

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 11, 2025, 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

Revised 9/8/2025

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 the Minutes of the Zoning & Land Use Commission for the Regular Meeting of August 21, 2025

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. *Continued from 8/21/2025* Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant (*Council District 1 / City of Houma Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIENCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 21, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 11, 2025 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2025

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Parcel "E" belonging to KMA Houma Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1847 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Penny Dastugue
Surveyor: Charles L. McDonald Land Surveyor, Inc.

- b) Public Hearing

- c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Oliver Naquin or Assigns into Lot "B," Lot "C," and Lot "D"
Approval Requested: Process D, Minor Subdivision
Location: 106 Oliver Court, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: James Naquin
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots, Blocks 1, 2, and Common Area of Eagle Landing Subdivision
Approval Requested: Process A, Re-Subdivision
Location: 8608 J Scott Court, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Travis Buquet Home Builders, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phase A
Approval Requested: Process C, Major Subdivision-Engineering
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Prime Land Developments, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tract "E-D-H-I-E" containing 9.33 acres to be purchased by Prime Land Developments, LLC; Section 4, T16S-R16E/R-17E, Terrebonne Parish, LA (*139 Executive Drive / Councilman Carl Harding, District 2*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Update on the discussion and possible action regarding proposed RV Park Regulations; proposed dates of committee meetings to be September 25, 2025 & October 8, 2025 at 3:30 p.m. to be held in the TPCG Planning & Zoning Department's Conference Room, 8026 Main Street, 1st Floor

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

August 2025

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 42,879.02

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems August 2025) 323.19

TPCG
(July Postage) 284.44

GANNETT LOUISIANA LOCAL I Q
(Publications - July) 1,644.80

Becky Becnel
(Reimbursement for ink) 174.56

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	2,456.99
SUBTOTAL	40,422.03
ACCOUNTS RECEIVABLE	1,623.07
ENDING BALANCE	42,045.10

Chase Bank - Savings Account	37,919.12
Chase One Bank - Checking Account	4,125.98
TOTAL	42,045.10

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

CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
DERICK BERCEGEAY
Legal Advisor
Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2025 - August TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.57
Interest on Checking Account	0.05
Lino Mendoza	10.00
Charles L. McDonald Land Surveyor, Inc.	198.08
Delta Coast Consultants, LLC	156.32
David A. Waitz Engineering & Surveying, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Rocky P. Laliberte, Sr.	125.00
Prosper J. Toups, III	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
T. Baker Smith, LLC	125.00
United States Treasury (Refund for overpayment - September 2024)	8.05

Secretary/Treasurer

\$ 1,623.07

Approved by: _____

Title

Chairman

Approved by: _____

Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
9/11/2025		Michael Billiot	Per Diem	46.17
9/11/2025		Terry Gold	Per Diem	46.17
9/11/2025		Robbie R. Liner	Per Diem	46.17
9/11/2025		Clarence McGuire Jr.	Per Diem	46.17
9/11/2025		Angele Poiencot	Per Diem	46.17
9/11/2025		Jan J. Rogers	Per Diem	46.17
9/11/2025		Travion Smith	Per Diem	46.17
9/11/2025		Barry J. Soudelier	Per Diem	46.17
9/11/2025		Wayne Thibodeaux	Per Diem	46.17
9/11/2025		Gannett Louisiana LoCali Q	Advertising	1,321.00

TOTAL OPERATING EXPENDITURES	<u>1,736.53</u>
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Date	Invoice	Vendor	Description	Amount
		H-T Reg. Plan Comm	Transfer	-

9/11/2025			Secretary/Treasurer
Date			Title

9/11/2025			Chairman
Date		Approved by:	Title

9/11/2025			Accountant
Date		Approved by:	Title

Receipts September 1st through September 30th, 2025

Charles L. McDonald Land Surveyor, Inc.	187.64
Travis Buquet Home Builders, LLC	156.32
Prime Land Developments, LLC	860.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	171.00

<u>1,499.96</u>

Chase Bank Money Market Account Balance \$39,419.08
Chase Bank Checking Account Balance \$2,389.45

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 RE-DIVISION OF PARCEL "E" BELONGING TO KMA HOUMA LAND LLC
Developer's Name &
2. Address: Penny Dastugue Montrose Ave Nashville, TN 37204
Owner's Name & Address: KMA Houma Land, LLC Montrose Ave Nashville, TN 37204
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: 1847 Martin Luther King Blvd.
5. Location by Section, Township, Range: Section 32 & 33 T17S-R17E
6. Purpose of Development: To create 3 Lots 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:
4 August 2025 / 1" = 200'
12. Council District / Fire Tax Area:
Council Dist. 3 / Fire Tax Area - Bayou Cane
13. Number of Lots: 3 Lots
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

4 AUGUST 2024

Date


Signature of Applicant or Agent

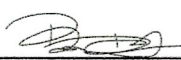
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

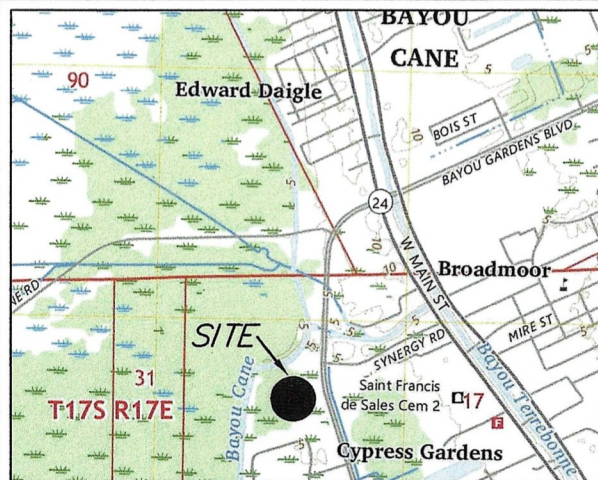
Penny Dastugue

Print Name of Signature

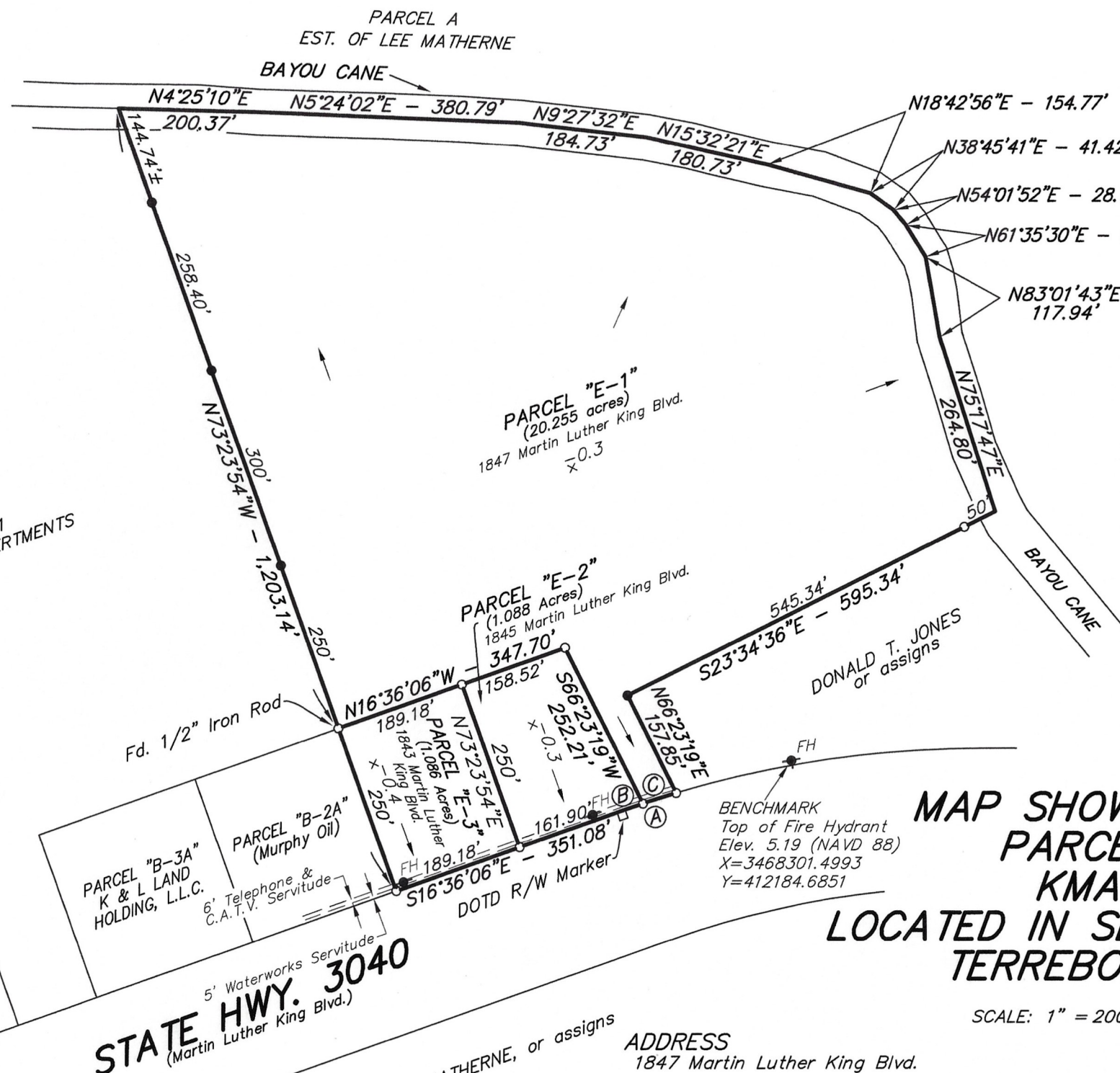
8/4/25

Date


Signature

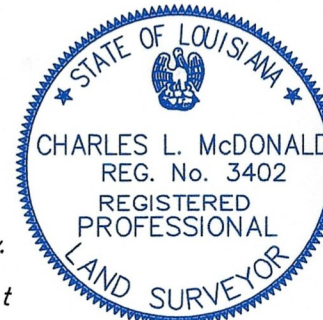


Vicinity Map



Proposed Land Use:
Commercial

- LEGEND**
- Indicates 1/2" Pipe Set Unless Noted
 - Indicates 1" Pipe Fd. Unless Noted
 - +0.0 Indicates Natural Ground Elev.
 - FH Indicates Existing Fire Hydrant
 - Indicates Drainage Flow



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 "AH", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023.. (Map No. 22109C 0095 E) Req.'d B.F.E. 3.0'

NOTE: The tracts shown hereon shall utilize the DOTD maintained roadside ditch along LA State Hwy 3040 (Martin Luther King Blvd.) and the canal on the west side of the property as indicated by the drainage arrows shown hereon.

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

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

Reference map:

"MAP SHOWING SURVEY OF PROPERTY BELONGING TO THE ESTATE OF LEE J. MATHERNE, SR." prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 12 September 1989.

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

BY _____ FOR _____

**MAP SHOWING THE RE-DIVISION OF
PARCEL "E" BELONGING TO
KMA HOUMA LAND, LLC
LOCATED IN SECTION 32 & 33, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 200'

4 AUGUST 2025

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 FOR 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

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 | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☐ Minor Subdivision |
| ☐ 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: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO OLIVER NAQUIN, DEVELOPER'S NAME & ADDRESS OR ASSIGNS INTO LOT "B," LOT "C" AND LOT "D"
2. Address: James Naquin 106 Oliver Court Houma, LA 70364
- Owner's Name & Address: Deepwell Rentals, Inc 106 Oliver 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: 106 Oliver Court Houma, LA 70364
5. Location by Section, Township, Range: Section 44, T16S-R17E
6. Purpose of Development: To create 3 Lots of record
7. Land Use:
- | | |
|--|---|
| ☐ Single-Family Residential | 8. Sewerage Type: |
| ☐ Multi-Family Residential | ☐ Community |
| ☐ Commercial | ☐ Individual Treatment |
| ☐ Industrial | ☐ Package Plant |
| | ☐ Other |
9. Drainage:
- | | |
|--|--|
| ☐ Curb & Gutter | 10. Planned Unit Development: ☒ Y ☐ N ☐ ** |
| ☐ Roadside Open Ditches | 11. Date and Scale of Map: |
| ☐ Rear Lot Open Ditches | <u>14 August 2025 / 1" = 60'</u> |
| ☐ Other | 12. Council District / Fire Tax Area: |
| | <u>Council Dist. 9 / Fire Tax Area - Bayou Blue</u> |
13. Number of Lots: 3 Lots
14. Filing Fees: _____

CERTIFICATION:

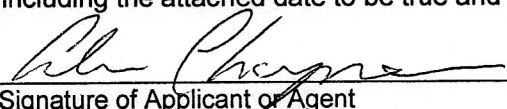
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

8/25/2025

Date



Signature of Applicant or Agent

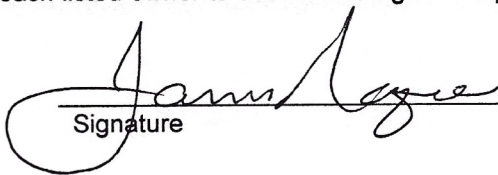
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

James Naquin

Print Name of Signature

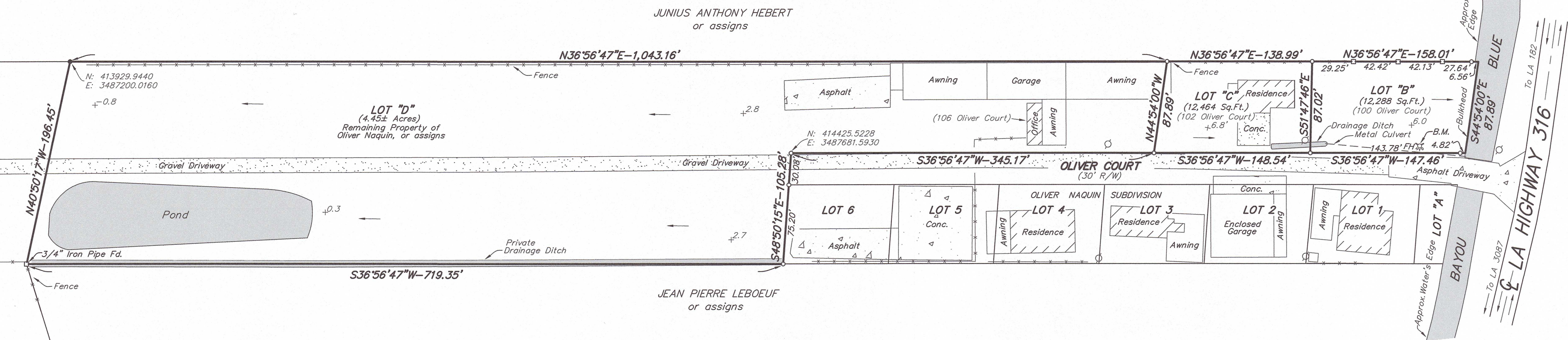
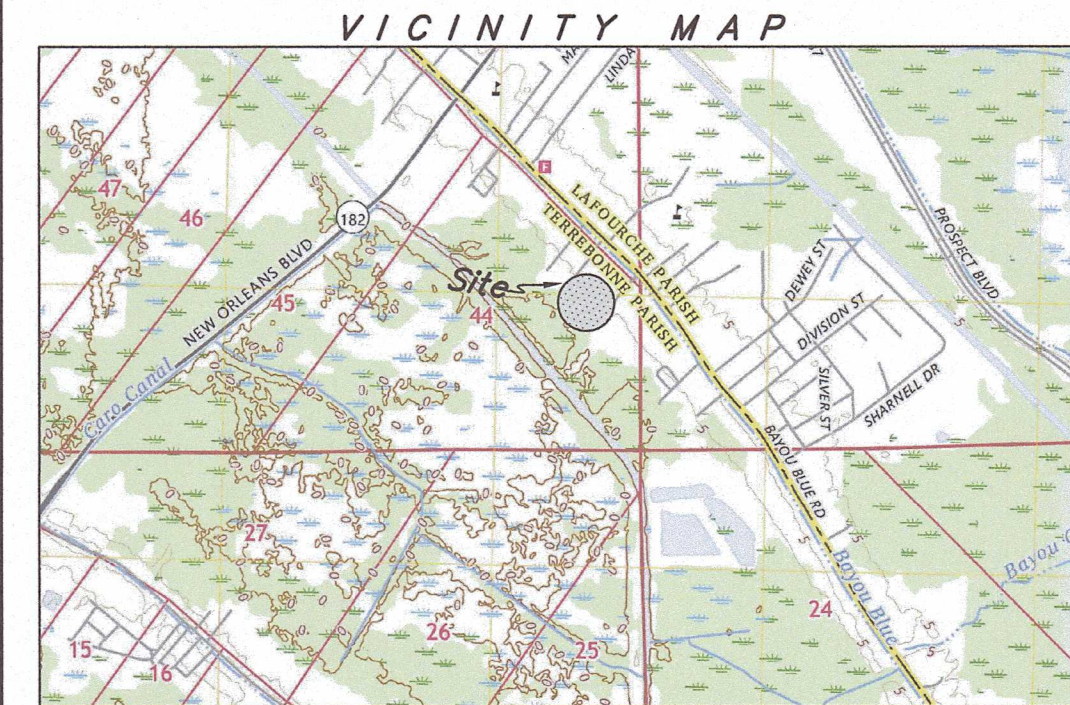
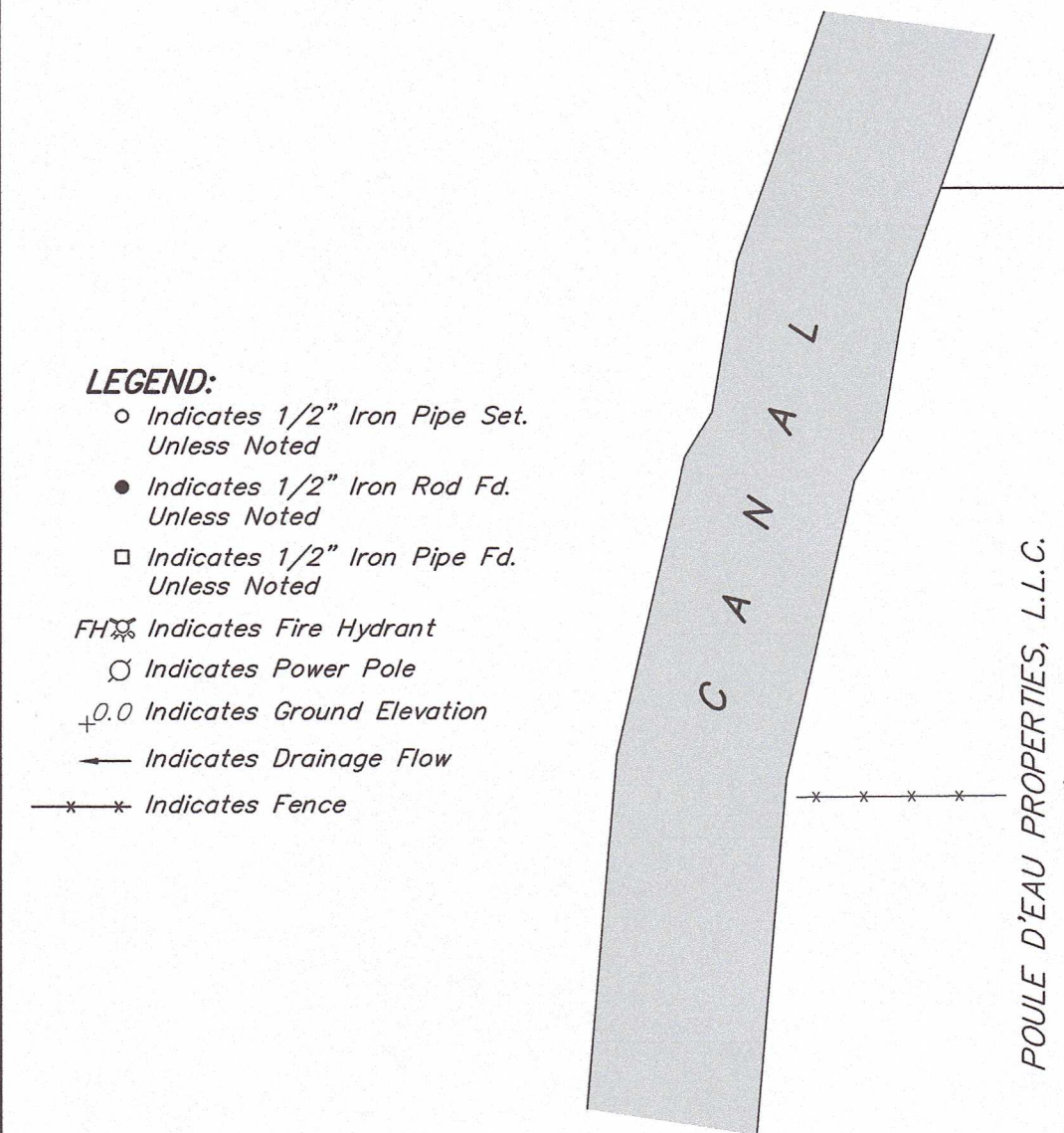
8-25-25

Date



Signature

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



GENERAL NOTES:

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

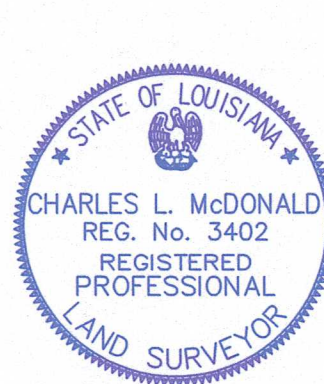
NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" & ZONE "AE" (EL 5 FEET), as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 22109C 0125 E)

REFERENCE MAPS:

"MAP SHOWING BOUNDARY AGREEMENT BETWEEN MRS. JUNIUS ANTHONY HEBERT ET. AL. WILEY HEBERT ET. AL. OLIVER NAQUIN ET. AL AND PETER J. LUKE" prepared by Douglas S. Talbot, Land Surveyor, dated August 28, 1967 and recorded at entry no. 331912.

"SUBDIVISION OF PROPERTY BELONGING TO OLIVER L. NAQUIN" dated October 24, 1961 and recorded at entry no. 221872.



CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985) 876-4412 / Fax: (985) 876-4806
Email: clmsurveyor@aol.com

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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

MAP SHOWING THE DIVISION OF PROPERTY
BELONGING TO OLIVER NAQUIN OR ASSIGNS
INTO LOT "B," LOT "C" AND LOT "D"
LOCATED IN SECTION 44, T16S - R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

14 AUGUST 2025

BENCHMARK:

Top of Fire Hydrant
Elevation: 8.46'
N: 414904.7260
E: 3488033.6070

SEWER NOTE:

NOTE: The property shown hereon shall utilize the drainage canal to the Southwest side of the property and Bayou Blue on the Northeast side for sewer discharge. The property owners shall perpetually maintain all necessary drainage structures.

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

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Commission

By: _____ For: _____

DATE	REVISION	BY

DIVISION OF PROPERTY BELONGING TO OLIVER NAQUIN, OR ASSIGNS	
CHARLES L. McDONALD LAND SURVEYOR, INC. HOUMA, LOUISIANA P.O. Box 1390 Gray, LA 70359 Ph: (985) 876-4412 / Fax: (985) 876-4806	
DRAWN: J.E.C.	CHECKED: C.L.M.
SCALE: 1" = 60'	
DATE: 14 Aug 25	
JOB # 7288	CAD # 7288 Deepwell

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
bmb

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)

☒ All utilities, roads, hydrant, etc exist. Purpose is to create a common area that lot owners do not own. *bmb*

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

- Name of Subdivision: Revised Lots, Blocks 1, 2 and Common Area of Eagle Landing Subdivision
- Developer's Name & Address: Travis Buquet Home Builders, L.L.C., 510 Bayou Gardens Drive, Houma, LA 70364
Owner's Name & Address: Travis Buquet Home Builders, L.L.C., 510 Bayou Gardens Drive, Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 8608 J. Scott Court, Dulac, LA 70353
- Location by Section, Township, Range: Section 37, T20S-R17E
- Purpose of Development: To develop a common area.
- 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 Bayou Grand Caillou; King's Bayou
- Planned Unit Development: ☐ Y ☐ N ☒ X
- Date and Scale of Map:
August 18, 2025 Scale: 1"=60'
- Council District / Fire Tax Area:
7
- Number of Lots: 1
- Filing Fees: \$156.32

CERTIFICATION:

I, David L. Martinez, P.L.S., certify this application including the attached date to be true and correct.

David L. Martinez, P.L.S.

Print Applicant or Agent

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.

Shannon B Buquet
Print Name of Signature

8/27/25
Date

Shannon B Buquet
Signature

PC25/ 9 - 2 - 32

Revised 11/3/2021



VICINITY MAP

SCALE: 1" = 3000'

SURVEY NOTES:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THESE LOTS ARE LOCATED IN ZONE "A15" (BASE FLOOD REQUIREMENT OF 10') AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. ADVISORY PANEL NO. LA-J102 PLACES THIS PROPERTY IN ADVISORY ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.

THIS PROPERTY DRAINS TOWARDS BAYOU GRAND CAILLOU AND KING'S BAYOU WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

MAP REFERENCE:

- "MAP SHOWING EAGLE LANDING SUBDIVISION AFTER REVISING LOTS IN BLOCKS 1 & 2, LOCATED IN SECTION 37, T20S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY PROSPER J. TOUPS, III, PLS, DATED MAY 5, 2020. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
- "MAP SHOWING REVISED LOTS 5, BLOCK 2 OF EAGLE LANDING SUBDIVISION, LOCATED IN SECTION 37, T20S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY DAVID L. MARTINEZ, PLS, DATED MARCH 19, 2023.

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

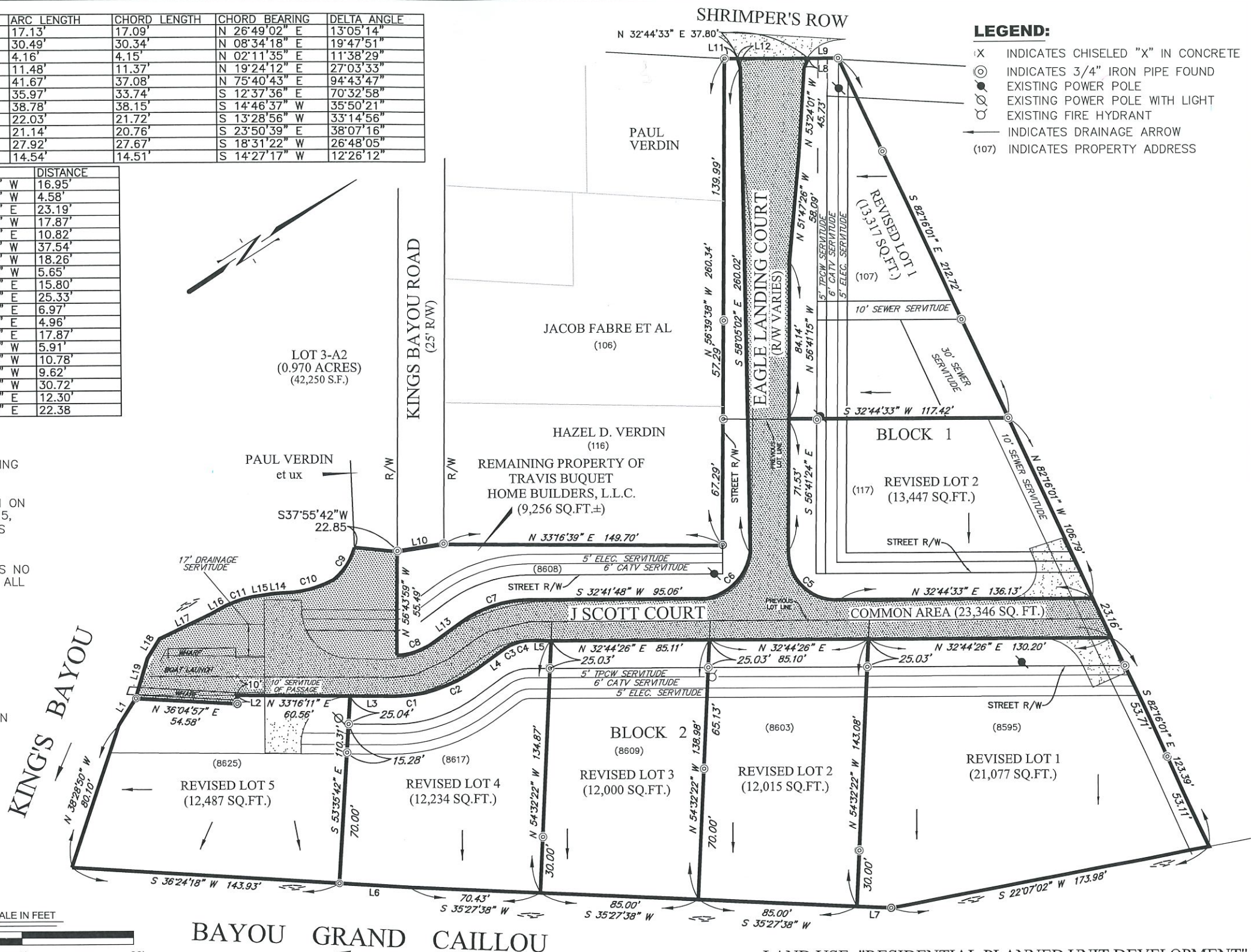
BY _____

STATE OF LOUISIANA
DAVID L. MARTINEZ
REG. NO. 4614
REGISTERED
DAVID L. MARTINEZ
LA. LAND SURVEYOR REG. NO. 4614

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 STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	17.13'	17.09'	N 26°49'02" E	13°05'14"
C2	88.23'	30.49'	30.34'	N 08°34'18" E	19°47'51"
C3	20.47'	4.16'	4.15'	N 02°11'35" E	11°38'29"
C4	24.30'	11.48'	11.37'	N 19°24'12" E	27°03'33"
C5	25.20'	41.67'	37.08'	N 75°40'43" E	94°43'47"
C6	29.21'	35.97'	33.74'	S 12°37'36" E	70°32'58"
C7	62.00'	38.78'	38.15'	S 14°46'37" W	35°50'21"
C8	37.96'	22.03'	21.72'	S 13°28'56" W	33°14'56"
C9	31.78'	21.14'	20.76'	S 23°50'39" E	38°07'16"
C10	59.69'	27.92'	27.67'	S 18°31'22" W	26°48'05"
C11	66.97'	14.54'	14.51'	S 14°27'17" W	12°26'12"

LINE	BEARING	DISTANCE
L1	N 24°35'19" W	16.95'
L2	N 56°35'42" W	4.58'
L3	N 33°16'11" E	23.19'
L4	N 03°05'47" W	17.87'
L5	N 34°00'55" E	10.82'
L6	S 36°21'21" W	37.54'
L7	S 35°27'38" W	18.26'
L8	N 33°54'06" W	5.65'
L9	N 32°44'33" E	15.80'
L10	N 24°01'57" E	25.33'
L11	N 32°44'33" E	6.97'
L12	S 73°12'06" E	4.96'
L13	S 03°08'32" E	17.87'
L14	S 28°45'08" W	5.91'
L15	S 24°14'04" W	10.78'
L16	S 04°54'10" W	9.62'
L17	S 07°24'42" W	30.72'
L18	S 25°12'25" E	12.30'
L19	S 40°19'36" E	22.38'



LEGEND:

- (X) INDICATES CHISELED "X" IN CONCRETE
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES EXISTING POWER POLE
- ⊙ INDICATES EXISTING POWER POLE WITH LIGHT
- ⊙ INDICATES EXISTING FIRE HYDRANT
- INDICATES DRAINAGE ARROW
- (107) INDICATES PROPERTY ADDRESS

LAND USE: "RESIDENTIAL PLANNED UNIT DEVELOPMENT"
DEVELOPER: TRAVIS BUQUET HOME BUILDERS, L.L.C.

LAST REVISED: 9-10-25

DRAWN BY:	DAT	APPROVED BY:	MPB
DATE:	8-18-25	JOB NO:	
DRAWING NAME:	Rev_Lots_Eagle Landing_AA.dwg		
PROJECTION:	REFERENCE MAP		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET (GEOID 18)		
SHEET NO:	1	OF	1

TBS
T. BAKER SMITH
SOLUTIONS START HERE
412 South Van Ave, Houma, LA 70363
(985)868-1050 - tbsmith.com

MAP SHOWING REVISED LOTS, BLOCKS 1, 2
AND COMMON AREA OF
EAGLE LANDING SUBDIVISION
LOCATED IN SECTION 37, T20S-R17E
TERREBONNE PARISH, LOUISIANA

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☒ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☒ Engineering | D. ☐ Minor Subdivision |
| ☐ 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:

- Name of Subdivision: The Cottages at Cypress Ridge, Phase A
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>LA Hwy. 24</u> | |
| 5. Location by Section, Township, Range: <u>Section 4 T16S-R16E/R17E</u> | |
| 6. Purpose of Development: <u>Residential Planned Unit Development</u> | |
| 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:
<u>August 19, 2025</u> Scale of Map: 1" = 60' | |
| 12. Council District / Fire Tax Area:
<u>2 / Schriever</u> | |
| 13. Number of Lots: <u>54</u> | 14. Filing Fees: <u>\$860.00</u> |

CERTIFICATION:

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

Floyd E. Milford, III
Print Applicant or Agent

8-21-2025
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.

Brad Cefet
Print Name of Signature

8-21-25
Date


Signature

PC25/ 9 - 3 - 33

Revised 11/3/2021

LEBOUEF, DANIEL
JOHN & SUSANNA

UNDEVELOPED

SUSANNA KENNEDY LEBOUF, OR ASSIGNS
UNDEVELOPED

VICINITY MAP

TRACTOR SUPPLY
-COMMERCIAL

SYNERG

D R/W

BURGER KING

BEST WESTERN
TRACT A-3

DUPLANTIS, ELMER J. & MYRTIS R., TRUST
TRACT 4
(UNDEVELOPED)

DUPLANTIS, ELMER J. & MYRTIS R., TRUST
TRACT 4
(UNDEVELOPED)

NOTE:
NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN
ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT
PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

40' ROW
SCALE = 2.4X

50' ROW
SCALE = 2.4X

STREET SIDE
40' LOT
SCALE 2X

STREET SIDE
40' LOT
SCALE 2X

PHASE A - 54 LOTS
PHASE B - 54 LOTS
PHASE C - 54 LOTS
PHASE D - 55 LOTS
217 TOTAL LOTS

CURB & GUTTER DRAINAGE
TPCG COMMUNITY SEWER
SCHRIEVER FIRE DISTRICT
ATMOS GAS
COMCAST
ENERGY/SLECA
COUNCIL DISTRICT NO. 2
SCHOOL DISTRICT NO. 2
ROAD LIGHTING DISTRICT NO. 1

**LAND USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
SUBDIVISION PLAN**

PROPOSED SUBDIVISION FOR:
THE COTTAGES AT CYPRESS RIDGE (PHASE A)
PRIMELAND DEVELOPMENT, LLC
SECTION 4, T16S - R16E/R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: FEM III

CLIK'D: FEM III

CMR D.: FEM III

SCALE: 1" = 60'

DATE: 19AUG25

LEGEND

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

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 AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

60' 30' 0 60' 120'

SCALE: 1" = 60'

STATE OF LOUISIANA
 FLOYD E. MILFORD, III
 License No. 30701
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: FEM III

CLIK'D: FEM III

CMR D.: FEM III

SCALE: 1" = 60'

DATE: 19AUG25

[illegible]