Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....Chairman
Vacant.....Vice-Chairman
Rachael Ellender.....Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....Member
Keith Kurtz.....Member
Robbie Liner.....Member
Phillip Livas.....Member
Barry Soudelier.....Member
Wayne Thibodeaux.....Member

OCTOBER 15, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(*Temperature Screening and Face Masks Required*)

A • G • E • N • D • A
Revised 10/6/2020

I. <u>CONVENE AS THE ZONING AND LAND USE COMMISSION</u>

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:
1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 17, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:
1. *Public Hearing (postponed to November 19, 2020)*
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, November 19, 2020 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

G. STAFF REPORT

H. COMMISSION COMMENTS:
1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. <u>CONVENE AS THE REGIONAL PLANNING COMMISSION</u>

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:
1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 17, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2020 INVOICES AND THE TREASURER'S REPORT OF SEPTEMBER 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: *Lots A, B, & C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma*
   Approval Requested: Process D, Minor Subdivision
   Location: 624, 626, 628 Liberty Street, Terrebonne Parish, LA
   Government Districts: Council District 5 / City of Houma Fire District
   Developer: Brooke S. Guidry
   Surveyor: Keneth L. Rembert Land Surveyors

   b) Public Hearing

   c) Variance Request: Variance from the minimum lot size requirement for Lots B & C

   d) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: *Parc Evangeline Subdivision*
   Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
   Location: Rue des Affaires, Terrebonne Parish, LA
   Government Districts: Council District 3 / Bayou Cane Fire District
   Developer: Evangeline Business Park, LLC
   Surveyor: David A. Waitz Engineering & Surveying, Inc.

   b) Public Hearing

   c) Variance Request: Variance from the residential lot frontage (access) on a collector street, namely Rue Des Affaires

   d) Consider Approval of Said Application

2. a) Subdivision: *Blackwater Ridge*
   Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
   Location: Valhi Boulevard, Terrebonne Parish, LA
   Government Districts: Council District 6 / City of Houma Fire District
   Developer: Terre South Investments, Inc.
   Surveyor: Keneth L. Rembert Land Surveyors

   b) Public Hearing

   c) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances
2. Discussion and possible action with regard to the regular meeting of November 19, 2020

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "B-1" & "B-2", A Redivision of Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
2. Tracts "A", "B", & "C", A Redivision of Property belonging to Pine Cone Rentals, L.L.C., Section 7, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

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

X Variance(s) (detailed description):

LOTS B & C ARE SUBSTANDARD IN SIZE - REQUEST VARIANCE.

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

1. Name of Subdivision: *Lots A, B & C, a redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma*
2. Developer's Name & Address: *Brooke S. Guidry 402 San Antonio Blvd. Houma, LA 70360*
   *Owner's Name & Address: *Brooke S. Guidry: 402 San Antonio Blvd. Houma, LA 70360*
   Diane G. Juneau: 402 San Antonio Blvd. Houma LA 70360
   Shirley G. Cenac: 402 San Antonio Blvd. Houma LA 70360
   [* *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: *624, 626, 628 Liberty St & 952 Wood St*
5. Location by Section, Township, Range: *Section 7, T17S-R17E*
6. Purpose of Development: *TO PLACE EACH HOUSE ON A SEPERATE LOT*
7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   X Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   X Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map:
    DATE: 8/12/2020 SCALE: 1"=20'
11. Council District:
    5
12. Number of Lots: *3*
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent

Signature of Applicant or Agent

8/27/2020
Date

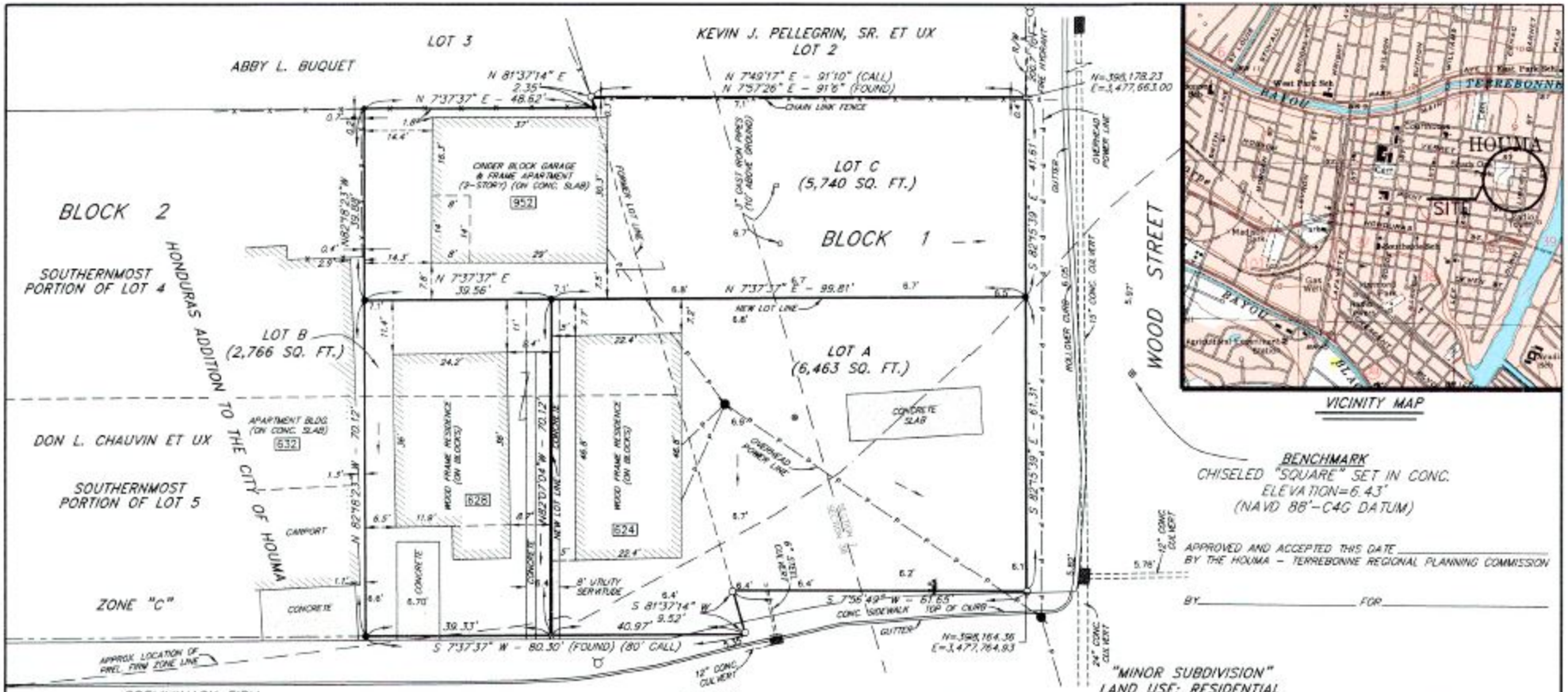
The undersigned certifies: _____ (initial) 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, **or** X BG (initial) 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land 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.

BROOKE GUIDRY
Print Name of Signature

X Signature

8/27/2020
DATE

Revised 3/25/2010



COMMUNITY SEWERAGE IS USED IN THIS AREA.

A UTILITY SERVITUDE IS HEREBY CREATED FOR EXISTING UTILITIES SUCH AS POWER, WATER, GAS & SEWERAGE ACROSS THESE LOTS.

THIS PROPERTY DRAINS TO THE GUTTERS ALONG THE STREET. THE OWNERS OF THESE LOTS WILL PROVIDE AN PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

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

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220230, PANEL NO. 0005, SUFFIX "C", AND DATED AND INDICATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0703 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 221091C, PANEL NO. 0255 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. OF 7'.

THIS SURVEY BASED ON MAP RECORDED UNDER C.O.B. 131, FOLIO 316 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. 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. : 311	FIELD BOOK : 449	ADDRESS : WOOD & LIBERTY	CAD NAME : DUDRY-WINDER-L1B1-952-WOOD-ST_20-311
DRAWN BY : AP	PAGES : 23-25	SURVEY FILE : WINDER.TXT	FOLDER : WINDER ADDITION TO THE CITY OF HOUMA

LEGEND:

- ● INDICATES 5/8" IRON ROD SET
- ⊙ INDICATES 3/4" IRON BOLT FOUND
- ○ INDICATES 1" IRON ROD FOUND
- EXISTING FIRE HYDRANT
- ⊗ INDICATES SEWER CLEAN OUT
- INDICATES WATER METER
- 3.3 INDICATES SPOT ELEVATION (N.A.V.D. '88, C4G DATUM)
- — — DRAINAGE ARROWS
- 322 INDICATES MUNICIPAL ADDRESS

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL

SURVEY OF LOTS A, B & C, A REDIVISION OF LOT 1, BLOCK 1 WINDER ADDITION AND THE NORTHERNMOST PORTIONS OF LOTS 4 & 5, BLOCK 2 HONDURAS TOWNSITE ADDITION TO THE CITY OF HOUMA LOCATED IN SECTIONS 7 & 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA

AUGUST 12, 2020 SCALE: 1" = 20'

REVISED: SEPTEMBER 15, 2020

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED PROFESSIONAL LAND SURVEYOR

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. _____ Raw Land
_____ Re-Subdivision
C. X Major Subdivision
X Conceptual
X Preliminary
_____ Engineering
_____ Final

B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
D. _____ Minor Subdivision

X Variance(s) (detailed description): A variance is being requested for residential lot frontage (access) on a collector street, namely, Rue Des Affaires. (Ord. No. 7749)

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

1. Name of Subdivision: *PARC EVANGELINE SUBDIVISION*
2. Developer's Name & Address: *EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668,HOUMA, LA 70361*
   *Owner's Name & Address: *EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668,HOUMA, LA 70361*
   [* *All owners must be listed, attach additional sheet if necessary*]
3. Name of Surveyor, Engineer, or Architect: *DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.*

SITE INFORMATION:

4. Physical Address: *RUE DES AFFAIRES, HOUMA, LA 70364*
5. Location by Section, Township, Range: *SECTION 7, T16S-R17E*
6. Purpose of Development: *SINGLE FAMILY RESIDENTIAL*
7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   _____ Commercial
   _____ Industrial
8. Sewerage Type:
   X Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   X Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map: *September 28, 2020 1" = 60'*
11. Council District: 3 Michel / Bayou Cane Fire
12. Number of Lots: *142*
13. Filing Fees: *$102.80*

I, *RONNIE J. THERIOT, MANAGER*, certify this application including the attached date to be true and correct.

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent

Signature of Applicant or Agent

9/22/2020
Date

The undersigned certifies: _____ (initial) 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, *or* _____ (initial) 2) 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.

RONNIE J. THERIOT, MANAGER
Print Name of Signature

Signature

9/22/2020
Date

PC20/ 10 - 1 - 37

Revised 3/25/2010

REFERENCE MAPS & BEARINGS:

1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S–R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969

2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S–R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004

3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S–R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361

4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2–A OF EVANGELINE BUSINESS PARK INTO LOT 3–A AND LOT 2–A–1 LOCATED IN SECTIONS 7, 69 & 82, T16S–R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007

5. EVANGELINE BUSINESS PARK – PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S–R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576

6. DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69 & 82, T16S–R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: FEBRUARY 22, 2017

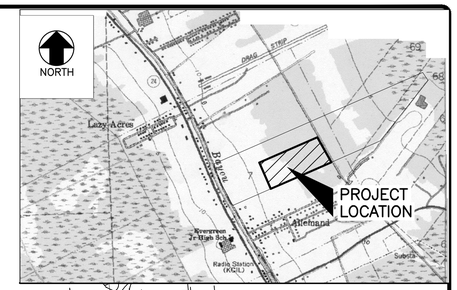
NOTE: REFERENCE BEARING IS N66°21'59"E ALONG THE SOUTHERN R/W OF RUE DES AFFAIRES AS SHOWN ON REF. MAP 4.

CURVE DATA TABLE

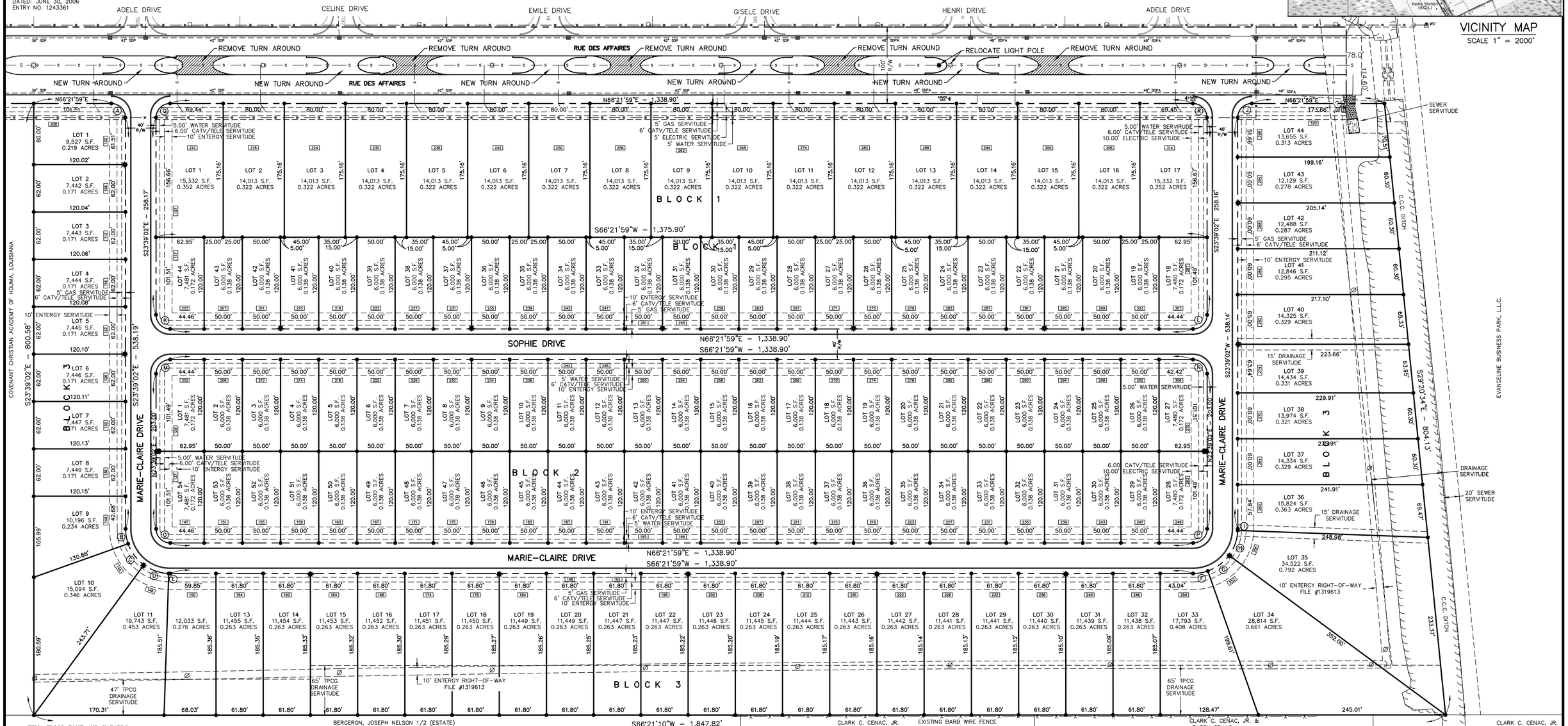
CURVE	ARC	RADIUS	CHORD
A	29.05'	18.50'	S68°38'31"E–26.16'
B	19.93'	58.50'	S33°24'34"E–19.83'
C	35.00'	58.50'	S60°18'29"E–34.48'
D	35.00'	58.50'	N85°24'45"E–34.48'
E	1.95	58.80'	N67°19'10"E–1.95'
F	19.75'	58.80'	N56°41'47"E–19.65'
G	35.00	58.50'	N29°53'11"E–34.48'
H	35.00'	58.50'	N04°23'35"W–34.48'
I	2.16'	58.50'	N21°21'29"E–2.16'
J	29.07'	18.50'	N21°21'29"E–26.17'
K	29.05'	18.50'	N68°38'31"W–26.16'
L	29.07'	18.50'	S21°21'29"W–26.17'
M	29.07'	18.50'	N21°21'29"E–26.17'
N	29.05'	18.50'	S68°38'31"E–26.16'
O	29.05'	18.50'	N68°38'31"W–26.16'
P	29.07'	18.50'	S21°21'29"W–26.17'
Q	29.07'	18.50'	N21°21'29"E–26.17'
R	29.05'	18.50'	S68°38'31"E–26.16'

LEGEND

FOUND PROPERTY MARKER
SET 3/4" I.R.
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SEWER LINE
EXISTING OVERHEAD POWER LINE
EXISTING TELEPHONE LINE
EXISTING FENCE
EXISTING POWER POLE W/ LIGHT
EXISTING POWER POLE
EXISTING ANCHOR
EXISTING TELEPHONE PEDESTAL
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING SEWER MANHOLE
DRAINAGE FLOW
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE
CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 03)
MUNICIPAL ADDRESS
2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 12B) (DATE SET:)



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONES C. AREAS OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C. DATED: APRIL 17, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA–T101
DATED: FEBRUARY 23, 2006. FLOOD ZONE: AREAS OUTSIDE THE LIMIT OF A.B.F.E.

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: _____
James M. Templeton Reg. No. 5129

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY:_____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE_____BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY:_____

FOR:_____

APPROVALS

_____
RONNIE THERIOT – AGENT
EVANGELINE BUSINESS PARK, L.L.C.

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT–OF–WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY:_____
RONNIE THERIOT – AGENT
EVANGELINE BUSINESS PARK, L.L.C.

DATE OF SURVEY: AUGUST 5, 2020

SCALE IN FEET
60 30 0 60 120 180

METHOD OF SEWERAGE DISPOSAL– COMMUNITY SEWER

LAND USE: SINGLE FAMILY RESIDENTIAL

NOTE:

THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS–OF–WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

DATE	DESCRIPTION	BY

REVISION

CONCEPTUAL/PRELIMINARY PLAT
142 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.

PARC EVANGELINE SUBDIVISION
LOCATED IN SECTION 7, T16S–R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
1107 CANAL BLVD.
THIBODAUX, LA 70301
(985) 447–4017 OFFICE
(985) 447–1998 FAX
DWAITZ@WAITZENGINEERING.COM

DESIGNED: JAW	DETAILED: CJA	TRACED:
CHECKED: JAW	CHECKED: JMT	CHECKED:
DATE: OCTOBER 02, 2020	FILE: F:\DWGS\2020\20–116\PARC EVANGELINE OVERALL.DWG	JOB NO: 2020–116

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. _____ Raw Land
_____ Re-Subdivision
C. X Major Subdivision
X Conceptual
X Preliminary
_____ Engineering
_____ Final

B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: *Blackwater Ridge property belonging to Terre South Investments, Inc.*
2. Developer's Name & Address: *Terre South Investments, Inc. P.O. BOX 1866 HOUMA, LA 70361*
   *Owner's Name & Address: *Terre South Investments, Inc. P.O. BOX 1866 HOUMA, LA 70361*
   [* *All owners must be listed, attach additional sheet if necessary*]
3. Name of Surveyor, Engineer, or Architect: *KENETH L. REMBERT, SURVEYOR*

SITE INFORMATION:

4. Physical Address: *VALHI BLVD. & BLACKWATER DRIVE*
5. Location by Section, Township, Range: *SECTIONS 74, 75 & 102, T17S-R17E*
6. Purpose of Development: *CREATING A NEW SUBDIVISION*
7. Land Use:
   X Single-Family Residential
   _____ Multi-Family Residential
   X Commercial
   _____ Industrial
8. Sewerage Type:
   X Community
   _____ Individual Treatment
   _____ Package Plant
   _____ Other
9. Drainage:
   _____ Curb & Gutter
   _____ Roadside Open Ditches
   _____ Rear Lot Open Ditches
   _____ Other
10. Date and Scale of Map:
    DATE: 9/10/2020 SCALE: 1"=40'
11. Council District:
    6 Guidry / COH Fire
12. Number of Lots: 16 & REMAINING UNDEVELOPED PROPERTY
13. Filing Fees: $75.00

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

KENETH L. REMBERT
Print Applicant or Agent

Signature of Applicant or Agent

9/25/2020
Date

The undersigned certifies: _____ initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ***or*** x RB initial 2) 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.

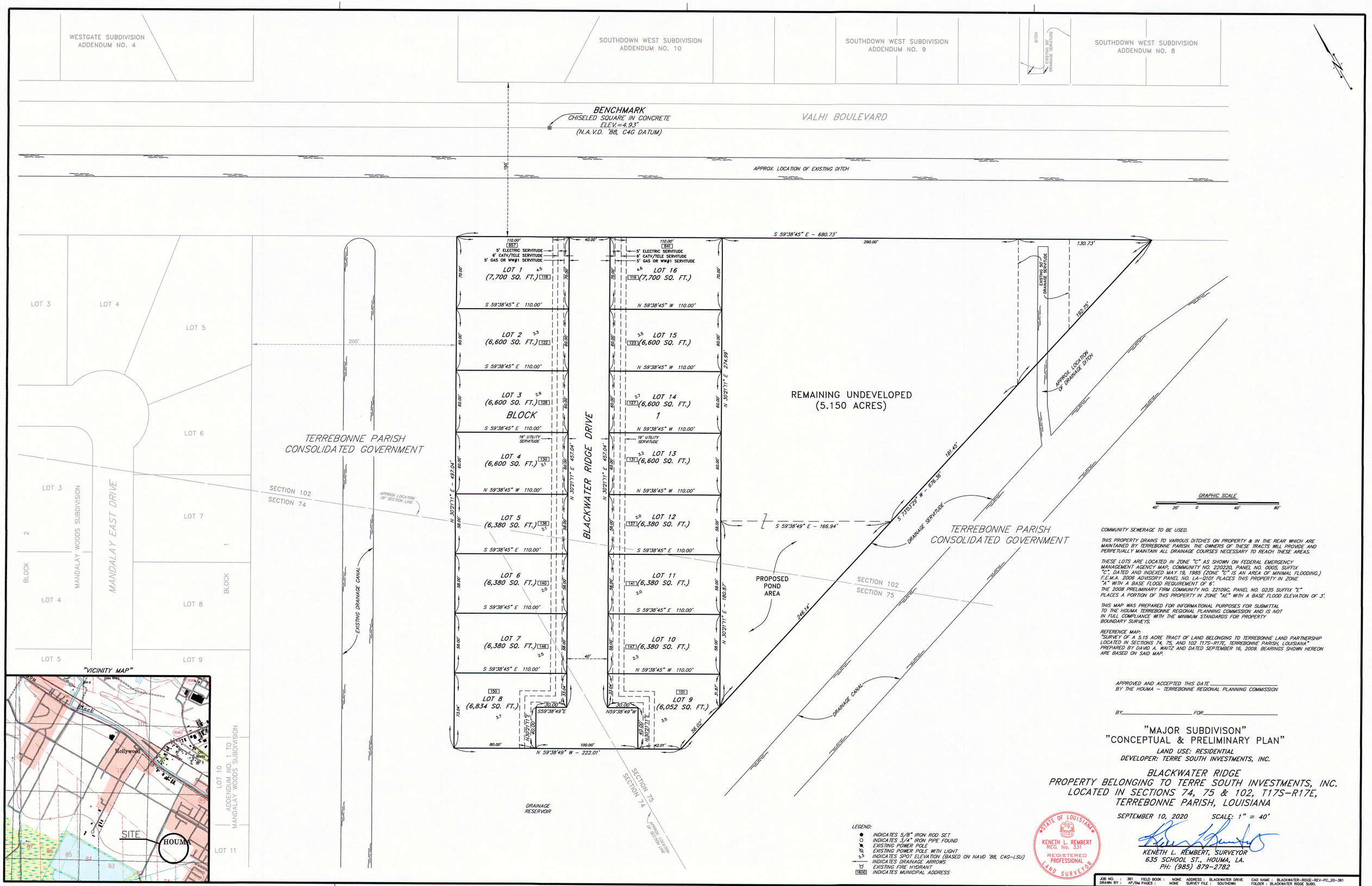
TERRE SOUTH INVESTMENTS, INC.
BY: ROBERT A. BURNS, JR.
Print Name of Signature

x Robert A. Burns, Jr.
Signature

9/25/2020
Date

PC20/ 10 - 2 - 38

Revised 3/25/2010



COMMUNITY SEWERAGE TO BE USED.

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 19, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.
THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 3'.

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.

REFERENCE MAP:
"SURVEY OF A 5.15 ACRE TRACT OF LAND BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTIONS 74, 75, AND 102 T17S–R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY DAVID A. WAITZ AND DATED SEPTEMBER 16, 2009. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

BY _____ FOR _____

"MAJOR SUBDIVISON"
"CONCEPTUAL & PRELIMINARY PLAN"

LAND USE: RESIDENTIAL
DEVELOPER: TERRE SOUTH INVESTMENTS, INC.

BLACKWATER RIDGE
PROPERTY BELONGING TO TERRE SOUTH INVESTMENTS, INC.
LOCATED IN SECTIONS 74, 75 & 102, T17S–R17E, TERREBONNE PARISH, LOUISIANA

SEPTEMBER 10, 2020 SCALE: 1" = 40'

LEGEND:
- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G–LSU)
- INDICATES DRAINAGE ARROWS
- EXISTING FIRE HYDRANT
- 1600 INDICATES MUNICIPAL ADDRESS

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED PROFESSIONAL LAND SURVEYOR

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH: (985) 879–2782

JOB NO. :	361	FIELD BOOK :	NONE	ADDRESS :	BLACKWATER DRIVE	CAD NAME :	BLACKWATER-RIDGE-REV-PC_20-361
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