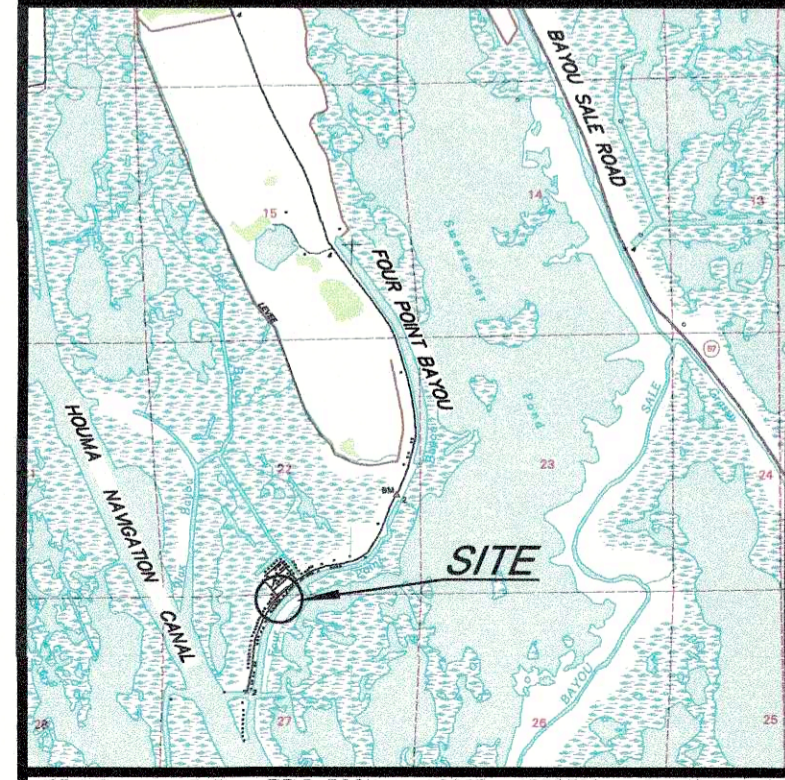


FOUR POINT INDUSTRIES, INC.  
PARCEL 4

FOUR POINT  
HOLDINGS, INC.  
PARCEL 3-B

FOUR POINT BAYOU

"VICINITY MAP"



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

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

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E",  
AND DATED SEPTEMBER 7, 2023. ZONE "VE" HAS A B.F.E. REQUIREMENT OF 15'.  
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE  
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**  
1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,  
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS  
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.  
2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING REVISED PARCEL  
3-A & LOT 49, A REDIVISION OF REVISED PARCEL 3-A BELONGING TO FOUR GEAX  
LOUISIANA, LLC LOCATED IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH,  
LOUISIANA" DATED APRIL 12, 2023.

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

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE  
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS  
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- X INDICATES CHISELED X PREVIOUSLY SET
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ INDICATES BENCHMARK
  - ⊙ INDICATES SPOT ELEVATION
  - 1047 INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE FLOW

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

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



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

BY \_\_\_\_\_ FOR \_\_\_\_\_

### "MINOR SUBDIVISION"

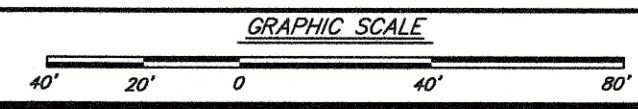
LAND USE:  
LOT 54 - BOAT SHED ONLY

PLAT SHOWING REVISED PARCEL 3-A & LOT 54,  
A REDIVISION OF REVISED PARCEL 3-A BELONGING TO  
FOUR GEAX LOUISIANA, LLC  
IN SECTIONS 22 & 27, T20S - 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" = 40'  
DATE: 06 AUG 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 PROPERTY BELONGING TO L.L. & G. CONSTRUCTION, INC.
2. Developer's Name & Address: L.L. & G. CONSTRUCTION, INC. PO BOX 3701 HOUMA, LA 70361  
Owner's Name & Address: L.L. & G. CONSTRUCTION, INC. PO BOX 3701 HOUMA, LA 70361  
*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: 6433 ALMA ST
5. Location by Section, Township, Range: SECTIONS 4 & 94, T17S-R17E
6. Purpose of Development: WANTS TO SELL THE PORTION WITH THE RESTAURANT
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: 8/5/24 SCALE: 1"=40'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: \_\_\_\_\_
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

8/27/24

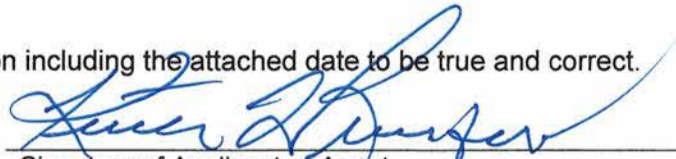
Date

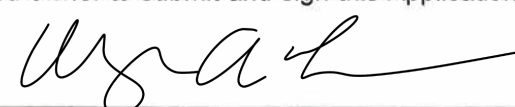
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

L.L. & G. CONSTRUCTION, INC.

by: Wayne Ledet

Print Name of Signature

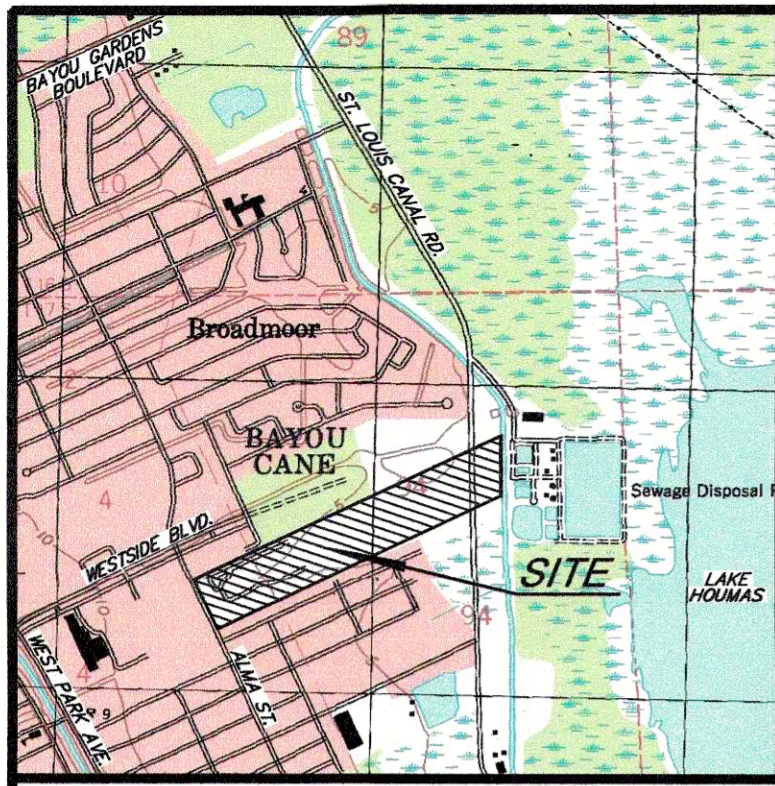
  
Signature of Applicant or Agent

  
Signature

8/27/24

Date

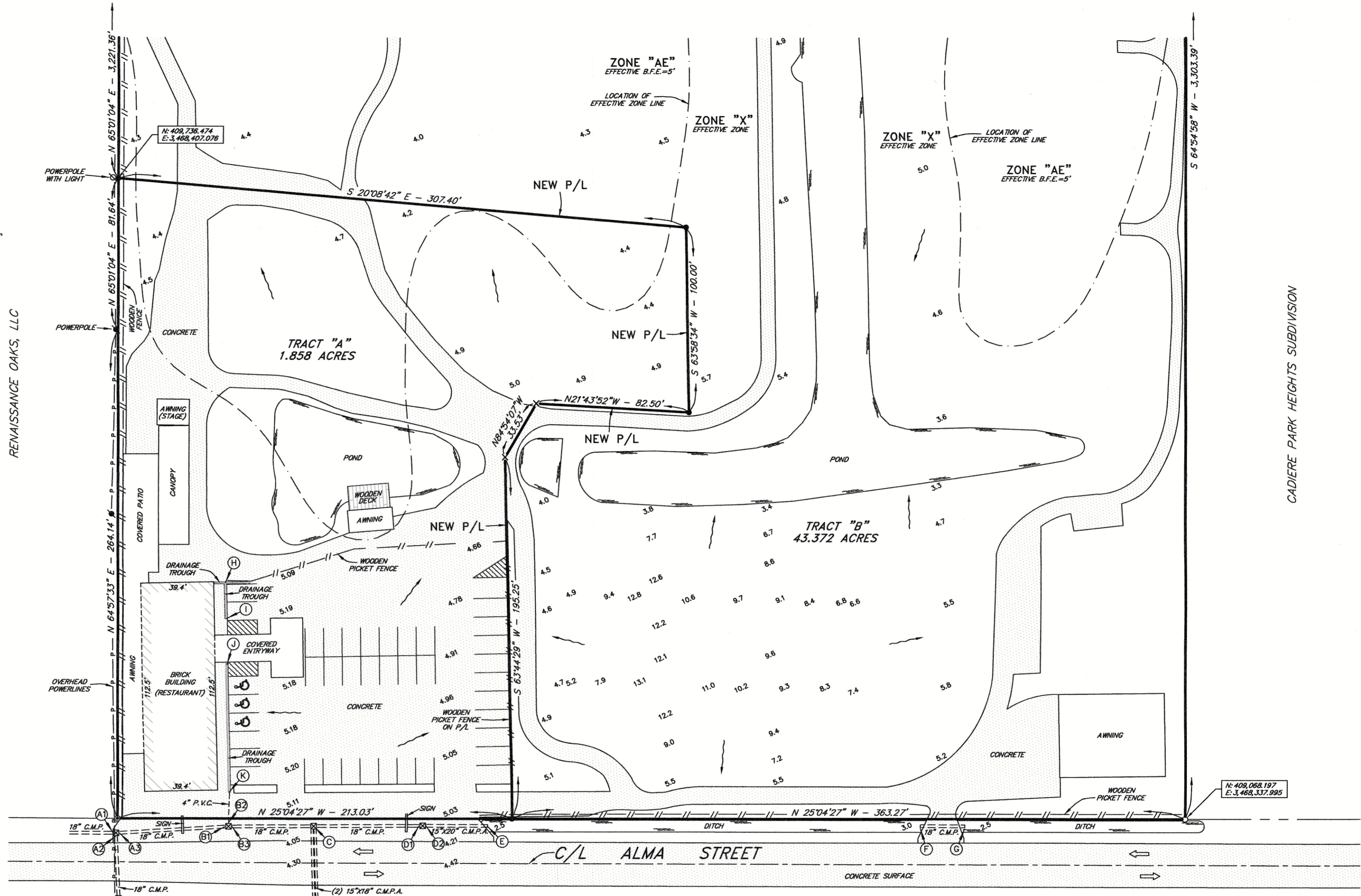




"VICINITY MAP"



	TOP	INVERT
A1	3.53	1.03
A2	3.53	0.86
A3	3.53	1.16
B1	3.95	1.66
B2	3.95	3.58
B3	3.95	1.73
C	3.95	1.77
D1	4.00	1.90
D2	4.00	2.25
E	NA	2.04
F	NA	2.51
G	NA	2.41
H	4.96	4.19
I	4.86	4.33
J	4.85	4.40
K	4.96	4.29



RENAISSANCE OAKS, LLC

CADIERE PARK HEIGHTS SUBDIVISION

**SEWER SYSTEM:**  
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO ROADSIDE DRAINAGE STRUCTURES AND TO ST. LOUIS CANAL 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.

**REFERENCE MAP:**  
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF PROPERTY BELONGING TO PEARL DAIGLE ROBICHAUX ET AL LOCATED IN SECTIONS 4 & 94, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED APRIL 14, 2011. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NOS. 0115 & 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONES "AE" HAS B.F.E. REQUIREMENTS OF 5' & 6' AND ZONE "X" IS AN AREA OF MINIMAL FLOODING. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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.

**BENCHMARK**  
TOP OF FIRE HYDRANT  
ELEV.=7.39'  
(N.A.V.D. 88, C4G-LSU)

- LEGEND:**
- X CHISELED "X" SET IN CONCRETE
  - 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 DROP INLET
  - INDICATES SPOT ELEVATION
  - INDICATES DRAINAGE FLOW

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

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

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

DATE	BY	DESCRIPTION
REVISIONS		

2 - TRACTS



**"MINOR SUBDIVISION"**  
LAND USE: COMMERCIAL  
DEVELOPER: WAYNE LEDET

PLAT SHOWING TRACTS "A" & "B",  
A REDIVISION OF PROPERTY BELONGING TO  
L L & G CONSTRUCTION, INC.  
LOCATED IN SECTIONS 4 & 94, 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" = 40'  
DATE: 05 AUG 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: SURVEY AND DIVISION OF TRACT "C" BEING A PORTION OF TRACT 32 OF TERREBONNE PROJECT LA-1 INTO TRACT C-1 AND TRACT C-2 BELONGING TO THE ESTATE OF LINDA B BENOIT
2. Developer's Name & Address: CRAIG BENOIT, TRACY BENOIT BARRETT, DEAN BENOIT, COREY BENOIT, JASON BENOIT, HOLLY BENOIT PRESTENBACH AND ERIC BENOIT
- Owner's Name & Address: 420 MAIN PROJECT ROAD SCHRIEVER, LA 70395 Linda Blanchard Benoit  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

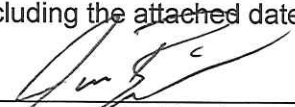
### SITE INFORMATION:

4. Physical Address: 412 AND 416 MAIN PROJECT ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 84, T15S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map: AUGUST 28, 2024 1" = 60'
12. Council District / Fire Tax Area: 4 Amadee / Schriever Fire
13. Number of Lots: 2
14. Filing Fees: \$125.00 + 57.84 = 182.84

### CERTIFICATION:

I, JASON BENOIT, certify this application including the attached date to be true and correct.

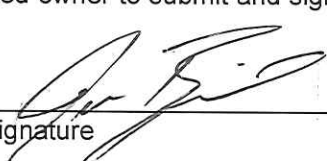
JASON BENOIT  
Print Applicant or Agent

  
Signature of Applicant or Agent

8-30-24  
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.

JASON BENOIT  
Print Name of Signature

  
Signature

8-30-24  
Date

PC24/ 9-4-33

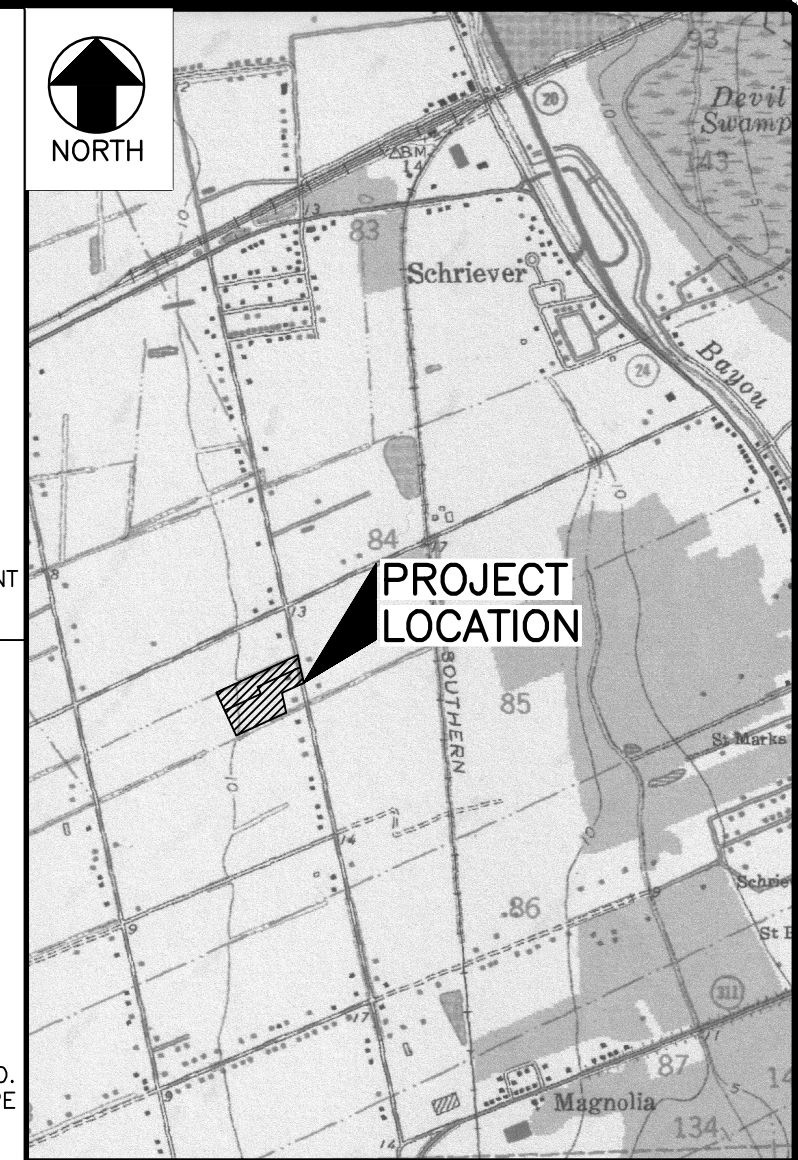
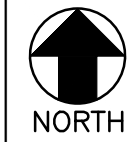
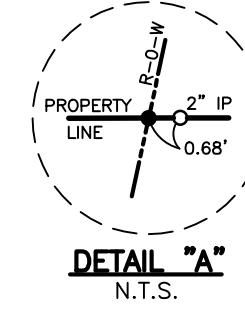
**REFERENCE MAPS & BEARINGS:**

1. SURVEY OF TRACTS A-1, A-2, A-3 & A-4  
A REDIVISION OF TRACT A  
A PORTION OF TRACT 32 OF TERREBONNE PROJECT LA-12  
TERREBONNE PARISH, LOUISIANA  
DATED: MARCH 10, 2009 BY: KENETH L. REMBERT, SURVEYOR
2. MAP SHOWING THE REDIVISION OF A PORTION OF TRACT 32  
OF TERREBONNE PROJECT LA-12  
LOCATED IN SECTION 84, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA  
DATED: SEPTEMBER 07, 2002 BY: CHARLES L. McDONALD
3. REDIVISION OF TRACT A; A PORTION OF TRACT 32 OF  
TERREBONNE PROJECT LA-12 INTO TRACTS A1, A2, AND A3  
BELONGING TO DIANA BLANCHARD  
LOCATED IN SECTION 84, T15S-R16E,  
TERREBONNE PARISH, LOUISIANA  
DATED: JUNE 16, 2009 BY: DAVID A. WAITZ

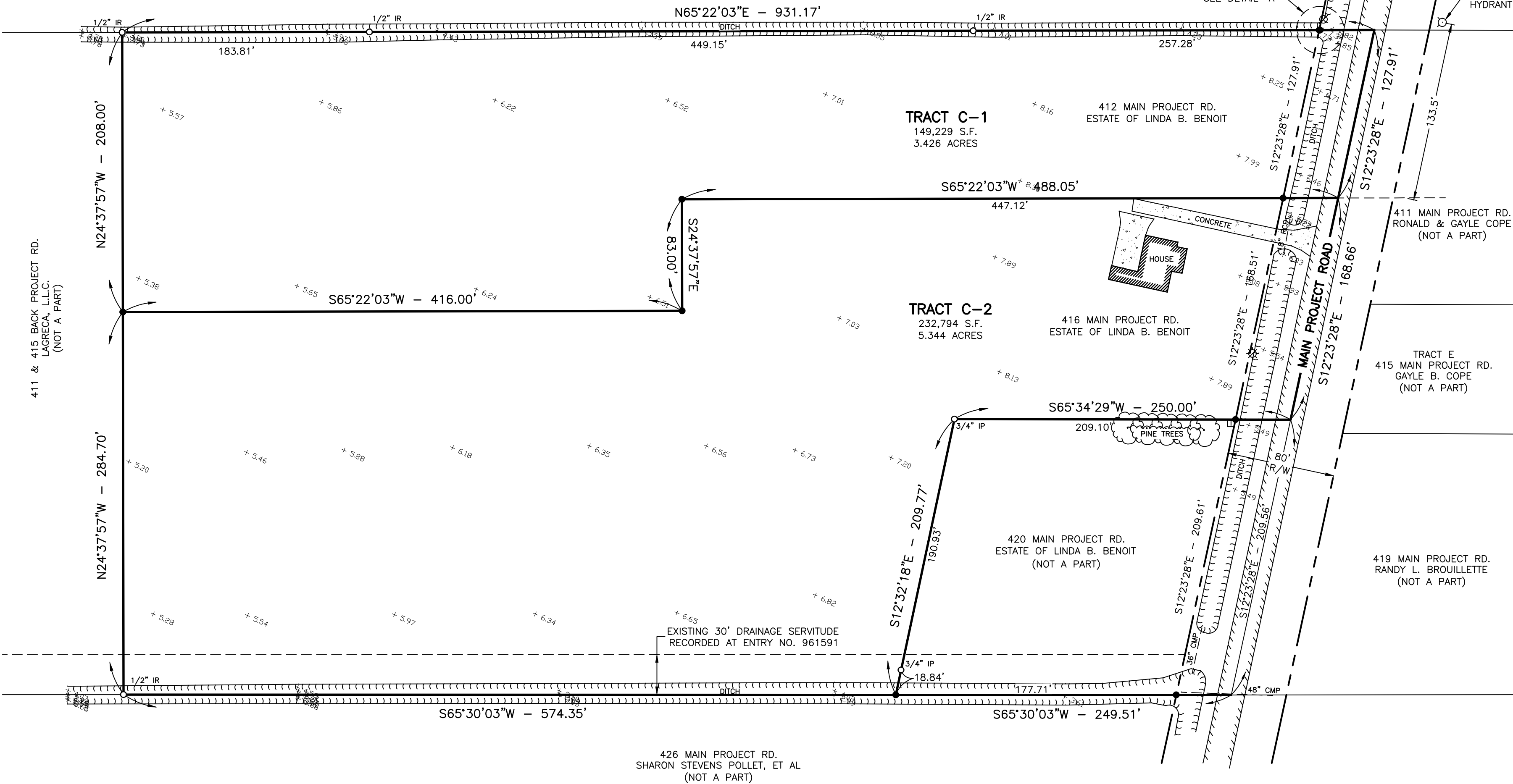
**NOTE:**

BEARINGS AND/OR COORDINATES ARE BASED ON THE  
LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET.  
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"  
AND HAVING THE FOLLOWING COORDINATES:  
NORTHING = 415,172.93; EASTING = 3,462,977.81

**T15S - R16E  
SECTION 84**



**VICINITY MAP**  
SCALE 1" = 2000'



**LEGEND**

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ●WV
- EXISTING FIRE HYDRANT ○
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER □GM
- EXISTING SEWER MANHOLE ⊙
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE - - -
- EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18) + 7.00

**NOTES:**

- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
- LAND USE = SINGLE FAMILY RESIDENTIAL.
- OWNER: ESTATE OF LINDA B. BENOIT

**NOTE:**

THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

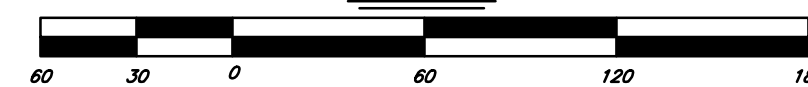
APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_

FOR: \_\_\_\_\_

DATE OF SURVEY: AUGUST 21, 2024

SCALE IN FEET



**APPROVALS**

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**FEMA FLOOD ZONE AND HAZARDS**

THESE LOTS ARE LOCATED IN ZONE X.  
FEMA MAP COMMUNITY PANEL NUMBER 22109C 0100 E. DATED: SEPTEMBER 07, 2023.

**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

**SURVEY AND DIVISION OF TRACT "C" BEING A PORTION OF TRACT 32 OF TERREBONNE PROJECT LA-12 INTO TRACT C-1 AND TRACT C-2 BELONGING TO THE ESTATE OF LINDA B. BENOIT LOCATED IN SECTION 84, T15S-R16E TERREBONNE PARISH, LOUISIANA**

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

1107 CANAL BLVD.  
THIBODAUX, LA 70301  
(985) 447-4017 OFFICE  
(985) 447-1998 FAX  
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 415
CHECKED: JMT	CHECKED: JMT	PAGE: 54
DATE OF PLAT: AUGUST 28, 2024	FILE: F:\DWGS\2024\24-105\PLAT.dwg	JOB NO: 24-105

# 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 PROPERTY BELONGING TO ERIC PAUL PRESTENBACH
2. Developer's Name & Address: Shane Duplantis 142 Silkwood Court Houma LA 70364
- Owner's Name & Address: Eric Paul Prestenbach 142 Silkwood Court 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.

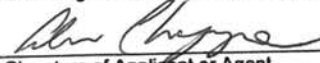
### SITE INFORMATION:

4. Physical Address: 142 Silkwood Court
5. Location by Section, Township, Range: Section 55, T16S-R17E
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: 29 August 2024 / Scale = 1" = 60'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: 2
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

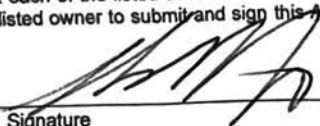
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne  
Print Applicant or Agent  
30 August 2024  
Date

  
Signature of Applicant or Agent

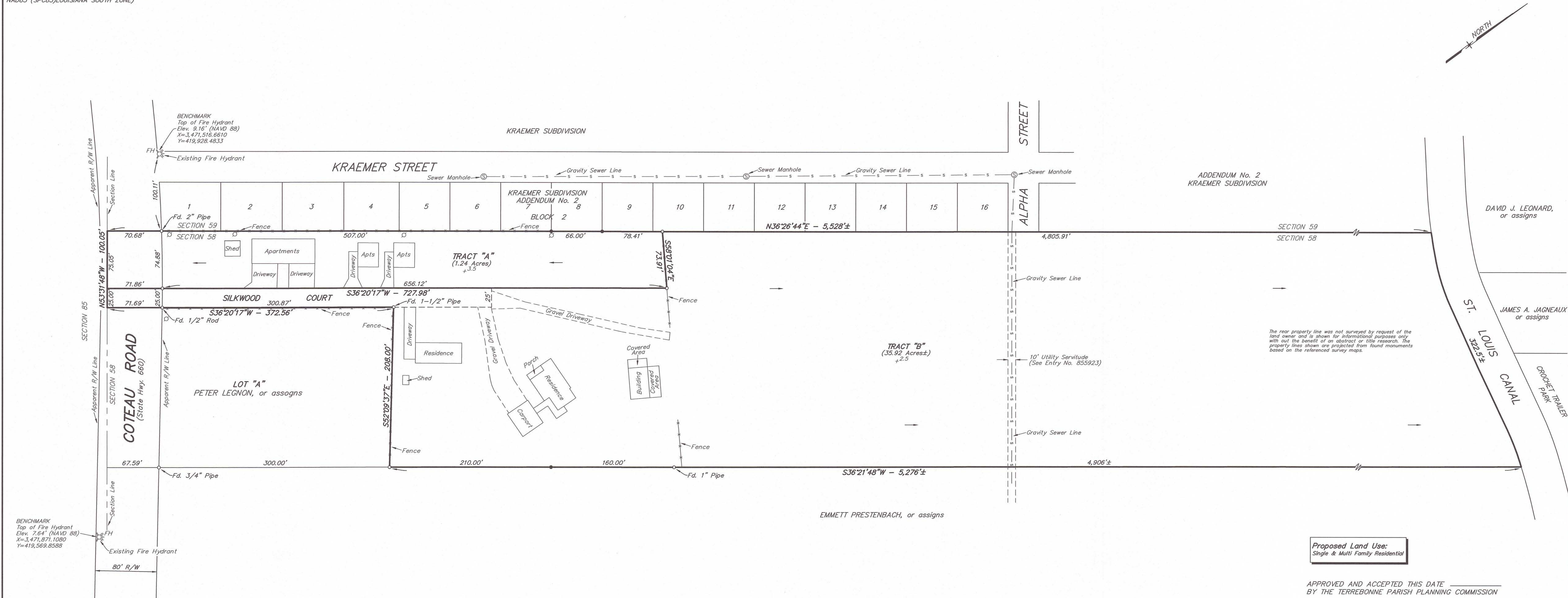
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

Shane Duplantis  
Print Name of Signatory  
8-30-24  
Date

  
Signature



NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC33) LOUISIANA SOUTH ZONE)



**Proposed Land Use:**  
Single & Multi Family Residential

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

**MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ERIC PAUL PRESTENBACH LOCATED IN SECTION 58, T16S-R17E, TERREBONNE PARISH, LOUISIANA**

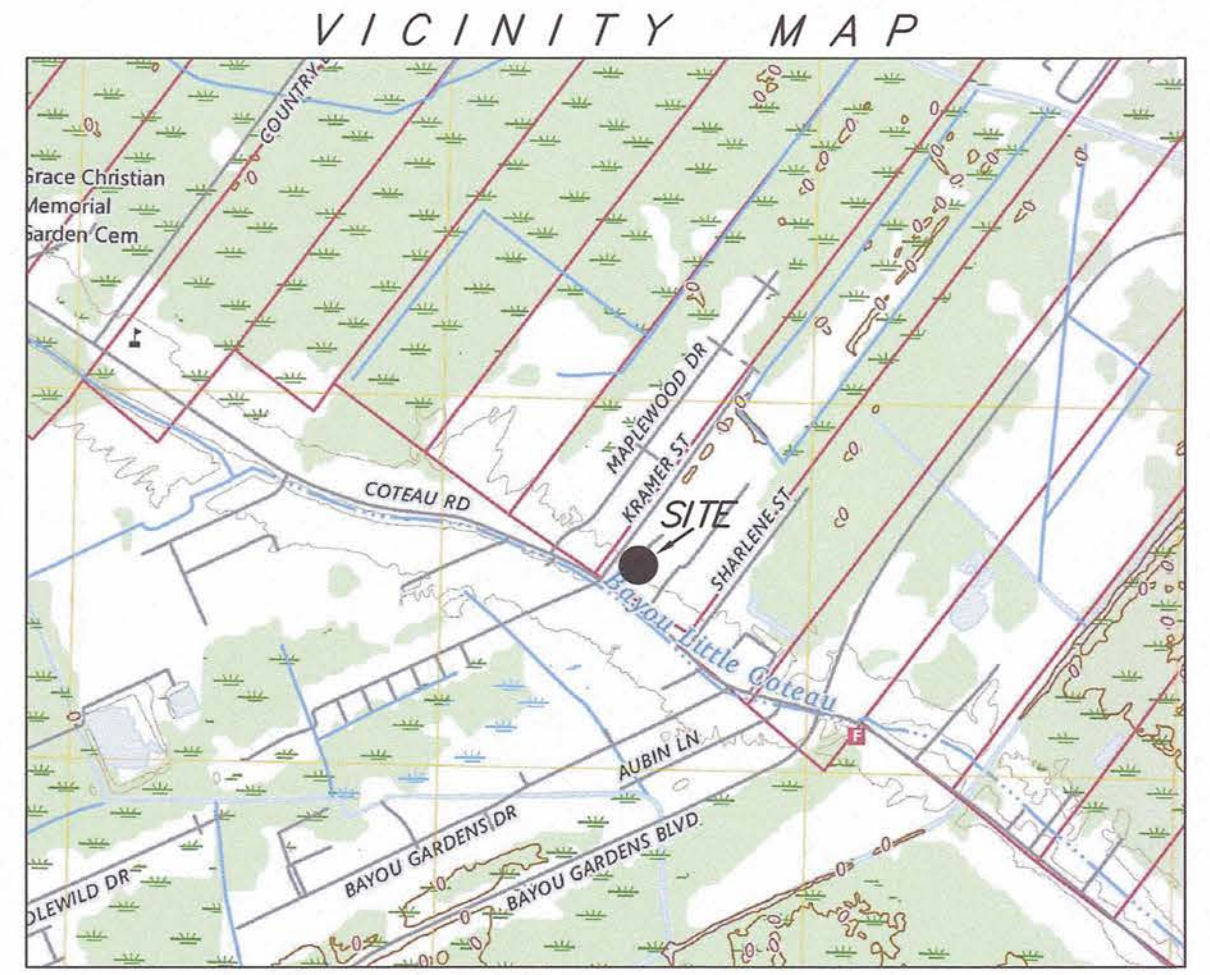
SCALE: 1" = 60' 29 AUGUST 2024

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: *[Signature]* REG. P.L.S. No. 3402



- Reference Map:**
- "ADDENDUM No. 1 TO KRAEMER SUBDIVISION" prepared by Robert R. Wright, Civil Engineer dated January 23, 1963 and recorded at entry no. 274528.
  - "ADDENDUM No. 2 TO KRAEMER SUBDIVISION" prepared by T. Baker Smith & Son, Inc. Civil & Consulting Engineers dated July 7, 1966.
  - "SURVEY OF TRACT A-C-D-E-A" prepared by Keneth L. Rembert, Surveyor dated May 15, 1979 and recorded at entry no. 610607.
  - "SURVEY Plat of Lot "A" for Peter Legnon" recorded at entry no. 605062.

**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" & "AE" (EL. 4.0') as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0115 E)

**SEWER NOTE:**  
Method of sewer discharge is through the Terrebonne Parish Community Sewer System.

- LEGEND**
- Indicates 1/2" Pipe Fd. Unless Noted
  - Indicates 1/2" Pipe Set. Unless Noted
  - FH Indicates Fire Hydrant
  - ⊗ Indicates Power Pole
  - Indicates Light Pole
  - +0.0 Indicates Natural Ground Elevation

DATE	BY

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" = 60' DATE: 29 AUG 24
JOB # 7173	CAD # 7173	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:

- 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: \$94.28

### CERTIFICATION:

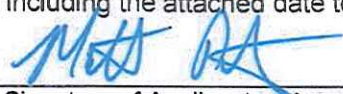
I, Matthew Peters, certify this application including the attached date to be true and correct.

Matthew Peters

Print Applicant or Agent

8/27/24

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.

Matthew Peters

Print Name of Signature

8/27/24

Date

  
Signature

PC24/ 9 - 6 - 35

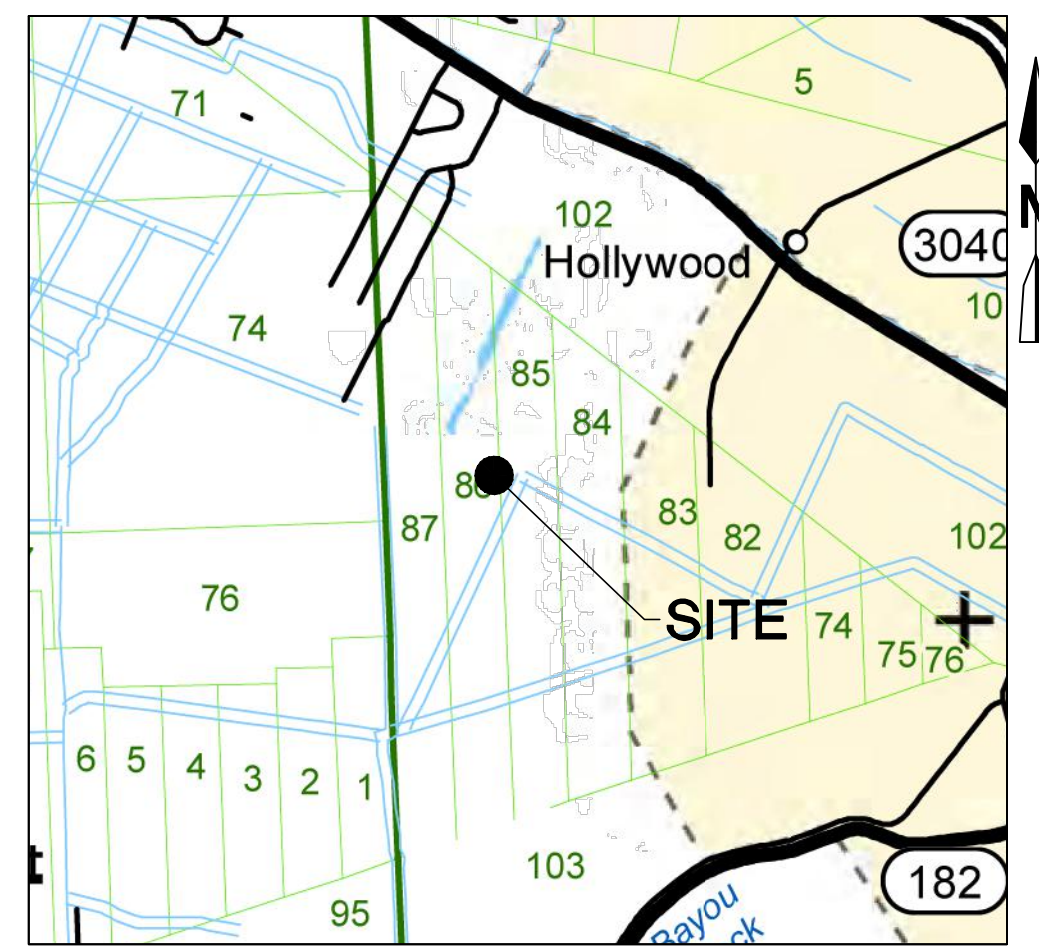


NOTES:  
 MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)  
 NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.20).



# 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 #230138697:**  
 CHART02- CHARTER COMMUNICATIONS  
 EL040- ENTERGY LOUISIANA, LLC  
 LA01- AT&T DISTRIBUTION  
 SLE01- SLECA  
 TEG01- TERRE PAR CONG GOVT  
 TERPAR01- TERRE PAR CONG GOVT  
 TERPAR01- TERREBONNE CONG GOVT  
 TERPAR01- 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.

**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

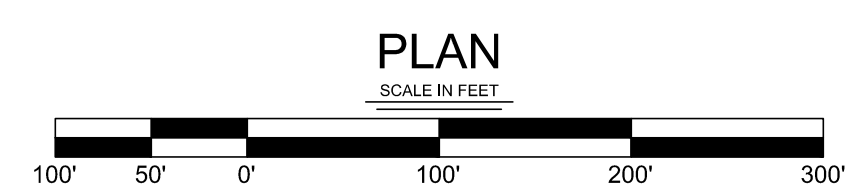
**CERTIFICATION:**  
 APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: \_\_\_\_\_

FOR: \_\_\_\_\_

DATE OF SURVEY: 03/14/2023

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



PLAN  
 SCALE IN FEET

- 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°10'31" E 136.87 (M)
C2	344.29	710.00	S01°13'07" E 136.87 (M)
C3	202.33	27760.00	S64°10'31" E 136.87 (M)
C4	344.29	710.00	S01°13'07" E 136.87 (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°10'31"E AND A LENGTH OF 136.87 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

**DDG**  
 1308 CAMELLIA BLVD., SUITE 200  
 LAFAYETTE, LA 70503  
 337.233.9914  
 SURVEY

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