

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

MARCH 20, 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

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 February 20, 2025

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 196 Pitre Street; Judy Carter, applicant (*Council District 9 / City of Houma Fire*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of (4) multi-family residential buildings and (1) clubhouse; 5041 Imperial Drive; Coleman Partners Architects, applicant (*Council District 6 / Bayou Cane Fire*)

H. STAFF REPORT

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 January 16, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 20, 2025 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2025

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: *Bon Villa Mobile Home Park, Phase 2*
Approval Requested: Process B, Mobile Home Park-Final
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC
Engineer: Milford & Associates, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: Tracts T-2-1 thru T-2-4, A Redivision of Tract T-2 belonging to Durwin J. Wunstell, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 2030 Highway 665, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Durwin Wunstell
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tract A & Remaining 0.826 Acre Tract belonging to David Luke
 Approval Requested: Process D, Minor Subdivision
 Location: 8750 Shrimpers Row, Dulac, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: David Luke
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 11, A Redivision of Property belonging to Kirchoff Land No. 10, L.L.C. et al
 Approval Requested: Process D, Minor Subdivision
 Location: 6550, 6551, 6553, 6557, 6560, 6561, 6561-A, 6563, & 6566 Highway 56, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Mat M. Gray, III
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from Lot 6 batture lot frontage (49' in lieu of required 60')
 - d) Consider Approval of Said Application
3. a) Subdivision: Lots 5-A & 5-B, A Redivision of Revised Lot 5 belonging to Claude K. Pirtle, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 4272 & 4274 Country Drive, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg Fire District
 Developer: Claude & Ruby Pirtle
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Lots 5-A & 5-B, Redivision of Lot 5 of Block 6, Connely Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 201 & 203 Ash Street, Terrebonne Parish, LA
 Government Districts: Council District 9 / City of Houma Fire District
 Developer: Louisiana Realty Development, LLC
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement (Lot 5-A to be 4,570 sf and Lot 5-B to be 1,894 sf in lieu of the required 6,000 sf) and lot frontage (Lot 5-A to be 10.34' in lieu of required 25')
 - d) Consider Approval of Said Application
5. a) Subdivision: Tracts AHJKBA & ABCDEFGA, Property possessed by Pamela Hebert
 Approval Requested: Process D, Minor Subdivision
 Location: 2557 Brady Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Pamela Hebert
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

- 6. a) Subdivision: Tract I, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
 Approval Requested: Process D, Minor Subdivision
 Location: 10307 East Park Avenue, Terrebonne Parish, LA
 Government Districts: Council District 9 / Bourg Fire District
 Developer: Sealevel Construction
 Surveyor: Duplantis Design Group, PC
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

- 1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report
- 2. Discussion and possible action regarding the purchase of a file cabinet unit for planning commission files

J. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Shift between Tract A (Warren T. Fanguy) and Tract B (Thomas J. Fanguy); Section 33, T18S-R18E, Terrebonne Parish, LA (4706 Highway 56, Chauvin / Councilwoman Kim Chauvin, District 8)
- 2. Property belonging to Michael Porche involving Lot 5, North ½ Lot 6, & South ½ Lot 6 into Revised Lot 5 & Revised Lot 6, Celestine Addendum to Newtown; Section 38, T17S-R17E, Terrebonne Parish, LA (1225 Lee Avenue / Councilman Brien Pledger, District 1)
- 3. Survey & Division of Property belonging to the Stoufflet Irrevocable Trust into Lot 1 and Lot 2; Section 12, T17S-R17E, Terrebonne Parish, LA (2179 Denley Road & 121 Dickson Road / Councilman Brien Pledger, District 1)
- 4. Lot Line Shift between Lot 12-A and Lot 12-B of Add. No. 1 to Paul Gros Subdivision, into Lot 12-A-1 and Lot 12-B-1; Section 72, T16S-R16E, Terrebonne Parish, LA (418 & 418A Isle of Cuba Road, Schriever / Councilman John Amedée, District 4)
- 5. Lot Line Adjustment of Tract B & Property belonging to Jerrold A. Richard, et ux into Tract B-1 & Tract B-2; Section 23, T18S-R17E, Terrebonne Parish, LA (1321A & 1323 Bayou Dularge Road / Councilman Danny Babin, District 7)

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 20, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 20, 2025 of the HTRPC to order at 6:32 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poiencot. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of January 16, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the February 20, 2025 invoices and approve the Treasurer’s Report of January 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2024 Audit.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Milford & Associates, Inc., dated February 4, 2025, requesting to table Item G.2 regarding Bon Villa Mobile Home Park [See *ATTACHMENT A*].
- a) Mr. Soudelier moved, seconded by Mr. Smith: “That the HTRPC table the final approval application for Process B, Mobile Home Park, for Bon Villa Mobile Home Park until the next regular meeting of March 20, 2025 as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Billiot: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the application by Theresa-Marie Ellender requesting approval for Process D, Minor Subdivision, for Revised Lot “A” and Lots “C-1” & “C-2,” A Redivision of Lots “A” & “C” belonging to the Estate of Wallace R. Ellender, III.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application.
 - c) Mr. Rogers moved, seconded by Mr. McGuire: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lot “A” and Lots “C-1” & “C-2,” A Redivision of Lots “A” & “C” belonging to the Estate of Wallace R. Ellender, III.”

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

2. *TABLED until next regular meeting of March 20, 2025* Bon Villa Mobile Home Park [See ATTACHMENT A]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Durwin Wunstell requesting approval for Process D, Minor Subdivision, for Tracts T-2-1 thru T-2-4, A Redivision of Tract T-2 belonging to Durwin J. Wunstell, et ux.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that drainage calculations were needed, and he’d like to table the matter after the public hearing.
 - b) There was no one present to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be continued and the matter be tabled until the next regular meeting of March 20, 2025 as per the Developer’s request.”

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

2. The Chairman called to order the Public Hearing for an application by Rocky Hickman requesting approval for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Tract A-B-C-D-E-A belonging to Rocky J. Hickman, et ux.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from LA Department of Health and municipal addresses were depicted on the plat.
- e) Mr. Smith moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A & B, A Redivision of Tract A-B-C-D-E-A belonging to Rocky J. Hickman, et ux conditioned upon the submittal of an approval letter from LA Department of Health and municipal addresses be depicted on the plat.”

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

ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Sandh, LLC requesting approval for Process D, Minor Subdivision, for Revised Lots 4 & 5, Block 4, Maurice Place Subdivision, Property belonging to Sandh, LLC.

- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He stated they were requesting a variance from the minimum lot size for the parking lot.
- b) There was no one present to speak on the matter.
- c) Mr. Smith moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance and conditional approval provided upon the land use being depicted on the plat.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 4 & 5, Block 4, Maurice Place Subdivision, Property belonging to Sandh, LLC with a variance from the minimum lot size requirement (5,620sf in lieu of required 6,000sf) and conditioned upon the land use be depicted on the plat."

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

4. The Chairman called to order the Public Hearing for an application by Rouse Holdings, LLC requesting approval for Process D, Minor Subdivision, for Tracts 1-D & 1-E, Resubdivision of Tract 1-A, Rouse Holdings, LLC.

- a) Mr. Brandon Bergeron, Duplantis Design Group, PC, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the fire hydrant be located and labeled along the West Main corridor approximately 112' north of Tract 1-D, municipal address for subject lots and structures be depicted on the plat, signature block be corrected, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-D & 1-E, Resubdivision of Tract 1-A, Rouse Holdings, LLC conditioned upon the fire hydrant be located and labeled along the West Main corridor approximately 112' north of Tract 1-D, municipal address for subject lots and structures be depicted on the plat, signature block be corrected, method of sewerage disposal be depicted on the plat, and location and description of at least one permanent type benchmark be depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr.

Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the application by Onshore Materials, LLC requesting final approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated they were prepared to comply will all items on the punch list.
- b) Mrs. Joan Schexnayder, TPCG Engineer, read a memo dated February 19, 2025 regarding the punch list items for the subdivision [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the Developer's compliance with TPCG Engineering's punch list.
- d) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase C conditioned upon the Developer complying/resolving all items on TPCG Engineering's punch list dated February 19, 2025."

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

I. STAFF REPORT:

1. Mr. Pulaski stated that the Planning Commission heavy duty file system is at its capacity and an additional unit is needed. He stated a quote would be presented at the next meeting requesting approval.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Revised Tract E containing 7.241 acres belonging to Catering Consultants of Louisiana, L.L.C.; Section 5, T16S-R16E, Terrebonne Parish, LA (*157 Tourist Drive / Councilman Carl "Carlee" Harding, District 2*)
2. Revised Lots 22 & 23, A Redivision of Property belonging to Rembert Management Company, Inc.; Section 79, T18S-R18E, Terrebonne Parish, LA (*3119 Grand Caillou Road / Councilman Brien Pledger, District 1*)
3. Tract "G-3" & Revised Tract "F," A Redivision of Property belonging to Roddy L. Matherne, et al; Section 77, T17S-R19E, Terrebonne Parish, LA (*478 & 516 Bourg-Larose Highway / Councilman Steve Trosclair, District 9*)
4. Revised Tracts 2 & 3, A Redivision of Tract 2 & Revised Tract 3 belonging to Chester F. Morrison, Jr., et al; Section 8, T16S-R16E, Terrebonne Parish, LA (*758 Highway 311 / Councilman Carl "Carlee" Harding, District 2*)
5. Survey & Division of Property belonging to Richard J. LeBlanc and Lucille D. LeBlanc into Lot 1 and Lot 2; Section 78, T15S-R16E, Terrebonne Parish, LA (*117 & 119 Calumet Street / Councilman John Amedée, District 4*)
6. Revised Tract A-5 and Revised Tract A-4 into Revised-2 Tract A-5 and Revised-2 Tract A-4; Section 3, T17S-R17E, Terrebonne Parish, LA (*1873 & 1885 Martin Luther King Blvd / Councilman Clayton Voisin, Jr., District 3*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Discussion was held about having a committee meeting to discuss tiny homes.
 - b) The Chairman appointed Mr. Billiot, Mr. Smith, & Mr. Soudelier to be on the committee. The meeting would tentatively be held on Thursday, March 13, 2025 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Smith inquired about the status of the Parish garage. Mr. Pulaski stated Council was currently approving a contractor to prepare a demo plan and that they would try to save the first-floor drive-thru so they could continue to serve the public wishing to pay their utility bills. He stated a new garage, that would meet the tower's parking requirements, would be built once funding was secured.
- b) Mr. Smith inquired about all the makeshift RV parks popping up throughout the parish. Mr. Pulaski discussed RV parks and their approval process, and that the Parish had no RV Park regulations. Mr. Thibodeaux suggested bringing the matter of RV Parks to the Subdivision Regulations Review Committee as well as the tiny homes.
- c) Mr. Thibodeaux inquired about the status post Ida funding. Mr. Pulaski stated applications were sent to the state at the end of November and were pushing out information to the public. He stated that CSRS personnel were in the Planning office to help facilitate the project.
- d) Mr. Bercegeay reminded the Commissioners to complete their ethics and sexual harassment training. He also discussed open meeting laws with the national planning conference should all nine members or at least a quorum should attend.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mr. Smith: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:16 p.m."

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



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

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

February 4, 2025

Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, LA 70361

ATTN: Mr. Christopher Pulaski

**RE: Bon Villa MHP Phase 2
Final Approval**

Dear Mr. Pulaski:

We are requesting that the above referenced project, be tabled from the meeting agenda, scheduled for Thursday, February 20 2025, and be placed on the next meeting agenda for March 20, 2025.

If additional information is required, please advise.

Very truly yours,

MILFORD & ASSOCIATES, INC.


F. E. Milford, III, P. E.

FEMIII/sr

cc: 21-62, Reading File
TPCG Public Work Eng. Dept.

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123

21-62 04Feb2025 H-TRPC tabled from agenda ltr.doc milfordassociate@bellsouth.net

Page 1 of 1



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



February 19, 2025
Item H-5

TO: **Christopher M. Pulaski**

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

SUBJECT: **Imperial Landing Phase C**
Final Inspection

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

1. Plat does not show the datum and date of the benchmark.
2. Drainage:
 - a. Culverts at pond will need rip rap for erosion control.
 - b. Gravity Drainage was unable to inspect due to water in the system.
 - c. Record drawings should show the type of pipe not SDP.
 - d. Plat does not show a drainage servitude for the pond.
3. Roads:
 - a. Core Drive
 1. Cracked curbs: Lot 3 Block 2
 2. Cracked panels: Lots 3, 12 and 15 Block 2
 3. Joints are not sealed.
 4. End of Roadway sign is in the wrong location.
 5. Repavement of PCC panels must be at least one-half of the existing slab panel, but not less than five (5) feet. In addition, the remaining one-half of the slab panel may not be less than five (5) feet. If such is the case, the entire panel must be replaced joint to joint.
4. Utilities:
 - a. Lights do not have power.

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

cc: Jacob A. Waitz, P.E., L.S.I. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

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

FEBRUARY 2025

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		53,835.67
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems February 2025)		369.36
TPCG (January Postage)		158.73
GANNETT LOUISIANA LOCALI Q (Publications - December 2024)		275.85
American Planning Association (2024 - Dues, Already Approved)		751.00
Associated Office Systems (Filing Cabinets)		830.00
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	2,414.94	
SUBTOTAL	51,420.73	
ACCOUNTS RECEIVABLE	2,378.74	
ENDING BALANCE		<u>53,799.47</u>
Chase Bank - Savings Account		47,019.70
Chase One Bank - Checking Account		6,779.77
TOTAL		<u><u>53,799.47</u></u>

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 - FEBRUARY TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.74
Interest on Checking Account	0.04
Judy Carter	25.00
Keneth L. Rembert Land Surveyors	344.20
Keneth L. Rembert Land Surveyors	353.84
Delta Coast Consultants, LLC	144.28
Duplantis Design Group, P.C.	305.64
David Waitz Engineering & Surveying, Inc.	455.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Delta Coast Consultants, LLC	125.00

\$ 2,378.74

 Approved by: Secretary/Treasurer
 Title

 Approved by: Chairman
 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
3/20/2025		Michael Billiot	Per Diem	46.17
3/20/2025		Terry Gold	Per Diem	46.17
3/20/2025		Robbie R. Liner	Per Diem	46.17
3/20/2025		Clarence McGuire Jr.	Per Diem	46.17
3/20/2025		Angele Poiencot	Per Diem	46.17
3/20/2025		Jan J. Rogers	Per Diem	46.17
3/20/2025		Travion Smith	Per Diem	46.17
3/20/2025		Barry J. Soudelier	Per Diem	46.17
3/20/2025		Wayne Thibodeaux	Per Diem	46.17
3/20/2025		TPCG	Postage	245.76
3/20/2025		Gannett Louisiana LoCali Q	Advertising	1,117.35
3/20/2025		Deluxe	Checks - Checking	211.04
TOTAL OPERATING EXPENDITURES				1,989.68

Date	Invoice	Vendor	Description	Amount
3/20/2025		H-T Reg. Plan Comm	Transfer	

3/20/2025 _____ Secretary/Treasurer
Date Title

3/20/2025 _____ Chairman
Date Approved by: Title

3/20/2025 _____ Accountant
Date Approved by:  Title

Receipts March 1st through March 31st, 2025

Coleman Partners Architcts	44.18
David J. Luke	144.28
Keneth L. Rembert Land Surveyors	173.20
Keneth L. Rembert Land Surveyors	144.28
Keneth L. Rembert Land Surveyors	163.56
Delta Coast Consultants, LLC	144.28
Duplantis Design Group, P.C.	324.92
Red Stick Power, LLC	125.00
Delta Coast Consultants, LLC	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Gregory J. Plaisance	125.00
Delta Coast Consultants, LLC	125.00
	<hr/> <hr/> <u>1,763.70</u>

Chase Bank Money Market Account Balance \$48,783.40

Chase Bank Checking Account Balance \$4,790.09

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 checked="" 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 checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input 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:

- Name of Subdivision: Bon Villa Phase 2 Mobile Home Park
- Developer's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
Owner's Name & Address: BON VILLA MOBILE HOME PARK LLC, 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc., Engineer

SITE INFORMATION:

- Physical Address: Bon Villa Court
- Location by Section, Township, Range: Section 7, T16S-R17E
- Purpose of Development: Mobile Home Park
- 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:
Date: 17DEC24 Scale: 1" = 40'
- Council District / Fire Tax Area:
4 Bayou Cane 2 Harding
- Number of Lots: 9
- Filing Fees: \$ 110.00

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
12-30-2024
Date


Signature of Applicant or Agent

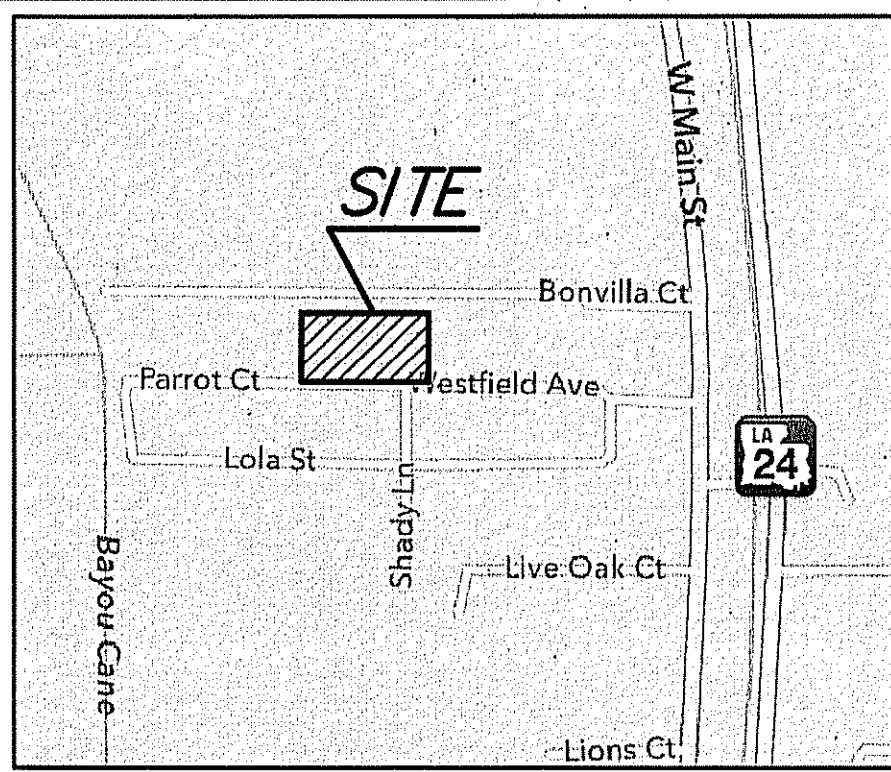
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

Mark Guidroz
Print Name of Signature
12-19-2024
Date


Signature

Revised 11/3/2021

PC25/ 1 - 3 - 3



STATEMENT OF OWNERSHIP:
 I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

MARK GUIDROZ

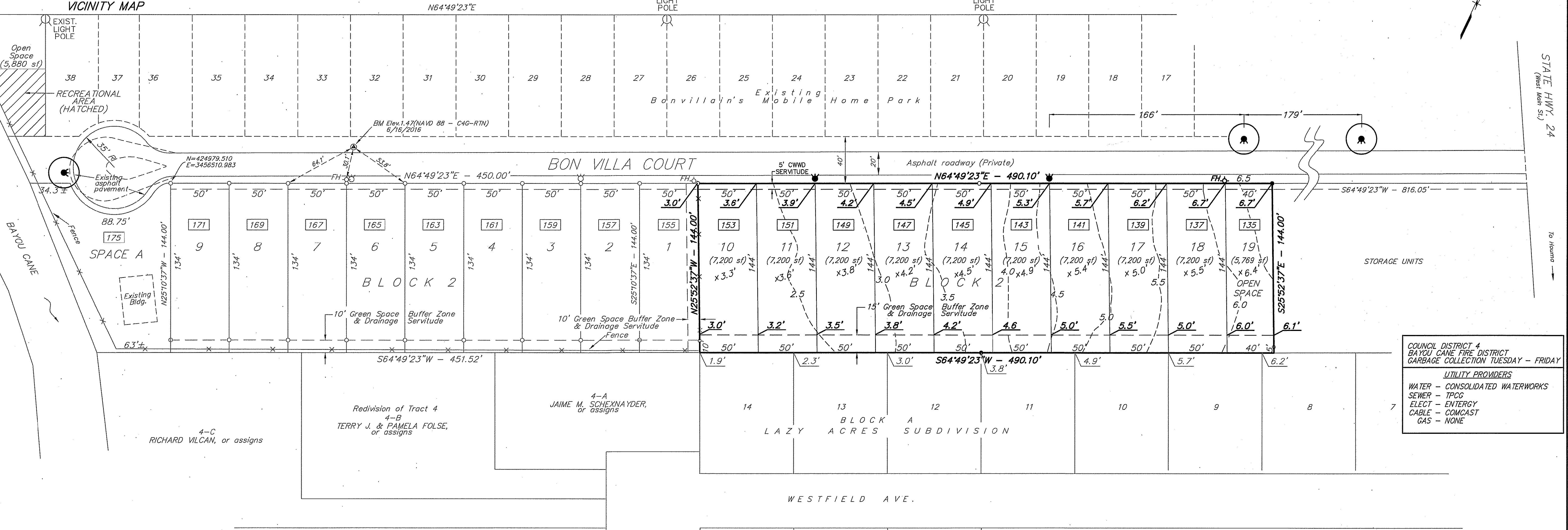
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

BY _____ FOR _____

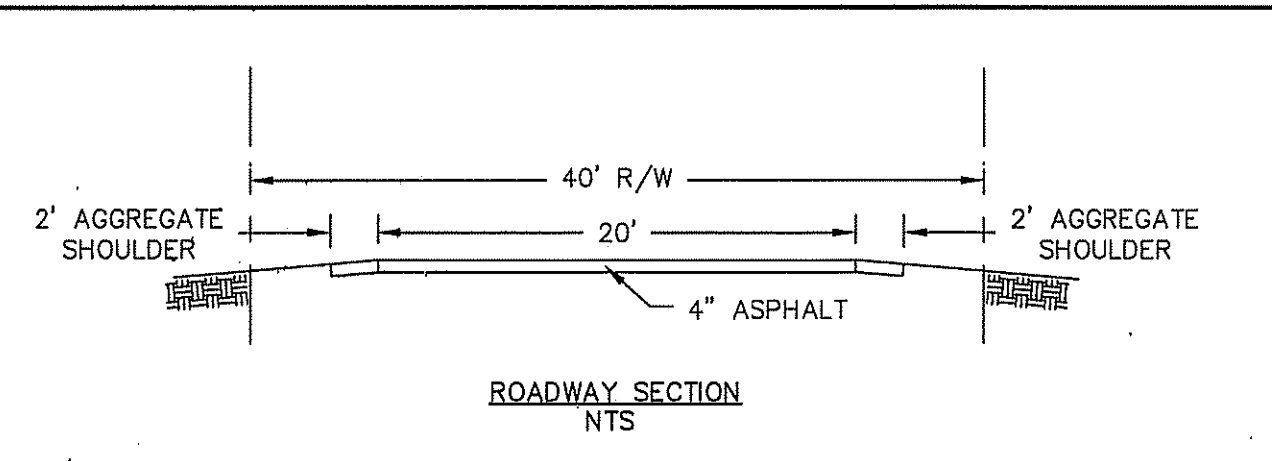
PROJECT NO.	PARISH	SHEET NO.
21-62	TERREBONNE	2

EMP INVESTMENTS, INC.



COUNCIL DISTRICT 4
 BAYOU CANE FIRE DISTRICT
 GARBAGE COLLECTION TUESDAY - FRIDAY

UTILITY PROVIDERS
 WATER - CONSOLIDATED WATERWORKS
 SEWER - TPCG
 ELECT - ENTERGY
 CABLE - COMCAST
 GAS - NONE



NOTES:

- THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
- MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
- NO MOBILE HOME SHALL ENCR OACH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.

- LEGEND**
- EXISTING 3/4" PIPE FD.
 - EXISTING 1/2" PIPE FD.
 - F.H. ○ EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - F.H. ● PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - (BM) BENCH MARK
4" BRASS DISC SET IN CONCRETE
 - x.5.0 LOT ELEVATIONS
 - 999 HOUSE NUMBERS

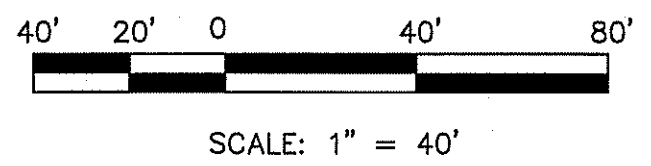
MINIMUM SETBACKS

FRONT	15 FT
SIDE	5 FT
REAR	10 FT

CULVERT TABLE FOR REAR LOT DITCH

LOT	SIZE	TYPE
10-19	18"	RPVC OR EQUAL

NAVD 88 DATUM



9 - SPACES
 1 - OPEN SPACE
 10 - TOTAL SPACES

**FINAL PLAT
 SUBDIVISION PLAN**

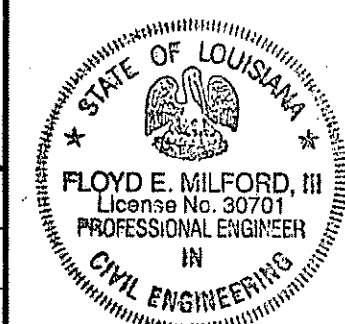
Reference Bearings:
 Bearings shown hereon are based on the reference map by Kenneth L. Romberg, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux dated July 22, 1980.

Reference Maps:
 BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

Flood Zone:
 This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C The Advisory Base Flood Elevation Map (ABFE) does not show a panel printed for this property.

Note:
 Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.



**BON VILLA - PHASE 2
 MAJOR MOBILE HOME PARK
 A MOBILE HOME PARK BELONGING TO:
 MARK GUIDROZ
 LOCATED IN SECTION 7, T16S-R17E
 TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____ DATE: 17DEC24

DATE: _____ REVISION: _____ BY: _____

JOB # 21-62 CAD # 2162-SD_RD_FINAL 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
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: TRACTS T-2-1 THRU T-2-4, A REDIVISION OF TRACT T-2 BELONGING TO DURWIN J. WUNSTELL ET UX
2. Developer's Name & Address: DURWIN WUNSTELL 29755 HWY 75, PLAQUEMINE, LA 70764
Owner's Name & Address: DURWIN & LINDA WUNSTELL 29755 HWY 75, PLAQUEMINE, LA 70764
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: 2030 HWY 665
5. Location by Section, Township, Range: SECTION 52, T18S-R19E
6. Purpose of Development: CREATE TRACTS FOR SALE
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: 1/27/25 SCALE: 1"=60'
12. Council District / Fire Tax Area: 9 Trosclair / Montegut
13. Number of Lots: 4
14. Filing Fees: \$ 344.20

CERTIFICATION:

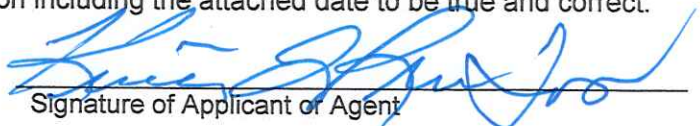
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/30/25

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.

DURWIN WUNSTELL

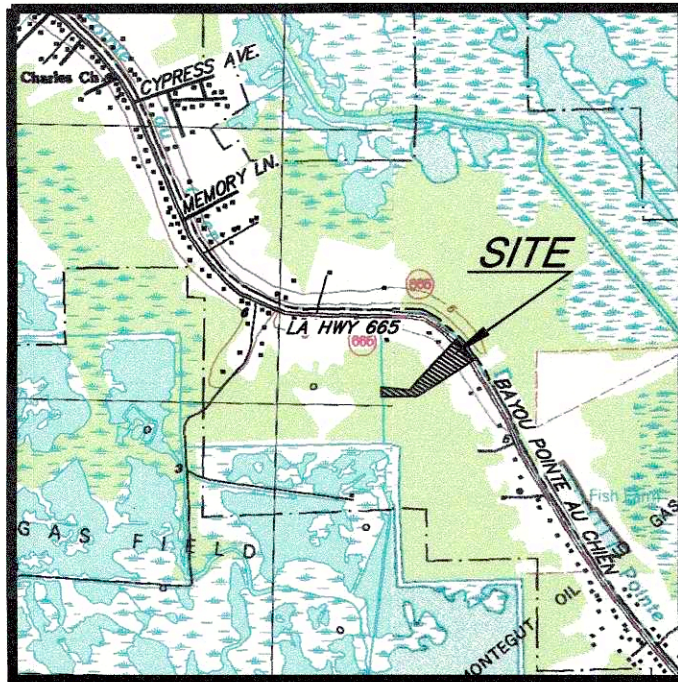
Print Name of Signature

1/30/25

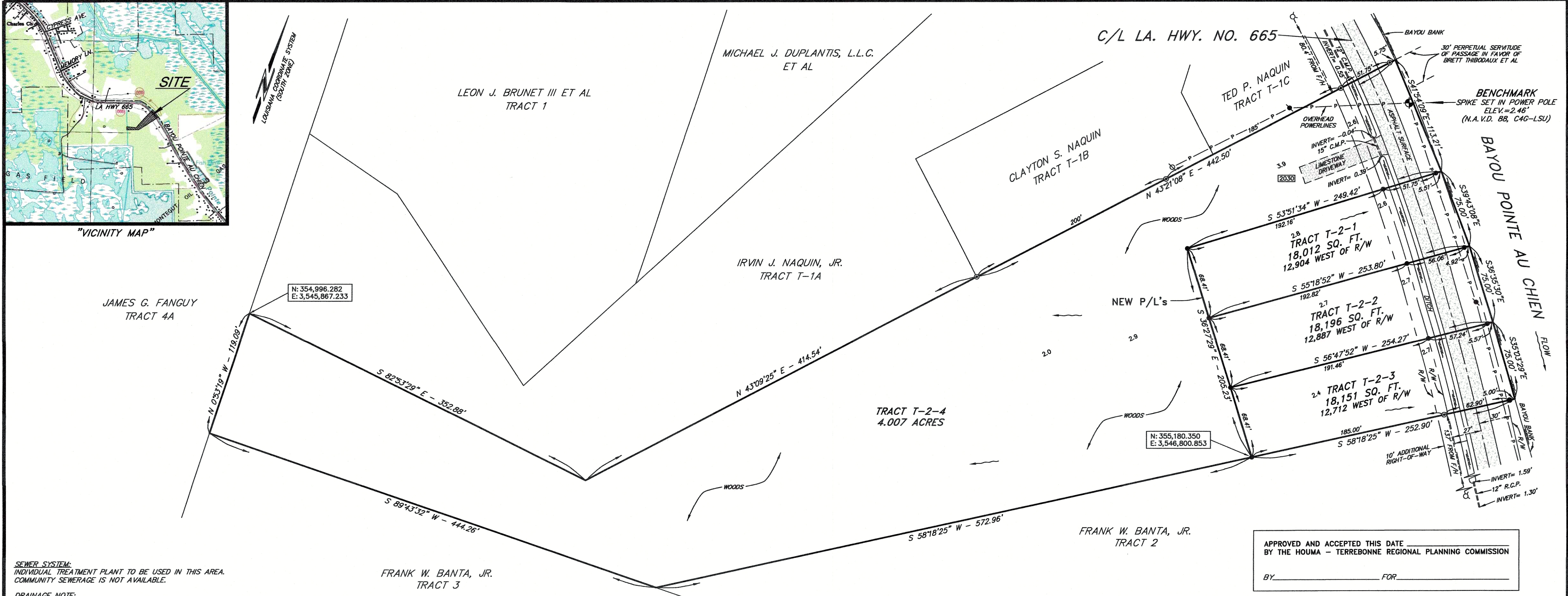
Signature



PC25/ 2 - 1 - 4



"VICINITY MAP"



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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU POINTE AU CHIEN AND TO THE SWAMP 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 MAPS:
THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NO. 989977 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND UNDER ENTRY NO. 585046 AS FILED IN THE LAFOURCHE PARISH CLERK OF COURT OFFICE. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENNETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT 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 AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENNETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. 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 ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0500, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 13'. 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 3/4" IRON PIPE FOUND
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW
 - 2030 INDICATES MUNICIPAL ADDRESS

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: *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		

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: DURWIN J. WUNSTELL

4 - TRACTS



PLAT SHOWING TRACTS T-2-1 THRU T-2-4,
A REDIVISION OF TRACT T-2 BELONGING TO
DURWIN J. WUNSTELL ET UX
LOCATED IN SECTION 52, T18S-R19E
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" = 60'
DATE: 27 JAN 25

GRAPHIC SCALE
60' 30' 0 60' 120'

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)

Variance from Engineering – all utilities are existing – n/a bmb

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

- Name of Subdivision: David Luke Division of Property
- Developer's Name & Address: David Luke, 8750 Shrimpers Row, Dulac, LA 70353
Owner's Name & Address: David Luke, 8750 Shrimpers Row, Dulac, LA 70353
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 8750 Shrimpers Row, Dulac, LA 70353
- Location by Section, Township, Range: Section 4, T20S-R17E
- Purpose of Development: Sell batture lot
- 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: September 20, 2024 Scale: 1"=100'
- Council District / Fire Tax Area: 7 Grand Caillou
- Number of Lots: 2
- Filing Fees: \$144.28

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

February 18, 2025

Date

David L. Martinez
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.

x David J. Luke

Print Name of Signature

February 18, 2025

Date

David J. Luke
Signature

PC25/ 3 - 1 - 9

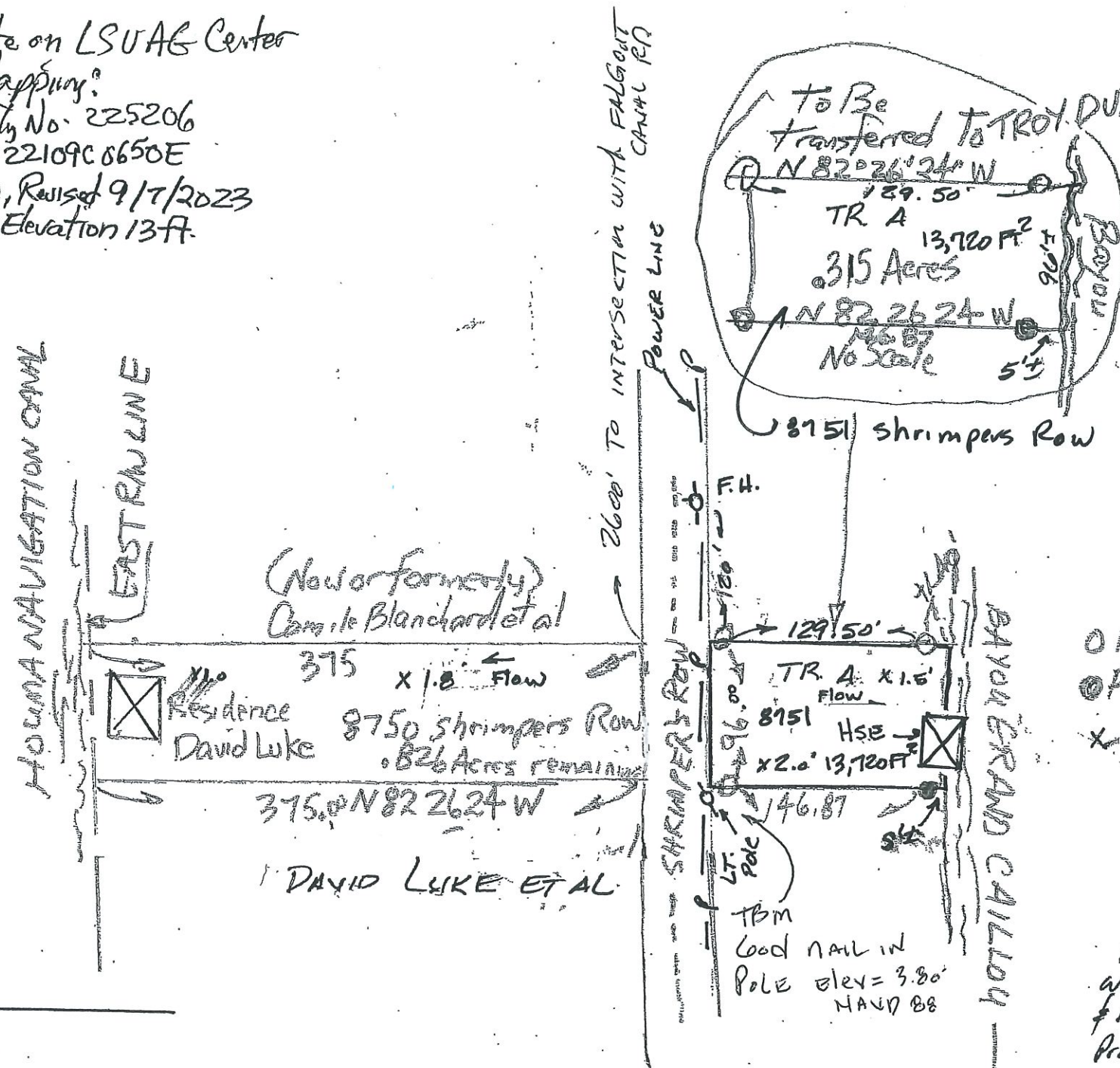
This site on LSUAG Center
 Flood Mapping:
 Community No. 225206
 Parcel ID 22109C 0650E
 Effective, Revised 9/7/2023
 Zone AE Elevation 13 ft.

Reference Maps:
 Map of Same Property
 by Allen Woodard
 dated 3-3-2024 ENTITLED
 DRAWINGS SHOWING SURVEY
 OF PROPERTY BELONGING TO THE
 HEIRS OF WILLIS POMANUS LOCATED
 ON THE RIGHT DESCENDING BANK
 OF Bayou Grand Caillou approx.
 23 miles below the city of
 Houma Louisiana.

REF. BEARINGS TAKEN OFF
 RECORD BEARINGS ON REFERENCE PLAT
 LAND USE: RESIDENTIAL
 MECHANICAL TREATMENT PLANT

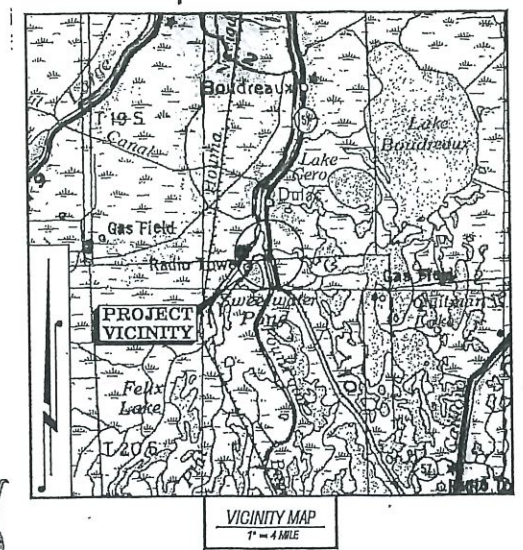
APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING
 COMMISSION

BY _____ FOR _____

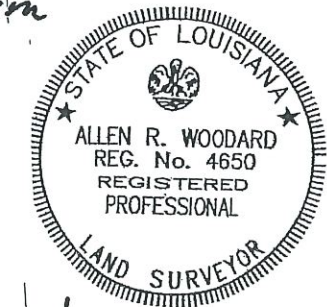


○ Found 3" Drill Pipe
 ○ Found 4" Drive Shaft
 x ground elevation

I CERTIFY THAT THIS SURVEY
 WAS DONE UNDER MY SUPERVISION
 & MEETS THE STANDARDS OF
 PRACTICE FOR BOUNDARY SURVEYS.
 CLASS C UNDER THE N.A.
 PROFESSIONAL ENGINEERS AND
 LAND SURVEYING BOARD



MAP OF SURVEY SHOWING DIVISION OF PROPERTY
 BELONGING TO DAVID LUKE LOCATED AT 8750
 SHRIMPERS ROW, COMMUNITY OF DUBO
 TERREBONNE PARISH, LOUISIANA 70353
 September 20, 2024
 SCALE 1" = 100'



Approved Allen R. Woodard
 #4650 Allen R. Woodard PLS
 200 Ringo Cock Rd.
 Shreveport, LA 70359
 985-860-1667

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
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 Conceptual
 Preliminary
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 Final
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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 X public health, safety, and welfare. (Sec. 24.9.2.1)

VARIANCE REQUESTED LOT 6 LOT FRONTAGE 49' INSTEAD OF THE STANDARD 60'

FRONTAGE ON BATTURE

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

1. Name of Subdivision: LOTS 1 THRU 11, A REDIVISION OF PROPERTY BELONGING TO KIRCHOFF LAND NO. 10, L.L.C. ET AL
MAT M. GRAY, III 23161 VILLA VERDE RD PASS CHRISTIAN, MS
2. Developer's Name & Address: 39571
KIRCHOFF LAND NO. 10, L.L.C. ET AL 23161 VILLA VERDE RD PASS
Owner's Name & Address: CHRISTIAN, MS 39571 (See Attached List)
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

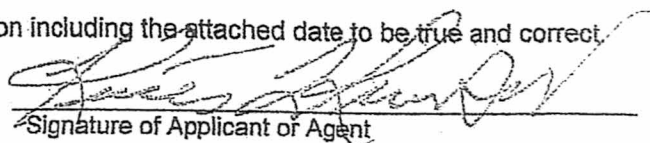
4. Physical Address: 6550, 6551, 6553, 6557, 6560, 6561, 6561-A, 6563 & 6566 HIGHWAY 56
5. Location by Section, Township, Range: SECTIONS 33 & 34, T19S-R18E
6. Purpose of Development: CREATE ADDITIONAL CAMPSITES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
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: 2/13/25 SCALE: 1"=60'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 11
14. Filing Fees: _____

CERTIFICATION:

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

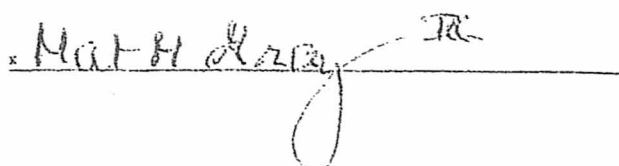
KENETH L. REMBERT
Print Applicant or Agent

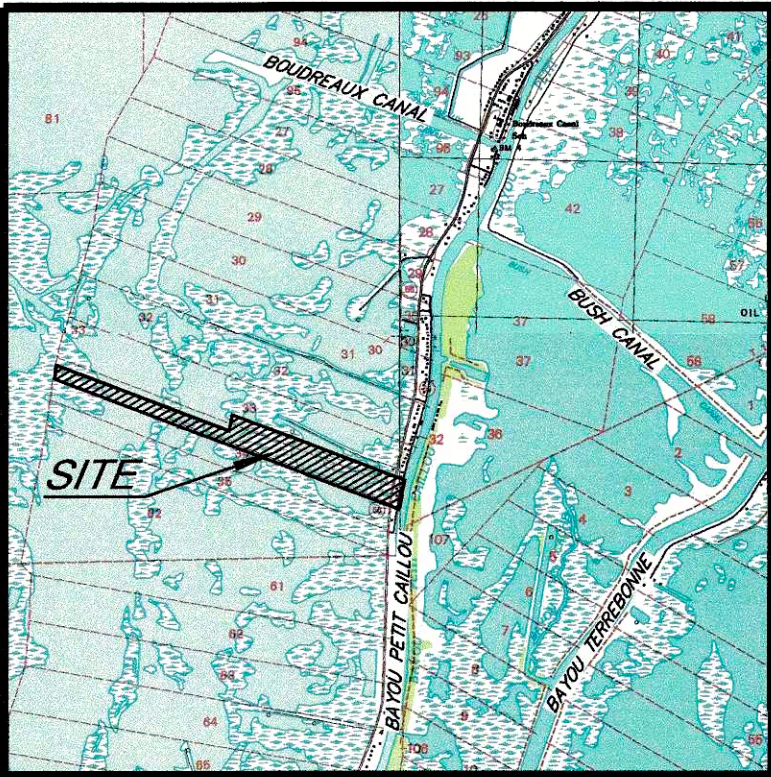
2/28/25
Date


Signature of Applicant or Agent

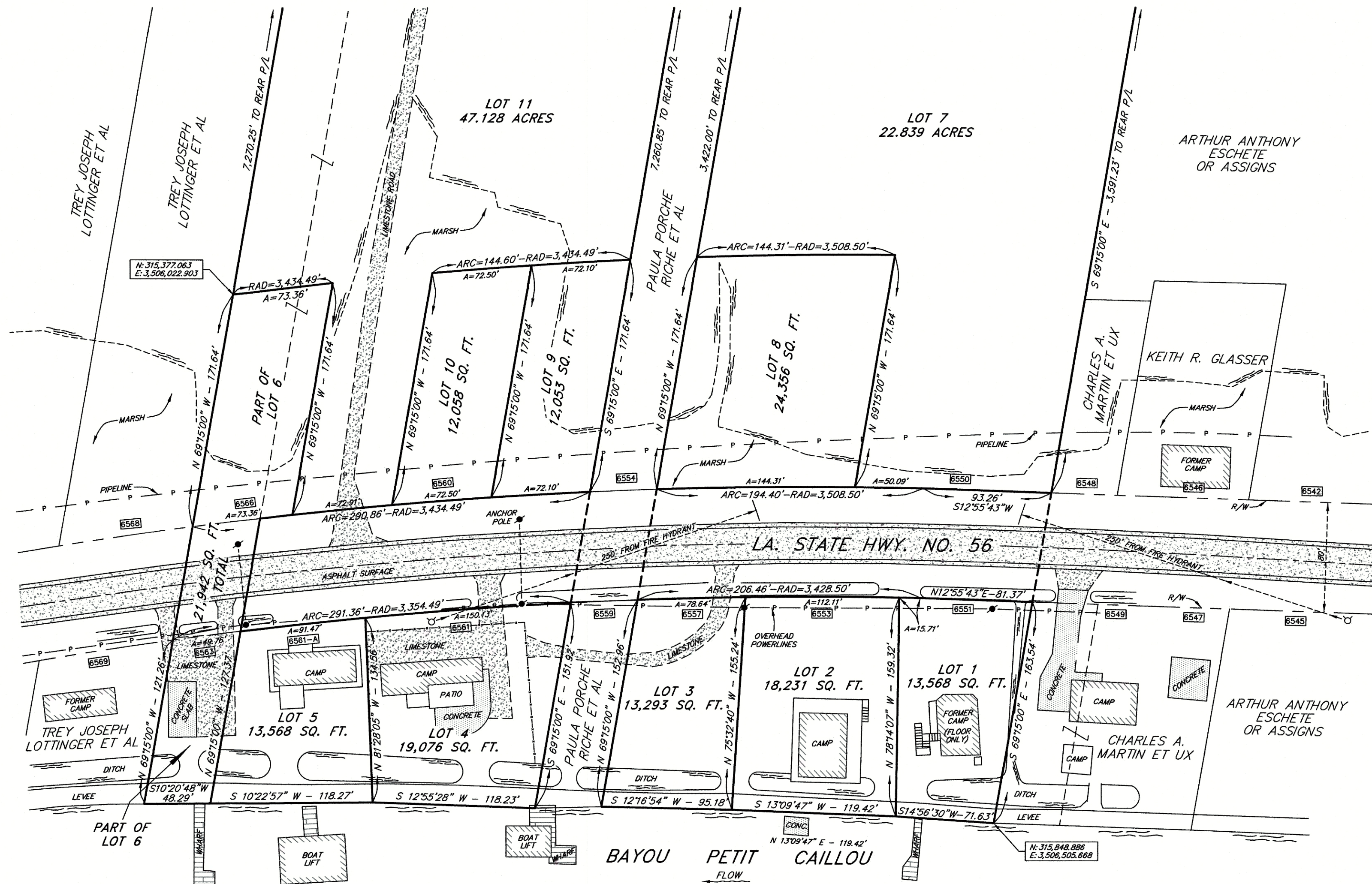
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

KIRCHOFF LAND NO 10, LLC
by/ Mat Gray, III


Signature of Applicant or Agent



"VICINITY MAP"



LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN ZONES "AE" & "VE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NOS. 0650 & 0675, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 13' & 14' AND ZONE "VE" HAS B.F.E. REQUIREMENTS OF 14' & 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 "MINOR SUBDIVISION - PLAT SHOWING TRACTS 2-A, 2-B, 2-C & 2-D, A REDIVISION OF TRACT 2 BELONGING TO ARTHUR ANTHONY ESCHETE LOCATED IN SECTION 33, T19S-R18E, TERREBONNE PARISH, LOUISIANA" DATED JUNE 26, 2019.
 2) MAP PREPARED BY KENETH L. REMBERT, PLS RECORDED UNDER ENTRY NO. 868239 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.
 NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT 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 AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. 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 ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - - - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW

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

DRAINAGE NOTE:
 THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU WHICH NEEDS NO MAINTENANCE AND TO THE MARSH 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.

THE DIVISION OF RAW LAND AS DEPICTED HEREON DOES NOT CONSTITUTE AN APPROVED PUBLIC SUBDIVISION OF LAND FOR DEVELOPMENT PURPOSES. THE DEVELOPMENT OF THESE PARCEL(S) IS LIMITED TO AGRICULTURAL PURPOSES ONLY.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C46 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: *Keneth L. Rembert*
 Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
 Firm: KENETH L. REMBERT LAND SURVEYORS
 Registration Number: 331

11 - PARCELS



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: MAT M. GRAY III

PLAT SHOWING LOTS 1 THRU 11
 A REDIVISION OF PROPERTY BELONGING TO
 KIRCHOFF LAND NO. 10, L.L.C. ET AL
 LOCATED IN SECTIONS 33 & 34, T19S-R18E
 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" = 60'

DATE: 13 FEB 25

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
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- B. _____ Mobile Home Park
_____ Residential Building Park
_____ 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: LOTS 5-A & 5-B, A REDIVISION OF REVISED LOT 5 BELONGING TO CLAUDE K. PIRTLE ET UX
2. Developer's Name & Address: CLAUDE & RUBY PIRTLE 102 SWAMP DR BOURG, LA 70343
Owner's Name & Address: CLAUDE & RUBY PIRTLE 102 SWAMP DR BOURG, LA 70343
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: 4272 & 4274 COUNTRY DR
5. Location by Section, Township, Range: SECTION 9, T17S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: _____
12. Council District / Fire Tax Area: 9 Trosclair / Bourg Fire
13. Number of Lots: 2
14. Filing Fees: \$144.28

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

2/18/25

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.

RUBY PIRTLE

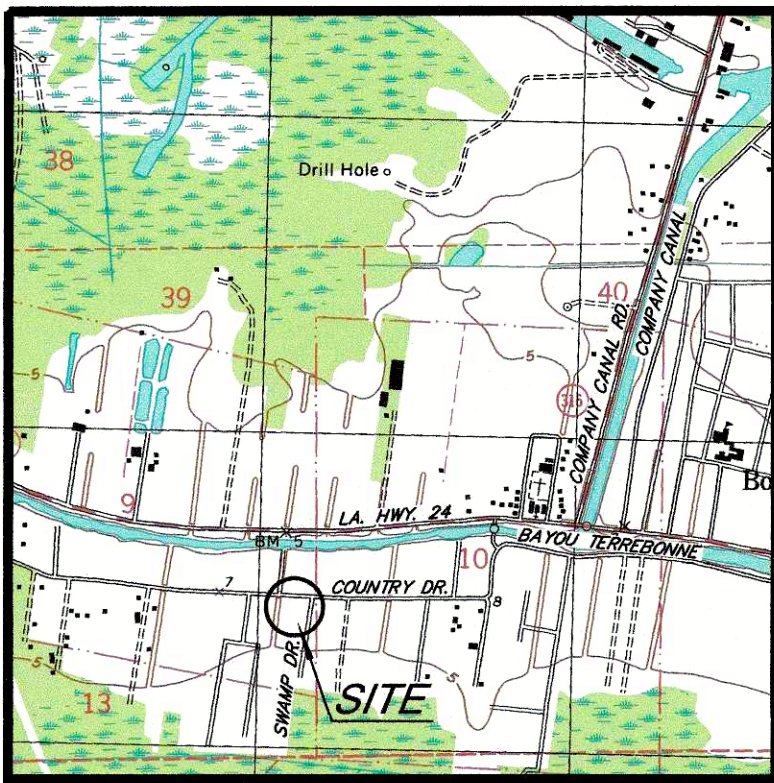
Print Name of Signature

2/18/25

Date

[Signature]
Signature

PC25/ 3 - 3 - 11

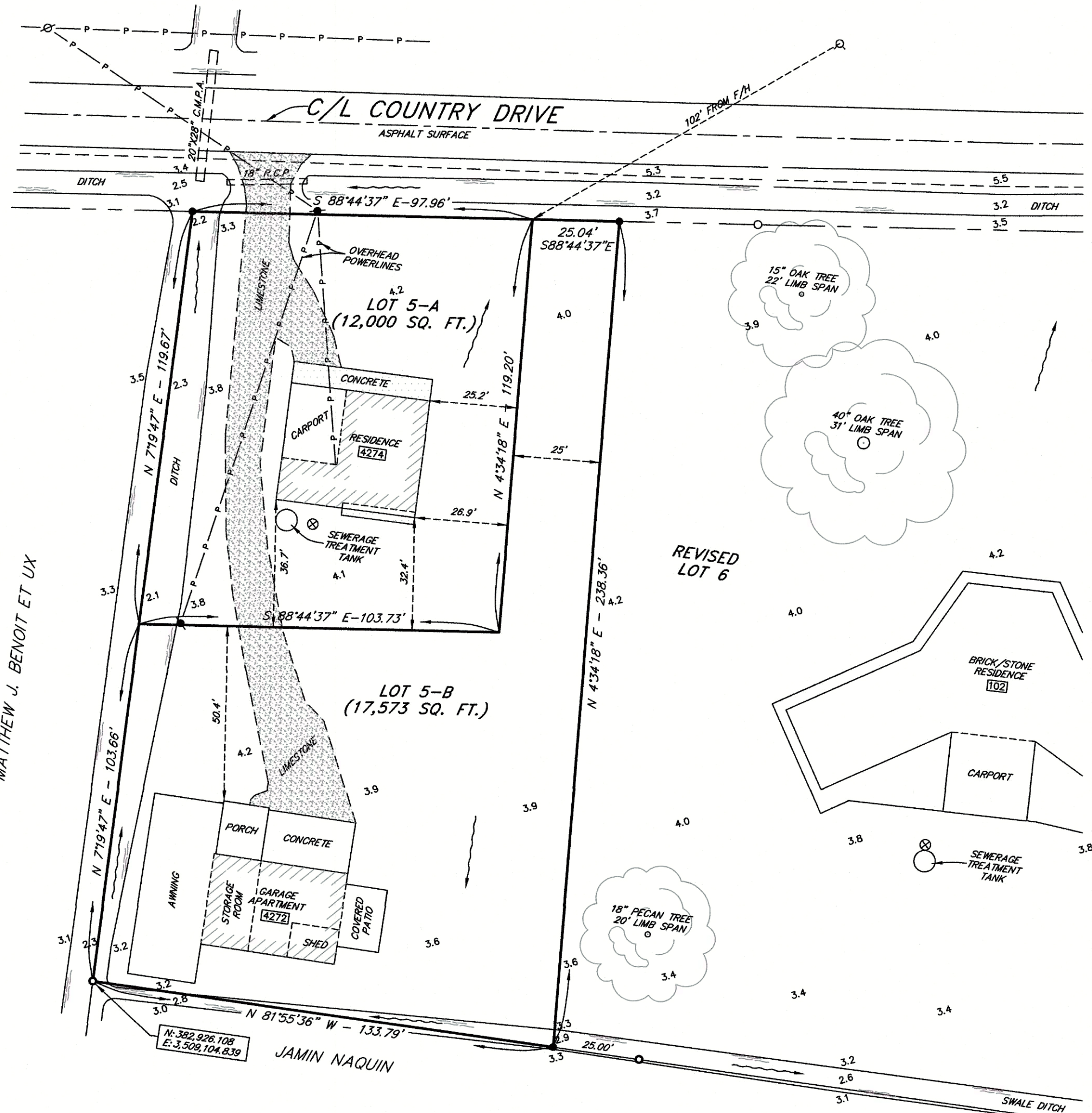


"VICINITY MAP"

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1-1/2" IRON PIPE FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ INDICATES SPOT ELEVATION
- 4272 INDICATES MUNICIPAL ADDRESS
- ⊗ INDICATES SEWER CLEAN OUT
- INDICATES DRAINAGE FLOW

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



MATTHEW J. BENOIT ET UX

JAMIN NAQUIN

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: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: 331

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: CLAUDE K. PIRTLE

PLAT SHOWING LOTS 5-A & 5-B,
A REDIVISION OF REVISED LOT 5
BELONGING TO CLAUDE K. PIRTLE ET UX
LOCATED IN SECTION 9, T17S-R18E
TERREBONNE PARISH, LOUISIANA

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



DRAWN: A.P.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 18 FEB 25



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@trog.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. <u>X</u> 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)

X

VARIANCE REQUESTED SUBSTANDARD LOT SIZE LOT 5-A AND LOT 5-B & MINIMUM FRONTAGE

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

- Name of Subdivision: LOTS 5-A & 5-B A REDIVISION OF REVISED LOT 5 OF BLOCK 6, CONNELLY SUBDIVISION
- Developer's Name & Address: LOUISIANA REALTY DEVELOPMENT, LLC 3419 BANCROFT AVE HOUMA, LA 70363
Owner's Name & Address: LOUISIANA REALTY DEVELOPMENT, LLC 3419 BANCROFT AVE HOUMA, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 201 & 203 ASH ST
- Location by Section, Township, Range: SECTION 8, T17S-R17E
- Purpose of Development: _____
- Land Use:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Planned Unit Development: Y N
- Date and Scale of Map: DATE: 02/28/2025 SCALE: 1"=20'
- Council District / Fire Tax Area: _____
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

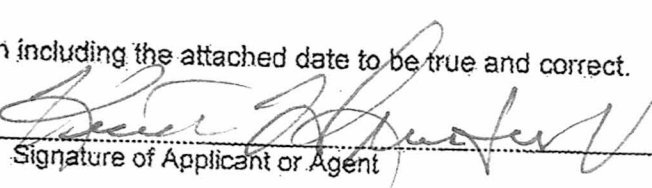
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/28/25

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.

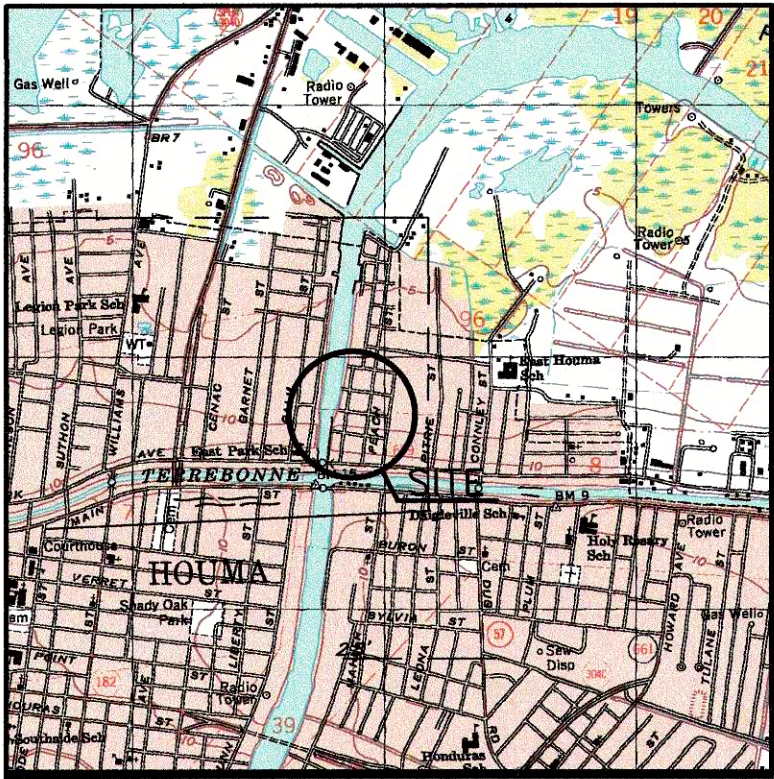
LOUISIANA REALTY DEVELOPMENT, LLC

by: Steve Laine

Print Name of Signature

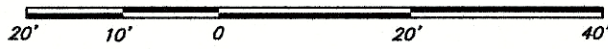
Steve R Laine
Signature

2/28/25



VICINITY MAP

GRAPHIC SCALE



LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD PREV. SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G DATUM)

SEWER SYSTEM:
COMMUNITY SEWERAGE AVAILABLE IN THIS AREA.

THIS PROPERTY DRAINS TO CURB AND GUTTERS ALONG THE STREET WHICH ARE MAINTAINED BY THE PARISH AND TO THE GULF INTRACOASTAL WATERWAY 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.

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

THESE LOTS ARE LOCATED IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0252, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" IS AN AREA OF MINIMAL FLOODING).

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, ENTITLED "SURVEY OF REVISED LOTS 4 & 5 OF BLOCK 6, CONNELLY SUBDIVISION BEING A REDIVISION OF PROPERTY BELONGING TO LOUISIANA REALTY DEVELOPMENT, LLC IN SECTION T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED MAY 13, 2024. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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

JOB NO. : 77 FIELD BOOK : 469 ADDRESS : ASH ST CAD NAME : REV5-CONNELY-SUBD-ASH-ST-TAA_25-077
DRAWN BY : AP PAGES : 63-65 SURVEY FILE : CONN-5-8.TXT FOLDER : CONNELLY SUBDIVISION

PARK AVENUE

R/W

STEPHEN J. MARCEL et ux
ZONE "AE"

ZONE "X"

ANGELICA BROUSSARD

CHRISTOPHER M. LEBOEUF

BLOCK

FLOYD BERGERON et al

6

RESIDENCE
201 ASH ST.

LOT 5-A
(4,570 SQ.FT.)

PORCH
RAMP

LOT 5-B
(1,894 SQ.FT.)

RESIDENCE
203 ASH ST.

REVISED LOT 4

ASH STREET

RAYEMONA A. BOYD

R/W



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

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: LOUISIANA REALTY DEVELOPMENT, LLC
SURVEY OF LOTS 5-A AND 5-B
A REDIVISION OF REVISED LOT 5
OF BLOCK 6, CONNELLY SUBDIVISION
IN SECTION 8, T17S-R17E
TERREBONNE PARISH, LOUISIANA

FEBRUARY 28, 2025

SCALE: 1" = 20'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST. HOUMA, LA. 70360 (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@tprg.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)

N/A

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

- Name of Subdivision: Pamela Hebert Division of Property
- Developer's Name & Address: Pamela Hebert, 10 Fortress Road, New Orleans, LA 70122
Owner's Name & Address: same as above
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: 2557 Brady Road, Theriot, LA 70397
- Location by Section, Township, Range: Section 3, T20S - R16E
- Purpose of Development: Division a One Tract into 2 Tracts
- 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:
February 28, 2025 ; 1" = 60'
- Council District / Fire Tax Area:
District # 7 / Bayou D'Arange Fire
- Number of Lots: 2
- Filing Fees: \$144.28

CERTIFICATION:

I, Prosper J. Toups, III, certify this application including the attached data to be true and correct.

Prosper J. Toups, III
Print Applicant or Agent

February 28, 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.

Pamela C. Hebert
Print Name of Signature

Pamela C. Hebert
Signature

2-28-25
Date

PC25/ 3 - 5 - 13

Revised 11/3/2021

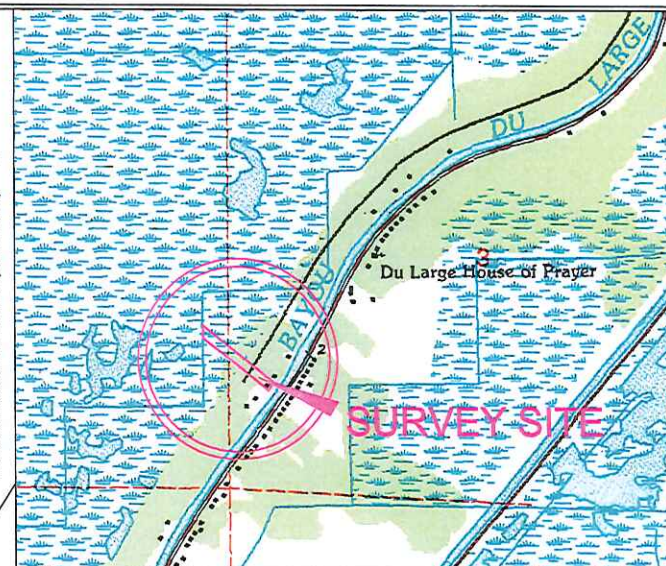
TERREBONNE PARISH
T 2 0 S - R 1 6 E

THIS TRACT IS LOCATED IN ZONE "VE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0625 SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "VE" HAS A BASE FLOOD REQUIREMENT OF 14.0 FOR THE BOTTOM OF THE LOWEST HORIZONTAL MEMBER.

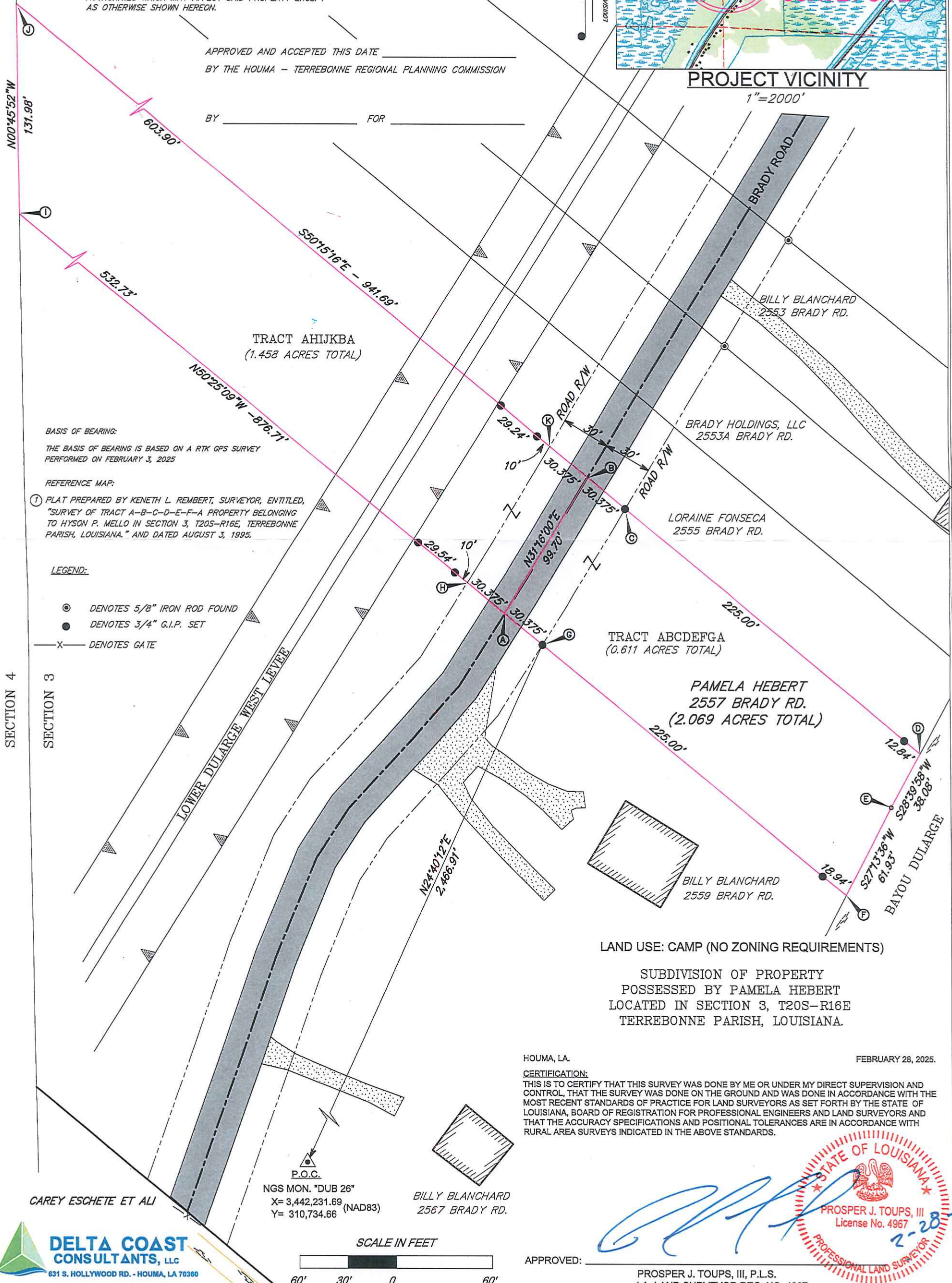
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

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

BY _____ FOR _____



PROJECT VICINITY
1"=2000'



BASIS OF BEARING:
THE BASIS OF BEARING IS BASED ON A RTK GPS SURVEY PERFORMED ON FEBRUARY 3, 2025

REFERENCE MAP:
① PLAT PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED, "SURVEY OF TRACT A-B-C-D-E-F-A PROPERTY BELONGING TO HYSON P. MELLO IN SECTION 3, T20S-R16E, TERREBONNE PARISH, LOUISIANA." AND DATED AUGUST 3, 1995.

LEGEND:

- ⊙ DENOTES 5/8" IRON ROD FOUND
- DENOTES 3/4" G.I.P. SET
- X DENOTES GATE

SECTION 4
SECTION 3

TRACT ABCDEFGA
(0.611 ACRES TOTAL)

PAMELA HEBERT
2557 BRADY RD.
(2.069 ACRES TOTAL)

LAND USE: CAMP (NO ZONING REQUIREMENTS)

SUBDIVISION OF PROPERTY
POSSESSED BY PAMELA HEBERT
LOCATED IN SECTION 3, T20S-R16E
TERREBONNE PARISH, LOUISIANA.

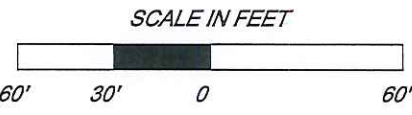
HOUMA, LA. FEBRUARY 28, 2025.

CERTIFICATION:
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 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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

CAREY ESCHETE ET ALI

P.O.C.
NGS MON. "DUB 26"
X= 3,442,231.69 (NAD83)
Y= 310,734.66

BILLY BLANCHARD
2567 BRADY RD.



DELTA COAST CONSULTANTS, LLC
631 S. HOLLYWOOD RD. - HOUMA, LA 70360
PHONE: 985-855-3100 www.deltacoastllc.com

APPROVED: _____
PROSPER J. TOUPS, III, P.L.S.
LA. LAND SURVEYOR REG. NO. 4967



Houma-Terrebonne Regional Planning Commission

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

- Name of Subdivision: Eagle II Dry Dock Facility
- Developer's Name & Address: Sealevel Construction (1087 LA-3185 Thibodaux, LA 70301)
Owner's Name & Address: Eagle Dry Dock & Marine Services, LLC (1087 LA-3185 Thibodaux, LA 70301)
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Matthew P. Rodrigue, PE

SITE INFORMATION:

- Physical Address: 10307 East Park Avenue Houma, LA 70363
- Location by Section, Township, Range: Sections 5, 27, 28, 29, 30, 31, 37, & 38; Township 17 South; Range 18 East
- Purpose of Development: Marine Dock Facility
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Number of Lots: 1
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
DATE: 02/28/2025 1" = 300'
- Council District / Fire Tax Area:
Council District 9 / Fire Tax District 5/Bourg
- Filing Fees: \$ 324.92

CERTIFICATION:

- I, Richard Roth, certify this application including the attached date to be true and correct.

Richard Roth
Print Applicant or Agent
2-25-2025
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.

Richard Roth
Print Name of Signature
2-25-2025
Date

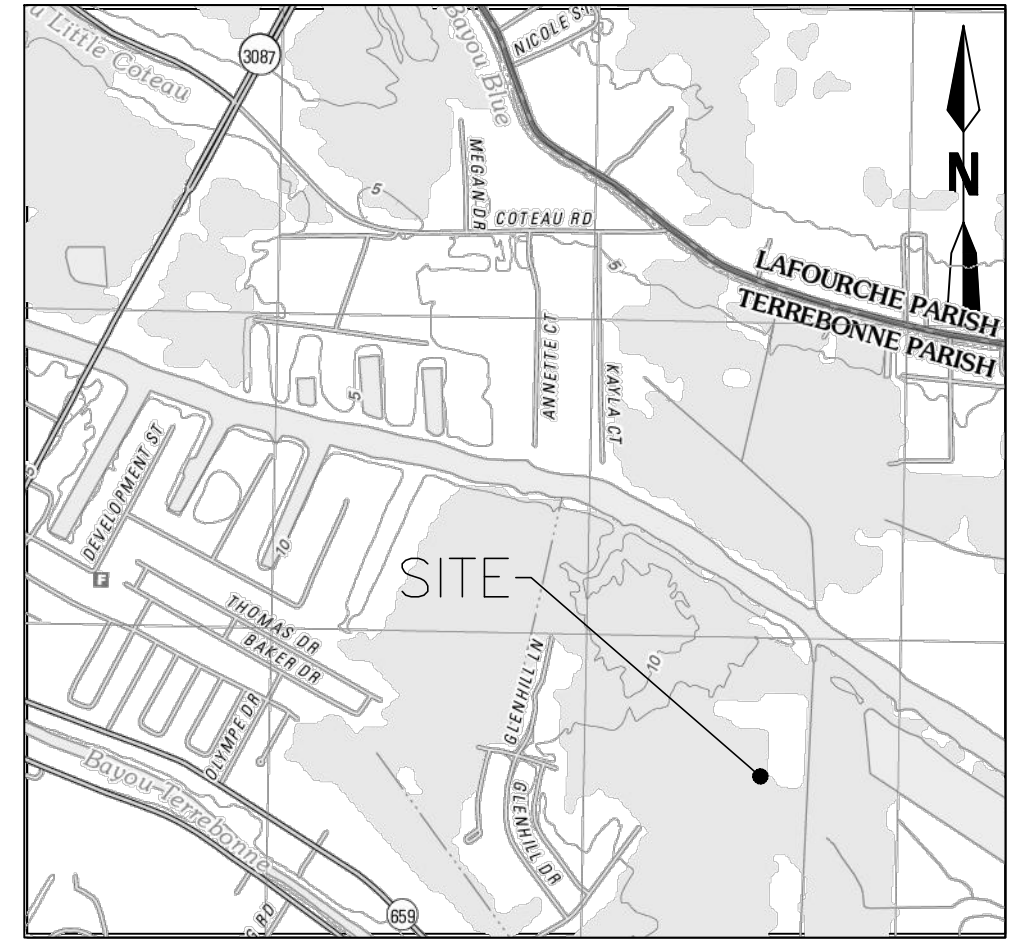
[Signature]
Signature

PC25/ 3-6-14



MINOR SUBDIVISION

OF TRACT 1, RAW LAND DIVISION OF THE NEIL SUBDIVISION
INTO LOT 1, THE NEIL SUBDIVISION
SECTIONS 5, 27, 28, 29, 30, 31, 37 & 38
TOWNSHIP 17 SOUTH, RANGE 18 EAST,
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER,
TERREBONNE PARISH, LOUISIANA



VICINITY MAP
NOT TO SCALE

DETAIL
SCALE 1"=50'

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	FLOOD ZONE LINE
---	EDGE OF ROAD
---	UNDERGROUND DRAINAGE
---	GROUND SURFACE CONTOUR
---	SECTION LINE
---	TOP BANK
---	ADJACENT PROPERTY LINE
X	WIRE FENCE
WF	WOODEN FENCE
C	UNDERGROUND GAS LINE
EL	ELECTRIC LINE
---	CENTERLINE
---	POWER POLE
---	MALIBOX
---	TELEPHONE PEDESTAL
---	GAS UTILITY MARKER
---	FIRE HYDRANT
---	DEADMAN
---	TELEPHONE UTILITY MARKER
---	FENCE CORNER POST
---	WATER UTILITY METER
---	5/8" CAPPED IRON ROD SET (VF 804)

NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83 AS DERIVED FROM THE LSU C&G RTK NETWORK (2021.23)

ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C&G NETWORK (2021.23)

ADJACENT OWNERS:

CS&E PROPERTIES, LLC
207 WILARD AVENUE
HOUMA, LA 70360

ROBERT J. NEIL
PO BOX 727
BOURG, LA 70343

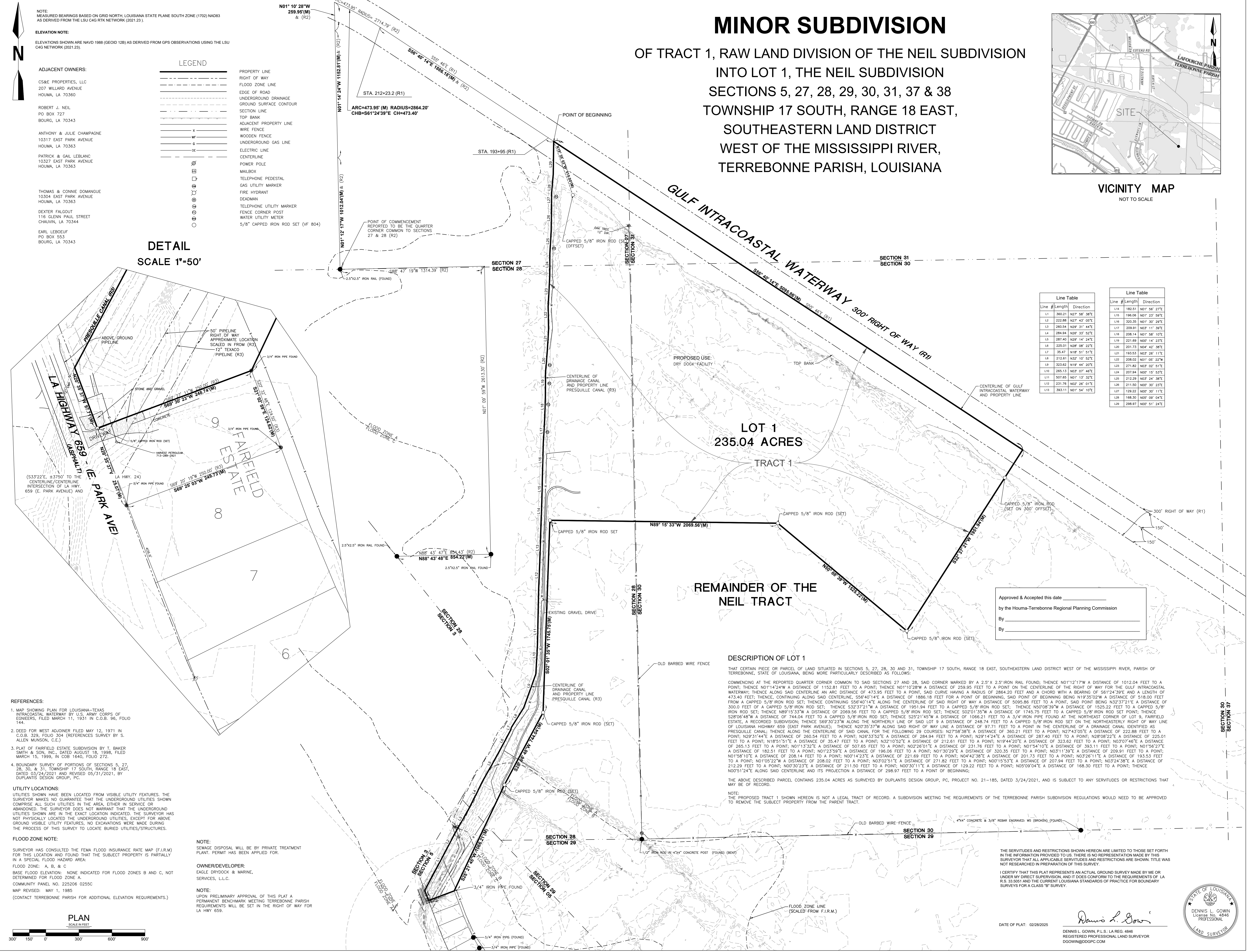
ANTHONY & JULIE CHAMPAGNE
10317 EAST PARK AVENUE
HOUMA, LA 70363

PATRICK & GAIL LEBLANC
10327 EAST PARK AVENUE
HOUMA, LA 70363

THOMAS & CONNIE DOMAGUE
10304 EAST PARK AVENUE
HOUMA, LA 70363

DEXTER FALGOUT
116 GLENN PAUL STREET
CHAUVIN, LA 70344

EARL LEBLANC
PO BOX 553
BOURG, LA 70343



Line Table

Line #	Length	Direction
L1	360.21	N07°56'30"
L2	222.00	N07°43'00"
L3	260.54	N09°31'44"
L4	284.84	N09°33'52"
L5	287.40	N09°14'24"
L6	225.01	N09°08'22"
L7	36.47	N10°51'51"
L8	212.61	N02°12'50"
L9	325.62	N10°44'20"
L10	265.13	N03°07'46"
L11	507.65	N01°13'32"
L12	231.76	N02°26'01"
L13	393.11	N01°54'10"

Line Table

Line #	Length	Direction
L14	182.51	N01°56'27"
L15	196.06	N01°23'59"
L16	320.35	N01°30'29"
L17	209.91	N03°11'39"
L18	208.14	N01°58'10"
L19	221.69	N01°14'23"
L20	201.73	N04°42'38"
L21	193.53	N03°26'11"
L22	258.62	N01°05'23"
L23	271.82	N03°02'51"
L24	207.94	N01°15'53"
L25	212.29	N02°24'38"
L26	211.50	N02°30'23"
L27	129.22	N02°30'11"
L28	168.30	N02°09'04"
L29	298.97	N02°51'24"

DESCRIPTION OF LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 5, 27, 28, 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REPORTED QUARTER CORNER COMMON TO SAID SECTIONS 27 AND 28, SAID CORNER MARKED BY A 2.5" X 2.5" IRON RAIL FOUND; THENCE N01°12'17"W A DISTANCE OF 1012.04 FEET TO A POINT; THENCE N01°14'24"W A DISTANCE OF 1152.81 FEET TO A POINT; THENCE N01°10'28"W A DISTANCE OF 259.95 FEET TO A POINT ON THE CENTERLINE OF THE GULF INTRACOASTAL WATERWAY; THENCE ALONG SAID CENTERLINE AN ARC DISTANCE OF 473.95 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2864.20 FEET AND A CHORD WITH A BEARING OF S61°24'39"E AND A LENGTH OF 473.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 1886.18 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT OF BEGINNING OF 518.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 5095.86 FEET TO A POINT, SAID POINT BEING N32°37'21"E A DISTANCE OF 300.0 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S32°37'21"W A DISTANCE OF 1951.94 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N50°08'39"W A DISTANCE OF 1525.22 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N89°15'33"W A DISTANCE OF 2069.56 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S02°01'35"W A DISTANCE OF 1745.75 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S28°06'48"W A DISTANCE OF 744.04 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S25°21'45"W A DISTANCE OF 1066.21 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9, FAIRFIELD ESTATE, A RECORDED SUBDIVISION; THENCE S69°30'23"W ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 248.74 FEET TO A CAPPED 5/8" IRON ROD SET ON THE NORTHEASTLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 659 (EAST PARK AVENUE); THENCE N02°35'37"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 977.71 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE CANAL IDENTIFIED AS PRESQUILLE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL FOR THE FOLLOWING 29 COURSES: N27°56'38"E A DISTANCE OF 380.21 FEET TO A POINT; N27°43'05"E A DISTANCE OF 222.88 FEET TO A POINT; N29°31'44"E A DISTANCE OF 260.54 FEET TO A POINT; N26°33'52"E A DISTANCE OF 284.94 FEET TO A POINT; N29°14'24"E A DISTANCE OF 287.40 FEET TO A POINT; N29°08'22"E A DISTANCE OF 225.01 FEET TO A POINT; N10°51'51"E A DISTANCE OF 36.47 FEET TO A POINT; N02°10'52"E A DISTANCE OF 212.61 FEET TO A POINT; N10°44'20"E A DISTANCE OF 323.62 FEET TO A POINT; N03°02'51"E A DISTANCE OF 265.13 FEET TO A POINT; N01°13'32"E A DISTANCE OF 507.65 FEET TO A POINT; N02°26'01"E A DISTANCE OF 231.76 FEET TO A POINT; N01°54'10"E A DISTANCE OF 393.11 FEET TO A POINT; N01°56'27"E A DISTANCE OF 182.51 FEET TO A POINT; N01°23'59"E A DISTANCE OF 196.06 FEET TO A POINT; N01°30'29"E A DISTANCE OF 320.35 FEET TO A POINT; N03°11'39"E A DISTANCE OF 209.91 FEET TO A POINT; N01°58'10"E A DISTANCE OF 208.14 FEET TO A POINT; N01°14'24"E A DISTANCE OF 221.69 FEET TO A POINT; N04°42'38"E A DISTANCE OF 201.73 FEET TO A POINT; N03°26'11"E A DISTANCE OF 193.53 FEET TO A POINT; N01°05'23"E A DISTANCE OF 208.02 FEET TO A POINT; N03°02'51"E A DISTANCE OF 271.82 FEET TO A POINT; N00°15'53"E A DISTANCE OF 207.94 FEET TO A POINT; N02°24'38"E A DISTANCE OF 212.29 FEET TO A POINT; N02°30'23"E A DISTANCE OF 211.50 FEET TO A POINT; N02°30'11"E A DISTANCE OF 129.22 FEET TO A POINT; N05°09'04"E A DISTANCE OF 168.30 FEET TO A POINT; THENCE N02°51'24"E ALONG SAID CENTERLINE AND ITS PROJECTIONS A DISTANCE OF 298.97 FEET TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 235.04 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, P.C., PROJECT NO. 21-185, DATED 3/24/2021, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

NOTE:
THE PROPOSED TRACT 1 SHOWN HEREON IS NOT A LEGAL TRACT OF RECORD, A SUBDIVISION MEETING THE REQUIREMENTS OF THE TERREBONNE PARISH SUBDIVISION REGULATIONS WOULD NEED TO BE APPROVED TO REMOVE THE SUBJECT PROPERTY FROM THE PARENT TRACT.

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____
By _____

- REFERENCES:**
- MAP SHOWING PLAN FOR LOUISIANA-TXAS INTRACOASTAL WATERWAY BY U.S. ARMY CORPS OF ENGINEERS, FILED MARCH 11, 1931 IN C.O.B. 96, FOLIO 144.
 - DEED FOR WEST ADJOINER FILED MAY 12, 1971 IN C.O.B. 329, FOLIO 304 (REFERENCES SURVEY BY S. ALLEN MURKIN, C.E.)
 - PLAT OF FAIRFIELD ESTATE SUBDIVISION BY T. BAKER SMITH & SON, INC., DATED AUGUST 18, 1998, FILED MARCH 15, 1999, IN C.O.B. 1640, FOLIO 272.
 - BOUNDARY SURVEY OF PORTIONS OF SECTIONS 5, 27, 28, 30, & 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, DATED 03/24/2021, AND REVISED 05/31/2021, BY DUPLANTIS DESIGN GROUP, P.C.

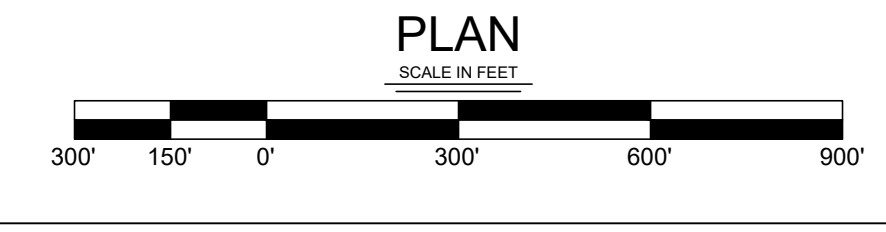
UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE 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.

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: A, B, & C
BASE FLOOD ELEVATION: NONE INDICATED FOR FLOOD ZONES B AND C, NOT DETERMINED FOR FLOOD ZONE A.
COMMUNITY PANEL NO. 225206 0255C
MAP REVISED: MAY 1, 1985
(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

NOTE:
SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT PLANT. PERMIT HAS BEEN APPLIED FOR.

OWNER/DEVELOPER:
EAGLE DRYDOCK & MARINE SERVICES, L.L.C.

NOTE:
UPON PRELIMINARY APPROVAL OF THIS PLAN A PERMANENT BENCHMARK MEETING TERREBONNE PARISH REQUIREMENTS WILL BE SET IN THE RIGHT OF WAY FOR LA HWY 659.



THE NEIL SUBDIVISION
PRESQUILLE, LOUISIANA
TERREBONNE PARISH
SEALVEL PROPERTIES, LLC



PROJECT NO. 24-1532
24-1532_S_20250226.DWG
02/24/2025

CHECKED BY _____ DLG
DRAWN BY _____ OAK

SHEET



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 PLAN 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 PLAT: 02/28/2025

Dennis L. Gowin
REGISTERED PROFESSIONAL LAND SURVEYOR
DGGOWIN@DDGPC.COM

© 2022 DUPLANTIS DESIGN GROUP, P.C.

Associated Office Systems

Aurora Storage Products Times Two-Rotary File

La. State Contract Price Quotation

Pricing Based on LA State Contract # 4400029427

Vendor Number: 310029963

T Number: 91984

<u>Project Name</u>	<u>Contact(s):</u>	<u>Name</u>	<u>Telephone #</u>
Terrebonne Parish Planning & Zoning 8026 Main St., Suite 401 Houma, LA. 70360	Becky Becnel		(985) 873-6793
	Date: 2/17/2025		

QTY	STOCK #	DESCRIPTION	Pricing
1.00	281S	Times-2 Legal 8-Tier Starter w/ dual pedal kit & card holder as per drawing attached	
		Total List Price	\$ 7,560.10
		Less 38% LA State Contract Discount	\$ 2,872.84
		LA State Contract Net Price	\$ 4,687.26
		* Possible Tariff if shipping after 4/1/25 (3%)	\$ 140.62
		Sub-Total	\$ 4,827.88
		** Custom Paint Upcharge (15%)	\$ 724.18
		Total with Custom Paint Upcharge	\$ 5,552.06

See attached drawing for reference.

IMPORTANT NOTES

- * Due to the recent tariffs imposed on foreign steel and aluminum, Aurora may implement a 3% tariff surcharge in response to changing steel prices if shipping after 4/1/25.
- ** Color of original cabinets was Rebel. That color has been discontinued. There would be a 15% custom paint upcharge to match that color as noted in pricing. You can also choose a standard color from current color selector and avoid the upcharge.

Order Address: Aurora Storage Products, Inc.
c/o Associated Office Systems
600 South Lake Street
Aurora, IL 60143

Send To: Gary Glueck
email: g.glueck@thinkaos.com

Telephone #: (504) 458-2447

Ship To Address: AOS Warehouse
4820 Mehurin St.
Jefferson, LA 70121