

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 21, 2019, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 17, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Creation of 39 new parking spaces and 38 existing parking spaces; 5366 Highway 311; Matthew Rodrigue, P.E., applicant (*Council District 6 / City of Houma Fire*)
 - 2. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 500 Corporate Drive, Suite J; Victorious Life Family Worship Center, applicant (*Council District 2 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 17, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 21, 2019 INVOICES AND TREASURER'S REPORT OF JANUARY 2019**
 - 1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2018 Audit
- F. COMMUNICATIONS**

G. APPLICATIONS:

1. a) Subdivision: Tracts "2-A" & "2-B", A Division of Tract 2 being a portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations
Approval Requested: Process D, Minor Subdivision
Location: 135 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Darrell & Lois Solet
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Hunter D. Parra, et ux into Tracts 1 & 2
Approval Requested: Process D, Minor Subdivision
Location: 2635 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: Hunter D. Parra
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Evergreen Plantation/Isle de Jean Charles
Approval Requested: Process C, Major Subdivision- Master Proposal
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council Districts 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Surveyor: CSRS, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evergreen Plantation/Isle de Jean Charles
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council Districts 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Surveyor: CSRS, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Lots 4 & 5, Block 1, Phase 1 of Ashland North Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 343 Mozart Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developer: Filemon & Hortencia S. Saldana
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Tract B-2 into Tract B-2A and Tract B-2B, Randy Robichaux
Approval Requested: Process D, Minor Subdivision
Location: 4090 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Randy Robichaux
Surveyor: Bayou Country Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Bergeron's Mobile Estates
Approval Requested: Process B, Mobile Home Park-Engineering
Location: 5607 & 5609 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Stacey Bergeron Eschete
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts C-1-E11 & C-1-E12, A Redivision of Tracts C-1-E11 & C-1-E12, 3040 Commercial Park Subdivision, Property belonging to Matherne Realty Partnership, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between properties belonging to Terry & Darlene Naquin and Neil's Rental Company, LLC, Section 9, T18S-R19E, Terrebonne Parish, LA (123 135 Old Oak Drive)
3. Revised Lot 3, Block 4, A Redivision of Lots 3 & 4 to Josephine Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 6, A Redivision of Lots 5 & 6 of Block 2 of Aragon Estates East Subdivision, Section 8, T18S-R19E, Terrebonne Parish, LA
5. Survey of Lot 1 belonging to Maria Immacolata Roman Catholic Church & Lots 2, 10A, & B1 belonging to Joseph J. & Marjorie Crispino, Sections 5 & 6, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks and call for a Public Hearing on Thursday, March 21, 2019 at 6:00 p.m.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 17, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 17, 2019 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Laddie Freeman, Legal Advisor; and Ms. Joan Schexnayder, TPCG Engineering Division.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of December 20, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Parking Plan:**
The Chairman called to order the Parking Plan application by 4766, LLC requesting to create 80 parking spaces at 4766 Highway 311.
- a) Rodney Burns, 804 Bull Run Road, discussed the application and indicated they would have an office building with employee and visitor parking.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application to create 80 parking spaces at 4766 Highway 311.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout: THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Mr. Cehan moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:05 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF JANUARY 17, 2019.**

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

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

**Zoning & Land Use Commission
Application**

ZLU19/2
Dist. 6
COH fire

Name: Matthew Rodrigue, PE
Address: 314 East Bayou Road, Thibodaux, LA 70301
Phone: (985) 447-0090

Application For: _____ Planning Approval _____ Home Occupation _____
\$10.00/application \$10.00/application
X _____ Parking Plan _____ Special Plan _____
\$50.00/plan \$10.00/application

The premises affected are situated at 5366 Highway 311 in a
C2 Zoning District. The legal description of the property involved in this application
is: Lot 6 and 7, Block 2 of Mystic Subdivision (See attached Topo and Boundary Map)

Has any previous application been filed in connection with these premises? X Yes _____ No

Applicant's interest in the premises affected: Owner

Approximate cost of work involved: \$1,800,000.00

Explanation of property use: New Operations Center for Pedestal Bank

Plot Plan attached: X Yes _____ No Drainage Plan attached: X Yes _____ No

Ground Floor Plan and Elevations attached: X Yes _____ No

Address of adjacent property owners:

- | | |
|-------------------------------------|--------------------------------------------------|
| 1. <u>Equity Properties, L.L.C.</u> | 2. <u>State of Louisiana Commissioner Office</u> |
| <u>P.O. Box 6031</u> | <u>1201 North 3rd Street</u> |
| <u>Houma, LA 70361</u> | <u>Baton Rouge LA 70802</u> |
| 3. <u>Lynn Investments</u> | |
| <u>P.O. Box 100</u> | |
| <u>Plattenville, LA 70393</u> | |

Matthew Rodrigue
Signature of Applicant or Agent

(985) 447-0090
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.


Donna Pelle
Signature of Applicant or Agent

1/22/19
Date

Shared Parking Agreement

I, Thomas Hebert, as owner of the property located at 5342 Highway 311, Houma, LA 70360, hereby authorize Pedestal Bank to utilize up to 15 parking spaces on my property to fulfill their off-street parking requirement associated with their occupation and use of the existing structure located at 5366 Highway 311, Houma, LA 70360 (the old Grainger building).

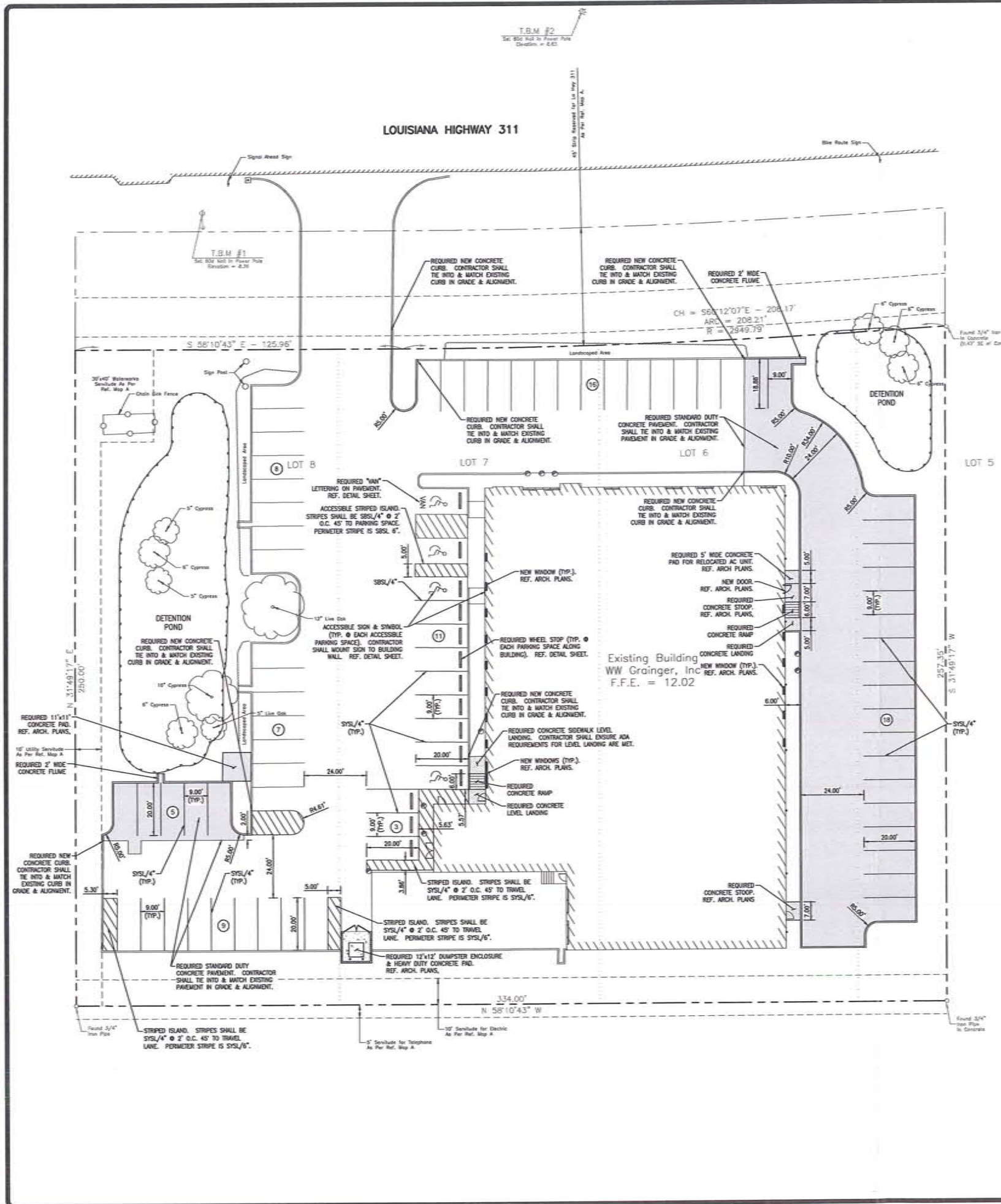
Signed



Quality Energy Services

Date

1/28/19



AREA ANALYSIS	
PROPERTY	1.93 ACRES
PARKING ANALYSIS	
EXISTING PARKING	38 SPACES
NEW PARKING	39 SPACES
TOTAL	77 SPACES
IMPERVIOUS AREA ANALYSIS	
EXISTING IMPERVIOUS AREA	+/- 48,870 S.F.
EXISTING PERCENT IMPERVIOUS	+/- 57.9%
PROPOSED IMPERVIOUS AREA	+/- 57,720 S.F.
PROPOSED PERCENT IMPERVIOUS	+/- 68.8%

LEGEND - NEW IMPROVEMENTS

CURB	
TOP BANK OF DETENTION POND	
PARKING SPACES	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

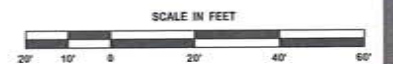
LEGEND - STRIPING	
5/8\"	SINGLE WHITE SOLID LINE / 4\"
5/8\"	DOUBLE YELLOW SOLID LINE / 4\"
5/8\"	SINGLE YELLOW SOLID LINE / 4\"
5/8\"	SINGLE WHITE DASHED LINE / 4\"
5/8\"	SINGLE BLUE SOLID LINE / 4\"
5/8\"	SINGLE WHITE SOLID LINE / 24\"
5/8\"	SINGLE WHITE SOLID LINE / 8\"

SITE LAYOUT NOTES:	
1.	SITE AREA = 1.93 ACRES.
2.	EXISTING IMPERVIOUS AREA = 48,870 S.F.
3.	SEE DRAWING C-3 FOR DETAILS.

LEGEND - EXISTING	
FOUND PROPERTY CORNER (AS NOTED)	
SET 3/4\"	IRON ROD (AS NOTED)
FOUND/SET P.W. NAIL (AS NOTED)	
FOUND RIGHT OF WAY MARKER (AS NOTED)	
EXISTING POWER POLE	
EXISTING POWER POLE WITH LIGHT	
EXISTING PARKING LOT LIGHT	
EXISTING DAY AND/OR	
EXISTING ELECTRIC PEDESTAL	
EXISTING OVERHEAD POWER LINE	
EXISTING UNDERGROUND POWER LINE	
EXISTING TELEPHONE PEDESTAL	
EXISTING TELEPHONE MANHOLE	
EXISTING TELEPHONE LINE	
EXISTING CABLE TV PEDESTAL	
EXISTING CABLE TV LINE	
EXISTING GAS METER	
EXISTING GAS VALVE	
EXISTING GAS LINE	
EXISTING PIPELINE	
EXISTING BARE WIRE FENCE LINE	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE LINE	
EXISTING SHEDDER POST	
ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
ELEVATION OF BOTTOM OF STRUCTURE	BOT = 15.00
EXISTING SPOT ELEVATION	X 15.63
ELEVATION OF TOP OF CURB	18.50 TC
ELEVATION OF FACE OF CURB	18.00 FC
EXISTING GROUND CONTOUR LINE	---
EXISTING SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING CHIMNEY SEWER LINE	---
EXISTING SEWER FORCE MAIN	---
EXISTING DRAINAGE MANHOLE	⊙
EXISTING SUBSURFACE DRAINAGE	---
EXISTING DRAINAGE DITCH INLET	⊙
EXISTING DRAINAGE CATCH BASIN	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙
EXISTING WATER VALVE	⊙
EXISTING WATER LINE	---
EXISTING TERRA-COTTA PIPE	---
EXISTING REINFORCED CONCRETE PIPE	---
EXISTING CORRUGATED METAL PIPE	---
EXISTING POLYVINYL CHLORIDE PIPE	---
EXISTING HIGH DENSITY POLYETHYLENE PIPE	---
EXISTING MAILBOX	⊙

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
 - ALL UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOIL, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
 - PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 8/20/2018 BY ACADA LAND SURVEYING, LLC. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF Pylon SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
 - PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
 - CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
 - ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
 - ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
 - ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
 - ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
 - ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
 - THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE "C", ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 220220005C DATED MAY 19, 1981.

SITE PLAN



Not For Construction



REVISION	BY

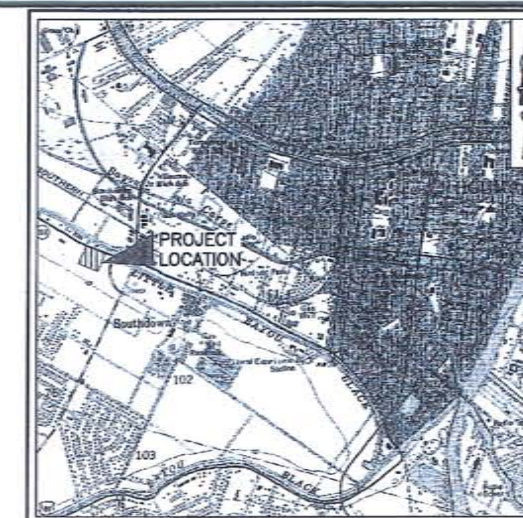
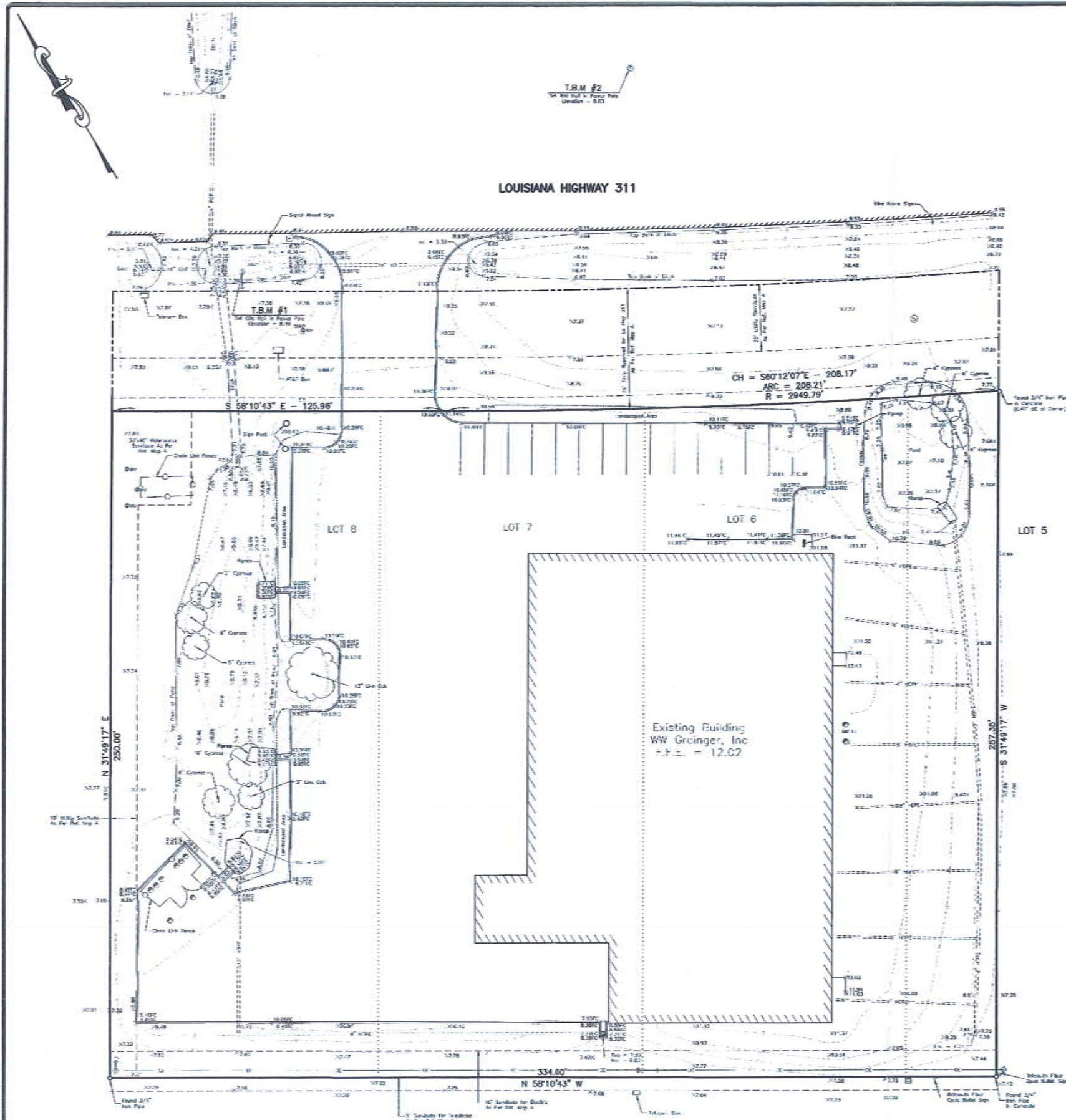
DDG
DUPLANTIS DESIGN GROUP, PC
314 E. Bayou Road Thibodaux, LA 70301
Phone: 985.447.0090 | Fax: 985.447.7009
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
WWW.DDGP.COM

SIGNATURE: _____
DATE: _____

NEW OPERATIONS CENTER
FOR
PEDESTAL BANK
PEDESTAL BANK
HWY 311
HOUMA, LOUISIANA

DRAWN
GJP
CHECKED
MPR
ISSUED DATE
12-07-18
ISSUED FOR
DESIGN DEVELOPMENT
PROJECT NO.
17-582
FILE
17-582 C-1 SITE
SHEET
C-1

JACADUW017-582C-1 SITE.DWG

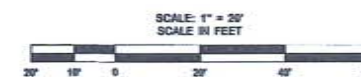


VICINITY MAP
SCALE 1" = 2000'

LEGEND	
FOUND PROPERTY CORNER (NO MARK)	0
EXISTING POWER POLE	2'
EXISTING POWER POLE WITH JUNK	25'
EXISTING GUY ANCHOR	—
EXISTING OVERHEAD POWER LINE	—
EXISTING CABLE TV PEDESTAL	10'
EXISTING GAS METER	20"
EXISTING CHAIN LINK FENCE	—
EXISTING BARBED FENCE	3'
EXISTING WALKWAY	3'
ELEVATION OF TOP OF STRUCTURE	TOP - 0.00
ELEVATION OF BOTTOM OF STRUCTURE	BOT - 15.00
EXISTING SPOT ELEVATION	X 10.01
ELEVATION OF 1" DIAM. CURB	10.00
ELEVATION OF FACE OF CURB	10.00
EXISTING GRAVEL DRIVEWAY	—
EXISTING ASPH. DRIVEWAY	—
EXISTING FIRE HYDRANT	C
EXISTING WALKWAY	10" DIAM.
EXISTING WALKWAY	10" DIAM.
EXISTING CORRUGATED METAL PIPE	12" DIA.
EXISTING CORRUGATED METAL PIPE	12" DIA.
EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" DIA.

- NOTES:
- Reference Map:
A) ALTA/ACSM LAND TITLE SURVEY SHOWING PROPERTY IMPROVEMENTS ON LOTS 6, 7, 8, AND 34' OF LOT 5, BLOCK 2 OF INTRIC SUBDIVISION OF PROPERTY BELONGING TO MOUNTAIN VENTURES, INC., LLC.
By: GSE Associates, Inc. Dated: July 28, 2009
 - Base of Bearings:
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C40net-RIN System accessed on July 31, 2018.
 - Base of Elevations:
The elevations shown hereon are based on the North American Vertical Datum of 1988 - NAVD 88 (Geoid 12b) using GPS C40net-RIN System accessed on July 31, 2018.
 - Flood Note: The property hereon is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 22022D 0005 C, dated May 19, 1991, for Terrebonne Parish, Louisiana.
 - Utilities: The utilities shown have been located from visible utility features and evidence of buried utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/structures.
 - No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, easements, covenants, rights-of-way or other burdens on the property, other than those furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, LLC, has not and does not provide delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - Site T.B.M.'s (Temporary Bench Marks):
#1 - 600 Nail in Power Pole
Elevation = 8.38 feet NAVD.88 (Geoid 12b)
#2 - 600 Nail in Power Pole
Elevation = 8.53 feet NAVD.88 (Geoid 12b)

PLAT SHOWING TOPOGRAPHIC SURVEY
OF
DRAINAGE FEATURES
OF
EXISTING GRAINGER STORE SITE
LOCATED IN SECTION 102,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA



CERTIFICATION:
This topographic survey is not valid without the signed and colored seal and signature of the Registered Land Surveyor. This topographic survey also does not purport to be a boundary survey and does not meet the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors.

Michael P. Blanchard, P.L.S.
08/24/2018
Reg. No. 4561

ACADIA

LAND SURVEYING, LLC

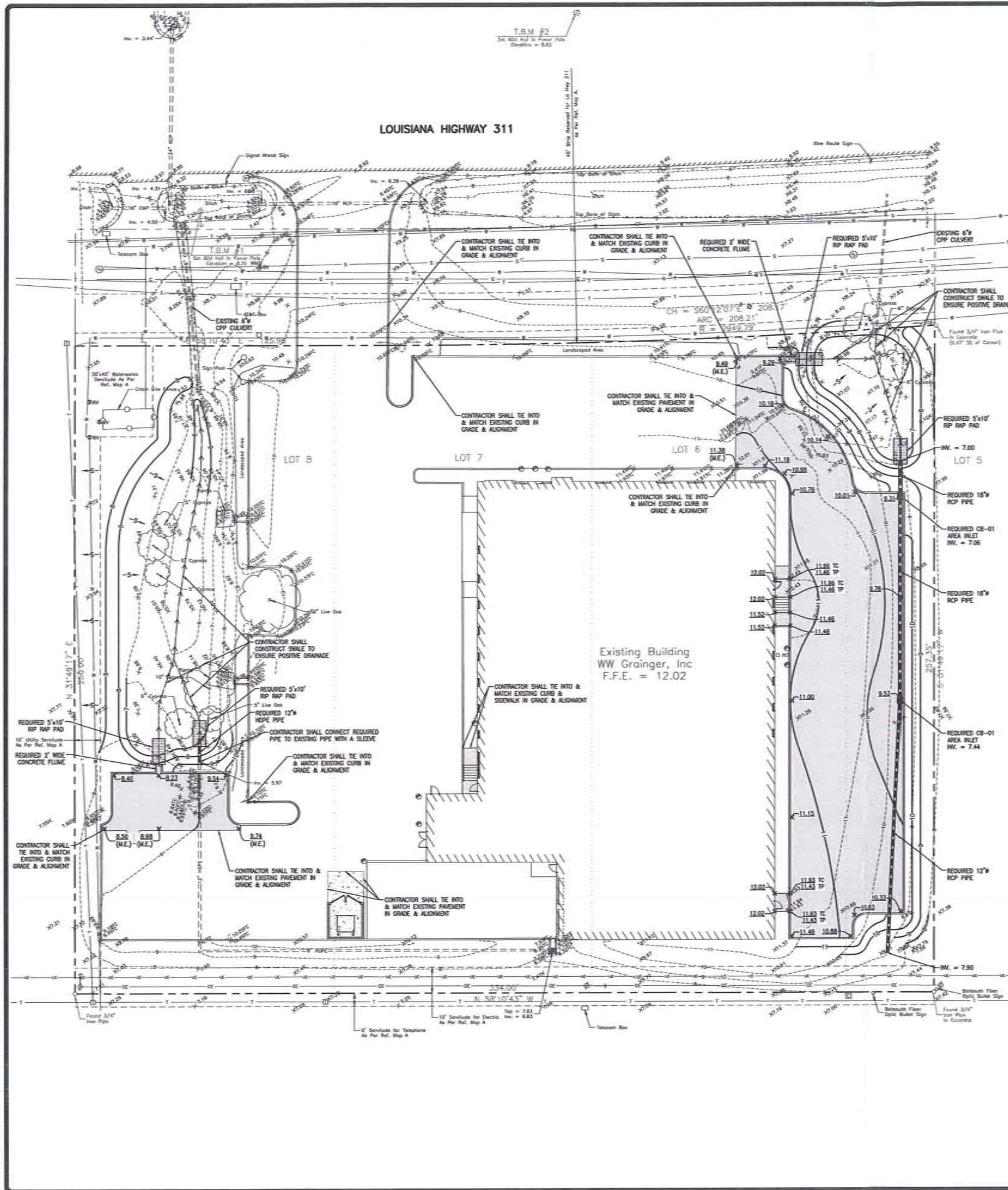
LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0004 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	BY
08/24/2018	08/24/2018 11:00 AM	APPROVED BY: M.P.B.
08/24/2018	08/24/2018 11:00 AM	08/24/2018 11:00 AM



LEGEND - NEW IMPROVEMENTS

SUBSURFACE DRAINAGE	---
DOWNSPOUT COLLECTOR DRAINAGE	---
MANHOLE	●
CS-01 AREA INLET	■
CLEANOUT	○ C.O.
CONTOUR	---
SNAKE	→
SPOT ELEVATION	x 12.00
SPOT ELEVATION (TOP OF PAVEMENT)	x 12.00 T.P.
SPOT ELEVATION (TOP OF CONCRETE)	x 12.00 T.C.
SPOT ELEVATION (MATCH EXISTING)	x 12.00 M.E.
SLOPE	-5%
STRUCTURE NUMBER	[]
PERMANENT RIP RAP	---

LEGEND - EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	⊗	ELEVATION OF BOTTOM OF STRUCTURE	BOT = 15.00
FOUND/SET PK NAIL (AS NOTED)	⊗	EXISTING SPOT ELEVATION	x 12.03
FOUND RIGHT OF WAY MARKER (AS NOTED)	⊗	ELEVATION OF TOP OF CURB	18.50 T.C.
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 T.C.
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING GROUND CONTOUR LINE	---
EXISTING PARKING LOT LIGHT	⊗	EXISTING SEWER MANHOLE	○
EXISTING GUY ANCHOR	⊗	EXISTING SEWER CLEANOUT	○
EXISTING ELECTRIC PEDESTAL	⊗	EXISTING GRAVITY SEWER LINE	---
EXISTING OVERHEAD POWER LINE	---	EXISTING SEWER FORCE MAIN	---
EXISTING UNDERGROUND POWER LINE	---	EXISTING DRAINAGE MANHOLE	○
EXISTING TELEPHONE PEDESTAL	⊗	EXISTING SUBSURFACE DRAINAGE	---
EXISTING TELEPHONE MANHOLE	⊗	EXISTING DRAINAGE DROP INLET	⊗
EXISTING TELEPHONE LINE	---	EXISTING DRAINAGE CATCH BASIN	⊗
EXISTING CABLE TV PEDESTAL	⊗	EXISTING FIRE HYDRANT	⊗
EXISTING CABLE TV LINE	---	EXISTING WATER METER	⊗
EXISTING GAS METER	⊗	EXISTING WATER VALVE	⊗
EXISTING GAS VALVE	⊗	EXISTING WATER LINE	---
EXISTING GAS LINE	---	EXISTING TERRA-COTTA PIPE	---
EXISTING PIPELINE	---	EXISTING REINFORCED CONCRETE PIPE	---
EXISTING BARE WIRE FENCE LINE	---	EXISTING CORRUGATED METAL PIPE	---
EXISTING CHAIN LINK FENCE LINE	---	EXISTING POLYMER CLAD PIPE	---
EXISTING WOOD FENCE LINE	---	EXISTING HIGH DENSITY POLYETHYLENE PIPE	---
EXISTING BARRIER POST	⊗	EXISTING WALLBOX	⊗

SITE PREPARATION NOTES:

1. AREAS WITHIN PROPOSED CONCRETE PAVING AREAS ARE TO BE STRIPPED A MINIMUM OF TWELVE (12) INCHES TO REMOVE THE EXISTING SILTY SANDY TOPSOIL & ORGANICS. THE ACTUAL STRIPPING DEPTH SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
2. AFTER STRIPPING & UNDERCUTTING TO THE REQUIRED SUBGRADE ELEVATIONS, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED WITH A TANDEN AXLE DUMP TRUCK OR SIMILAR HEAVILY LOADED RUBBER TIRE VEHICLE. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE WINNING LOAD SHALL BE UNDERCUT & REPLACED WITH COMPACTED SELECT FILL MATERIAL. THE PROOFROLLING & UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER & SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
3. AFTER SUCCESSFUL SUBGRADE PREPARATION & OBSERVATIONS, SELECT FILL MATERIAL SHALL BE PLACED AS NEEDED IN UNIFORM HORIZONTAL LIFTS & SHALL BE ADEQUATELY KEYED INTO THE STRIPPED & SCARIFIED SOILS.
4. SANDY CLAY & SILTY OR CLAYEY SANDS ARE RECOMMENDED FOR USE AS STRUCTURAL FILL. THE STRUCTURAL FILL SHALL BE FREE OF ORGANICS OR OTHER DELETERIOUS MATERIALS HAVING A LIQUID LIMIT LESS THAN 40 & A PLASTICITY INDEX BETWEEN 10 & 18. PUMPED RIVER SAND MAY ALSO BE USED AS STRUCTURAL FILL. THE SAND SHALL HAVE A MAXIMUM OF 10 PERCENT PASSING THE #200 SIEVE. THE FILL SHALL BE COMPACTED TO AT LEAST 90% OF THE FILL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
5. THE SELECT FILL MATERIAL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIAL & SHALL BE COMPACTED WITHIN ONE (1) PERCENTAGE POINT BELOW & THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT VALUE. IF WATER MUST BE ADDED, IT SHALL BE UNIFORMLY APPLIED & THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING.
6. EACH LIFT OF COMPACTED SELECT FILL MATERIAL SHALL BE TESTED FOR COMPACTION PRIOR TO PLACING SUBSEQUENT LIFTS OF FILL MATERIAL.
7. ADEQUATE DRAINAGE SHALL BE PROVIDED PRIOR TO & DURING SITE WORK & THE SITE SHALL BE GRADED TO PROMOTE RAPID RUNOFF.
8. IN-PLACE DENSITY MEASUREMENTS SHALL BE TAKEN TO ASSURE THAT THE ABOVE DEGREE OF COMPACTION IS ACHIEVED.
9. THE UPPER SOILS ENCOUNTERED WITHIN THE DEVELOPMENT ARE RELATIVELY SENSITIVE TO DISTURBANCES CAUSED BY CONSTRUCTION TRAFFIC & CHANGES IN MOISTURE CONTENT. DURING WET WEATHER PERIODS, AN INCREASE IN THE MOISTURE CONTENT OF THE SOIL WILL CAUSE SIGNIFICANT REDUCTION IN THE SOILS STRENGTH & SUPPORT CAPABILITIES. IN ADDITION, SOILS THAT BECOME WET MAY BE SLOW TO DRY & THUS SIGNIFICANTLY RETARD THE PROGRESS OF GRADING & CONSTRUCTION ACTIVITIES.
10. TOPSOIL & ORGANIC MATERIALS FROM STRIPPING OPERATIONS CAN BE REUSED AS TOPSOIL FOR REVEGETATION OF DISTURBED AREAS OR STOCKPILED ON-SITE IN AN AREA APPROVED BY THE OWNER.
11. SHOULD TREE STUMPS BE ENCOUNTERED DURING UNDERCUTTING & EXCAVATIONS, THE ENTIRE TREE STUMP SHALL BE REMOVED & DISPOSED OF OFFSITE & THE RESULTING EXCAVATION SHALL BE FILLED WITH COMPACTED SELECT FILL MATERIAL, AT NO ADDITIONAL EXPENSE TO THE OWNER.

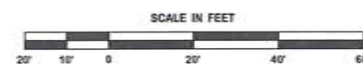
GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
2. EXISTING AND/OR PROPOSED GRADE CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM DRAIN SYSTEM AT THE 10' IN POINTS) AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
6. CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. THE EARTHWORK FOR ALL PAVEMENT AREAS OUTSIDE OF THE BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHORING, BRACING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. SEE SHEET C-1 FOR GENERAL NOTES.
10. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
11. DUE TO CONTINUAL CHANGES TO FLOOD MAPS THE CONTRACTOR SHALL CONTACT THE PERMIT AUTHORITY PRIOR TO THE START OF CONSTRUCTION AND CONFIRM THE NEED (OR LACK OF) FOR AN ELEVATION CERTIFICATE AND SHALL NOTIFY THE OWNER AND CIVIL ENGINEER IF THE MINIMUM REQUIRED FINISH FLOOR ELEVATION OF THE BUILDING IS HIGHER THAN WHAT IS SHOWN ON THE PLANS.
12. ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY PERFORMED EARTHWORK.
13. EXISTING GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON THE TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION/FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
3. REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

GRADING PLAN



Not For Construction



REVISION	BY

DIPLANTIS DESIGN GROUP, PC
314 E. Bayou Road Thibodaux, LA 70301
Phone: 985.447.0090 || Fax: 985.447.7009
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LA FAYETTE

DDG
WWW.DDGPC.COM

SIGNATURE:	DATE:

NEW OPERATIONS CENTER
FOR
PEDESTAL BANK
PEDESTAL BANK
HWY 311
HOUMA, LOUISIANA

DRAWN G.P.
CHECKED M.P.
ISSUED DATE 12-07-18
ISSUED FOR DESIGN DEVELOPMENT
PROJECT NO. 17-562
FILE 17-562 C-2 GRADING
SHEET C-2

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**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

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

**Zoning & Land Use Commission
Application**

THUR FEB 21

6pm

2nd FLOOR COUNCIL
MTS ROOM

2LU19/3
Dist. 2
Bayou Cane
Fire

Name: VICTORIOUS LIFE FAMILY WORSHIP CENTER
Address: 542 BELLE TERRE BLVD, LAPLACE, LA 70060
Phone: (985) 688-2452

Application For: X Planning Approval Home Occupation
\$10.00/application \$10.00/application
 Parking Plan Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 500 CORPORATE DR, STE J in a
C-2 Zoning District. The legal description of the property involved in this application

is: TRACT A CONTAINING 3.731 ACRES ON REVISED TRACT A & B,
BEING A REDIVISION OF PROPERTY BELONGING TO MATHERNE REALTY PARTNERSHIP
LOCATED IN SECTION

Has any previous application been filed in connection with these premises? Yes X No

Applicant's interest in the premises affected: LEASING SPACE FOR CHURCH 5 TITS RITE.

Approximate cost of work involved: \$0

Explanation of property use: CHURCH in MULTI-TENANT BLDG

Plot Plan attached: X Yes No Drainage Plan attached: Yes X No

Ground Floor Plan and Elevations attached: Yes X No 30-40 SEATS

Address of adjacent property owners:

1. CPC Houma, LLC
501 Louisiana Ave.
Baton Rouge, LA 70802
2. Walmart Louisiana LLC US
P.O. Box 8050 MS 0555
Bentonville AR 72716-0555
3. Matherne Realty Partnership, LLC
P.O. Box 763
Houma, LA 70361

[Signature]
Signature of Applicant or Agent

(985) 688-2452
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

1/22/19
Date



500 Corporate Drive, Suite J, Houma, LA 70360

Victorious Life Family Worship Center

Site plan for proposed church in Suite J

Zoning District C-2 (General Commercial)

50 existing parking spaces available

13 required per zoning (1 space/3 seats @ 40 seats)