

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

OCTOBER 19, 2023, 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 September 21, 2023
- E. COMMUNICATIONS
- F. PUBLIC HEARING:
1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 1, Block 2, Barrowtown, 202 East Street; Doris Moore Jules, applicant *(Council District 1 / City of Houma Fire)*
- G. NEW BUSINESS:
1. Home Occupation:
Proposed barbershop; 139 Grande Street; Vidal A. Jackson, applicant *(Council District 8 / City of Houma 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 ALLEGIENCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES:
1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 21, 2023
- E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 19, 2023 INVOICES AND THE TREASURER'S REPORT OF SEPTEMBER 2023
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. Reconsideration of a variance request from the fire hydrant distance requirements regarding an application by Roddy L. Matherne, et ux for Tracts "F" & "G," A Redivision of Property belonging to Roddy L. Matherne, et ux (*Council District ? / Bourg Fire District*)
2. a) Subdivision: Lot "A," Property belonging to Leon Cox
Approval Requested: Process D, Minor Subdivision
Location: 4377 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Leon Cox
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Tract "B," Property belonging to Terrebonne Parish Recreation District No. 1
Approval Requested: Process C, Major Subdivision-Final (*Revised 9/13/2023*)
Location: 1533 Bayou Gardens Blvd., Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Terrebonne Parish Recreation District No. 1; Mark Amedee
Surveyor: Keneth L. Rembert Land Surveyors
Engineer: Duplantis Design Group, PC
b) Consider Approval of Said Application
4. a) Subdivision: Lots "A-1-A" thru "A-1-C," A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 1039 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Emmett J. Robichaux, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3
Approval Requested: Process D, Minor Subdivision
Location: 1611 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Joe Bernier
Surveyor: Delta Coast Consultants, LLC
b) Consider Approval of Said Application
6. a) Subdivision: Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B
Approval Requested: Process A, Raw Land Division
Location: 1612 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Coteau Fire District
Developer: Coteau Land, LLC
Surveyor: Acadia Land Surveying, LLC
b) Consider Approval of Said Application
7. a) Subdivision: Evangeline Oaks Subdivision
Approval Requested: Process C, Major Subdivision-Final
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Survey of Lots D & E, A Redivision of the Southernmost Portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 913 & 917 High Street and 630 Liberty Street, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Liberty Properties Enterprises, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size and setback requirements
d) Consider Approval of Said Application
2. a) Subdivision: Tracts "K-1", "K-2", & "K-3", A Redivision of Tract "K" belonging to Warren Charles Carlos
Approval Requested: Process D, Minor Subdivision
Location: 7747 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Warren C. Carlos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Lots 1-A & 1-B being a portion of Property belonging to Montegut Lions Club, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 164 South Legion Drive & 1122 Cross Street, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Montegut Lions Club, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts "A", "B", & "C", A Redivision of Property belonging to Al J. Rodrigue
Approval Requested: Process D, Minor Subdivision
Location: 884 & 896 Highway 665, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Al J. Rodrigue
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Lots A, B, & C, A Redivision of Tract A-B-C-D-A, Property belonging to Ironman Properties of America, LLC
Approval Requested: Process D, Minor Subdivision
Location: Marcel Lane, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Ironman Properties of America, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application
6. a) Subdivision: Division of Property belonging to Barell Joseph Billiot (Tracts A-E)
Approval Requested: Process D, Minor Subdivision
Location: 5882 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Barell Billiot
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application

I. STAFF REPORT

1. *Public Hearing*

Discussion and possible action regarding the adoption of the Main Street Corridor Master Plan

J. ADMINISTRATIVE APPROVAL(S):

1. Survey and Division of Property belonging to Huntington B. Downer, Jr. and Waitz & Downer Rentals, L.L.C. into Lot 28, Block 8 of the City of Houma; Section 7, T17S-R17E, Terrebonne Parish, LA (423 Goode Street & 537 Verret Street / Councilman Brien Pledger, District 1)
2. Tract A, A Redivision of Property belonging to Michael X. St. Martin, et al; Section 104, T17S-R17E, Terrebonne Parish, LA (3511 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Lot Line Adjustment between Lot 15, Block 9, Addendum 3, Phase A and Lot 14, Block 9, Addendum 3, Phase B into Revised Lot 15, Block 9, Addendum 3, Phase A & B, West Manchester Subdivision; Section 74, T17S-R16E, Terrebonne Parish, LA (226 & 230 Exeter Run / Councilman Darrin Guidry, District 6)
4. Survey and Redivision of Property belonging to Barker Holding Company, L.L.C. into Lot 1 and Raw Land; Section 4, T17S-R17E, Terrebonne Parish, LA (6316 West Main Street / Councilman Gerald Michel, District 3)
5. Survey and Redivision of Property belonging to Westside Lands, L.L.C. into Lot 1, Lot 2, Lot 3, and Lot 4; Section 4, T17S-R17E, Terrebonne Parish, LA (Amy Court / Councilman Gerald Michel, District 3)
6. Revised Tract 3 and Lot 4A, A Redivision of Property belonging to Iver Consulting Services, LLC; Sections 58 & 59, T16S-R15E, Terrebonne Parish, LA (2115 Bull Run Road / Councilman Carl Harding, District 2)

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 SEPTEMBER 21, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 21, 2023 of the HTRPC to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Ms. Rachael Ellender, Secretary/Treasurer. Also present were Mr. Christopher Pulaski, Director, 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 report.*
- 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 August 17, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the September 21, 2023 invoices and approve the Treasurer’s Reports of August 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc. dated September 5, 2023, requesting to withdraw the application regarding property belonging to Floyd McFarland [See *ATTACHMENT A*].
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 13, 2023, requesting to table Item H.3 until the next regular meeting regarding the Terrebonne Parish Recreation District No. 1 property [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC adopt a motion to table the application for Process C, Major Subdivision, Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1 until the next regular meeting of October 19, 2023 as per the Developer’s request [See *ATTACHMENT B*].
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. dated September 21, 2023 requesting to table Item H.7 regarding the final approval for Evangeline Oaks Subdivision [See *ATTACHMENT C*].
- a) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC adopt a motion to table the final application for Process C, Major Subdivision, Evangeline Oaks Subdivision until the next regular meeting of October 19, 2023 as per the Developer’s request [See *ATTACHMENT C*].
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mr. Faulk: "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. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order an application by Onshore Materials, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., was present to discuss the application.
 - b) The Chairman recognized Virginia Holcomb, 220 Louisiana Drive, who expressed concerns of the solo outlet for the subdivision.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility letters and that the Engineering Phase plans include the required improvements to Monroe Street to be reviewed and verified by TPCG Engineering at the time of Engineering Phase application.
 - d) It was suggested that the Developer compromise with the residents to repave Monroe Street and Louisiana Drive after construction of the new subdivision is complete.
 - e) Discussion was held regarding the average daily trips, a possible traffic study, and housing needed in the northern areas of the parish.
 - f) Mr. Soudelier moved, seconded by Mr. Faulk: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D conditioned upon all utility letters being submitted, the Engineering Phase plans include the required improvements to Monroe Street to be reviewed and verified by TPCG Engineering at the time of Engineering Phase application, and submittal of a traffic study from LA DOTD."
 - g) The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: Mr. Smith; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Gustave J. Theriot requesting approval for Process D, Minor Subdivision, for Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot.
 - 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. Faulk moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval of the subdivision conditioned upon the submittal of all utility service availability letters and that a note be placed on the plat indicating that no structures shall be placed, and no sewerage treatment systems be installed on Tracts C & D.
 - e) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot with a variance granted from the minimum lot size requirement and 50' x 50' box requirement

and conditioned upon the submittal of all utility service availability letters and that a note be placed on the plat indicating that no structures shall be placed and no sewerage treatment systems be installed on Tracts C & D.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Roddy Matherne requesting approval for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated his client wished to separate his home from his business and that there was only a 4” waterline and the Fire Chief wouldn’t approve a tank or pond for fire protection.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance and conditional approval of the subdivision provided upon municipal address for adjacent Tract B be depicted on the plat (dry hydrant location), submittal of a letter from the relevant fire district certifying that the dry hydrant meets IBC and NFC standards, and include a signature block for the Lafourche Parish Planning Director or provide a Letter of No Objection from the same to indicate they have no objection to the proposed subdivision.
- e) Discussion was held regarding the property not within the zoning district and that land use is only requested for road standards, fire hydrants, etc.
- f) The Chairman recognized Mr. Roddy Matherne, applicant, 516 Bourg-Larose Highway, who stated the Fire Chief had issues with a dry hydrant due to people not properly maintaining the ponds. He further discussed the property boundaries whereas the property was legally placed in Lafourche Parish in 1989 but the Tobin map says Terrebonne Parish.
- g) Discussion was held regarding the fire hydrant issues.
- h) Mr. Smith moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts “F” & “G,” A Redivision of Property belonging to Roddy L. Matherne, et ux with a variance granted for a dry hydrant in lieu of a fire hydrant and conditioned upon the municipal address for adjacent Tract B be depicted on the plat (dry hydrant location), submittal of a letter from the relevant fire district certifying that the dry hydrant meets IBC and NFC standards, and include a signature block for the Lafourche Parish Planning Director or provide a Letter of No Objection from the same to indicate they have no objection to the proposed subdivision.”

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

2. The Chairman called to order the Public Hearing for an application by Leon Cox requesting approval for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he’d like to table the matter after the Public Hearing in order to allow time for the drainage calculations to be approved.
- b) There was no one present to speak on the matter.

- c) Mr. Thibodeaux moved, seconded by Mr. Burgard: “THAT the Public Hearing be continued.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lot “A,” Property belonging to Leon Cox until the next regular meeting of October 19, 2023.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. *Tabled until October 19, 2023 as per the Developer’s request.* Revised Tract “B,” Property belonging to Terrebonne Parish Recreation District No. 1 [See *ATTACHMENT B*]
4. The Chairman called to order the Public Hearing for an application by Emmett J. Robichaux, Jr. requesting approval for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated he’d like to table the matter after the Public Hearing to allow time to get the drainage calculations approved.
 - b) There was no one present to speak on the matter.
 - c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be continued and the application for Process D, Minor Subdivision, for Lots “A-1-A” thru “A-1-C,” A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux until the next regular meeting of October 19, 2023.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Joe Bernier requesting approval for Process D, Minor Subdivision, for the Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3.
 - a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property. He requested a variance for the 15' servitude from 1987 and if approved, they would move forward with drainage calculations.
 - b) There was no one present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance as the two existing lots are already legal, non-conforming and placement of a third at the proposed size would not seem to alter the character or use of the adjacent conforming properties and to table the subdivision application to allow time for the applicant to prepare the drainage plans and calculations for TPCG review and make the necessary revisions to the plat.
 - e) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC grant a variance for the non-conforming servitude used to access Revised Tracts 3 & 2 from Rosewood Drive and table the application for Process D, Minor

Subdivision, for Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3 until the next regular meeting of October 19, 2023.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order the Public Hearing for an application by Coteau Land, LLC requesting approval for Process D, Minor Subdivision, for Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B.

- a) Mr. Lee Shaffer, applicant, 2678 Highway 311, discussed the location and division of property. He stated the front would be sold to an adjacent business for a parking lot and the rear would be raw land.
- b) There was no one present to speak on the matter.
- c) Mr. Burgard moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend tabling the matter to allow time for proper public notice and to provide time for the applicant and Staff to make the necessary revisions to the application and the plat as per the items described above.
- e) Mr. Burgard moved, seconded by Mr. Faulk: “THAT the HTRPC table the application for Process D, Minor Subdivision, Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B until the regular meeting of October 19, 2023.”

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

7. *Tabled until October 19, 2023 as per the Developer’s request.* Evangeline Oaks Subdivision [See ATTACHMENT C]

I. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the adoption of the Main Street Corridor Master Plan.

- a) Mr. Pulaski discussed the Main Street Corridor Master Plan and stated a healthy downtown is vital to the entire community. He discussed the rising insurance costs, people leaving the parish, and working toward helping them to stay.
- b) There was no one from the Public to speak on the matter.
- c) Discussion was held regarding marketing, informing the public of meetings, social media, and publishing in the Parish’s official journal which is the Houma Courier.
- d) Mr. Pulaski stated the next public meetings were September 28 at the Main Library and October 3 at the Ward 7 in Chauvin. He also stated there was a survey that could be completed online at www.tpcg.org/recovery.
- e) Discussion ensued regarding the Houma Restoration District Board and their meetings held on the first Tuesday of every month at 11:00 a.m. in the 7th Floor Conference Room in the Government Tower.
- f) Mr. Burgard moved, seconded by Mr. Thibodeaux: “THAT a Public Hearing be continued for the discussion and adoption of the Main Street Corridor Master Plan to Thursday, October 19, 2023 at 6:00 p.m.”

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

ABSENT: Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Tracts A & B and Revised Parcel II, A Redivision of Tracts A & B and Revised Parcel II, Property of Cenac Community Reinvestment, L.L.C., et al; Sections 14 & 15, T17S-R17E, Terrebonne Parish, LA (1911, 1911A, 1913, 1917 & 1919 Coteau Road / Councilman Steve Trosclair, District 9)
2. Survey & Division of Lots 5 through 8, Block 2, of Charles Subdivision into Lot 5-6 and 7-8; Section 8, T17S-R17E, Terrebonne Parish, LA (119 & 125 Howard Avenue / Councilman Brien Pledger, District 1)
3. Property Line Shift between Tracts A and B on Property belonging to GLCB, LLC; Section 4, T17S-R17E, Terrebonne Parish, LA (6451/6453 & 6473/6475 West Main Street / Councilman Gerald Michel, District 3)
4. Property Line Shift between Designated Tracts 1 and 2 on Property of Buquet Distributing Company, Inc. and Buquet Realty Co., Inc.; Section 4, T17S-R17E, Terrebonne Parish, LA (5363 & 5393 Highway 311 / Councilman Darrin Guidry, District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:32 p.m."

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



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

Charles L. McDonald

Land Surveyor, Inc.

P O Box 1390

Gray, Louisiana 70359

Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

September 5, 2023

Houma Terrebonne Regional Planning Commission

Attn: Becky Becnel

P O Box 1446

Houma, LA 70361

Re: Floyd McFarland Property

Dear Becky:

Please permanently remove the agenda item for the division of property belonging to Floyd McFarland (Tracts 3-A & 3-B); Section 85, T15S-R16E, Terrebonne Parish, LA; Savior Property Management, LLC; Angie Aysen, Developer.

Feel free to call me if you have any questions.

Thank you.

Sincerely,



Alisa Champagne

CHARLES L. McDONALD LAND SURVEYOR, INC.

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 email "klrsurveyors@aol.com"

September 13, 2023

Hem H. 3

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

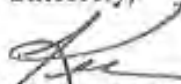
Re: NEW BUSINESS – Item 3, Terrebonne Parish Recreation District No. 1

Dear Chris:

Please let this letter serve as a request to place the above item on the table and be considered for approval at the October, 2023 planning commission meeting. There are still some utility issues to be addressed.

Thank you.

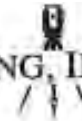
Sincerely,


Kenneth L. Rembert

KLR/apr



DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

September 21, 2023

VIA: EMAIL: bbecnel@tpcg.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 1448
Houma, LA 70361-1448

Attention: Becky M. Becnel,
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL - **EVANGELINE
OAKS SUBDIVISION** – LOCATED IN SECTIONS 7, 68, 69 & 82, T16S-R17E,
TERREBONNE PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2021-064

Dear Becky:

We are hereby requesting that you remove Evangeline Oaks Subdivision from the September 21, 2023 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the October 19, 2023 meeting agenda.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.



Jacob A. Waitz, P.E., L.S.I.

JAW/dth
Cc: Evangeline Business Park, L.L.C.
File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

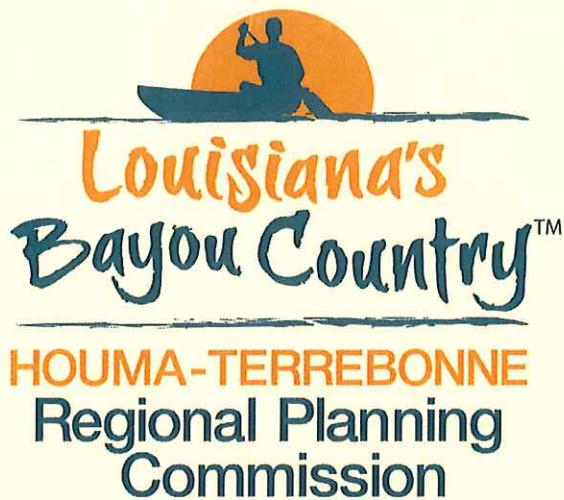
KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

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

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

September 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 65,634.31

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems September 21, 2023) 323.19

THE COURIER
(Publications - September 2023) 1,588.46

TPCG
(Postage - September 2023) 437.97

LA Dept of Revenue
(2023 - 3rd. Taxes) 99.45

U.S. Postable Service
(1 Year Renewal) 248.00

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	2,727.07
SUBTOTAL	62,907.24
ACCOUNTS RECEIVABLE	3,094.60
ENDING BALANCE	66,001.84

Chase Bank - Savings Account	60,737.21
Chase One Bank - Checking Account	5,264.63
TOTAL	66,001.84

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2023 - August TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.44
Interest on Checking Account	0.03
Doris Jules	25.00
Keneth L. Rembert Land Surveyors	304.53
Keneth L. Rembert Land Surveyors	321.59
Keneth L. Rembert Land Surveyors	50.00
Keneth L. Rembert Land Surveyors	321.59
Delta Coast Consultants, LLC	201.77
Acadia Land Surveying, LLC	167.65
David Waitz Engineering & Surveying, Inc.	1,000.00
Acadia Land Surveying, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc	125.00
Charles L. McDonald Land Surveyor, Inc	125.00
	200.00

Secretary/Treasurer

\$ 3,094.60

Approved by: _____ Title

Chairman

Approved by: _____ Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
10/19/2023		Wayne Thibodeaux	Per Diem	46.17
10/19/2023		Rachael Ellender	Per Diem	46.17
10/19/2023		Kyle D. Faulk	Per Diem	46.17
10/19/2023		Robbie R. Liner	Per Diem	46.17
10/19/2023		Barry Soudelier	Per Diem	46.17
10/19/2023		Jan J. Rogers	Per Diem	46.17
10/19/2023		Ross Burgard	Per Diem	46.17
10/19/2023		Travion Smith	Per Diem	46.17
10/19/2023		TPCG	Postage	12.60
10/19/2023		Gate House Media Holdings	Advertising	553.20
10/19/2023		Deluxe	Checks - Checking	179.53
TOTAL OPERATING EXPENDITURES				<u>1,114.69</u>

Date	Invoice	Vendor	Description	Amount
10/19/2023		H-T Reg. Plan Comm	Transfer	-

10/19/2023		Secretary/Treasurer
Date		Title

10/19/2023		Chairman
Date	Approved by:	Title

10/19/2023		Accountant
Date	Approved by:	Title

Receipts October 1st through October 31st, 2023

Vidal Jackson	10.00
Keneth L. Rembert Land Surveyors	142.06
Keneth L. Rembert Land Surveyors	142.06
Keneth L. Rembert Land Surveyors	304.53
Keneth L. Rembert Land Surveyors	330.12
Keneth L. Rembert Land Surveyors	313.06
Charles L. McDonald Land Surveyors	142.06
David Waitz Engineering & Surveying, Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Delta Coast Consultants, LLC	125.00
David Waitz Engineering & Surveying, Inc.	125.00
David Waitz Engineering & Surveying, Inc.	125.00
T. Baker Smith, LLC	125.00

2,133.89

Chase Bank Money Market Account Balance \$62,871.10

Chase Bank Checking Account Balance \$4,149.94

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 REQUESTED FOR FIRE HYDRANT SINCE NONE CAN BE PLACED ON A 4" WATERLINE

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

1. Name of Subdivision: TRACTS "F" & "G", A REDIVISION OF PROPERTY BELONGING TO RODDY L. MATHERNE ET UX
2. Developer's Name & Address: RODDY MATHERNE 516 BOURG LAROSE HWY, BOURG, LA 70343
Owner's Name & Address: RODDY & CARLA MATHERNE 516 BOURG LAROSE HWY, 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: 478 & 516 BOURG LAROSE HWY
5. Location by Section, Township, Range: SECTION 77, T17S-R19E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 8/2/23 SCALE: 1"=200'
12. Council District / Fire Tax Area:
13. Number of Lots: 2
14. Filing Fees: \$304.53

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

8/28/23
Date

[Signature]
Signature of Applicant or Agent

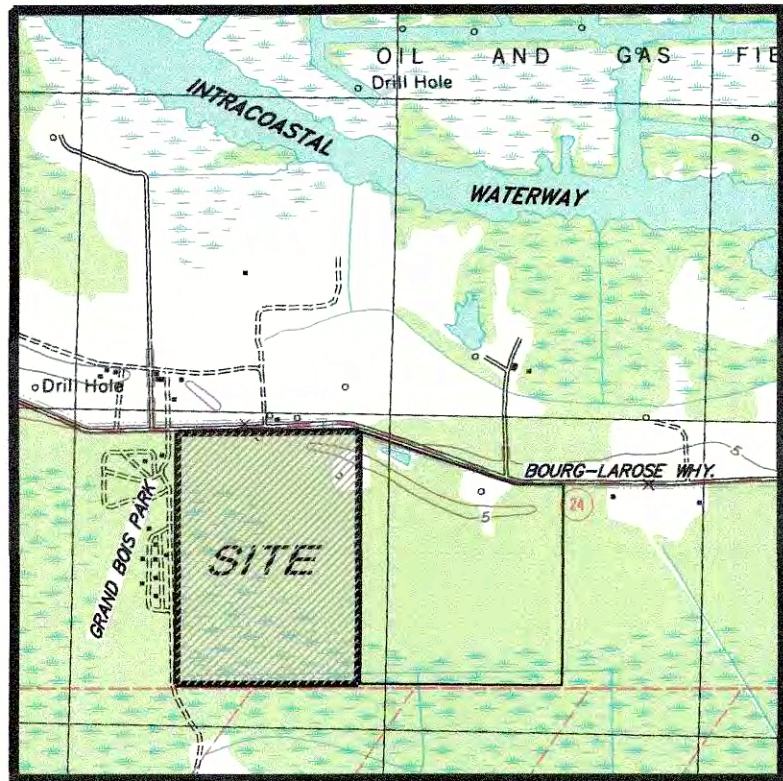
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

RODDY L. MATHERNE
Print Name of Signature

8/28/23

X [Signature]

PC23/ 9 - 1 - 34



"VICINITY MAP"



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 1/4" MONUMENT
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES BRASS DISK SET AT ELEV. 2.66' NAVD '88
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

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

- REFERENCE MAPS:
- 1) MAP PREPARED BY T. BAKER SMITH & SON ENTITLED "MAP SHOWING SURVEY OF SOUTH HALF OF SECTION 77, T17S-R19E" AND DATED DECEMBER 30, 1963.
 - 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT 1 AND 2 PROPERTY BELONGING TO ALVIN PLAISANCE, JR. ET AL LOCATED IN SECTION 78, T17S-R19E, LAFOURCHE PARISH, LOUISIANA" DATED MAY 3, 2006.
 - 3) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAN SHOWING TRACTS 'B', 'C', 'D' & 'E' PROPERTY BELONGING TO RODDY L. MATHERNE LOCATED IN SECTION 77, T17S-R19E, LAFOURCHE PARISH, LOUISIANA" DATED AUGUST 17, 2018.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

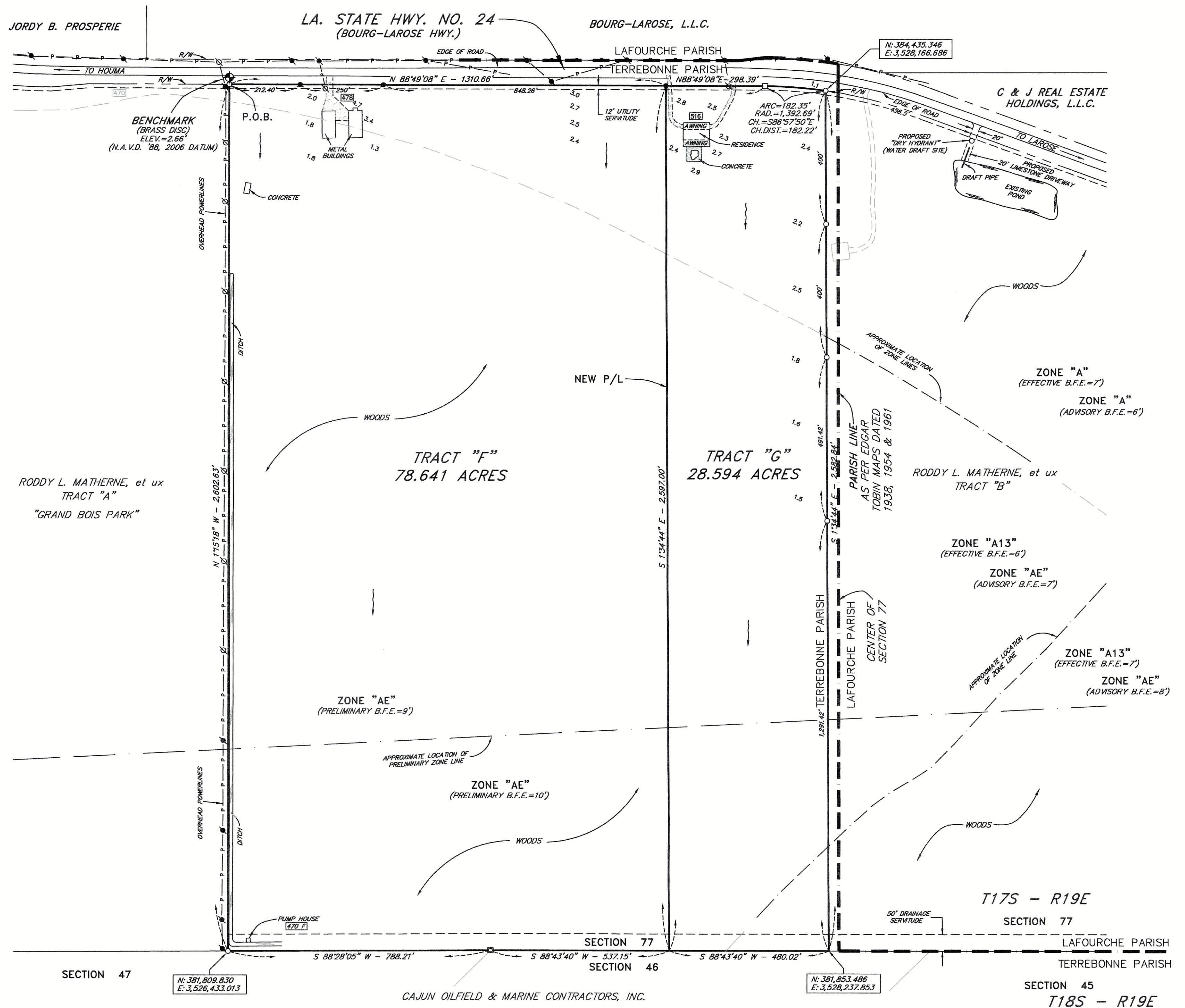
FLOOD INFO:
THESE TRACTS ARE LOCATED IN ZONES "A" & "A13" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225202, PANEL NO. 0445, SUFFIX "C", AND DATED APRIL 17, 1985. (ZONE "A13" HAS A BASE FLOOD REQUIREMENT OF 6' & 7' AND ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX DATE MAY 4, 1992). (F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-1108 PLACES THIS PROPERTY IN ZONES "A" & "AE" WITH BASE FLOOD REQUIREMENTS OF 6', 7' & 8'). THE 2023 PRELIMINARY FIRM COMMUNITY NO. 22057C, PANEL NO. 0500 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 9' & 10'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE HIGHWAY ROADSIDE DITCHES WHICH IS MAINTAINED BY THE STATE OF LA. AND TO THE PARISH DRAINAGE DITCH ALONG THE SOUTH PROPERTY LINE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

SECTION LINES SHOWN FROM HERON IN T18S-R19E ARE APPROXIMATE.

JOB NO.: 313 FIELD BOOK: 458 ADDRESS: BOURG-LAROSE HWY CAD NAME: MATHERNE-BOURG-LAROSE-HWY-2-TRACTS-TPC-23-313
DRAWN BY: BM/AP PAGES: 30-31 SURVEY FILE: "RJ-MOL2" FOLDER: MATHERNE, RODDY CRD: JMB-RODDY-MATHERNE-GRAND-BOIS



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

BY _____ FOR _____

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.

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

DATE	BY	DESCRIPTION
		REVISIONS

2 - TRACTS



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: RODDY L. MATHERNE

PLAT SHOWING TRACTS "F", & "G",
A REDIVISION OF PROPERTY BELONGING TO
RODDY L. MATHERNE ET UX
LOCATED IN SECTION 77, T17S - R19E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
835 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 878-2782 FAX - (985) 878-1641

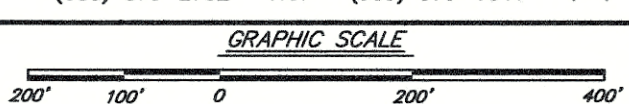


DRAWN: BM/AP

CHK'D: K.L.R.

SCALE: 1" = 200'

DATE: 2 AUG 23



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@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: LOT "A", PROPERTY BELONGING TO LEON COX
2. Developer's Name & Address: LEON COX 4347 BAYOU BLACK DR HOUMA, LA 70360
Owner's Name & Address: LEON COX 4347 BAYOU BLACK DR 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: 4377 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTIONS 44 & 45, T17S-R16E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 8/24/23 SCALE: 1"=40'
12. Council District / Fire Tax Area:
7 Babin / Bayou Black Fire
13. Number of Lots: 1
14. Filing Fees: \$321.59

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

8/28/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

LEON COX

Print Name of Signature

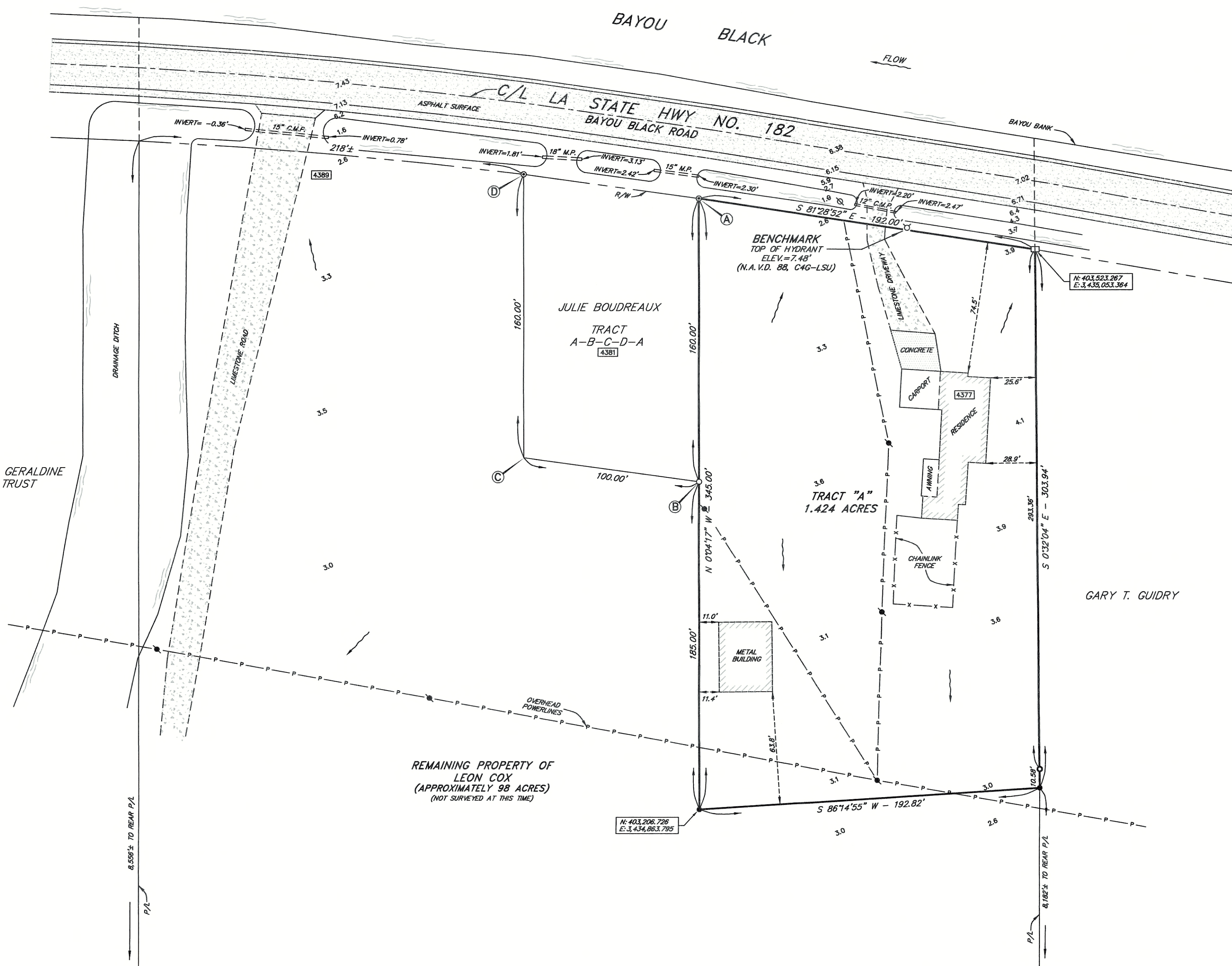
8/28/23

Date

Leon Cox
Signature

PC23/ 9 - 2 - 35

Revised 11/3/2021

WALLACE & GERALDINE
BEENE TRUST

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU BLACK WHICH NEEDS NO MAINTENANCE
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 MAP:
MAP PREPARED BY CHARLES L. McDONALD ENTITLED "SURVEY OF TRACT A-B-C-D-A,
BELONGING TO MORRIS BLANCHARD, LOCATED IN SECTIONS 44 & 45, T17S-R16E,
TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 8, 1979.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0440, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).
(FROM INDEX DATE FEBRUARY 2, 1982). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. 0440, SUFFIX "C".
THE PROPERTY IS IN ZONE "C" WITH A BASE FLOOD REQUIREMENT OF 6'.
THE 2023 PRELIMINARY DFIRM COMMUNITY NO. 225206, PANEL NO. 0250 SUFFIX "C" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7'.
PLEASE SEE THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. : 333 FIELD BOOK : 469 ADDRESS : 4377 BAYOU BLACK DR CAD NAME : LEON-COX-4377-BAYOU-BLACK-PC_23-333
DRAWN BY : BM PAGES : 47-49 SURVEY FILE : "COX-4377" FOLDER : LEON COX 4377 BAYOU BLACK DR CRD: LEON COX - 4377 BAYOU BLACK DRIVE

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: 
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

9/5/23	AP	ADDED ADDRESSES
DATE	BY	DESCRIPTION
REVISIONS		



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: LEON COX

PLAT SHOWING LOT "A",
PROPERTY BELONGING TO
LEON COX
LOCATED IN SECTIONS 44 & 45, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

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

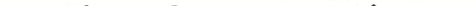


DRAWN: B.M.

CHK'D.: K.L.R

SCALE: 1" = 40'

GRAPHIC SCALE



A horizontal scale bar with a central zero point. To the left of zero, there are markings for 20' and 40'. To the right of zero, there are markings for 40' and 80'. The bar is divided into segments by vertical tick marks.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: REVISED TRACT "B", PROPERTY BELONGING TO TERREBONNE PARISH RECREATION DIST. NO. 1
2. Developer's Name & Address: TERREBONNE PARISH RECREATION DISTRICT NO. 1
208 PAULETTE ST HOUMA, LA 70364
- Owner's Name & Address: TERREBONNE PARISH RECREATION DISTRICT NO. 1
208 PAULETTE ST HOUMA, LA 70364
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: 1533 BAYOU GARDENS BLVD
5. Location by Section, Township, Range: SECTIONS 56 & 57, T16S-R17E
6. Purpose of Development: CREATE A PLAYGROUND
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: 8/28/23 SCALE: 1"=100'
12. Council District / Fire Tax Area: 4 Amadee / Cokau Fire
13. Number of Lots: 1
14. Filing Fees: \$261.48 \$50 bmb

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

8/29/23
Date

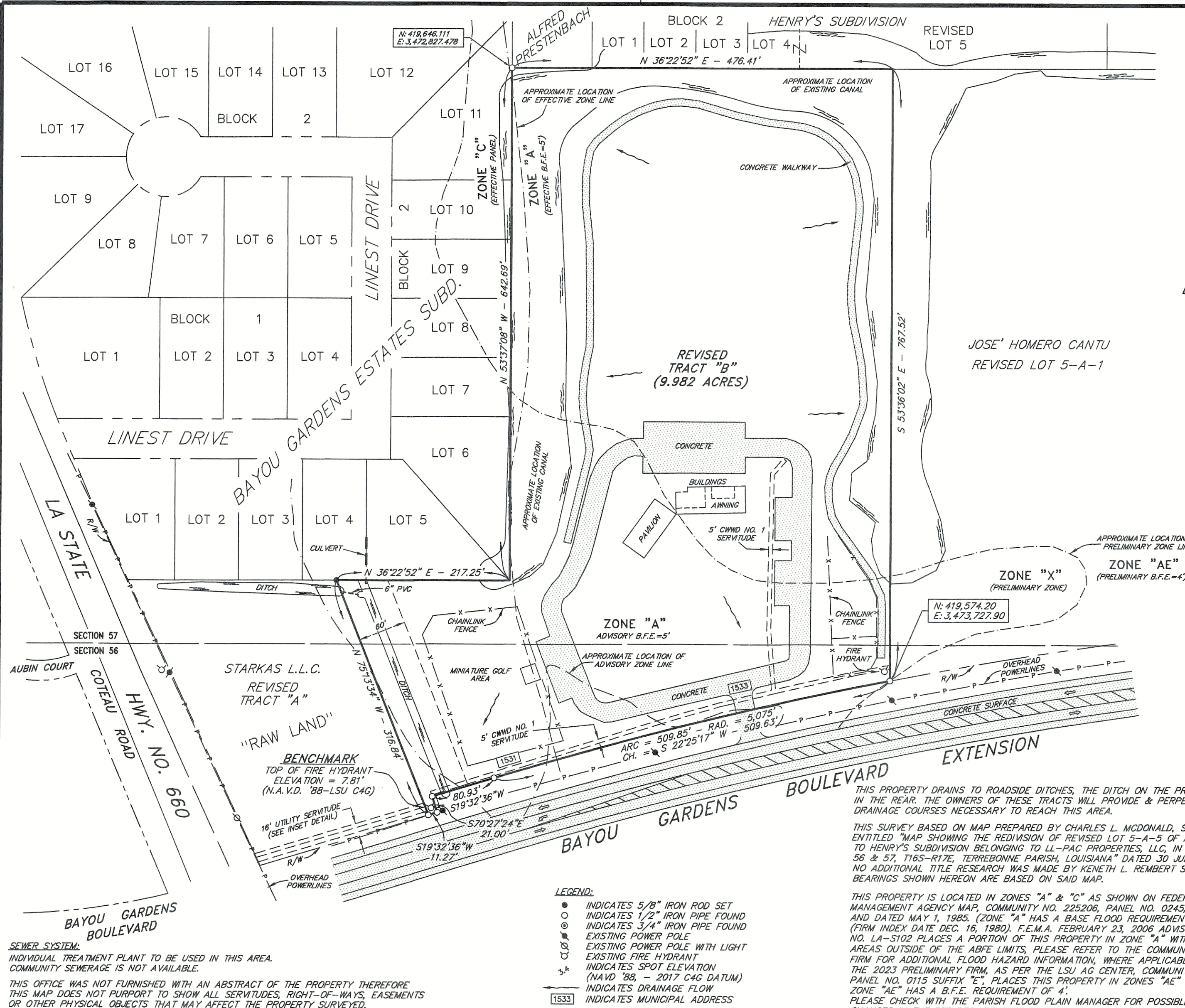
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

TERREBONE PARISH RECREATION DIST. NO. 1
by: Mark Amadee
Print Name of Signature

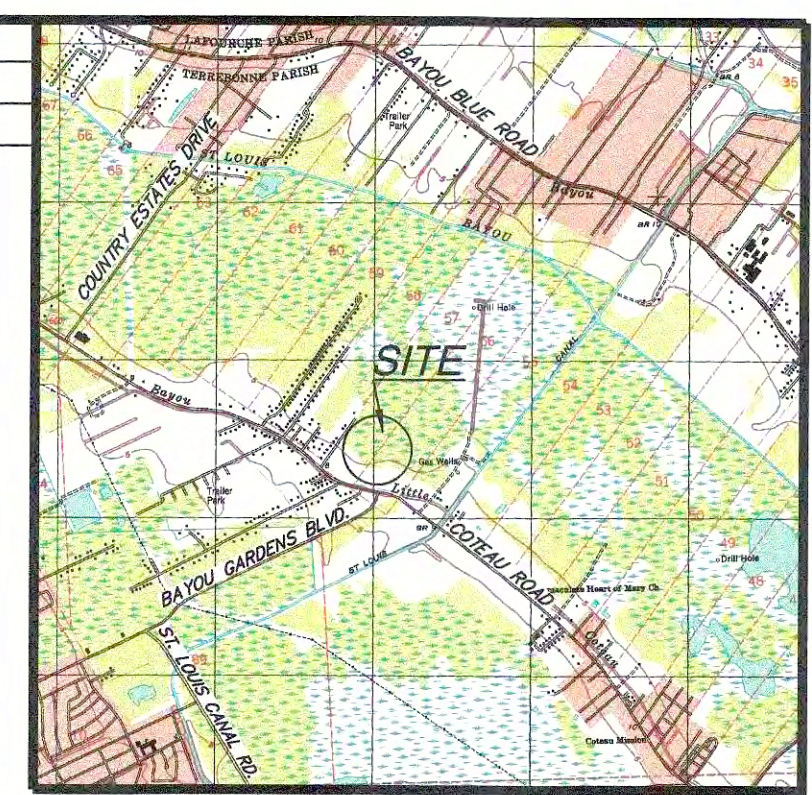
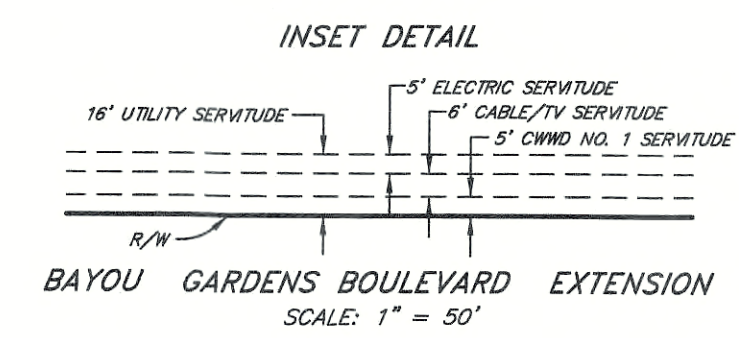
8/29/23

PC23/ 9 - 3 - 36

Revised 11/3/2021



REVISIONS		
DATE	BY	DESCRIPTION
9/5/23	AP	ADDED ADDRESSES



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**

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: TERREBONNE PARISH
RECREATION DIST. NO. 1

1 - TRACT



**PLAN SHOWING REVISED TRACT "B",
PROPERTY BELONGING TO
TERREBONNE PARISH RECREATION DIST. NO. 1
LOCATED IN SECTIONS 56 & 57, T16S-R17E,
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" = 100'
DATE: 28 AUG 23



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

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (NAVD '88 - 2017 C4G DATUM)
 - INDICATES DRAINAGE FLOW
 - 1533 INDICATES MUNICIPAL ADDRESS

THIS PROPERTY DRAINS TO ROADSIDE DITCHES, THE DITCH ON THE PROPERTY AND A CANAL IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE & PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THIS SURVEY BASED ON MAP PREPARED BY CHARLES L. McDONALD, SURVEYOR ENTITLED "MAP SHOWING THE REDIVISION OF REVISED LOT 5-A-5 OF ADD'M NO. 1 TO HENRY'S SUBDIVISION BELONGING TO LL-PAC PROPERTIES, LLC, IN SECTIONS 56 & 57, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED 30 JUNE 2017. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-S102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A B.F.E. OF 5'. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2023 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0115 SUFFIX "E", PLACES THIS PROPERTY IN ZONES "AE" & "X". ZONE "AE" HAS A B.F.E. REQUIREMENT OF 4'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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: LOTS "A-1-A" THRU "A-1-C", A REDIVISION OF PROPERTY BELONGING TO EMMETT J. ROBICHAUX, JR. ET UX
2. Developer's Name & Address: EMMETT J. ROBICHAUX, JR. 1039 BAYOU BLUE RD HOUMA, LA 70364
Owner's Name & Address: CLAUDETTE & EMMETT J. ROBICHAUX, JR. 1039 BAYOU BLUE RD HOUMA, LA 70364
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: 1039 BAYOU BLUE RD
5. Location by Section, Township, Range: SECTION 27, T17S-R18E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 8/22/23 SCALE: 1"=60'
12. Council District / Fire Tax Area: 9 Trosclair / Bayou Blue Fire
13. Number of Lots: 3
14. Filing Fees: \$321.59

CERTIFICATION:

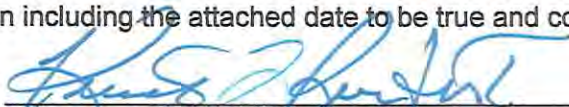
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

8/28/23

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.

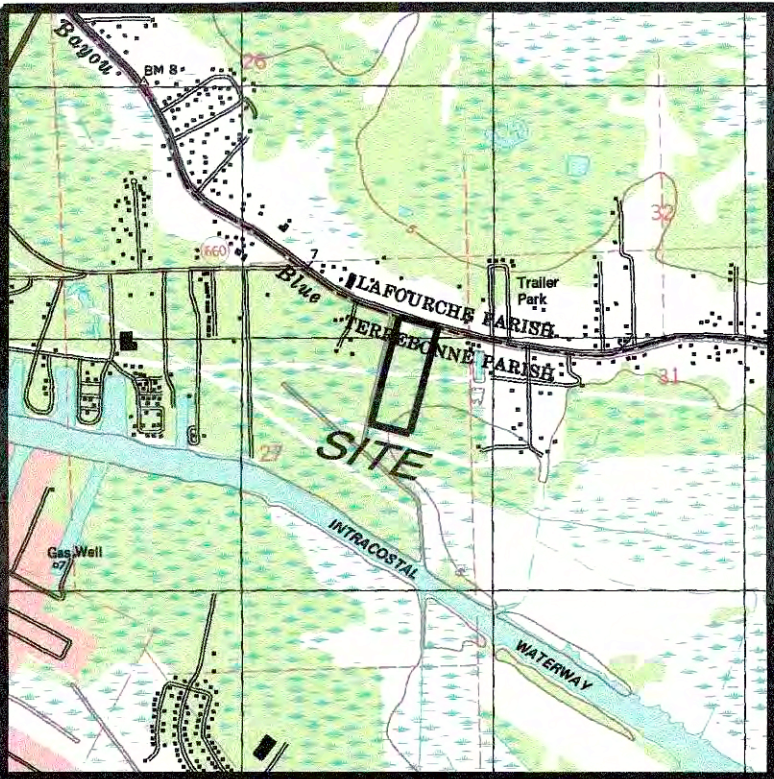
EMMETT J. ROBICHAUX, JR.

Print Name of Signature

8/28/23

PC23/ 9 - 4 - 37

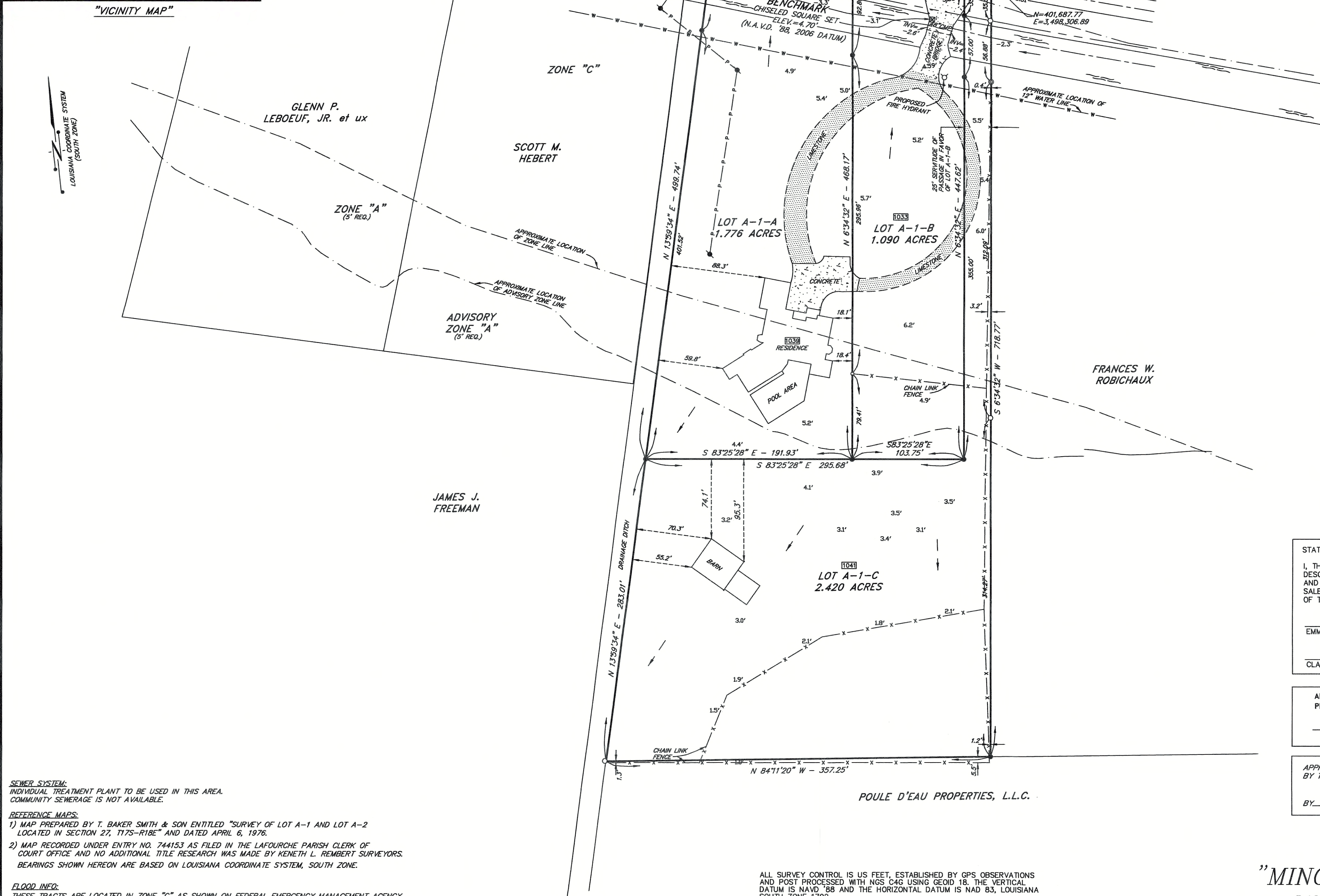
Revised 11/3/2021



"VICINITY MAP"

APPLIES TO VACANT LOTS:

LAFOURCHE PARISH
SETBACK REQUIREMENTS:
FRONT - TWENTY (20) FEET
REAR - TEN (10) FEET
SIDE - TEN (10) FEET



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

REFERENCE MAPS:

- 1) MAP PREPARED BY T. BAKER SMITH & SON ENTITLED "SURVEY OF LOT A-1 AND LOT A-2 LOCATED IN SECTION 27, T17S-R18E" AND DATED APRIL 6, 1976.
- 2) MAP RECORDED UNDER ENTRY NO. 744153 AS FILED IN THE LAFOURCHE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFO:

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225202, PANEL NO. 0425, SUFFIX "C" DATED AND INDEXED MAY 4, 1992, AND ZONES "A" & "C" AS SHOWN ON F.E.M.A. MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", DATED MAY 1, 1995 AND INDEXED APRIL 2, 1992. (ZONE "A" HAS A B.F.E. OF 5'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R105 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH BASE FLOOD REQUIREMENT OF 5'. THE 2023 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0260 SUFFIX "E", PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. REQUIREMENT OF 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

DRAINAGE NOTE:

THIS PROPERTY DRAINS TO THE HIGHWAY ROADSIDE DITCHES WHICH IS MAINTAINED BY THE STATE OF LA. AND TO THE DITCH ALONG THE EASTERN PROPERTY LINE WHICH DRAINS TO THE GULF INTRACASTAL WATERWAY. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

- CHISELED "SQUARE" IN CONCRETE SET INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 1/2" IRON PIPE FOUND
- EXISTING POWER POLE WITH LIGHT
- PROPOSED FIRE HYDRANT
- INDICATES SPOT ELEVATION
- INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE ARROWS

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.

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

3 - TRACTS



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: EMMETT J. ROBICHAUX, JR.

SURVEY OF LOTS "A-1-A" THRU "A-1-C",
A REDIVISION OF PROPERTY BELONGING TO
EMMETT J. ROBICHAUX, JR. ET UX
LOCATED IN SECTION 27, T17S - R18E
TERREBONNE & LAFOURCHE PARISHES, LA

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



DRAWN: AP

CHK'D: K.L.R.

SCALE: 1" = 60'

DATE: 31 AUG 23

Houma-Terrebonne Regional Planning Commission

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

Non-Conforming servitude used to access Revised Tract 3 & 2 from Rosewood Drive

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

1. Name of Subdivision: Subdivision of Tracts 2 & 3 into Tract 4, and Revised Tracts 2 & 3
2. Developer's Name & Address: Joe Bernier, 1838 Doctor Beartrous Road, Theriot LA 70397
Owner's Name & Address: Joe Bernier, 1838 Doctor Beartrous Road, Theriot LA 70397
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: 1611 Bayou Black Drive, Houma LA 70360
5. Location by Section, Township, Range: Section 104, T17S - R17E
6. Purpose of Development: Create 3 lots of record to be sold
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:
08/29/23 Scale: 1" = 30'
12. Council District / Fire Tax Area:
Council District 7/City of Houma
13. Number of Lots: 3
14. Filing Fees: _____

CERTIFICATION:

I, PROSPER TOUPS, certify this application including the attached date to be true and correct.

PROSPER TOUPS, III

Print Applicant or Agent

8-31-23

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.

Joe Bernier

Print Name of Signature

8/31/23

Date

[Signature]

Signature

PC23/ 9 - 5 - 38

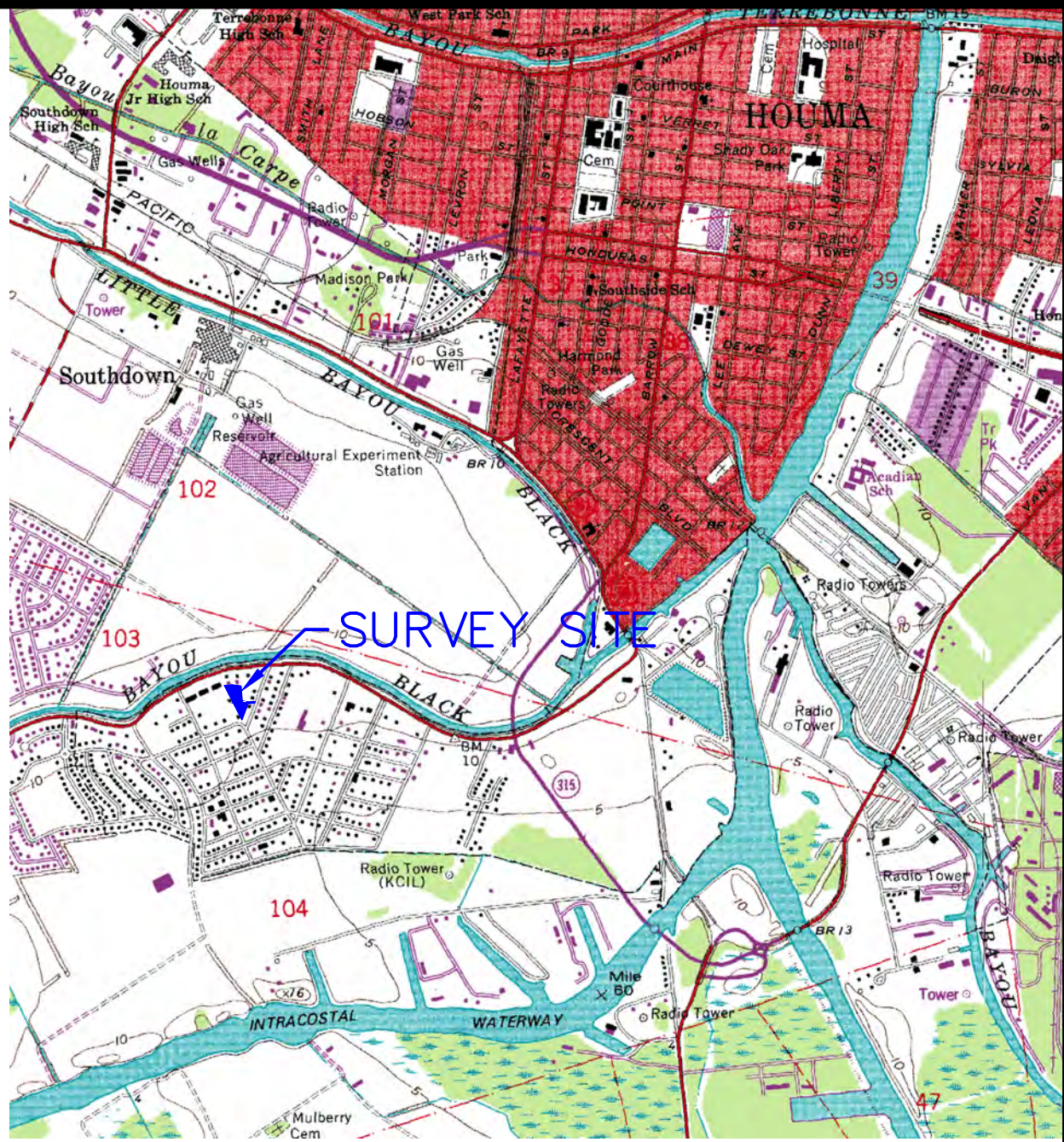
Revised 11/3/2021

TERREBONNE PARISH

T17S - R17E

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

BY _____ FOR _____



PROJECT VICINITY

1" = 2000'

COURSES		
LINE	BRG.	DIST.
J - I	S 21°51'51" W	29.53'
K - J	S 86°33'00" W	80.00'
L - K	S 21°51'51" W	15.00'
O - L	N 86°33'00" E	80.00'
M - O	S 81°13'55" E	20.00'
N - M	N 21°51'51" E	15.00'
N - P	S 21°51'51" W	25.00'
P - I	S 68°08'09" E	19.48'
P - Q	S 21°51'51" W	12.38'
R - N	S 81°13'55" E	53.41'
D - C	N 88°08'58" E	22.00'
C - B	S 81°13'55" E	8.13'

SURVEY NOTE

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.

FLOOD NOTE

THE FUTURE FIRM COMMUNITY NO. 22109C0253E AND DATED SEPTEMBER 7, 2023 PLACES THESE TRACTS IN ZONE "X" WITH A 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD.

BASIS OF BEARING

REFERENCE BEARING IS S 2°56'02" E, ALONG LINE "A" - "S" TAKEN FROM THE REFERENCE MAP BELOW.

REFERENCE MAPS

A MAP PREPARED BY KENETH L. REMBERT ENTITLED, "RE-DIVISION OF PROPERTY OF OSWALD GEIST ET UX IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA." AND DATED SEPTEMBER 24, 1987

DATE OF FIELD SURVEY: AUGUST 22, 2023

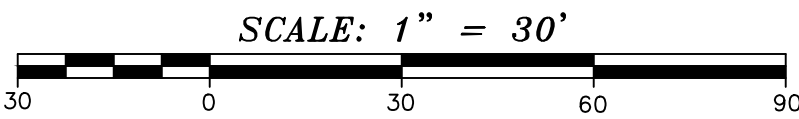
HOUMA, LA

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND 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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: _____

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



SUBDIVISION OF TRACTS 2 & 3
INTO TRACT 4, REVISED TRACT 2, AND REVISED TRACT 3
LOCATED IN SECTION 104, T17S-R17E
TERREBONNE PARISH, LOUISIANA



**DELTA COAST
CONSULTANTS, LLC**
631 S. HOLLYWOOD RD.
HOUMA, LA 70360

PHONE: 985-655-3100

www.deltacoastllc.com

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: Krumbhaar/ES&H Subdivision
2. Developer's Name & Address: Coteau Land, LLC - 2678 Hwy 311 - Schriever, LA 70395
Owner's Name & Address: Shaffer Properties, LLC and Estate of Jane Krumbhaar, represented by the independent administrator, Katie Allen
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Michael P Blanchard, PLS

SITE INFORMATION:

4. Physical Address: 1612 Coteau Rd - Houma, LA 70361
5. Location by Section, Township, Range: Sections 17, 18, 26 & 27 - T17S, R17E
6. Purpose of Development: *No Development* Land Exchange Only
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:
TBD Scale: 1" = 200'
12. Council District / Fire Tax Area:
13. Number of Lots: 10
14. Filing Fees:

CERTIFICATION:

I, Michael P. Blanchard, certify this application including the attached date to be true and correct.

Michael P. Blanchard
Print Applicant or Agent
9/25/2023
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.

Catherine H. Allen Per Rep
Print Name of Signature
10/4/2023
Date

Catherine Allen, Per. Rep. Estate Jane B. Siff
Signature

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@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: Krumbhaar/ES&H Subdivision
2. Developer's Name & Address: Coteau Land, LLC - 2678 Hwy 311 - Schriever, LA 70395
Owner's Name & Address: Shaffer Properties, LLC and Estate of Jane Krumbhaar, represented by the independent administrator, Katie Allen
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Michael P Blanchard, PLS

SITE INFORMATION:

4. Physical Address: 1612 Coteau Rd - Houma, LA 70361
5. Location by Section, Township, Range: Sections 17, 18, 26 & 27 - T17S, R17E
6. Purpose of Development: *No Development* Land Exchange Only
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: TBD Scale: 1" = 200'
12. Council District / Fire Tax Area:
13. Number of Lots: 10
14. Filing Fees:

CERTIFICATION:

I, Michael P. Blanchard, certify this application including the attached date to be true and correct.

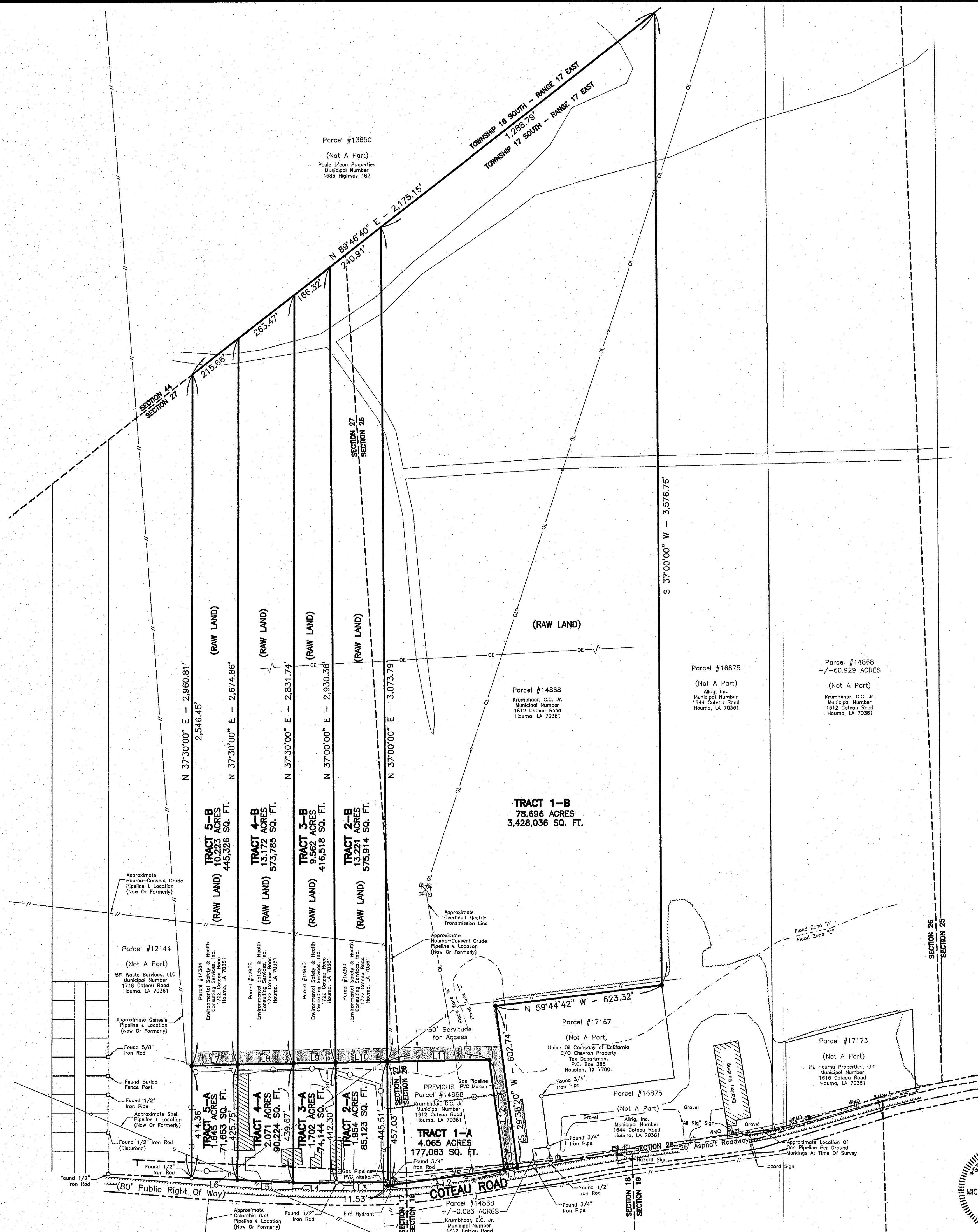
Michael P. Blanchard
Print Applicant or Agent
9/25/2023
Date

[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.

M. Lee SHAFER III
Print Name of Signature
10/3/23
Date

[Signature]
Signature

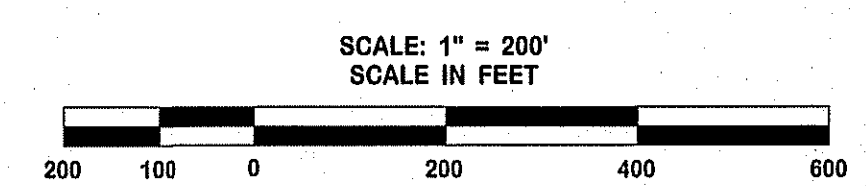


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 60°22'20" W	50.00'
L2	N 60°22'20" W	438.52'
L3	N 52°43'43" W	191.84'
L4	N 52°43'43" W	160.99'
L5	N 49°51'46" W	208.62'
L6	N 49°51'46" W	170.76'
L7	S 53°41'13" E	170.62'
L8	S 53°41'13" E	208.44'
L9	S 53°41'13" E	157.23'
L10	S 53°41'13" E	191.85'
L11	S 53°41'13" E	382.71'
L12	S 29°38'20" W	408.71'

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	●
SET 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	○
EXISTING CHAIN LINK LINE	—○—
EXISTING WOOD FENCE LINE	—□—
EXISTING PIPELINE	—//—
EXISTING POWER POLE	⊙
EXISTING POWER POLE WITH LIGHT	⊙*
EXISTING GUY ANCHOR	—>—
EXISTING BARRIER POST	⊙
EXISTING MAILBOX	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	WM ⊙
EXISTING WATER VALVE	⊙WV
EXISTING AREA INLET CATCH BASIN	⊙
EXISTING SUBSURFACE DRAINAGE	=====

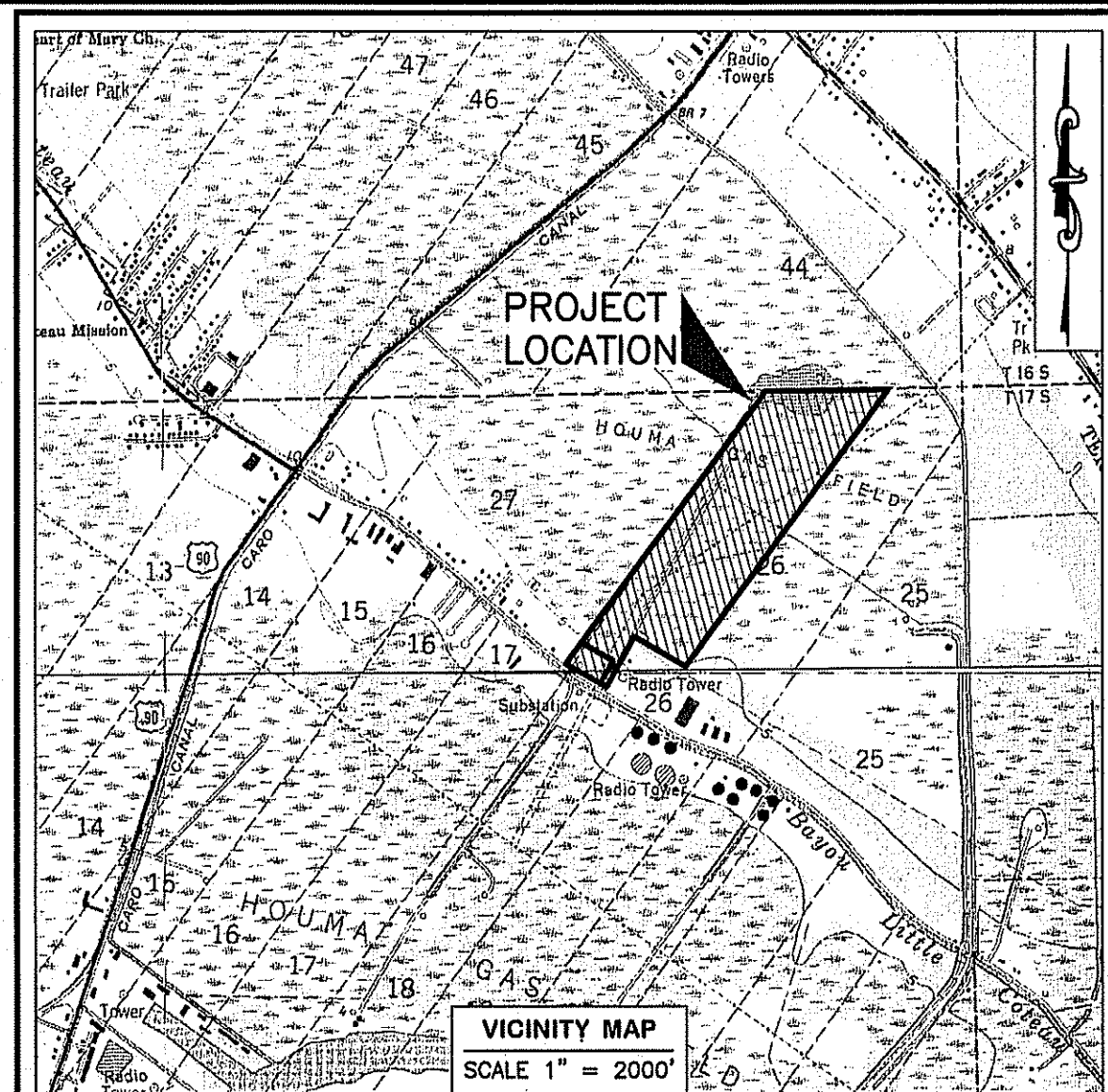
FUTURE LAND USE: INDUSTRIAL/RAW
DEVELOPER: KRUMBHAAR, C.C. JR.
SEWERAGE: INDIVIDUAL TREATMENT PLANT

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



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 Boundary Surveys 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 Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.,
Reg. No. 4861



- NOTES:**
- Zoning: Industrial**
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps:**
A.) Map Showing Sub-Division of Lands in Section 27, T17S, R17E, prepared by T.B. Smith, C.E., Dated January 12, 1929, Instrument #185979
B.) Bergeron Subdivision No. 2 Being A Subdivision Of A Portion Of Property Belonging To Mr. Charles J. Bergeron Located in Section 27, T17-R17E Terrebonne Parish, LA. Dated January 5, 1959 By Arthur A. Defraites, Instrument #426
C.) Map Showing Union Oil Co. Of California Proposed Purchase From C.C. Krumbhaar Etal Located in Section 26, T17-R17E Terrebonne Parish, LA. Dated October 14, 1966 By T.B. Smith, C.E. Instrument #310230
D.) Survey Of Property Belonging To Southern Technology & Services, Inc. Located in Section 28 in T17S - R17E Terrebonne Parish, Louisiana Dated March 30, 2006 By Kenneth L. Rembert, PLS Land Surveyors Instrument #1234962
 - Base of Bearings:**
Bearings are based on Reference Map "A."
(*) Represents the Base of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note:** The property hereon is located in Flood Zones "A" & "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0245 C, dated May 1, 1985, for Terrebonne Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - Utilities:** Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey.
 - No attempt has been made by Acadia Land Surveying, L.L.C. 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.
 - Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

PLAT SHOWING RESUBDIVISION SURVEY
OF
PARCELS #14868, 14384, 42968, 12890 & 15290
INTO
TRACTS 1A THRU 5A & TRACT 1B THRU 5B
LOCATED IN SECTIONS 17, 18, 26 & 27
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA
FOR
CC KRUMBHAAR, ETAL & ENVIRONMENTAL SAFETY & HEALTH CONSULTING SERVICES, INC.

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: APR	APPROVED BY: MPB
FIELD WORK COMPLETED ON: JUNE 29, 2023		ALS FILE: 2023/23-01-256a/23-256a1.dwg

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: EVANGELINE OAKS SUBDIVISION
- Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

- Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
- Location by Section, Township, Range: SECTION 7, T16S-R17E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- 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:
AUGUST 25, 2023 1" = 100'
- Council District / Fire Tax Area:
- Number of Lots: 235
- Filing Fees: \$1,000.00

CERTIFICATION:

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

8/25/23

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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

8/25/23

Date

[Signature]
Signature

6 7 8 9	FINAL PLAT 235 SINGLE FAMILY RESIDENTIAL LOTS OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. EVANGELINE OAKS SUBDIVISION LOCATED IN SECTIONS 7, 68, 69, & 82 T16S-R17E TERREBONNE PARISH, LOUISIANA						
10 11 12	DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> Thibodaux, Louisiana 1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-ADITY OFFICE (985) 447-1998 FAX <u>DWAITZ@WAITZENGINEERING.COM</u>						
13 14 15	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 2px;">DESIGNED: JAW</td> <td style="width: 33%; padding: 2px;">DETAILED:</td> <td style="width: 33%; padding: 2px;">TRACED:</td> </tr> <tr> <td style="padding: 2px;">CHECKED: JAW</td> <td style="padding: 2px;">CHECKED: JMT</td> <td style="padding: 2px;">CHECKED:</td> </tr> </table>	DESIGNED: JAW	DETAILED:	TRACED:	CHECKED: JAW	CHECKED: JMT	CHECKED:
DESIGNED: JAW	DETAILED:	TRACED:					
CHECKED: JAW	CHECKED: JMT	CHECKED:					
16 17 18	<table style="width: 100%;"> <tr> <td style="width: 33%;">DATE: AUGUST 29, 2023</td> <td style="width: 33%; text-align: center;">FILE: F:\DWGS\2021\21-06A\PLAT.DWG</td> <td style="width: 33%; text-align: right;">JOB NO: 2021-06A</td> </tr> </table>	DATE: AUGUST 29, 2023	FILE: F:\DWGS\2021\21-06A\PLAT.DWG	JOB NO: 2021-06A			
DATE: AUGUST 29, 2023	FILE: F:\DWGS\2021\21-06A\PLAT.DWG	JOB NO: 2021-06A					

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 requested for substandard lot size and setback requirements

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

1. Name of Subdivision: Lots D & E, A redivision of the southernmost portions of Lots 4 & 5, Block 2 Honduras Townsite Addition th the City of Houma
2. Developer's Name & Address: Liberty Properites Enterprises, LLC 202 Hattie Virginia Dr Gray, LA 70359
- Owner's Name & Address: Liberty Properites Enterprises, LLC 202 Hattie Virginia Dr Gray, LA 70359
- 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: 913 & 917 HIGH ST & 630 LIBERTY ST
5. Location by Section, Township, Range: SECTIONS 7 & 38, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 9/26/23 SCALE: 1"=20'
12. Council District / Fire Tax Area:
5 ? / COH Fire
13. Number of Lots: 2
14. Filing Fees: \$142.06

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

9/27/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Liberty Properties Enterprises, LLC

by: Rachelle Bilbo

Print Name of Signature

[Signature]
Signature of Applicant or Agent

[Signature]
Signature

PC23/ 10 - 1 - 41

Revised 11/3/2021

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: TRACTS "K-1", "K-2" & "K-3", A REDIVISION OF TRACT "K" BELONGING TO WARREN CHARLES CARLOS
- Developer's Name & Address: WARREN C. CARLOS-20406 CHAPEL GLEN COURT, KATY, TEXAS 77450
Owner's Name & Address: WARREN C. CARLOS 20406 CHAPEL GLEN COURT, KATY, TEXAS 77450
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 7747 SHRIMPERS ROW
- Location by Section, Township, Range: SECTION 86, T19S-R17E
- Purpose of Development: RECONFIRE LOT LINES
- Land Use:

☒ Single-Family Residential	8. Sewerage Type:
☐ Multi-Family Residential	☐ Community
☐ Commercial	☒ Individual Treatment
☐ Industrial	☐ Package Plant
	☐ Other
- Drainage:

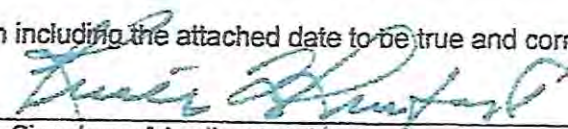
☐ Curb & Gutter	10. Planned Unit Development: Y ☐ N ☒
☐ Roadside Open Ditches	11. Date and Scale of Map:
☐ Rear Lot Open Ditches	<u>DATE: 9/28/23 SCALE: 1"=30'</u>
☒ Other	12. Council District / Fire Tax Area:
	<u>1 / Grand Caillou Fire</u>
- Number of Lots: 3
- Filing Fees: \$142.06

CERTIFICATION:

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

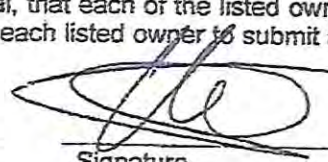
KENETH L. REMBERT
Print Applicant or Agent

9/29/23
Date

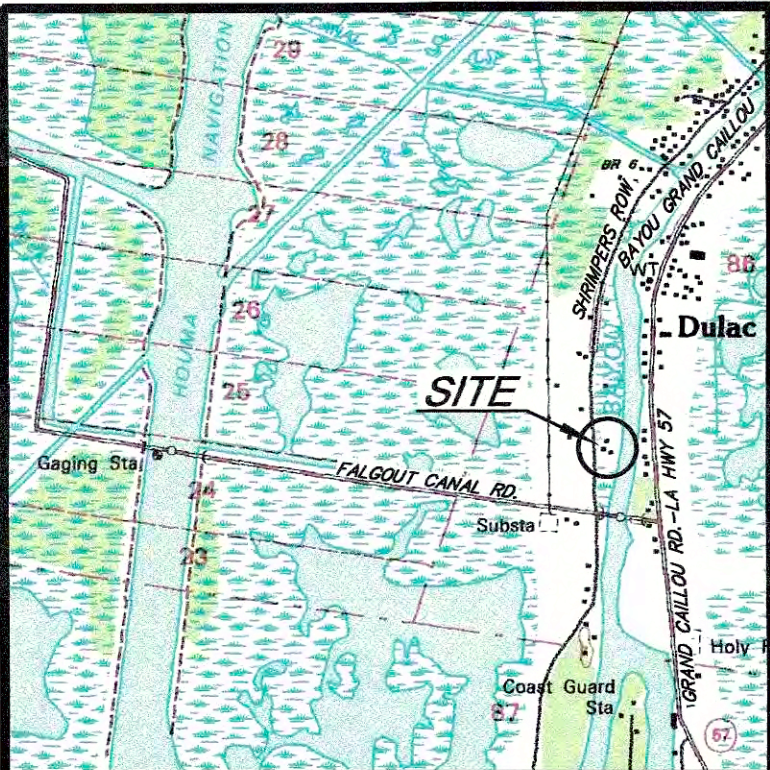

Signature of Applicant or Agent

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.

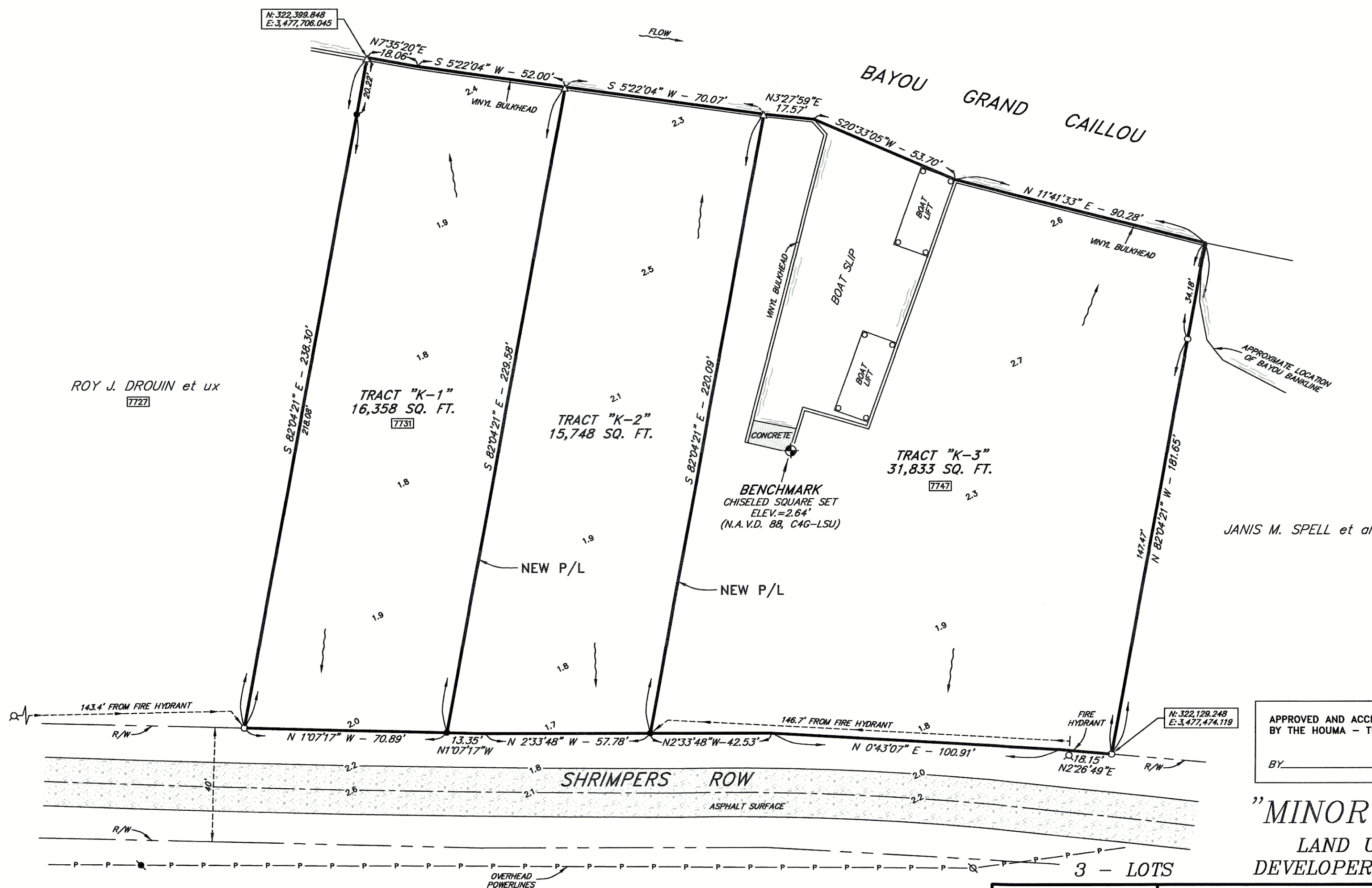
WARREN C. CARLOS
Print Name of Signature


Signature

PC23/ 10 - 2 - 42



"VICINITY MAP"



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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DRAINAGE STRUCTURES AND TO BAYOU GRAND CAILLOU 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 MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "MINOR SUBDIVISION SURVEY OF TRACTS "A" THRU "K" A REDIVISION OF TRACT II BELONGING TO WARREN C. CARLOS LOCATED IN SECTION 86, T19S-R17E, TERREBONNE PARISH, LOUISIANA" DATED JULY 12, 2022.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0450, SUFFIX "E", DATED SEPTEMBER 7, 2023. ZONE "VE" HAS A B.F.E. REQUIREMENT OF 14'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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: *Keneth L. Rembert*
Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**
Firm: **KENETH L. REMBERT LAND SURVEYORS**
Registration Number: **331**



PLAT SHOWING TRACTS "K-1", "K-2" & "K-3",
A REDIVISION OF TRACT "K" BELONGING TO
WARREN CHARLES CARLOS
LOCATED IN SECTION 86, T19S-R17E
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" = 30'
DATE: 28 SEP 23

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: LOTS 1-A & 1-B BEING A PORTION OF PROPERTY BELONGING TO MONTEGUT LIONS CLUB, INC.
- Developer's Name & Address: MONTEGUT LIONS CLUB, INC. PO BOX 117 MONTEGUT, LA 70377
Owner's Name & Address: MONTEGUT LIONS CLUB, INC. PO BOX 117 MONTEGUT, LA 70377
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 164 SOUTH LEGION DR & 1122 CROSS ST
- Location by Section, Township, Range: SECTION 9, T18S-R19E
- Purpose of Development: CREATE SEPARATE TRACT FOR THE COUNCIL ON AGING
- 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: 9/12/23 SCALE: 1"=20'
- Council District / Fire Tax Area: 9 / Montegut Fire
- Number of Lots: 2
- Filing Fees: \$ 304.53

CERTIFICATION:

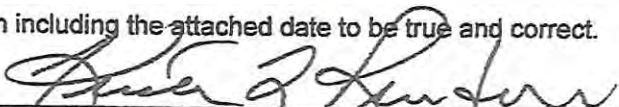
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/27/23

Date

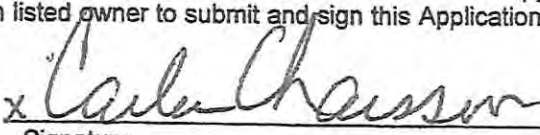

Signature of Applicant or Agent

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.

MONTEGUT LIONS CLUB, INC

by: Carla Chaisson

Print Name of Signature


Signature

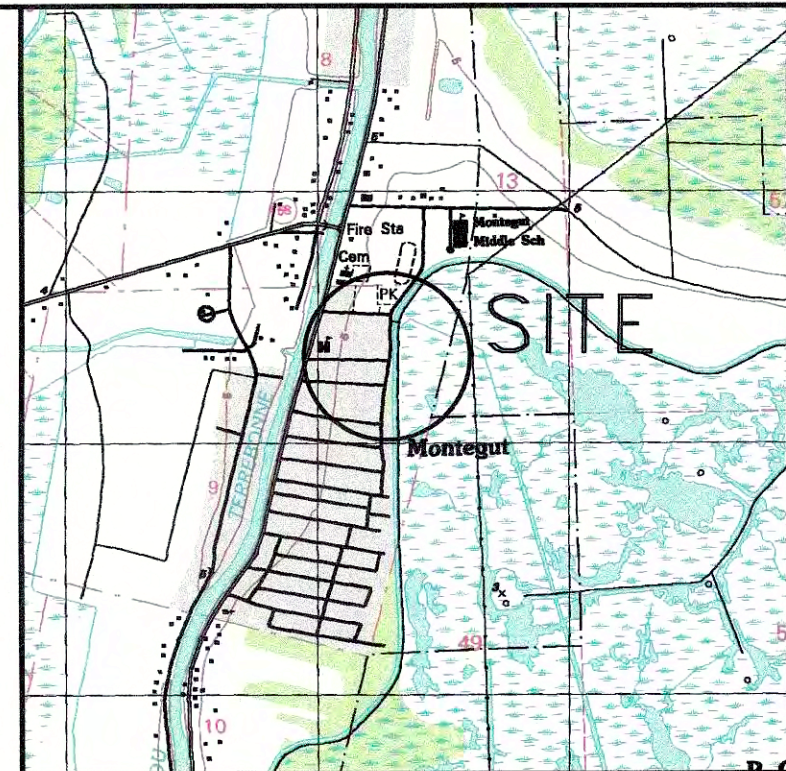
9/27/23

PC23/ 10 - 3 - 43

Revised 11/3/2021

SPENCER J. RHODES et ux

TERREBONNE PARISH
SCHOOL BOARD



VICINITY MAP
NOT TO SCALE

RUSSELL REDMOND POST #272
OF THE AMERICAN LEGION

RECREATION
DISTRICT #6

MONTEGUT LIONS CLUB, INC.

LOT 1-B
(15,228 SQ.FT.)

LOT 1-A
(38,472 SQ.FT.)

ZONE "AE"
(13' REQ.)

ZONE "AE"
(14' REQ.)

N=356,242.40
E=3,529,113.49

UNITED GAS PIPELINE

GULF SOUTH PIPELINE

CROSS STREET

CROSS STREET

S 2°30'23" W - 61.73'

N=356,596.62
E=3,529,153.18

DRAINAGE CANAL

BENCHMARK
CHISELED "SQUARE" SET IN CONC.
ELEVATION=0.62'
(NAVD 88-C4G DATUM)

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE

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

"MINOR SUBDIVISION"
LAND USE: COMMERCIAL
DEVELOPER: MONTEGUT LIONS CLUB, INC.

SURVEY OF LOTS 1-A & 1-B
BEING A PORTION OF PROPERTY BELONGING TO
MONTEGUT LIONS CLUB, INC.
LOCATED IN SECTION 9, T18S-R19E,
TERREBONNE PARISH, LOUISIANA

SEPTEMBER 12, 2023

SCALE: 1" = 20'



Kenneth L. Rembert
KENNETH L. REMBERT, LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA
985-879-2782

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 6" SPIKE SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - DRAINAGE ARROWS

GRAPHIC SCALE

20' 10' 0' 20' 40'

COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO VARIOUS DITCHES AMONG THE PROPERTY AND THEN TO THE DRAINAGE CANAL ACROSS THE STREET.
THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

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

THESE LOTS ARE LOCATED IN ZONE "A12" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0130, SUFFIX "C", DATED MAY 1, 1985
AND INDEXED APRIL 2, 1992. ZONE "A12" HAS A BASE FLOOD REQ. OF 9'. F.E.M.A.
FEB. 23, 2006 ADVISORY PANEL LA-N108 PLACES THIS PROPERTY IN ZONE "AE" WITH A 10' REQ.
THE 2023 FIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES
THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 13' & 14'.

THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 73285 & 281841 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH 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. : 361 FIELD BOOK : 486 ADDRESS : CROSS ST/MONTEGUT ST CAD NAME : MONTEGUT-LIONS-CLUB-1122-CROSS-ST-TPC-23-361
DRAWN BY : AP PAGES : 70-74 SURVEY FILE : LIONCLUB FOLDER : MONTEGUT LIONS CLUB

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 A, B & C, A REDIVISION OF PROPERTY BELONGING TO AL J. RODRIGUE
2. Developer's Name & Address: AL JOHN RODRIGUE 870 HWY 665 MONTEGUT, LA 70377
Owner's Name & Address: AL JOHN RODRIGUE 870 HWY 665 MONTEGUT, LA 70377
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: 884 & 896 HWY 665
5. Location by Section, Township, Range: SECTION 59, T18S-R19E
6. Purpose of Development: CREATE TRACTS FOR FAMILY MEMBERS
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:
12. Council District / Fire Tax Area:
9 / Montegut Fire
13. Number of Lots: 3
14. Filing Fees: \$ 330.12

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

9/27/23

Date

Keneth L. Rembert
Signature of Applicant or Agent

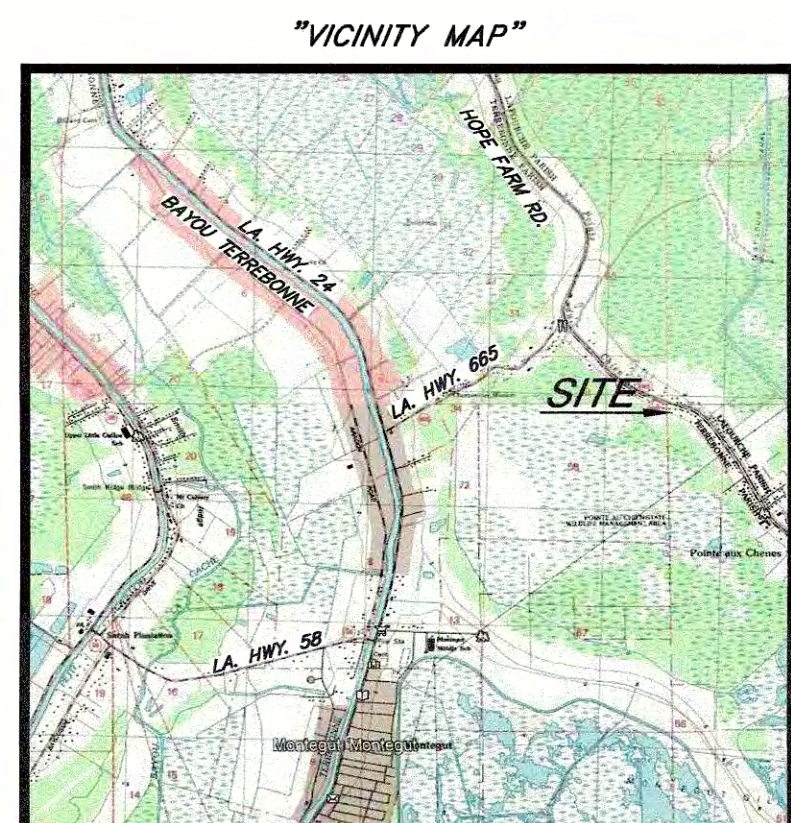
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

AL JOHN RODRIGUE

Print Name of Signature

Al Rodrigue 9/27/2023
Signature

PC23/ 10 - 4 - 44



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: AL J. RODRIGUE

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



LEGEND:

- X CHISELED "X" FOUND IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊗ INDICATES 2" IRON PIPE FOUND
- ⊘ EXISTING POWER POLE
- ⊘ EXISTING POWER POLE WITH LIGHT
- ⊘ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- 204 INDICATES MUNICIPAL ADDRESS
- DRAINAGE ARROWS

JOB NO. : 363 FIELD BOOK : 467 ADDRESS : 896 HWY 665 CAD NAME : RODRIGUE-896-HWY-665-TPC_23-363
DRAWN BY : AP PAGES : 45-47 SURVEY FILE : PICQUET.TXT FOLDER : RODRIGUE, NARI

Houma-Terrebonne Regional Planning Commission

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

X THE FIRE HYDRANT IS 262' FROM THE CORNER OF LOT C. A VARIANCE IS REQUESTED
BECAUSE THIS IS LESS THAN A 10% OVERAGE.

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

1. Name of Subdivision: LOTS A, B & C, A REDIVISION OF TRACT A-B-C-D-A PROPERTY
BELONGING TO IRONMAN PROPERTIES OF AMERICA, LLC
2. Developer's Name & Address: IRONMAN PROPERTIES OF AMERICA, LLC
PO BOX 61, BOURG, LA 70343
- Owner's Name & Address: IRONMAN PROPERTIES OF AMERICA, LLC
PO BOX 61, 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: MARCEL LN
5. Location by Section, Township, Range: SECTION 6, T17S-R17E
6. Purpose of Development: _____
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: 9/13/23 SCALE: 1"=30'
12. Council District / Fire Tax Area: 3 / Bayou Cane Fire
13. Number of Lots: 43
14. Filing Fees: \$313.06

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

9/29/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

IRONMAN PROPERTIES OF AMERICA, LLC

by: John Terry Gold, Jr.

Print Name of Signature

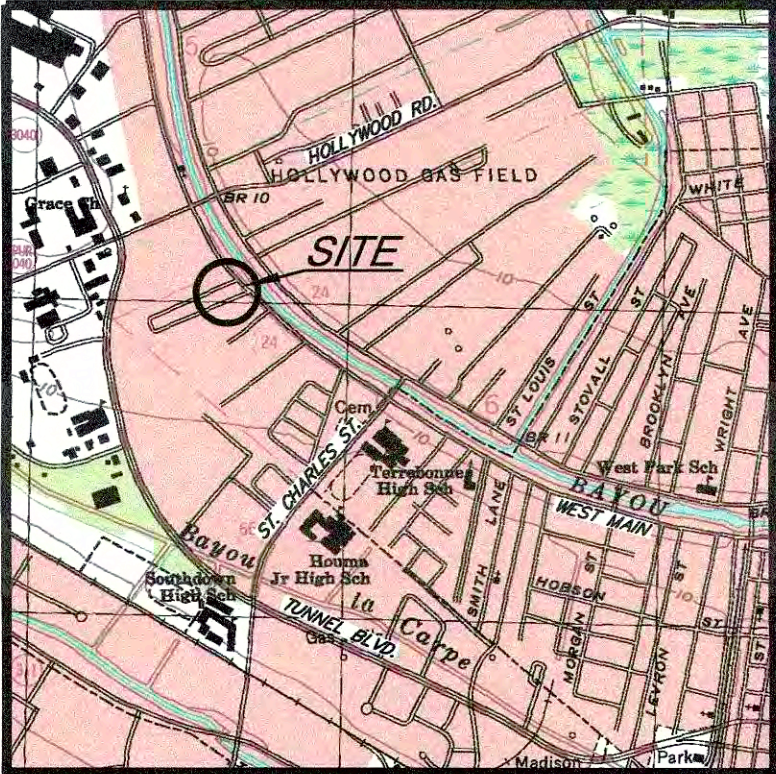
6/29/23

[Signature]
Signature of Applicant or Agent

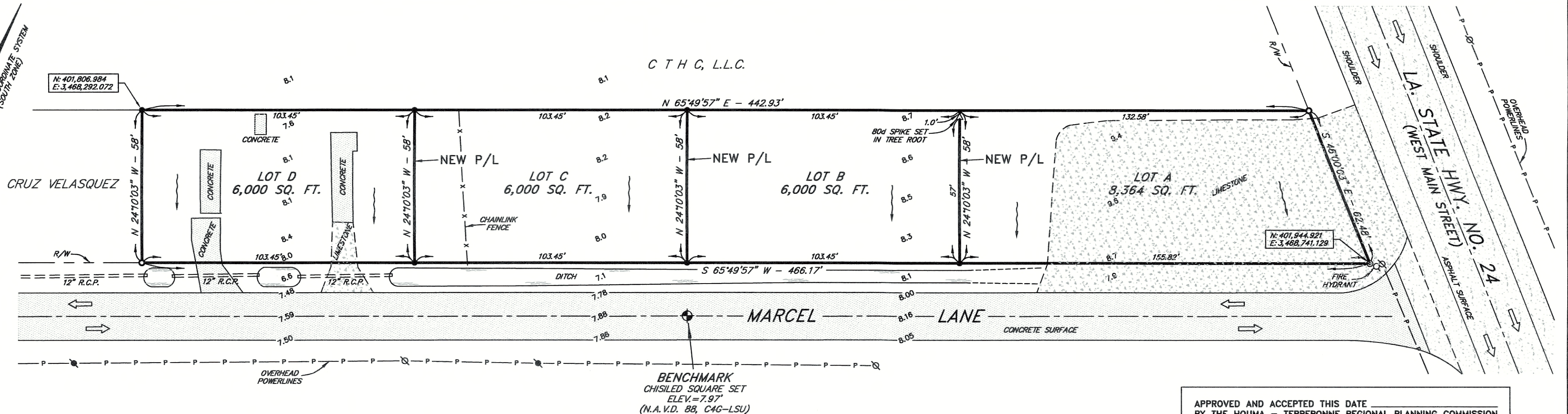
[Signature]
Signature

PC23/ 10 - 5 - 45

Revised 11/3/2021



"VICINITY MAP"



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

BY _____ FOR _____

SEWER SYSTEM:

COMMUNITY SEWERAGE IS AVAILABLE FOR THIS AREA.

DRAINAGE NOTE:

THIS PROPERTY DRAINS TO A ROADSIDE DITCH WHICH NEEDS TO BE MAINTAINED BY THE OWNERS OF THESE TRACTS AND WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT A-B-C-D-A LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 28, 1977.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING BOUNDARY AGREEMENT LINE A-D BETWEEN EARL J. DUET ET UX & CRUZ VELASQUEZ ET UX SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 7, 1986.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "X" IS AN AREA OF MINIMAL FLOODING. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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: _____

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

DATE	BY	DESCRIPTION
		REVISIONS

4 - LOTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: JOHN TERRY GOLD, JR.

PLAT SHOWING LOTS A, B, C & D,
A REDIVISION OF TRACT A-B-C-D-A
PROPERTY BELONGING TO
IRONMAN PROPERTIES OF AMERICA, LLC
LOCATED IN SECTION 6, T17S-R17E,
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" = 30'

DATE: 13 SEP 23



JOB NO. : 350 FIELD BOOK : 471/472 ADDRESS : MARCEL LANE CAD NAME : TERRY-GOLD-MARCEL-LANE-PC_23-350
DRAWN BY : BM PAGES : 4-6/9-10 SURVEY FILE : "WYTHE-NE.TXT" FOLDER : TERRY GOLD CRD: NEIL WYTHE - 207 MARCEL LANE

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)

**

Request variance from the 250' fire hydrant location requirement for Tract C. The existing fire hydrant shown on the plat is located 260' from Tract C which falls within the allowable 10% difference of 275'

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

- Name of Subdivision: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO BARELL JOSEPH BILLIOT
- Developer's Name & Address: Barell Billiot 822 Elder Street Houma, LA 70364
Owner's Name & Address: Barell Billiot 822 Elder Street Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 5882 Grand Caillou Road
- Location by Section, Township, Range: Section 1, T19S-R17E
- Purpose of Development: To create 5 tracts of record
- 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:
- Council District / Fire Tax Area: 7 / Grand Caillou Fire
- Filing Fees: \$142.06
- Number of Lots: 5

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent

Alisa Champagne
Signature of Applicant or Agent

Oct. 2, 2023
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Barell Joseph Billiot
Print Name of Signature

Barell Joseph Billiot
Signature

Oct. 2, 2023
Date

PC23/ 10 - 6 - 46

Revised 11/3/2021

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

GENERAL NOTES:

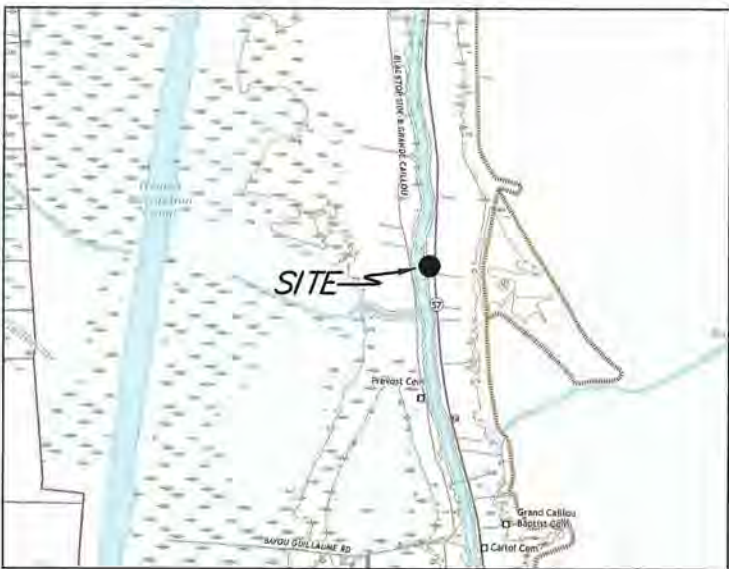
NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

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

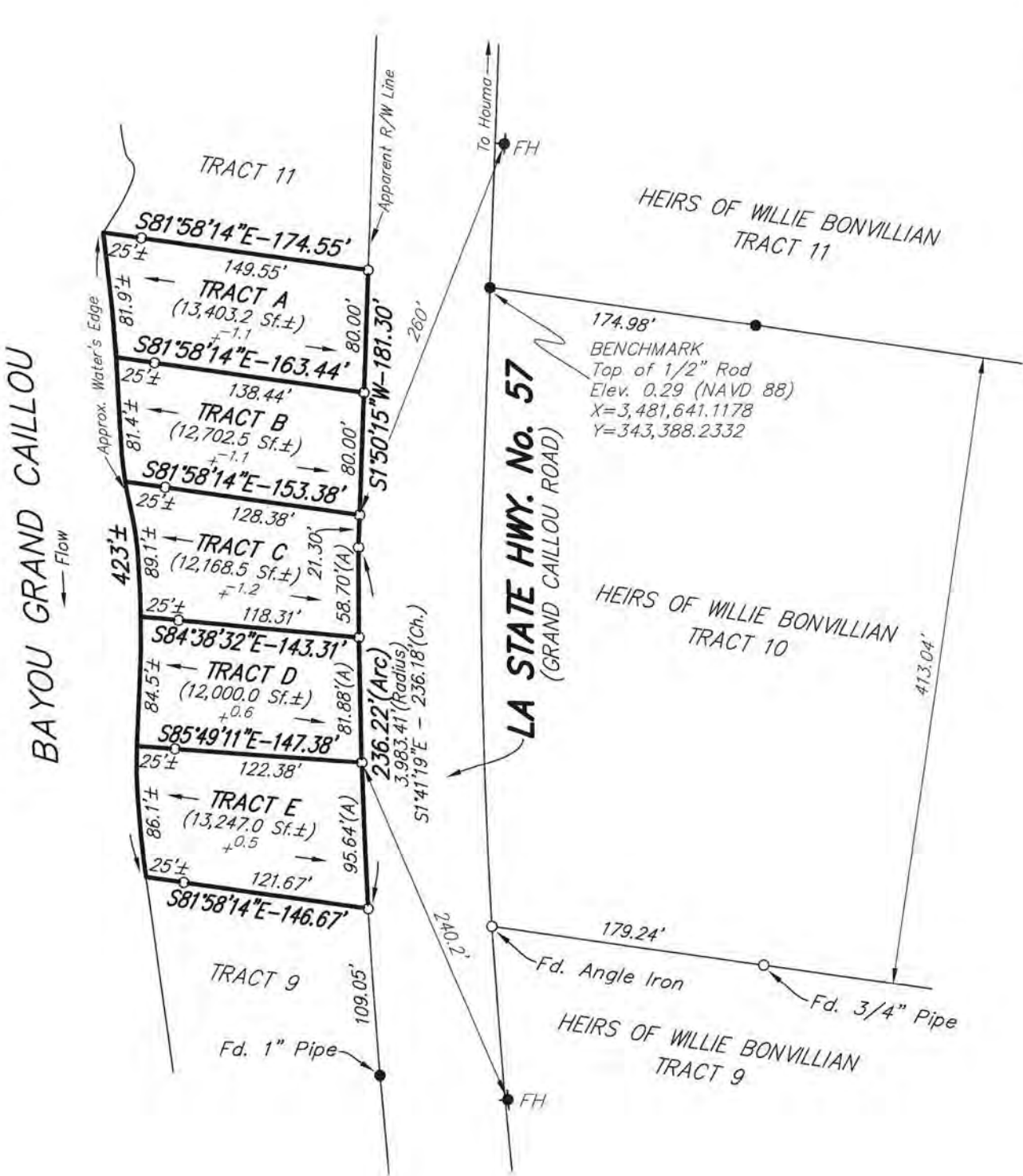
NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225202 0165 C)

NOTE: The tracts shown hereon shall utilize the DOTD maintained roadside ditch along LA State Hwy 57 and Bayou Grand Caillou as indicated by the drainage arrows shown hereon.

Reference Map" MAP SHOWING SURVEY OF PROPERTY FOR HEIRS OF WILLIE BONVILLIAN ON THE LEFT DECENDING BANK OF BAYOU GRAND CAILLOU" prepared by T. Baker Smith & Son dated June 1, 1964 and recorded at entry no. 265095.



VICINITY MAP



LEGEND

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

ADDRESS:

5882 Grand Caillou Road

Proposed Land Use:

Single Family Residential

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

BY _____ FOR _____

MAP SHOWING THE DIVISION OF
PROPERTY BELONGING TO
BARELL JOSEPH BILLIOT
LOCATED IN SECTION 1, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

25 SEPTEMBER 2023

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

Ph: (985)876-4412/Fax: (985)876-4806

Email: clmsurvey@aol.com



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

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402