

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Rev. Corion D. Gray.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**NOVEMBER 18, 2021, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH SCHOOL DISTRICT BOARD ROOM  
201 Stadium Drive, Houma, Louisiana**

## **A • G • E • N • D • A**

### **I. CONVENE AS THE ZONING & LAND USE COMMISSION**

#### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

#### **D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of October 21, 2021

#### **E. COMMUNICATIONS**

#### **F. NEW BUSINESS:**

1. Planning Approval  
Proposed church in a C-3 (Neighborhood Commercial) zoning district, Iglesia Cristiana Pentecostal; 960-D Grand Caillou Road; Maria Cuellar, applicant
2. Planned Unit Development  
Placement of 4 units, Emerson Lakes, Phase 1 and Placement of 5 units, Emerson Lakes, Phase 2; Pete-Land Properties, LLC, applicant

#### **G. STAFF REPORT**

#### **H. COMMISSION COMMENTS:**

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

#### **I. PUBLIC COMMENTS**

#### **J. ADJOURN**

### **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

#### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

#### **D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of October 21, 2021

#### **E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 18, 2021 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2021, AND THE AMENDMENT TO THE 2021 BUDGET**

#### **F. COMMUNICATIONS**

1. Letter from Kenneth L. Rembert Land Surveyors, dated November 2, 2021, tabling Emerson Lakes, Phases 3 & 4 indefinitely

**G. OLD BUSINESS:**

1. a) Subdivision: Evangeline Oaks Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Evangeline Business Park, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11 & 12 of Emerson Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Pete-Land Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement  
d) Consider Approval of Said Application
3. a) Subdivision: Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision-Phase A Enterprise Capital, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Pete-Land Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement  
d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Property belonging to Bascle Heirs into Tracts B-1, B-2, & B-3  
Approval Requested: Process D, Minor Subdivision  
Location: 2339, 2341, 2343, 2345 South Madison Canal Road, Montegut, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Ernie J. Bergeron  
Surveyor: Soileau Surveying, LLC  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Wayne B. Harris, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4779 Bayouside Drive, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 & 9 / Little Caillou Fire District  
Developer: Wayne B. & Sharron Harris  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2  
Approval Requested: Process D, Minor Subdivision  
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / City of Houma Fire District  
Developer: Leonard J. Folse  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application

4. a) Subdivision: Parcels 11-A thru 11-C, A Redivision of Property belonging to Four Point Holdings, Inc.  
 Approval Requested: Process D, Minor Subdivision  
 Location: Wax Bayou West of Houma Navigation Canal, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Grand Caillou Fire District  
 Developer: Four Point Holdings, Inc.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Cypress Gardens Townhomes  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: 6190 West Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Richard Development  
 Surveyor: Delta Coast Consultants, LLC
  - b) Public Hearing
  - c) Variance Request: Variance from the 600' block length maximum to 752' (Section 24.7.6.3)
  - d) Consider Approval of Said Application

**I. STAFF REPORT**

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

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

1. Division of Property belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA
2. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
3. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al, Section 56, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Shift of Lot 7, Block 2, Williamsburg Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
5. Tracts 1-B-1 & 1-B-2, A Redivision of Tracts 1-B & A-B-C-D-A belonging to Laurence V. Billiot, et al; Section 3, T18S-R19E and Section 4, T18S-R18E, Terrebonne Parish, LA
6. Revised Parcel 4, A Redivision of Parcel 4 belonging to Kip P. Pierce, Sr., et al; Sections 86 & 87, T15S-R16E, Terrebonne Parish, LA
7. Lot 8-A, Block 5, Add. No. 1 to South Terrebonne Estates Subdivision, A Redivision of Revised Lot 8 & Revised Tract A belonging Dena Eschete Van Zandt, et al, Section 40, T17R-18E, Terrebonne Parish, LA
8. Lot A & Revised Lot 3, A Redivision of Lot 3, Block 1, Phase 2 of Cavaness Estates Subdivision, Property belonging to Courtney A. Dickerson, et al; Section 6, T17S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to Bon Villa Mobile Home Park, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Survey adjoining the East ½ of Tract L to Property of Melanie Foret and West ½ of Tract L to remain with the Property of Lillian Jabourt Lapeyrouse; Section 11, T17S-R18E, Terrebonne Parish, LA
11. Survey of Revised Lots 1-A-2 & 1-A-3, A Redivision of Lot 1-A-3 & Revised Lot 1-A-2 of Block 2 to Lacarpe Industrial Park Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA

**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**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF OCTOBER 21, 2021**

- A. The Chairman, Mr. Kyle Faulk, called the meeting of October 21, 2021 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Rev. Corion Gray; Mr. Jan Rogers; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Robbie Liner, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
1. The Chairman acknowledged Councilman John Amedée who was in the audience.
- 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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of August 19, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order for an application by Mable Lyons to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision.
- a) Mr. Brandon Lyons, on behalf of his mother, 2620 Bryant Street, stated he would like to have the property rezoned in order to place a mobile home on the property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- e) Mr. Soudelier moved, seconded by Rev. Gray: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision, and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Ms. Ellender, Mr. Gray, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard, Mr. Liner, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **NEW BUSINESS:**
1. The Chairman called to order a Planned Unit Development application by Travis Buquet Home Builders, Inc. to place 20 townhomes on Lots 1-21 of the Proposed Progressive Square Townhomes Subdivision.
- a) Mr. Corbin Hebert, Delta Coast Consultants, LLC, discussed the PUD application.

- b) Discussion was held regarding the construction of the façade built out of hardiboard.
- c) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend Approval provided upon the driveway depth be modified to measure 20' from the inside of the sidewalk to the building area (front of garage) and sufficient guest and RV parking be provided or identified.
- d) Dr. Cloutier moved, seconded by Ms. Ellender: THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development for Lots 1-21 of the proposed Progressive Square Townhomes Subdivision conditioned upon the driveway depth be modified to measure 20' from the inside of the sidewalk to building area (front of garage) and sufficient guest and RV parking be provided or identified.”

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners’ Comments: None.
- 2. Chairman’s Comments:

- a) The Chairman informed the Commission that tonight’s meeting was Dr. Cloutier’s last since he will be out of town at the November meeting which would have been his last meeting since his term was expired and he was term limited. He and all of the Commissioners thanked Dr. Cloutier for his 15 years of service on the Commission and the wealth of knowledge the Commission would lose.

J. PUBLIC COMMENTS: None.

K. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:16 p.m.”

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

Kyle D. Faulk, 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 OCTOBER 21, 2021.**

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

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

ZLU 21/10  
Dist. 8  
COH Fire

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

**Zoning & Land Use Commission**  
**Application**

Name: Maria Cuellar DBA Iglesia Cristiana Pentecostal  
Address: 960-D Grand Caillou Road Houma LA 70363  
Phone: (504) 292-3424

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

The premises affected are situated at 960-D Grand Caillou Rd in a C3 Zoning District. The legal description of the property involved in this application is: lot 130x550 more or less on the south side of bayou grand caillou public road carved out of lot 178 on Honduras Plantation

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: \$20,000.00

Explanation of property use: Church Services

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

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners: see attached

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

MARIA Cuellar  
Signature of Applicant or Agent

504-292-3424  
Phone Number

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

Darlene Duplantier (985) 872-1090 10/20/2021 **ZLU / F.1**  
Signature of Applicant or Agent Date

**960 Grand Caillou Road  
Adjacent Property Owners**

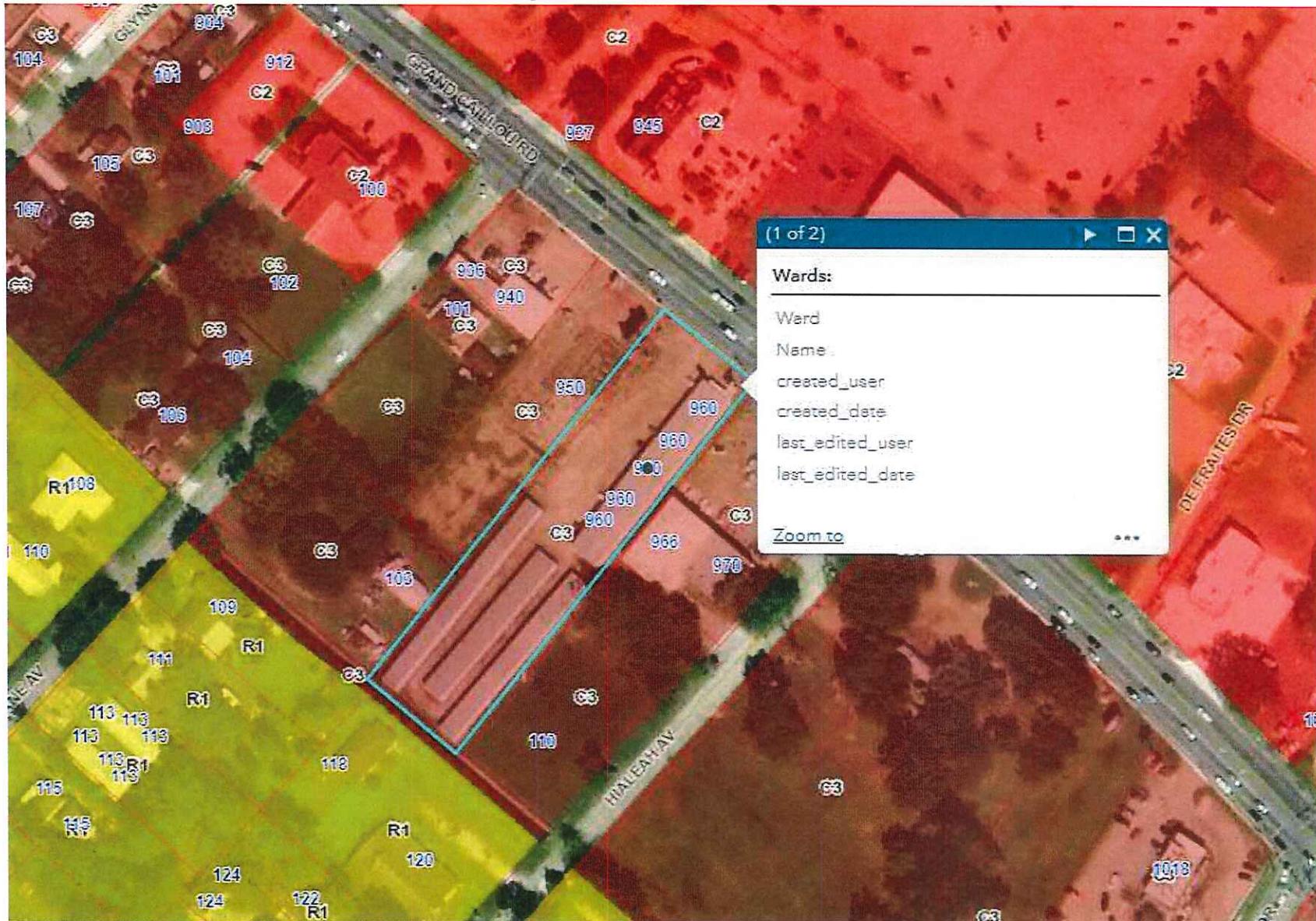
O'REILLY AUTOMOTIVE, INC.  
P.O. BOX 9167  
SPRINGFIELD MO 65801-9167

CANNATA CORPORATION, THE  
6289 WEST PARK AVENUE  
SUITE 5  
HOUMA LA 70364

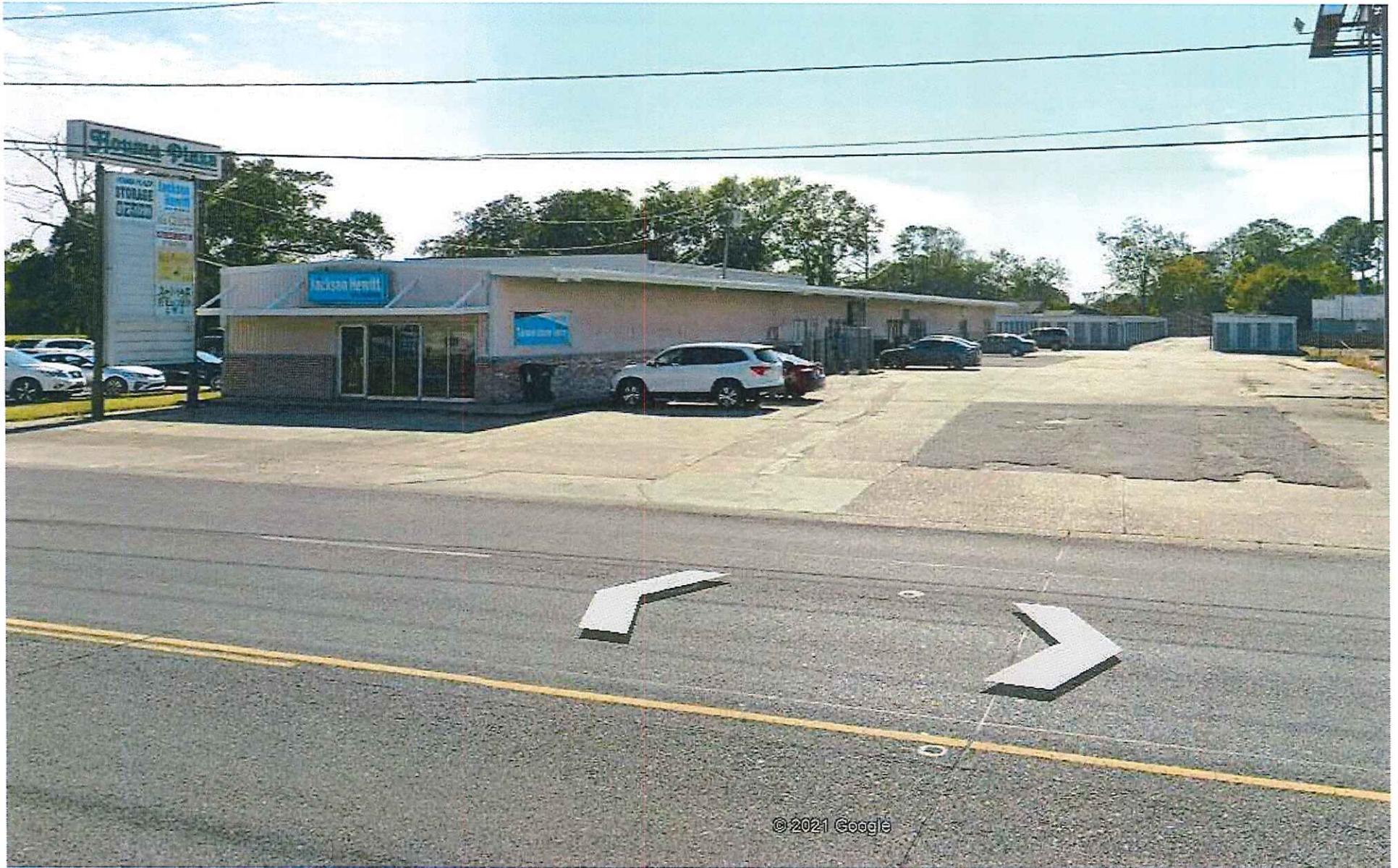
BEAUTIFUL ZION BAPTIST CHURCH  
120 HIALEAH AVENUE  
HOUMA LA 70363

CHUNG, YIU MING  
102 MYRICK DR  
HOUMA LA 70360

960 Grand Caillou Road  
Planning Approval - Proposed Church in a C-3  
Iglesia Cristiana Pentecostes



960 Grand Caillou Road  
Planning Approval – Proposed Church in a C-3  
Iglesia Cristiana Pentecostes



**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**P.O. BOX 1446**  
**HOUMA, LA 70361**  
**(985)873-6793**

**APPLICATION FOR**  
**PLANNED UNIT DEVELOPMENT**

Pete-Land Properties, LLC

*Owner/Developer's Name*

7825 Park Avenue

*Address*

Houma, LA 70364

*City*

*State*

*Zip Code*

November 1, 2021

*Date*

985-209-2802

*Telephone Number(s)*

Developer

*Interest in Ownership (owner, etc.)*

3

*Council District*

**PROJECT INFORMATION:**

1. Name of Project: Emerson Lakes Phase 1 and Emerson Lakes Phase 2
  
2. Applicant/Agent's Name & Address: Floyd E. Milford, III, PE  
1538 Polk Street, Houma, LA 70360
  
3. Project Location: Emerson Drive
  
4. Zoning District: C-3
  
5. Total Land Area: Phase 1 - 0.58 Acres / Phase 2 - 0.81 Acres
  
6. Total Number of Units: Phase 1 - 4 Units / Phase 2 - 5 Units
  
7. Total Parking Spaces Provided: Phase 1 - 12 Spaces / Phase 2 - 15 Spaces
  
8. Design Type:  Townhouses  Condominiums  Zero Lot Line/Cluster Housing

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- 1) Site Plan depicting the following:
  - a) Name of proposed development;
  - b) Name of Developer;
  - c) Stamp and signature of registered architect or engineer on each page of plans;
  - d) Vicinity map;

- e) Date, scale, and north arrow;
- f) Boundary of entire tract to be developed;
- g) Major existing roads and streets;
- h) Proposed street names, lot and block numbers;
- i) Alignments with existing streets and rights-of-ways;
- j) Description of proposed improvements, materials, typical street cross-sections, etc.;
- k) Final alignments of streets and sewerage;
- l) Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m) Location of utilities, light standards, and fire hydrants;
- n) Method of sewage disposal;
- o) Profiles of all streets;
- p) Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q) Open areas to be set aside for special purposes, with dimensions;
- r) Off-street parking, driveways, curb cuts;
- s) Screen planting and/or proposed fencing; and
- t) Areas of special flood hazard zones as specified by FEMA.

**APPLICATION FEE SCHEDULE**

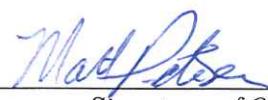
The fee for **Planned Unit Development** application procedure shall be **\$500.00** per the Terrebonne Parish Code of Ordinances, Chapter 28-118(a)(4).

Application Fees Attached: \$ 500.00

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

  
 \_\_\_\_\_  
*Signature of Applicant/Agent*  
1 NOV 21  
 \_\_\_\_\_  
*Date*

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

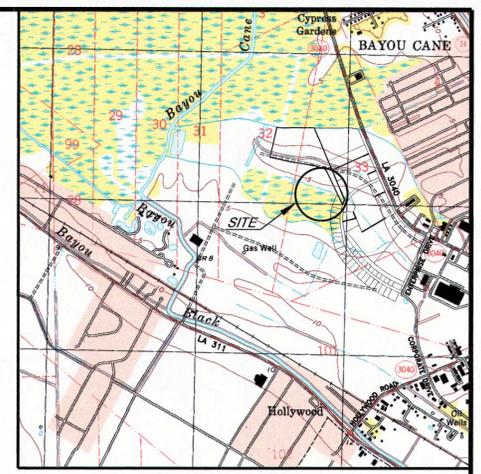
  
 \_\_\_\_\_  
*Signature of Owner/Developer*  
1 NOV 21  
 \_\_\_\_\_  
*Date*



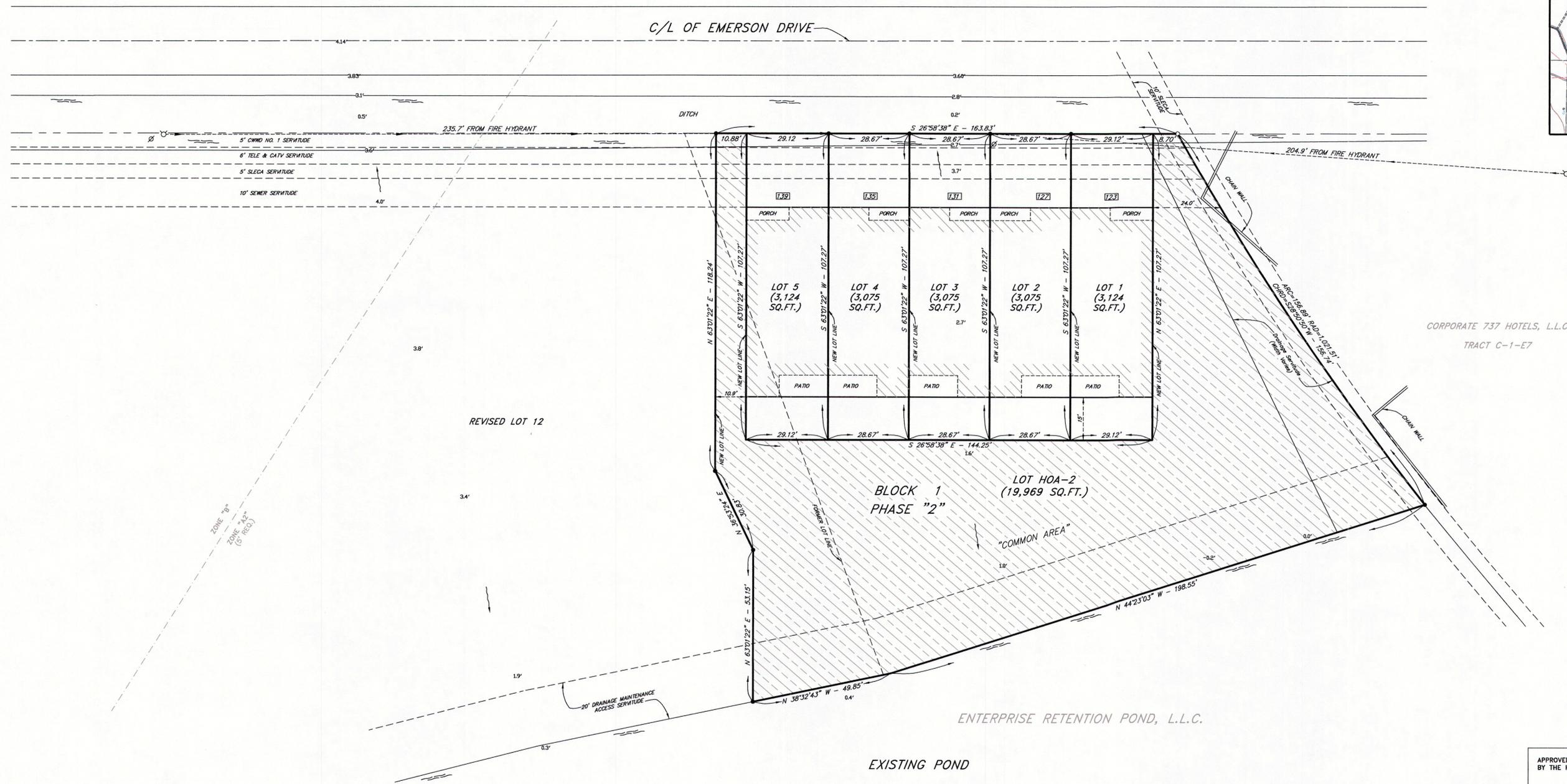
LOUISIANA COORDINATE SYSTEM  
(5000 FT. ZONE)

AB HOUMA OWNER, LLC

C/L OF EMERSON DRIVE



"VICINITY MAP"



CORPORATE 737 HOTELS, L.L.C.  
TRACT C-1-E7

ENTERPRISE RETENTION POND, L.L.C.

EXISTING POND

ZLU / F.2

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

"PLANNED UNIT DEVELOPMENT"

6 - LOTS  
LAND USE: TOWN HOMES  
DEVELOPER: PETE-LAND PROPERTIES, LLC

EMERSON LAKES PHASE 2,  
LOTS 1 THRU 5 & HOA-2, BLOCK 1  
A REDIVISION OF LOT 13 & REVISED LOT 12  
OF EMERSON SUBDIVISION - PHASE A  
ENTERPRISE CAPITAL, L.L.C.  
IN SECTIONS 32 & 33, T17S - R17E,  
TERREBONNE PARISH, LOUISIANA



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

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

DATE	BY	DESCRIPTION
REVISIONS		

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

DRAWN: A.P.-B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 20'  
DATE: 25 OCT 21

SEWER SYSTEM:  
PRIVATE COMMUNITY SEWERAGE TO BE USED IN THIS AREA.

THIS PROPERTY DRAINS TO THE ROADSIDE DITCH THAT IS MAINTAINED BY THE PARISH AND TO THE POND IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "B" & "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C1" DATED MAY 1, 1985. INDEXED APRIL 2, 1992 (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD ELEVATION OF 3'.

THIS PLAT BASED ON A PLAT PREPARED BY CHARLES L. McDONALD, SURVEYOR ENTITLED "MAP SHOWING THE REDIVISION OF LOTS 1 THROUGH 9 OF EMERSON SUBDIVISION - PHASES A & B BELONGING TO LINTON ROAD COMPANY, L.L.C. LOCATED IN SECTIONS 32 & 33, T17S R17E, TERREBONNE PARISH, LOUISIANA DATED 26 MARCH 2020. BEARINGS SHOWN ARE BASED ON SAID MAP.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING SERVICE POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88 C40)
  - INDICATES DRAINAGE FLOW
  - 132 INDICATES ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C40 USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.