

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, 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 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

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. <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: \$ 134⁰⁰

CERTIFICATION:

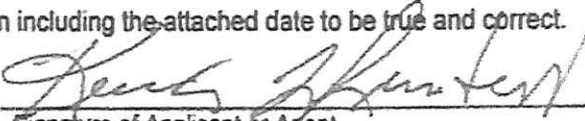
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

July 29, 2024

Date


Signature of Applicant or Agent

Zachary Deroche

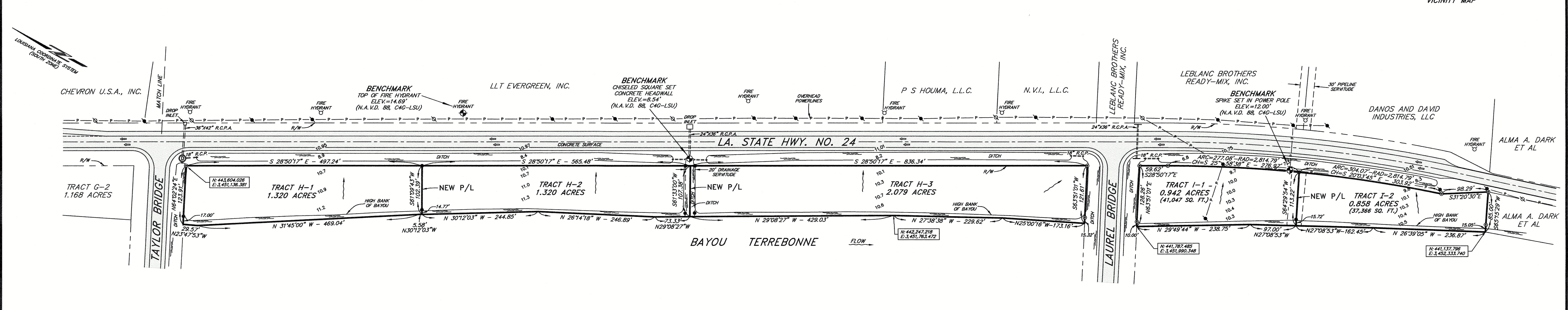
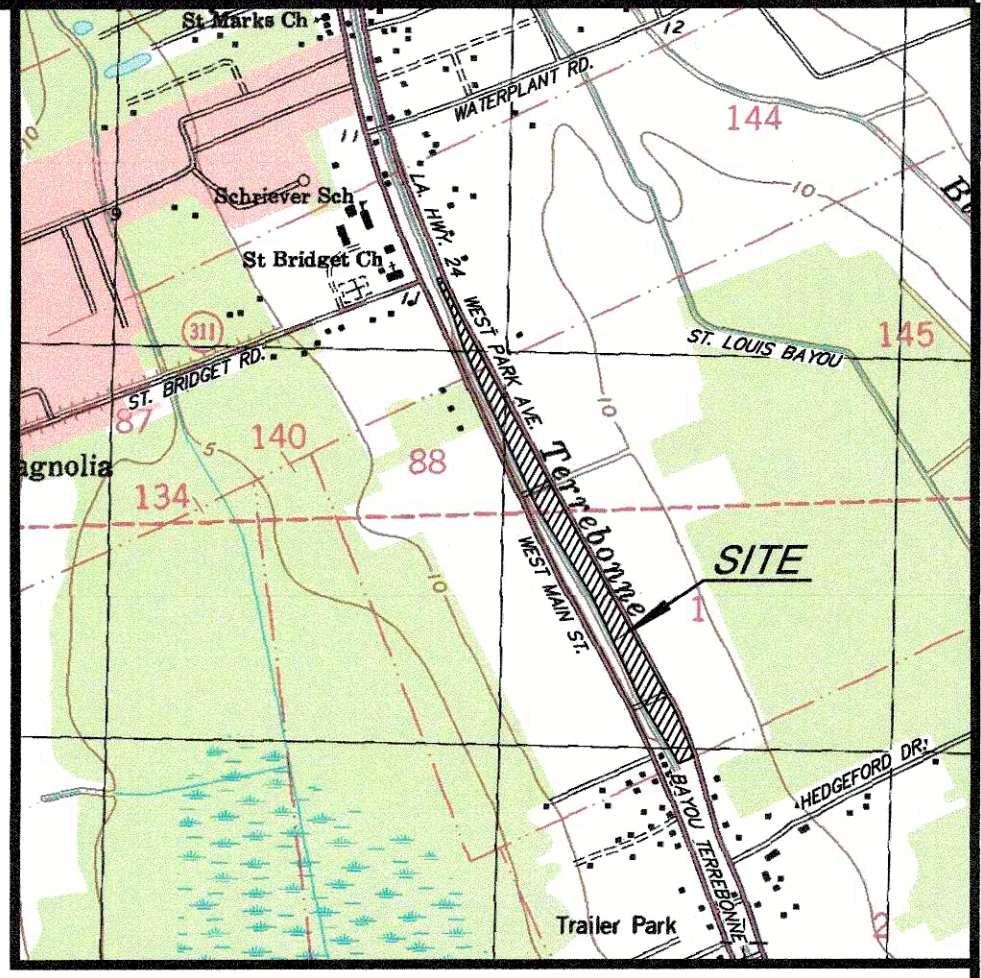
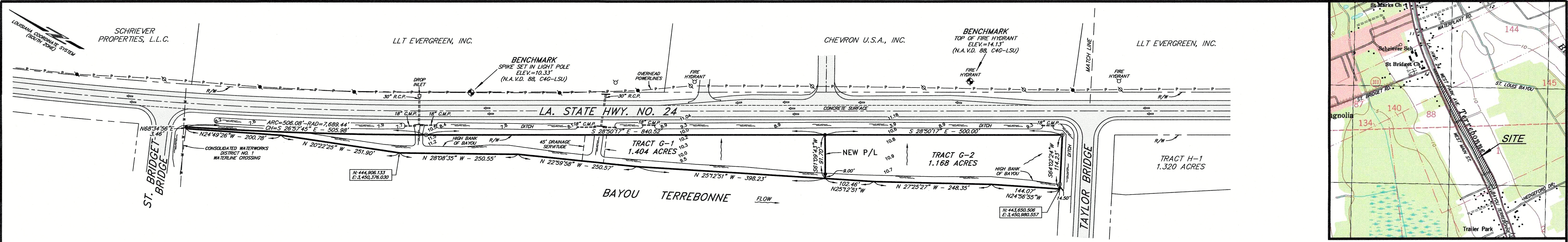
Print Name of Signature

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 POWER POLE WITH LIGHT
 - 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
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. X 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 "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

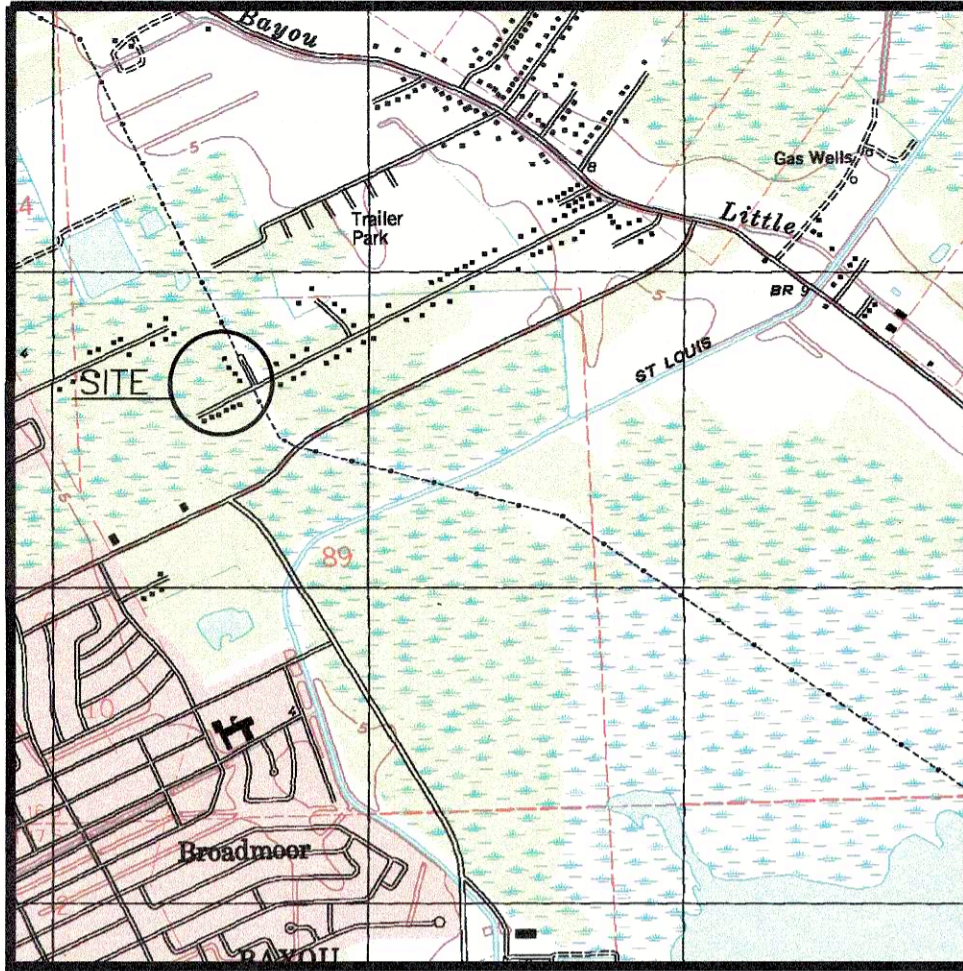
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

PATRICIA SMITH

Print Name of Signature

8/27/24

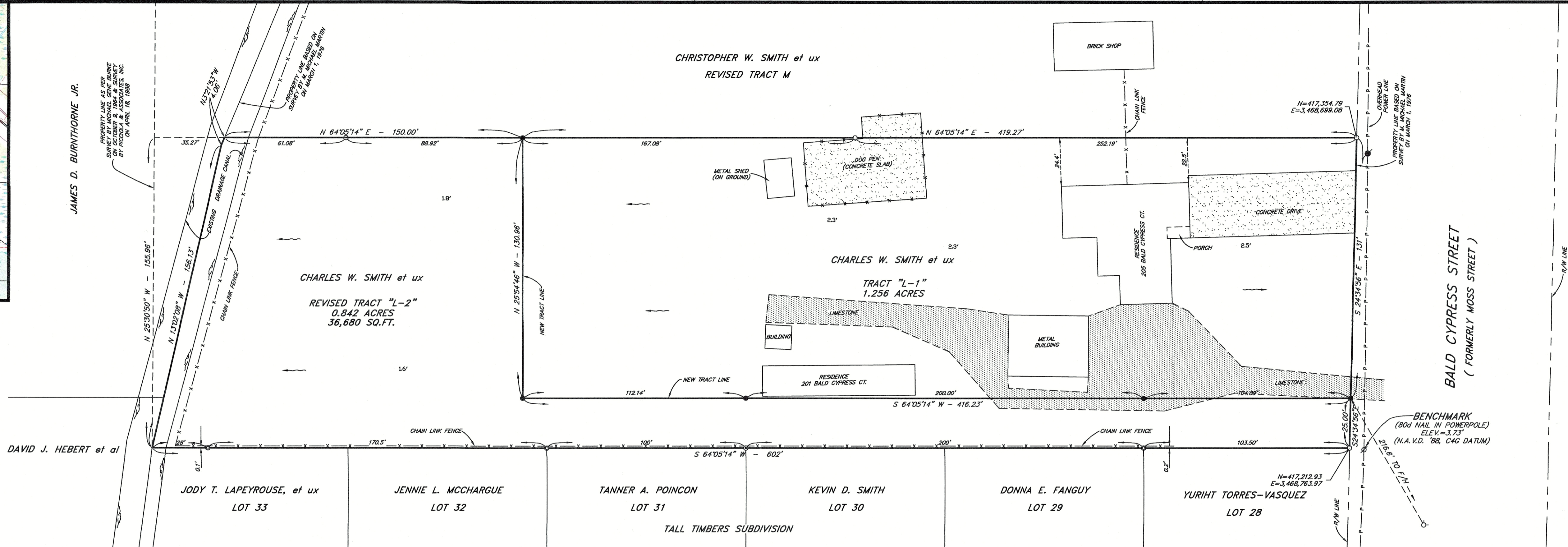
PC24/ 9 - 1 - 30



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.

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)

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 GEAUX LOUISIANA, LLC
2. Developer's Name & Address: Joann Kaack 20173 Lowe David Rd, Covington, LA 70435
Owner's Name & Address: Four Geaux 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.

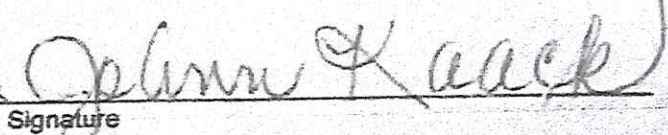
KENETH L. REMBERT
Print Applicant or Agent


Signature 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 GEAUX LOUISIANA, LLC
by: JOANN KAACK
Print Name of Signature


Signature

8/26/24

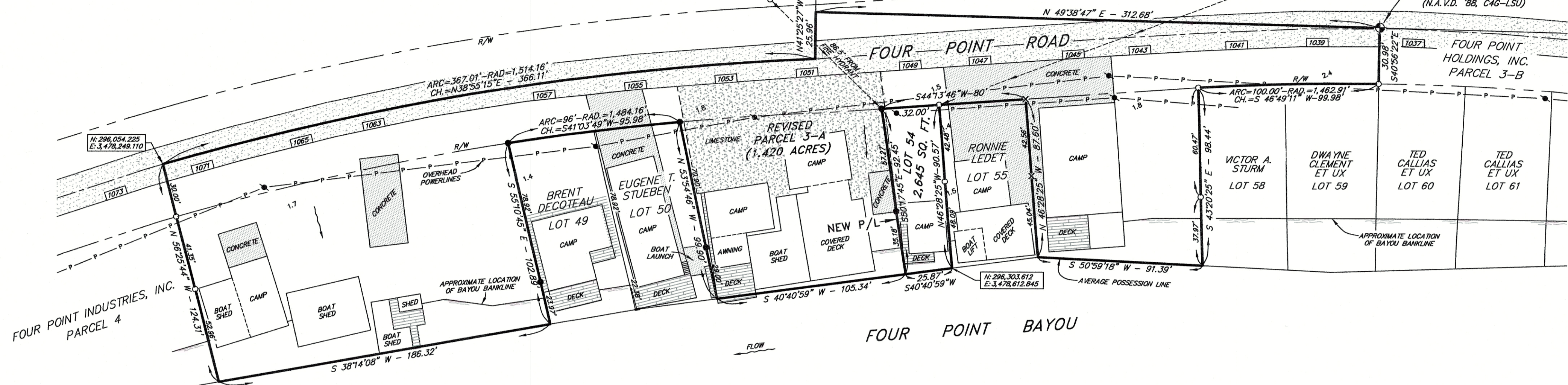
PC24/ 9 - 2 - 31



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)

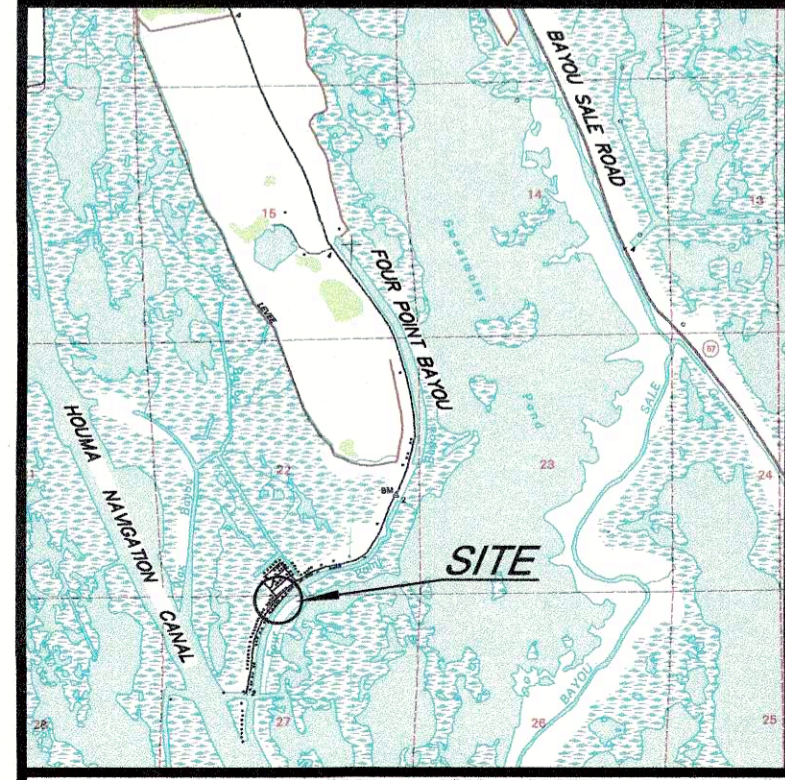


FOUR POINT INDUSTRIES, INC.
PARCEL 4

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 _____

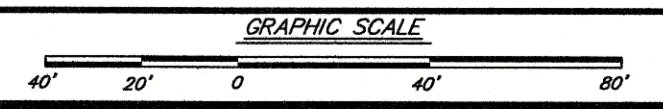
"MINOR SUBDIVISION"
LAND USE: CAMP SITES

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. <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"/> <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 "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:
- | | |
|--|---|
| <input type="checkbox"/> Single-Family Residential | 8. Sewerage Type: |
| <input type="checkbox"/> Multi-Family Residential | <input checked="" type="checkbox"/> Community |
| <input checked="" type="checkbox"/> Commercial | <input 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 checked="" type="checkbox"/> Roadside Open Ditches | 11. Date and Scale of Map: <u>DATE: 8/5/24 SCALE: 1"=40'</u> |
| <input type="checkbox"/> Rear Lot Open Ditches | 12. Council District / Fire Tax Area: _____ |
| <input checked="" type="checkbox"/> Other | |
13. Number of Lots: _____
14. Filing Fees: _____

CERTIFICATION:

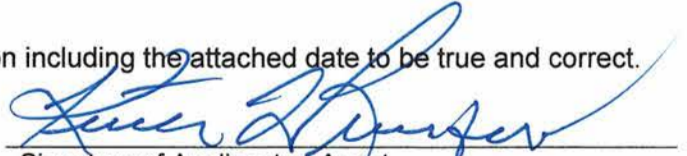
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

8/27/24

Date


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.

L.L. & G. CONSTRUCTION, INC.

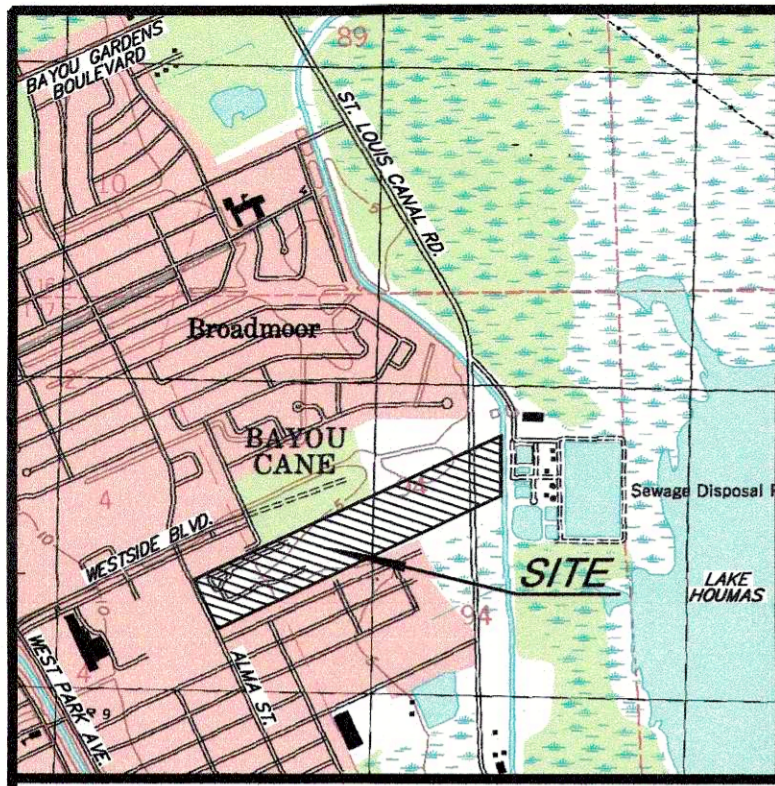
by: Wayne Ledet

Print Name of Signature


Signature

8/27/24

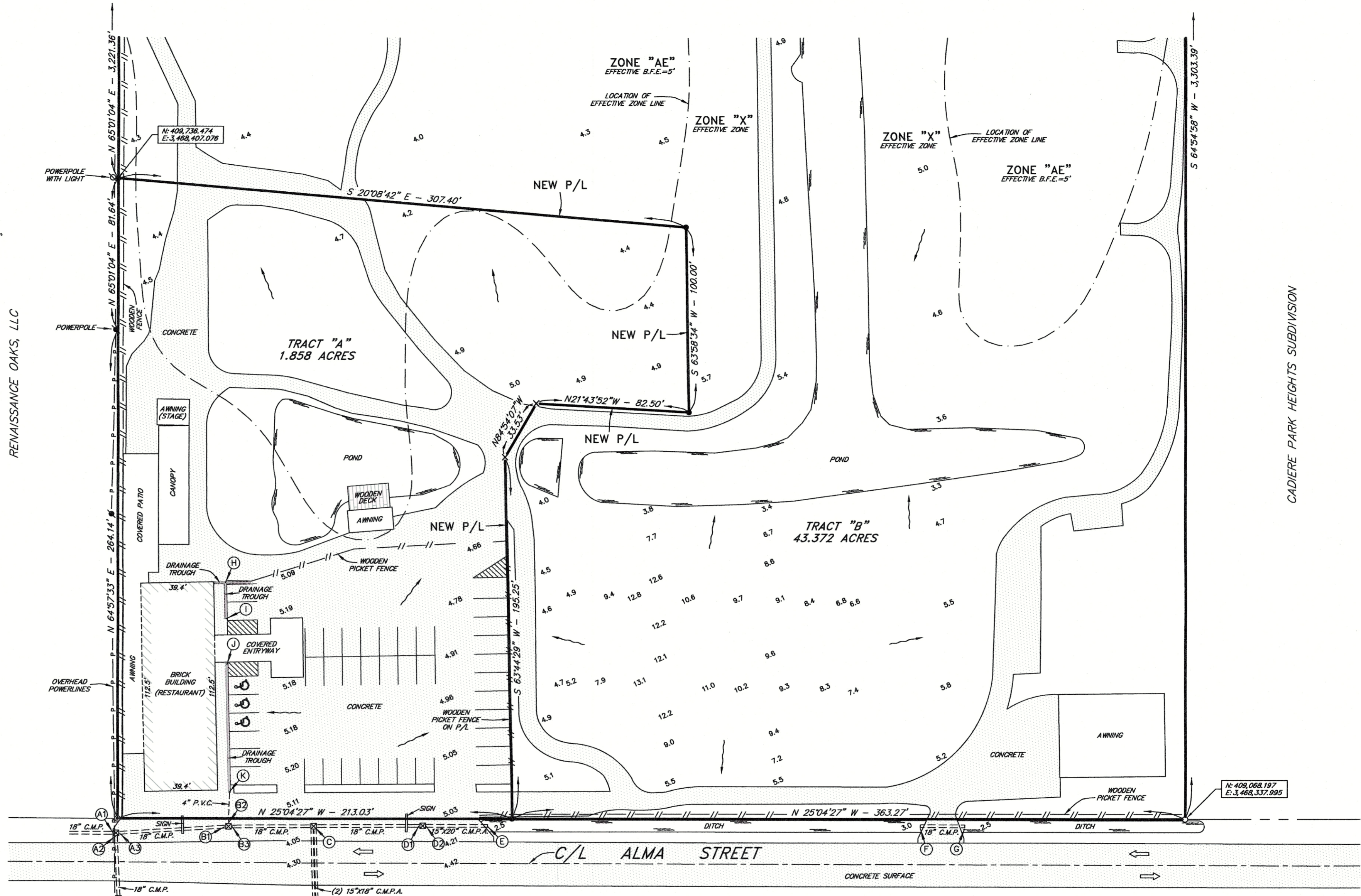
Date



"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



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.

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

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

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**

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



DATE	BY	DESCRIPTION
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
- 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: 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.

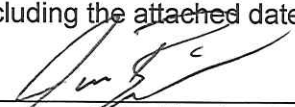
SITE INFORMATION:

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.

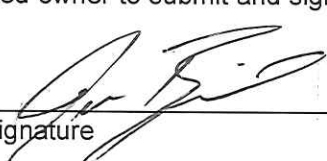
JASON BENOIT
Print Applicant or Agent


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

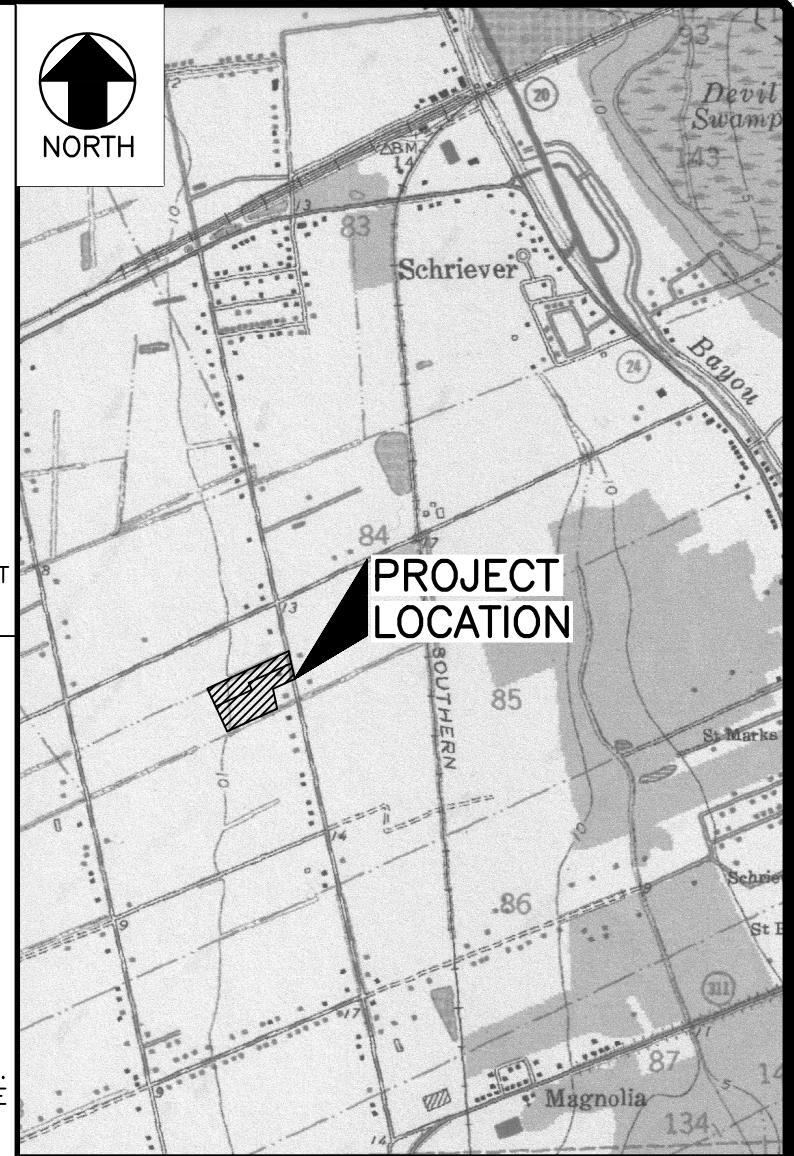
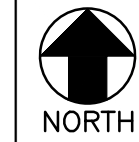
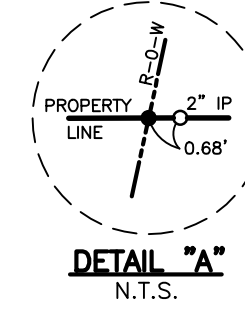
REFERENCE MAPS & BEARINGS:

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

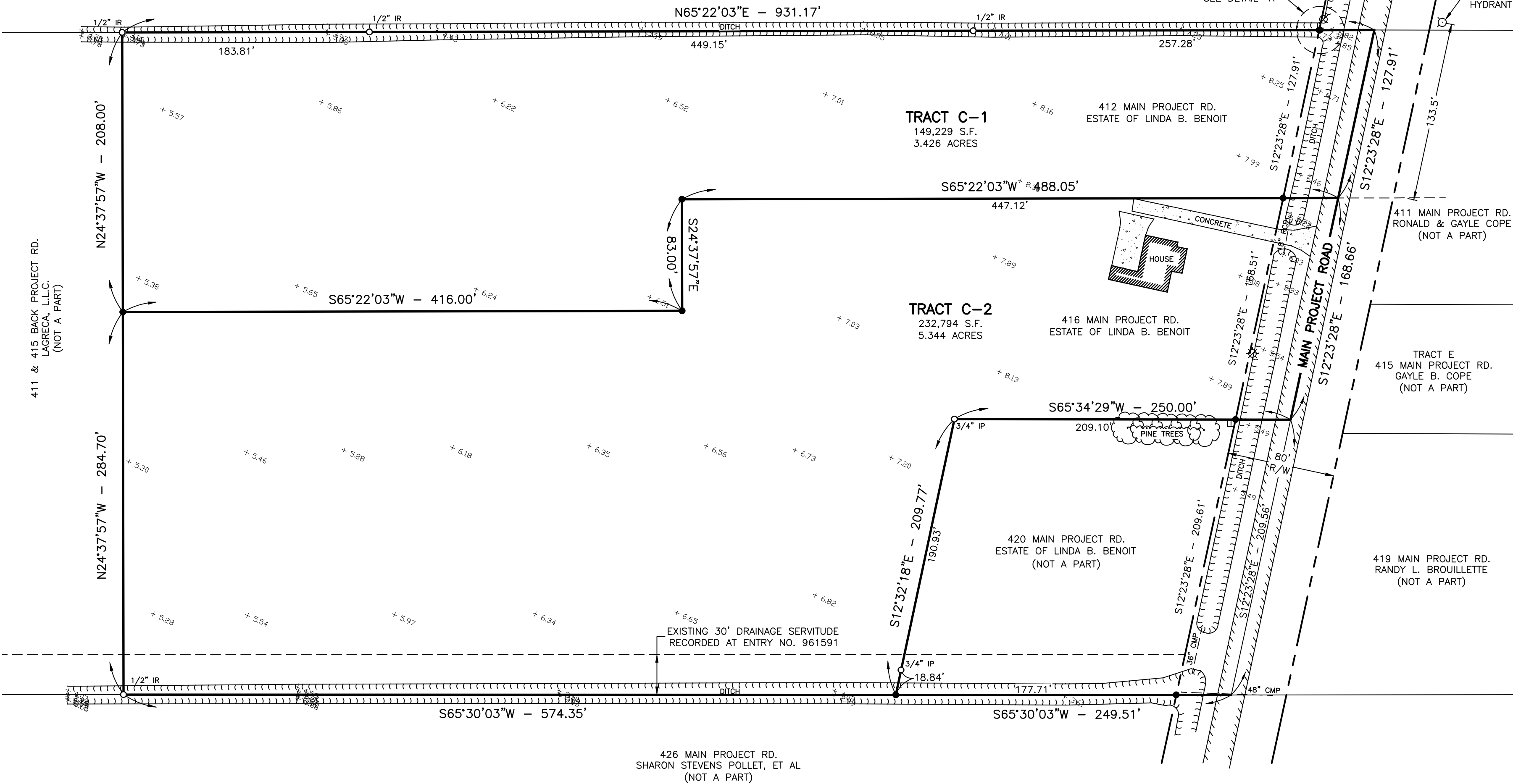
NOTE:

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:

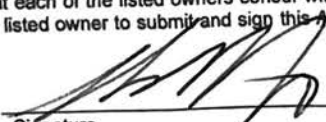
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent
30 August 2024
Date

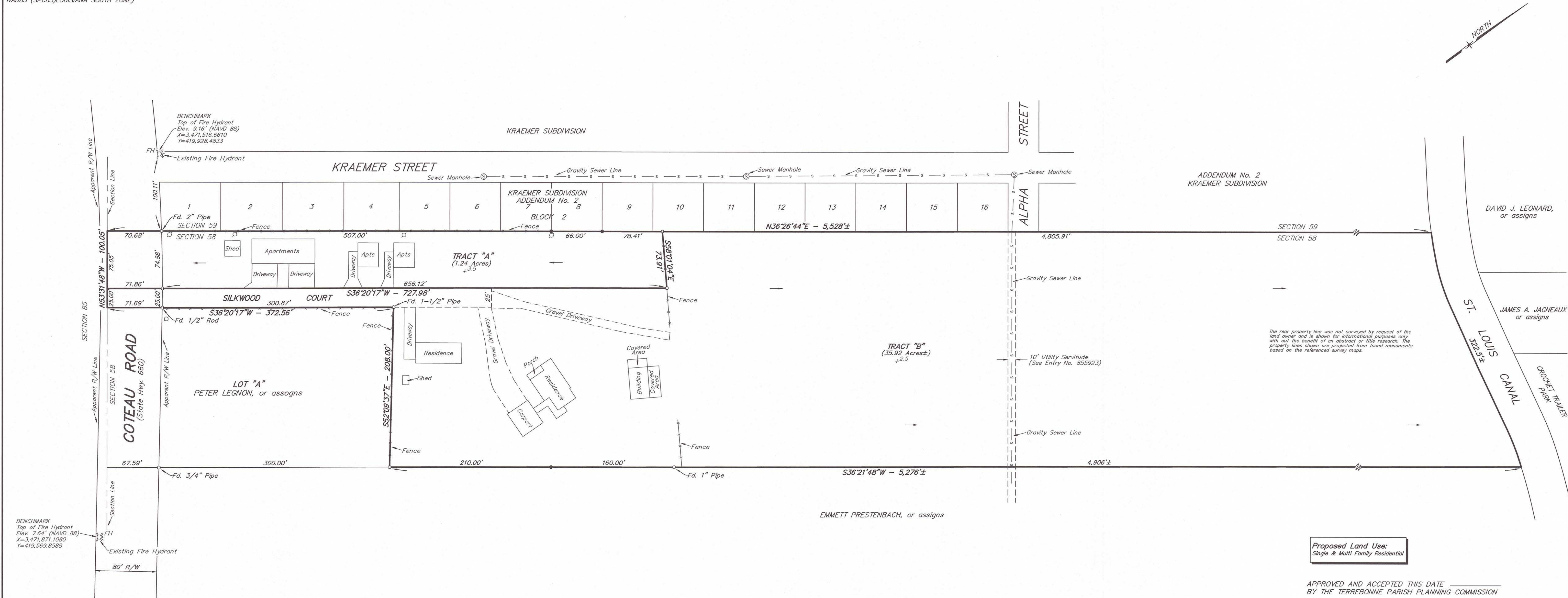

Signature of Applicant or Agent

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 _____

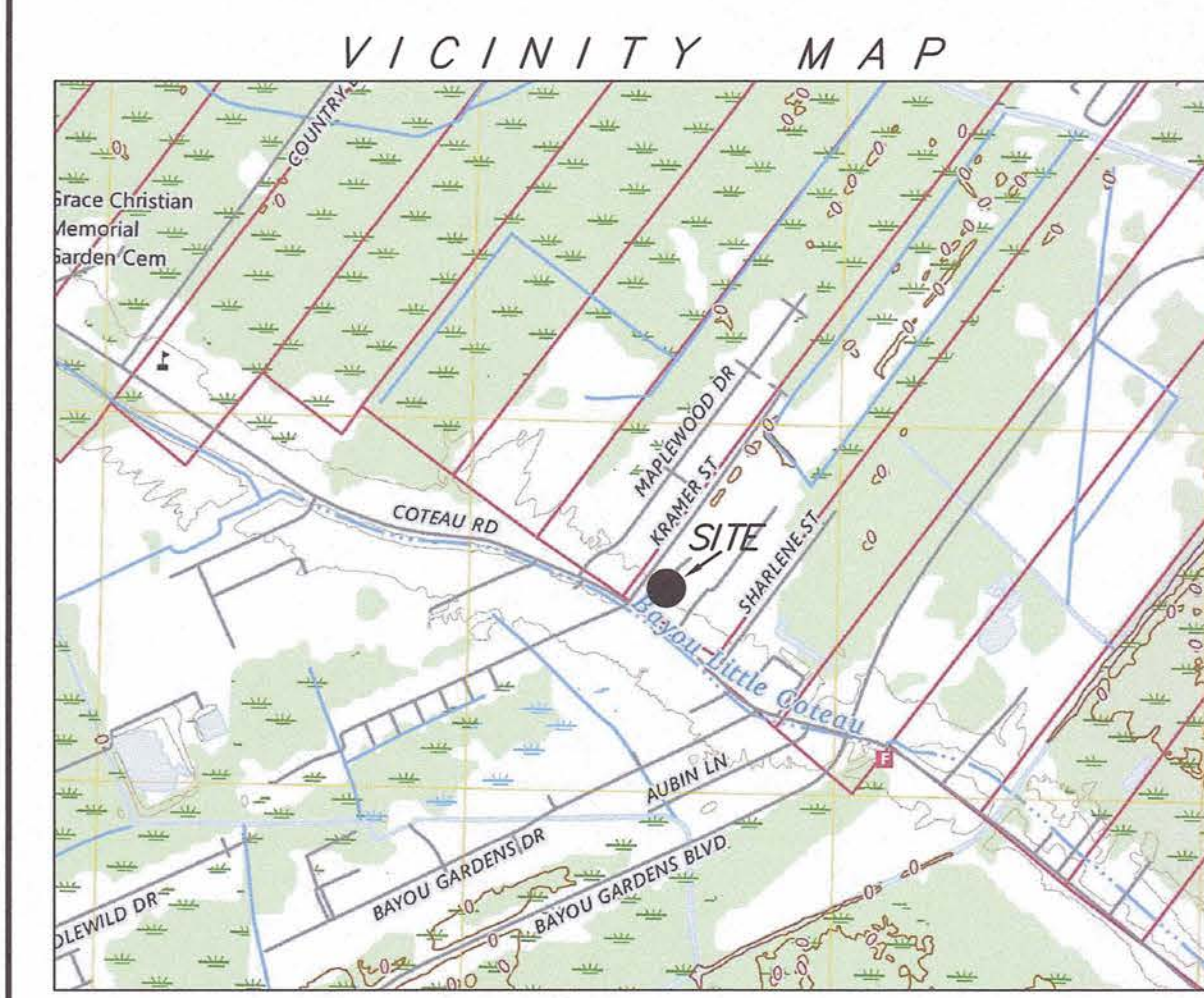
MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ERIC PAUL PRESTENBACH LOCATED IN SECTION 58, T16S-R17E, TERREBONNE PARISH, LOUISIANA

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: _____ 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
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 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

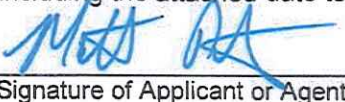
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each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

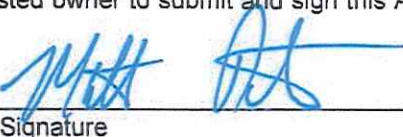
Print Name of Signature

8/27/24

Date



Signature of Applicant or Agent

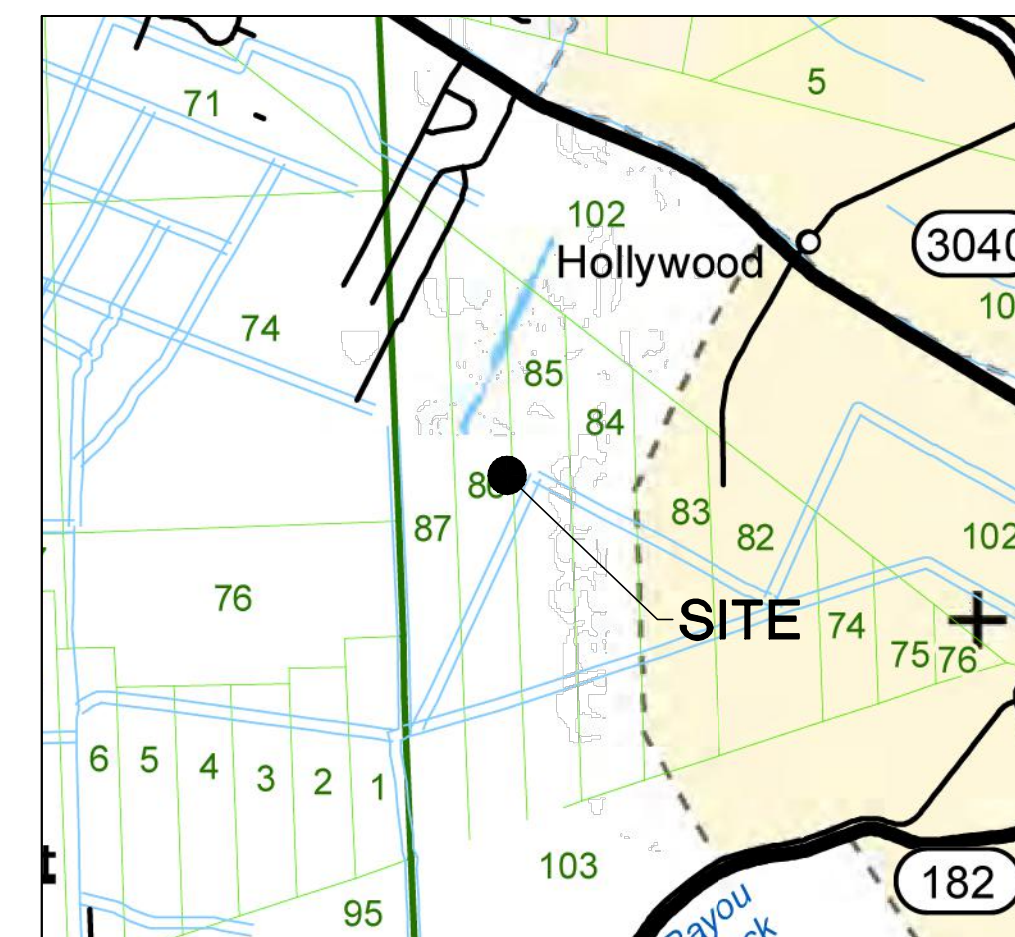


Signature

PC24/ 9 - 6 - 35

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

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
- ELAD0- ENTERGY LOUISIANA, LLC
- LAG1- AT&T DISTRIBUTION
- SLED1- SLECA
- TCD0- TERRE PAR CONG GOVT
- TERP00- TERRE PAR CONG GOVT
- TERP01- 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.

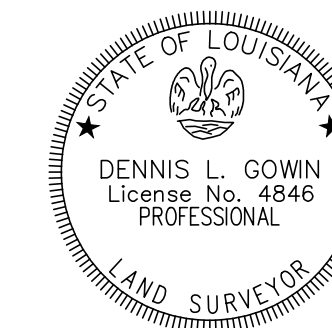
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33.5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 03/14/2023

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

PLAN

SCALE IN FEET



PROJECT NO. 22-1445

22-1445-B-08262024.DWG
 03/16/2023

CHECKED DRAWN BY DLG RPB/SJO

SHEET NAME

1-1

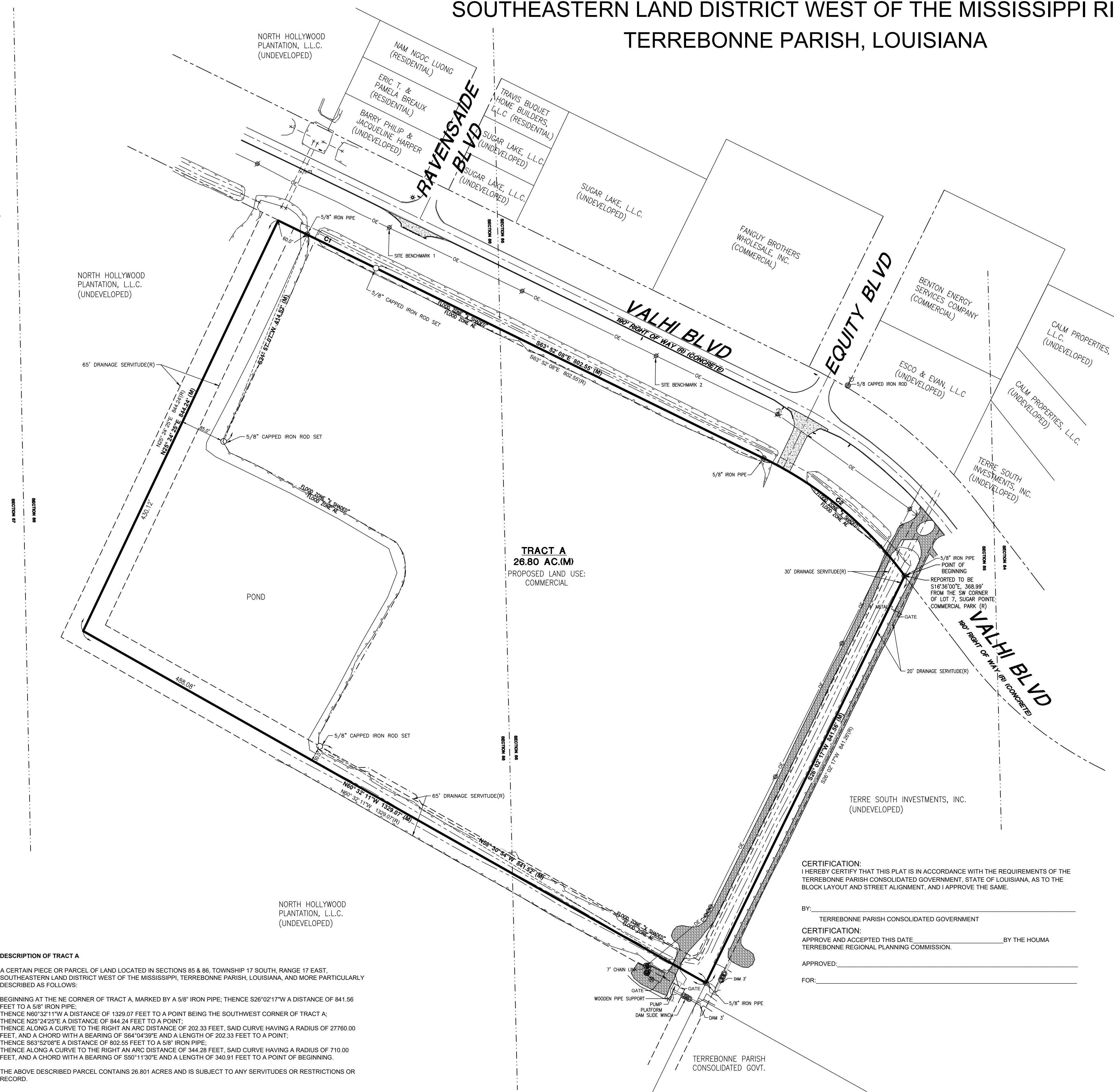
NOTES:
 MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
 NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.20).

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



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: _____

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 N29°24'29"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°04'39"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.

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
- EDGE OF CONCRETE
- REFERENCE LINE
- ▨ GRAVEL
- ▨ CONCRETE
- (R) REFERENCED
- (M) MEASURED

Curve #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	202.33	27760.00	S64°04'39"E 202.33 (M)
C2	344.28	710.00	S50°11'30"E 340.91 (M)
C3	202.33	27760.00	S64°04'39"E 202.33 (M)
C4	344.28	710.00	S50°11'30"E 340.91 (M)