

# Houma-Terrebonne Regional Planning Commission

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|-----------------------|---------------------|
| 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              |

SEPTEMBER 21, 2023, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 August 17, 2023
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
  - 1. Preliminary Hearing:  
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; and call a Public Hearing for said matter on Thursday, October 19, 2023 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
  - 1. Zoning & Land Use Commissioners' Comments
  - 2. Chairman Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

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

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
  - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 17, 2023
- E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 21, 2023 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2023**
- F. COMMUNICATIONS**
  - 1. Letter from Charles L. McDonald Land Surveyor, Inc., dated September 5, 2023, requesting to withdraw the application by Floyd McFarland for the Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B).

## G. OLD BUSINESS:

1. a) Subdivision: Imperial Landing Subdivision, Phase D  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Onshore Materials, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application
2. a) Subdivision: Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot  
Approval Requested: Process D, Minor Subdivision  
Location: 1952 Highway 311, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Gustave J. Theriot  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Request: Variance from the minimum lot size requirement & 50' x 50' box requirement  
d) Consider Approval of Said Application

## H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "F" & "G," A Redivision of Property belonging to Roddy L. Matherne, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 478 & 516 Bourg Larose Highway, Terrebonne Parish, LA  
Government Districts: Council District (?) / (?) Fire District  
Developer: Roddy Matherne  
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
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) Public Hearing
  - c) Variance Request: Non-conforming servitude used to access Revised Tract 3 & 2 from Rosewood Drive
  - d) 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) Public Hearing
  - c) 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

#### **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. 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)

#### **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 AUGUST 17, 2023**

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 17, 2023 of the HTRPC to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: 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 were: Mr. Ross Burgard and 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. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 15, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC remit payment for the August 17, 2023 invoices and approve the Treasurer’s Reports of June 2023 and July 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Leonard Chauvin P.E., P.L.S., Inc. dated August 17, 2023, requesting to withdraw Item G.1 regarding property belonging to William Washam [See *ATTACHMENT A*].
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated August 17, 2023, requesting to table Item H.8 until the next regular meeting regarding the Gustave John Theriot property [See *ATTACHMENT B*].
- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot until the next regular meeting of September 21, 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. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. Mr. Pulaski read an email from Terral J. Martin, Jr., P.L.S. dated August 7, 2023 requesting to table Item H.10 regarding WDR Properties, LLC indefinitely [See *ATTACHMENT C*].
- a) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Tract 1 and Tract 2 being a Redivision of Property belonging to WDR Properties, LLC indefinitely as per the Developer’s request [See *ATTACHMENT C*].
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



- G. OLD BUSINESS:
1. *WITHDRAWN as per the Developer's request.* Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2 [See ATTACHMENT A]
- H. APPLICATIONS / NEW BUSINESS:
1. The Chairman called to order the Public Hearing for an application by Charlotte G. Trosclair requesting approval for Process D, Minor Subdivision, for Tracts A-1-A, A-1-B, & A-1-C, A Redivision of Tract A-1.
    - 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. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
    - e) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A-1-A, A-1-B, & A-1-C, A Redivision of Tract A-1 belonging to Charlotte G. Trosclair."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. The Chairman called to order the Public Hearing for an application by David P. LeCompte requesting approval for Process D, Minor Subdivision, for Tracts 1-A, 2-A, & 3-A, A Redivision of Tract "A."
    - 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. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of an approval letter from the Department of Health and municipal addresses being depicted on the plat.
    - e) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A, 2-A, & 3-A, A Redivision of Tract "A," Property belonging to David P. LeCompte, et al conditioned upon the submittal of an approval letter from the Department of Health and municipal addresses being depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  3. The Chairman called to order the Public Hearing for an application by Stephanie Leonard requesting approval for Process D, Minor Subdivision, for Tracts 1-5, Charles John Lajaunie.
    - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property.

- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and 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 from the fire hydrant distance due to it being within the 10% allowance and conditional approval of the subdivision provided upon the submittal of all utility service letters and municipal addresses and method of sewerage disposal be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, variance from the fire hydrant distance due to it being within the 10% allowance and conditional approval of the subdivision provided upon the submittal of all utility service letters and municipal addresses and method of sewerage disposal be depicted on the plat.”

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

- 4. The Chairman called to order the Public Hearing for 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., discussed the location and division of property.
- b) The Chairman recognized E.J. Grabert, 319 Louisiana Drive, who expressed concerns of traffic through Monroe Street, that the condition of Louisiana Drive and not being able to handle the traffic, and that there needs to be a different access.
- c) The Chairman recognized Virginia Holcomb, 220 Louisiana Drive, who expressed concerns of the number of additional homes and vehicles that will go through Monroe Street and Louisiana Drive, little communication with Developer, and the grass not being kept up on the property.
- d) The Chairman recognized Susan Boudreaux, 218 Louisiana Drive, who expressed concerns of traffic, narrow streets, drainage, Walmart traffic, another new subdivision nearby, and speeding.
- e) The Chairman recognized Bronwyn Grabert, 319 Louisiana Drive, who expressed concerns of traffic and accuracy of the traffic counter.
- f) Mr. Faulk moved, seconded by Mr. Smith: “THAT the Public Hearing be closed.”

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

- g) Discussion was held regarding traffic counters that could have been put out by Roads & Bridges, MPO, or DOTD and various issues that could result.
- h) Mr. Waitz discussed the original plans for the subdivision with the neighbors that included a compromise that led to this design and that it follows parish guidelines. Discussion ensued regarding the original layout of Phase B that included a cut-thru street that wasn’t wanted but would allow Phase D to have the current layout as presented.
- i) Mr. Pulaski stated the residents could call Gravity Drainage, Tim Babin, at 985-873-6717, to request the ditches to be cleaned out and help drainage issues.

- j) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon all utility letters being submitted.
- k) 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.
- l) Discussion was held regarding the existing streets being part concrete and part asphalt, construction traffic issues in the earlier phases that have been cleared up, helping the residents in the earlier phases by not having a thru street, the ditch and drainage being improved in the area just like the earlier phases, subdivision and drainage master plan that was submitted, speeding issues to be taken care of by law enforcement not the Developer or Engineer, and possible access through Sucrose Drive if lots were not already built on.
- m) Mr. Pulaski stated they would check and make note of the condition of Monroe Street and Louisiana Drive.
- n) Mr. Thibodeaux 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."
- o) Discussion was held regarding alternate access, the Master Plan, and the traffic count of 312 average trips per day.

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

*It was later confirmed that the Commission failed to make another motion after this one failed; matter will be placed on next meeting agenda of September 21, 2023 as old business and adjacent property owner letters will be sent out again.*

- 5. The Chairman called to order the Public Hearing for an application by Poule D'eau Properties, LLC requesting approval for Process D, Minor Subdivision, for Tracts "A" & "B," A Redivision of Property belonging to Poule D'eau Properties, LLC.

- 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. 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. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility service letters and municipal addresses being depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts "A" & "B," A Redivision of Property belonging to Poule D'eau Properties, LLC conditioned upon municipal addresses being depicted on the plat, at least one permanent-type benchmark be depicted on the plat, and submittal of all utility letters."

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

- 6. The Chairman called to order the Public Hearing for an application by Ryan Pitre requesting approval for Process D, Minor Subdivision, for Tracts 1 & 2, A Redivision of Property belonging to Ryan Pitre.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

b) The Chairman recognized Nicole Sanderford, 309 Merrill Drive, who lived at this address for 23 years and expressed concerns of drainage and that it started when the previous owners built the shed and the Parish informing her it was civil matter.

c) The Chairman recognized Heather Abadie, 1504 Acadian Drive, who stated she had never heard of any drainage issues but willing to help now that they know about the issues.

d) 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. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon submittal of all utility letters and the municipal addresses be depicted on the plat. He also stated that there was a note on the bottom left corner of the plat about drainage and the private ditches have to be maintained by the property owners.

f) Discussion was held regarding both properties backing up to DOTD and continuing issues with them maintaining their property and may be part of the drainage issues.

g) Mr. Faulk moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, Tracts 1 & 2, A Redivision of Property belonging to Ryan Pitre conditioned upon submittal of all utility letters and the municipal addresses be depicted on the plat."

h) Mr. Pulaski stated the Parish Manager, Mike Toups, had a good relationship with DOTD and he would bring the matter to his attention and possibly inspect the property.

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

7. The Chairman called to order the Public Hearing for an application by Patrice Sims requesting approval for Process D, Minor Subdivision, Lots 18A & 18B, A Redivision of Lot 18, Block 4, Deweyville Subdivision.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.

b) There was no one from the public to speak on the matter.

c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and 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 from the minimum lot size requirement to 3,390 sf and conditional approval provided upon submittal of all service utility letters.

e) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 18A & 18B, A Redivision of Lot 18, Block 4, Deweyville Subdivision with a variance granted from the minimum lot size requirement and conditioned upon submittal of all utility letters."

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

Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

8. *Tabled until September 21, 2023 as per the Developer's request.* Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot [See *ATTACHMENT B*]

9. The Chairman called to order the Public Hearing for an application by Savior Property Management, LLC requesting approval for Process D, Minor Subdivision, Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B).

a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc. discussed the location and division of property. She stated the fire hydrant was not within the required distance nor within the 10% allowance and they were requesting a variance. She stated that the applicant said he could not afford to install a fire hydrant and that he shouldn't be responsible for the Parish's infrastructure.

b) There was no one from the public to speak on the matter.

c) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the variance due to the request being in excess of the 10% allowance policy and tabling the matter to allow the Developer time to install the required hydrant(s).

e) Discussion was held regarding whether the Developer will agree to install the hydrant(s). Ms. Champagne stated she couldn't speak for him, but she would remove the matter from consideration, if necessary.

f) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC deny the request for a variance from the fire hydrant distance requirements due to it not meeting the 10% allowance policy."

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

g) Mr. Smith moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B) to allow the Developer time to install the required hydrant(s)."

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

10. *Tabled Indefinitely as per the Developer's request.* Tract 1 and Tract 2 being a Redivision of Property belonging to WDR Properties, LLC [See *ATTACHMENT C*]

I. STAFF REPORT:

1. 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.

a) Discussion was held regarding marketing, social media, and algorithm of said social media.

b) Mr. Smith moved, seconded by Mr. Faulk: "THAT a Public Hearing be called for the discussion and adoption of the Main Street Corridor Master Plan for Thursday, September 21, 2023 at 6:00 p.m."

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



Burgard and Ms. Ellender. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4 for the month of July and Administrative Approvals 1-6 for the month of August.”

July 2023

1. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8)
2. Revised Lot 10, Block 43 of Add. No. 16, Phase B & Revised Lot 11, Add. No. 18, Phase B to Summerfield Place Subdivision; Section 82, T17S-R17E, Terrebonne Parish, LA (418 Lancaster Drive & 261 Newsom Drive / Councilman Darrin Guidry, District 6)
3. Revised Lot 3, Block 2, A Redivision of Lots 3 thru 5, Block 2, Add. No. 1 to St. Michel Subdivision; Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA (110 thru 114 St. Michel Avenue / Councilwoman Jessica Domangue, District 5)
4. Lot Line Adjustment located in Greenacre Subdivision (Lots 26B, 27A, 27B, Block 1) & Greenacre Subdivision, Addendum 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA (306 Mason Drive / Councilman Steve Trosclair, District 9)

August 2023

1. Lot Line Shift of Lot 14, Block 1, Fesi Court Subdivsion, belonging to Brian and Kaylie Robichaux, and Lot 19, Parcel 3, and portion of Parcel 4, of Addendum No. 3 to Mulberry Heights Subdivision, belonging to Paul and Sandra Larose, into Lot 14-A and Lot (139 Del Rio Drive / Councilman Danny Babin, District 7)
2. Lot Line Adjustment of Property belonging to William & Michelle McDonald into Tract 1 and Revised Tract B-2; Sections 64 & 65, T16S-R17E, Terrebonne Parish, LA (300 Bellwood Drive / Councilman John Amedée, District 4)
3. Lot Line Shift of Lot 8, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC into Lot 8A, Block 1, Cameron Isles Business Park and the Remainder of Matherne Realty Partnership, LLC; Sections 101 & 102, T17S-R17E, Ter (815 Centurion Lane / Councilman Carl Harding, District 2 & Councilman Darrin Guidry, District 6)
4. Revised Tracts 4-2 & 5-2, A Redivision of Property belonging to Frogco Amphibious Equipment, LLC, et al; Section 54, T16S-R17E, Terrebonne Parish, LA (110 Doris Court / Councilman John Amedée, District 4)
5. Lot Line Shift between Property belonging to the Estate of Ruth Kullman, Blayne M. Kullman, et al and Kristi Kullman Lirette, et al; Section 45, T16S-R15E, Terrebonne Parish, LA (307 & 308 Azalea Drive, Donner / Councilman Carl Harding, District 2)
6. Redivision of Lot Lines of Property belonging to Bon Villa Mobile Home Park, LLC; Section 7, T16S-R17E, Terrebonne Parish, LA (106 Bon Villa Court, Gray / Councilman John Amedée, District 4)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - a) Mr. Thibodeaux inquired about the status of the sidewalk along Highway 24 North to Lost Bayou that was to be funded from a Pedestrian grant from a few years back. Mr. Pulaski stated he would follow up on it.
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 7:34 p.m.”

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



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

**From:** [Nicholas Billiot](#)  
**To:** [Christopher Pulaski](#); [Becky Becnel](#)  
**Cc:** [Tre Chauvin](#)  
**Subject:** William (Jack) Washam  
**Date:** Thursday, August 17, 2023 9:57:56 AM  
**Attachments:** [image001.png](#)

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**External Sender**

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Good Morning,

I would like to inform you that we would like to pull the division for William (Jack) Washam from the agenda and future agendas. If you have any questions, do not hesitate to call. Thank you!

Sincerely,

**Nicholas Billiot, L.S.I.**

Land Surveying Intern  
Leonard Chauvin P.E., P.L.S., Inc.  
627 Jackson St.  
Thibodaux, LA 70301  
Phone: 985-449-1376  
Fax: 985-449-1050  
Email: [nicholas@ljcpe.com](mailto:nicholas@ljcpe.com)



**RPC / D**



Keneth L. Rembert  
LAND SURVEYORS  
since 1973  
635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 (FAX) 985-879-1641

August 17, 2023

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

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 8, Tracts A, B, C & D property of Gustave John Theriot

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 next planning commission meeting. The Board of Health issue has an issue with a couple of the treatment plants and I have to amend the bayou side tracts to show Mr. Theriot's ownership under the highway east of the center of the highway. DOTD only bought west of the highway centerline.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

RPC / D

**From:** [Terral Martin](#)  
**To:** [Becky Becnel](#)  
**Cc:** [Joan Schexnayder](#); [Christopher Pulaski](#)  
**Subject:** RE: Re-Division 2713 Hwy 316 - Drainage Calculations  
**Date:** Monday, August 7, 2023 1:36:20 PM  
**Attachments:** [image002.png](#)

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Becky,

Please remove item 10 Re-division WDR Properties (Applications/ New Business) from the August 17th Planning commission meeting. The item will be tabled indefinitely.

Thank you,

Terral

---

**From:** Becky Becnel <bbecnel@tpcg.org>  
**Sent:** Tuesday, August 1, 2023 12:46 PM  
**To:** Terral Martin <tmartin@redstickpower.com>  
**Cc:** Joan Schexnayder <jschex@tpcg.org>  
**Subject:** RE: Re-Division 2713 Hwy 316 - Drainage Calculations

#### • 24.11.2 - PROCESS A, B, & D

Process A & B: One hundred twenty-five dollars (\$125.00) minimum fee, plus current postage charge for certified mail per notice

**Process D:** One hundred twenty-five dollars (\$125.00) minimum fee, plus current postage charge for certified mail per notice; or two hundred ninety-six dollars (\$296.00) minimum fee, plus current postage charge for certified mail per notice if engineering review required (Ord. No. 7373, § I, 10-24-07)

Please submit another check for the difference of \$171.00. Let me know if you have any questions.

Thanks,  
Becky

RPC / D

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](http://www.tpcg.org/planning)

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

August 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 64,691.09

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS

(Per Diems August 17, 2023)

277.02

(Per Diems Reissue Cleared Ck#2972)

(46.17)

THE COURIER

(Publications - August 2023)

424.86

TPCG

(Postage - August 2023)

407.30

CHASE BANK

(Service Fees)

42.00

TOTAL EXPENDITURES ..... 1,105.01

SUBTOTAL ..... 63,586.08

ACCOUNTS RECEIVABLE ..... 2,048.23

ENDING BALANCE ..... 65,634.31

Chase Bank - Savings Account 62,642.64

Chase One Bank - Checking Account 2,991.67

TOTAL ..... 65,634.31

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

ACCOUNTS RECEIVABLE:

|                                        |        |
|----------------------------------------|--------|
| Interest on Money Market Account       | 1.47   |
| Interest on Checking Account           | 0.04   |
| Keneth L. Rembert Land Surveyors       | 313.06 |
| Keneth L. Rembert Land Surveyors       | 184.71 |
| Keneth L. Rembert Land Surveyors       | 142.06 |
| Keneth L. Rembert Land Surveyors       | 355.71 |
| Charles L. McDonald Land Surveyor, Inc | 142.06 |
| WDR Properties, LLC                    | 159.12 |
| Paul B. Larose                         | 125.00 |
| Delta Coast Consultants, LLC           | 125.00 |
| 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 |

|                    |                     |
|--------------------|---------------------|
|                    | Secretary/Treasurer |
| Approved by: _____ | Title _____         |

|             |
|-------------|
| \$ 2,048.23 |
|-------------|

|                    |             |
|--------------------|-------------|
|                    | Chairman    |
| Approved by: _____ | Title _____ |



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

Outstanding invoices and disbursements

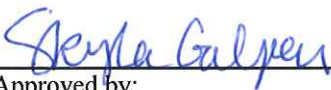
OPERATING ACCOUNT

| Date                         | Invoice<br>Number | Vendor                    | Description      | Amount                 |
|------------------------------|-------------------|---------------------------|------------------|------------------------|
| 9/21/2023                    |                   | Wayne Thibodeaux          | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Rachael Ellender          | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Kyle D. Faulk             | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Robbie R. Liner           | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Barry Soudelier           | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Jan J. Rogers             | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Ross Burgard              | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | Travion Smith             | Per Diem         | 46.17                  |
| 9/21/2023                    |                   | TPCG                      | Postage          | 437.97                 |
| 9/21/2023                    |                   | Gate House Media Holdings | Advertising      | 1,558.46               |
| 9/21/2023                    |                   | U.S. Postal Service       | 1 - Year Renewal | 248.00                 |
| TOTAL OPERATING EXPENDITURES |                   |                           |                  | <u><u>2,613.79</u></u> |

| Date      | Invoice | Vendor             | Description | Amount   |
|-----------|---------|--------------------|-------------|----------|
| 9/21/2023 |         | H-T Reg. Plan Comm | Transfer    | 5,000.00 |

|           |  |                     |
|-----------|--|---------------------|
| 9/21/2023 |  | Secretary/Treasurer |
| Date      |  | Title               |

|           |              |          |
|-----------|--------------|----------|
| 9/21/2023 |              | Chairman |
| Date      | Approved by: | Title    |

|           |                                                                                     |            |
|-----------|-------------------------------------------------------------------------------------|------------|
| 9/21/2023 |  | Accountant |
| Date      | Approved by:                                                                        | Title      |

Receipts September 1st through September 30th, 2023

|                                           |          |
|-------------------------------------------|----------|
| 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 |
| Keneth L. Rembert Land Surveyors          | 125.00   |
| David Waitz Engineering & Surveying, Inc. | 125.00   |
| Buquet Distributing Co., Inc.             | 125.00   |
| Buquet Distributing Co., Inc.             | 125.00   |
| Delta Coast Consultants, LLC              | 200.00   |

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3,092.13

Chase Bank Money Market Account Balance \$60,734.77

Chase Bank Checking Account Balance \$5,347.88



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |                                                                                    |                                                    |
|------------------------------------------------------------------------------------|----------------------------------------------------|
| A. <input type="checkbox"/> Raw Land                                               | B. <input type="checkbox"/> Mobile Home Park       |
| <input type="checkbox"/> Re-Subdivision                                            | <input type="checkbox"/> Residential Building Park |
| C. <input checked="" type="checkbox"/> Major Subdivision                           | <input type="checkbox"/> Conceptual/Preliminary    |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering               |
| <input checked="" type="checkbox"/> Preliminary                                    | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering                                               | D. <input type="checkbox"/> Minor Subdivision      |
| <input type="checkbox"/> Final                                                     |                                                    |

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

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

- Name of Subdivision: IMPERIAL LANDING SUBDIVISION - PHASE D
- Developer's Name & Address: ONSHORE MATERIALS, L.L.C.  
127 LINCOLN LANE, THIBODAUX, LA 70301  
Owner's Name & Address: ONSHORE MATERIALS, L.L.C.  
127 LINCOLN LANE, THIBODAUX, LA 70301  
*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: INTERSECTION OF MONROE ST. & CORE DR., THIBODAUX, LA 70301
- Location by Section, Township, Range: SECTION 77, T15S-R16E
- 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:  
JUNE 29, 2023 1" = 40'
- Council District / Fire Tax Area:
- Number of Lots: 31
- Filing Fees: \$269.40

### CERTIFICATION:

I, JOSHUA L. ARABIE, AGENT OF  
ONSHORE MATERIALS, L.L.C., certify this application including the attached date to be true and correct.

JOSHUA L. ARABIE, AGENT  
Print Applicant or Agent

7/6/23  
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.

JOSHUA L. ARABIE, AGENT OF  
ONSHORE MATERIALS, L.L.C.

Print Name of Signature

7/6/23  
Date

Joshua L. Arabie  
Signature of Applicant or Agent

Joshua L. Arabie  
Signature



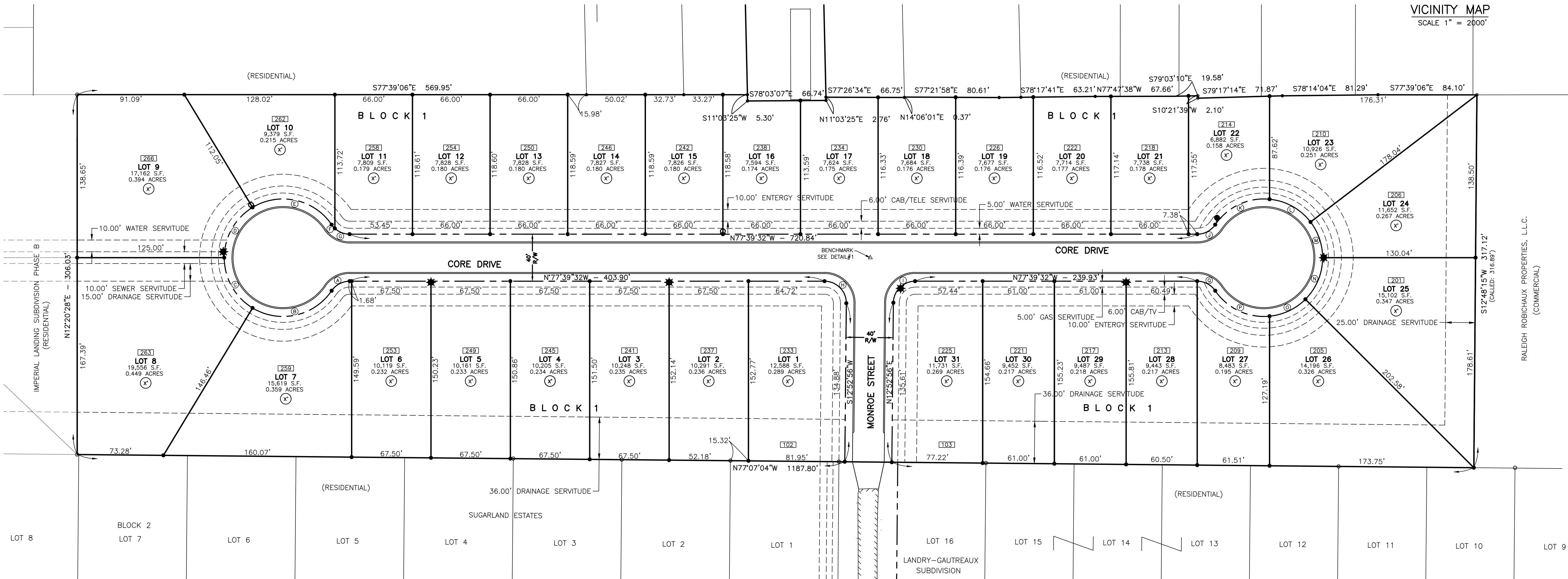
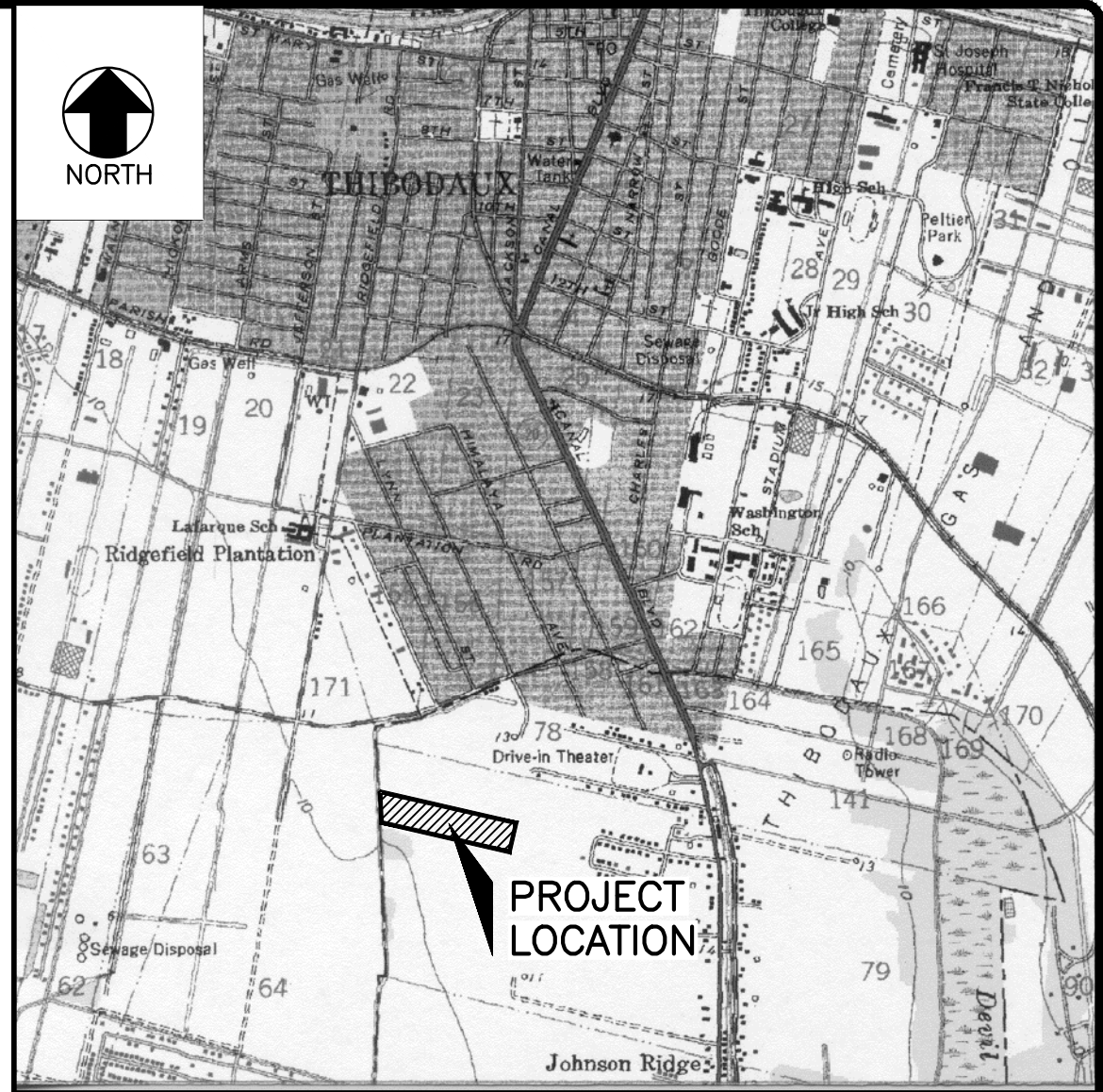
LANDRY-GAUTREAUX SUBDIVISION  
PROPERTY OF PRUDENT P. LANDRY  
AND JAMES C. HECK JR. IN SECTION 78, T155-R16E  
TERREBORNE PARISH, LA  
BY: GEORGE BERGERON, JR. DATED: JULY 16, 1958  
MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P.  
LANDRY, OR ASSIGNS SITUATED IN SECTION 78, T155-R16E,  
TERREBORNE PARISH, LOUISIANA (TAKER SMITH & SON, INC.)  
DATED: MAY 24, 1994  
BY: CARL E. HECK JR. DATED: JUNE 02, 1970  
MAP SHOWING A PORTION OF THE PROPERTY BELONGING TO PRUDENT P.  
LANDRY, OR ASSIGNS SITUATED IN SECTION 78, T155-R16E,  
TERREBORNE PARISH, LOUISIANA (TAKER SMITH & SON, INC.)  
DATED: DECEMBER 02, 1986 (ENTRY 734840)  
SURVEY OF A 38.78 ACRE TRACT - PROPOSED PURCHASE OF DONALD  
BOURGEOIS LOCATED IN SECTION 78, T155-R16E TERREBORNE PARISH,  
LOUISIANA (TAKER SMITH & SON, INC.)  
DATED: MAY 24, 1994  
SUGARLAND ESTATES "PHASE A" BELONGING TO BOURGEOIS LAND  
DIVISION - RIDGEFIELD, INC. IN SECTION 156, 155 & 157  
TERREBORNE PARISH, LOUISIANA BY: DAVID L. MARTINEZ (TAKER SMITH & SON, INC.)  
DATED: JUNE 17, 1994 REVISED: MARCH 06, 1995 ENTRY # 955057  
RAW LAND DIVISION - RIDGEFIELD, INC. RAW LAND DIVISION CREATING  
A 155.15 ACRE TRACT IN SECTION 156, 155 & 157 TERREBORNE PARISH  
BELONGING TO RIDGEFIELD, INC. LOCATED IN SECTIONS 155, 156 & 157  
T155-R16E LAFOURCHE PARISH, LOUISIANA  
BY: DAVID L. MARTINEZ (TAKER SMITH & SON, INC.) ENGINEERING & SURVEYING,  
DATED: MARCH 09, 2017 ENTRY 1236229  
EXHIBIT "A" 82' WIDE RIGHT OF WAY FOR FUTURE ROAD AND UTILITIES  
BELONGING TO BNR, JR., L.L.C. LOCATED IN SECTION 78,  
T155-R16E TERREBORNE PARISH, LOUISIANA  
BY: DAVID A. WATZ DATED: AUGUST 03, 2017

8. FINAL PLAT  
IMPERIAL LANDING SUBDIVISION  
LOCATED IN SECTIONS 77 & 78, T15S-R16E  
TERREBONNE PARISH, LOUISIANA  
BY: DAVID A. WAITZ DATED: JANUARY 03, 2020  
ENTRY# 1601985
9. IMPERIAL LANDING SUBDIVISION - PHASE B  
LOCATED IN SECTION 77, T15S-R16E  
TERREBONNE PARISH, LOUISIANA  
BY: DAVID A. WAITZ DATED: MARCH 12, 2019  
ENTRY#

NOTE:  
BEARINGS AND/OR COORDINATES ARE BASED ON THE  
LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET.  
THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB"  
AND HAVING THE FOLLOWING COORDINATES:  
NORTHING = 467,947.13; EASTING= 3,454,859.98

|                              |                                                                                     |                                                  |                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|
| FOUND PROPERTY MARKER        |  | EXISTING WATER VALVE                             |  |
| SET 3/4" I.R.                |  | EXISTING FIRE HYDRANT                            |  |
| EXISTING WATER LINE          |  | PROPOSED FIRE HYDRANT                            |  |
| EXISTING GAS LINE            |  | EXISTING WATER METER                             |  |
| EXISTING SEWER LINE          |  | EXISTING GAS VALVE                               |  |
| EXISTING OVERHEAD POWER LINE |  | EXISTING GAS METER                               |  |
| EXISTING TELEPHONE LINE      |  | EXISTING SEWER MANHOLE                           |  |
| EXISTING FENCE               |  | EXISTING CATCH BASIN<br>WITH SUBSURFACE DRAINAGE |  |
| EXISTING POWER POLE W/ LIGHT |  | EXISTING ANCHOR                                  |  |
| PROPOSED POWER POLE W/ LIGHT |  | EXISTING TELEPHONE PEDESTAL                      |  |
| EXISTING POWER POLE          |  | CENTER LOT ELEVATION                             |  |
| MUNICIPAL ADDRESS            |  |                                                  |                                                                                     |

| CURVE DATA TABLE |         |        |                    |
|------------------|---------|--------|--------------------|
| CURVE            | ARC     | RADIUS | CHORD              |
| A                | 18.02'  | 18.5   | S74°26'23"W-17.31' |
| B                | 75.91'  | 50.0   | S87°58'48"-68.3'   |
| C                | 51.33'  | 50.0'  | N17°03'18"W-49.07' |
| D                | 51.33'  | 50.0'  | N41°42'32"E-49.11' |
| E                | 75.91'  | 50.0   | S65°20'57"E-68.83' |
| F                | 4.23'   | 18.5'  | S28°24'29"E-4.22'  |
| G                | 13.79'  | 18.5'  | S56°18'33"E-13.47' |
| H                | 29.23'  | 18.5'  | S32°2'18"E-26.29'  |
| I                | 28.89'  | 18.5'  | N57°36'42"E-26.04' |
| J                | 18.02'  | 18.5'  | N74°26'23"E-17.31' |
| K                | 53.56'  | 50.0'  | N71°32'4"E-51.03'  |
| L                | 50.105' | 50.0   | S87°34'34"E-39.9'  |
| M                | 32.64'  | 50.0   | S06°21'29"E-32.06' |
| N                | 39.32'  | 50.0'  | S34°52'14"W-38.32' |
| O                | 34.36'  | 50.0   | S77°05'13"W-33.69' |
| P                | 53.56'  | 50.0'  | N52°32'27"W-51.03' |
| Q                | 18.02'  | 18.5   | N49°45'27"W-17.31' |



THESE LOIS ARE LOCATED IN ZONE C.  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C; DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE  
THE LIMIT OF A.B.F.E.

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

**CERTIFICATIONS**

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

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

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

APPROVED: David A. Waitz Reg. No. 4744

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

BY: \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_

FOR: \_\_\_\_\_

JOSHUA L. ARABIE – AGENT  
ONSHORE MATERIALS, L.L.C.

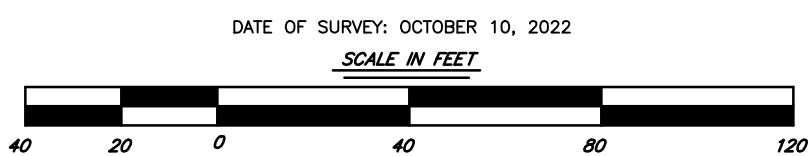
NOTE:  
THESE LOTS WILL BE CONNECTED TO  
COMMUNITY SEWERAGE.

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

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

BY: \_\_\_\_\_

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



|          |             |   |
|----------|-------------|---|
|          |             |   |
|          |             |   |
|          |             |   |
|          |             |   |
| DATE     | DESCRIPTION | B |
| REVISION |             |   |

# RPC / G.1

CONCEPTUAL/PRELIMINARY PLAT  
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
OWNER/DEVELOPER: ONSHORE MATERIALS, L.L.C.

IMPERIAL LANDING SUBDIVISION – PHASE D  
LOCATED IN SECTION 77 T15S–R16E  
TERREBONNE PARISH, LOUISIANA

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

THIBODAUX, LA 70301  
(985) 447-4017 OFFICE  
(985) 447-1998 FAX  
DWAITZ1@BELLSOUTH.NET

|                     |                                                          |                |
|---------------------|----------------------------------------------------------|----------------|
| DESIGNED: JAW       | DETAILED: JED                                            | TRACED:        |
| CHECKED: DAW        | CHECKED: JMT                                             | CHECKED:       |
| DATE: JUNE 29, 2023 | FILE: F:\DWGS\2023\23-059\CONSTRUCTION DRAWINGS\PLAT.dwg | JOB NO: 23-059 |



# Houma-Ten Osbonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htpcinfo@tpcg.org](mailto: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 variance from minimum lot size requirements of 50' x 50' box requirement (8/27/2023)

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

1. Name of Subdivision: PLAT SHOWING TRACTS A, B, C & D, A REDIVISION OF PROPERTY BELONGING TO GUSTAVE JOHN THERIOT
2. Developer's Name & Address: 1952 HIGHWAY 311, SCHRIEVER, LA 70395 Gustave J. Theriot  
Owner's Name & Address: SAME  
*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: 1952 HIGHWAY 311, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTIONS 11, 56 & 57, T16S-R16E
6. Purpose of Development: SALE OF A PORTION OF LAND
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: 7/31/23 SCALE 1"=100'
12. Council District / Fire Tax Area: 2 Harding / Schriever Fire
13. Number of Lots: 4
14. Filing Fees: \$355.71

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

7/31/23

Date

Gustave J. Theriot  
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.

GUSTAVE JOHN THERIOT

Print Name of Signature

Gustave J. Theriot  
Signature

7/31/23

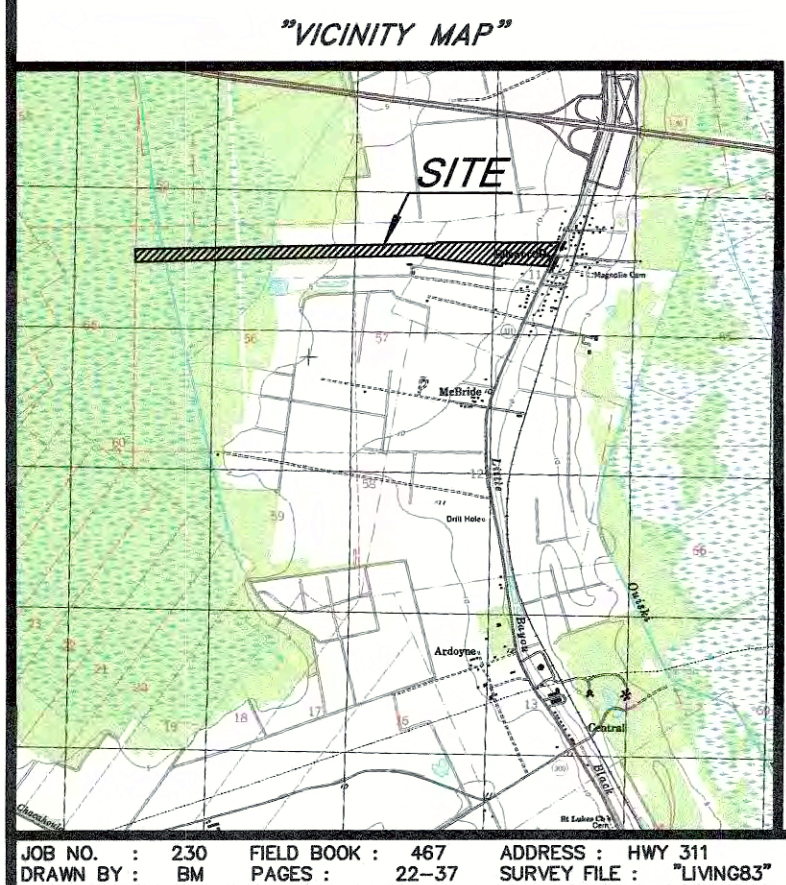
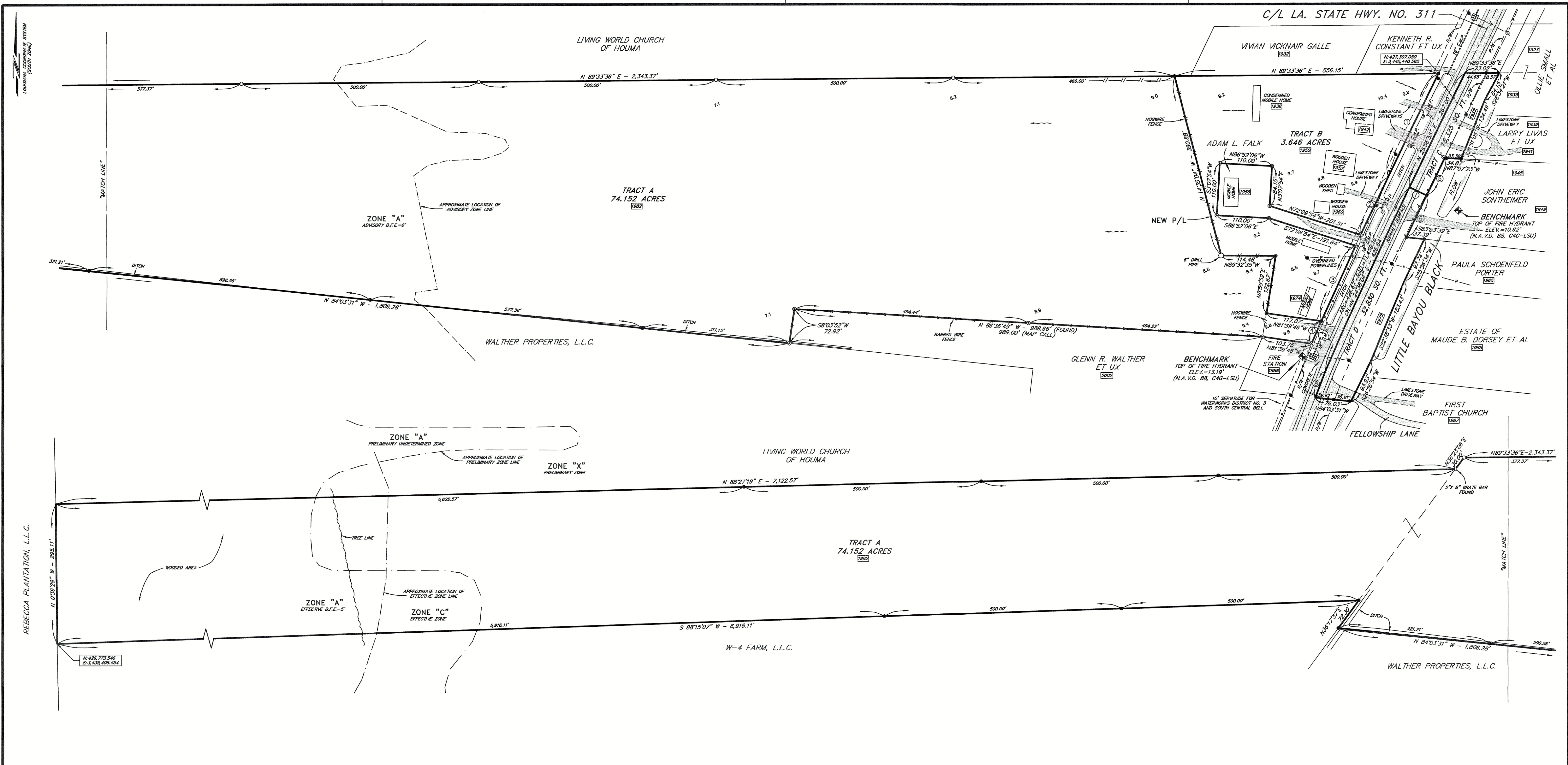
Date

PC23/ 8 - 8 - 31

RPC / G.2

Revised 11/3/2021





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

DRAINAGE NOTE:  
THIS PROPERTY DRAINS TO LITTLE 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.

FLOOD INFORMATION:  
THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220206, PANEL NO. 0420, SUFFIX "C",  
AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 6').  
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.  
LA-189 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD  
REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ADFE LIMITS, PLEASE REFER TO THE  
COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.  
THE 2021 PRELIMINARY DFM COMMUNITY NO. 22109C, PANEL NO. 0100 SUFFIX "E"  
PLACES THIS PROPERTY IN ZONE "A" & "X". ZONE "A" HAS A B.F.E. TO BE DETERMINED  
BY THE COMMUNITY. 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.

JOB NO. : 230 FIELD BOOK : 467 ADDRESS : HWY 311 CAD NAME : TRENT-CORMIER-GUSTAVE-THERIOT-HWY-311-PC-23-230  
DRAWN BY : BM PAGES : 22-37 SURVEY FILE : "LIVING83" FOLDER : GUSTAVE JOHN THERIOT CRD: TRENT CORMIER-GUSTAVE J THERIOT-HWY 311

NOTE:

TRACT C HAS 11,072 SQ. FT. OF LAND WITHIN HIGHWAY RIGHT OF WAY AND  
5,253 SQ. FT. OF USEABLE LAND OUTSIDE OF HIGHWAY RIGHT OF WAY.  
TRACT D HAS 19,118 SQ. FT. OF LAND WITHIN HIGHWAY RIGHT OF WAY AND  
13,712 SQ. FT. OF USEABLE LAND OUTSIDE OF HIGHWAY RIGHT OF WAY.

REFERENCE MAPS:

- 1) MAP PREPARED BY CHARLES L. McDONALD, PLS ENTITLED "MAP SHOWING LOT LINE SHIFT  
BETWEEN PROPERTY BELONGING TO GLENN R. WALTER AND JOHN THERIOT, ET UX, OR  
ASSIGNS LOCATED IN SECTIONS 56, 57 & 11, T16S-R16E, TERREBONNE PARISH, LOUISIANA"  
DATED JANUARY 4, 2020.
- 2) MAP PREPARED BY CHARLES L. McDONALD, PLS ENTITLED "MAP SHOWING SURVEY OF TWO  
TRACTS OF LAND BELONGING TO D.G. WALTER LOCATED IN SECTIONS 56, 57 & 11, T16S-R16E,  
TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 18, 2009.
- 3) MAP PREPARED BY ARTHUR A. DUBRAITES, JR., PLS ENTITLED "SURVEY OF TRACT A-B-C-D-E-F-G-A  
OF A PORTION OF PROPERTY BELONGING TO JOHN THERIOT, ET UX TO BE ACQUIRED BY CASEY  
LEBANS LOCATED IN SECTION 11, T16S-R16E, TERREBONNE PARISH, LOUISIANA" DATED  
MAY 24, 2006, REVISED JUNE 15, 2006.
- 4) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "TRACTS 1, 2, 3 AND 4 A REDIVISION OF  
PROPERTY BELONGING TO MARION OLIVIER ET AL LOCATED IN SECTIONS 11, 56 & 57 T16S-R16E,  
TERREBONNE PARISH, LOUISIANA" DATED APRIL 30, 1999.

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

|   | BEARING                     | DISTANCE                    |
|---|-----------------------------|-----------------------------|
| 1 | S 25°56'55" W               | 242.43'                     |
| 2 | ARC=134.78'-RAD.=11,509.16' | CH.=S 25°19'55" W - 134.78' |
| 3 | ARC=174.54'-RAD.=11,509.16' | CH.=S 24°26'18" W - 174.54' |
| 4 | ARC=51.90'-RAD.=11,509.16'  | CH.=S 23°52'23" W - 51.90'  |
| 5 | S 25°56'56" W               | 87.36'                      |
| 6 | CH.=S 25°25'19" W - 97.87'  |                             |
| 7 | N 64°19'57" W               | 40.00'                      |
| 8 | N 21°11'51" E               | 59.47'                      |

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON PIPE FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
  - INDICATES BRASS DISK SET AT ELEV. 2.66' NAVD '88
  - INDICATES DRAINAGE FLOW
  - INDICATES DROP INLET
  - 191 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS  
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL  
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA  
SOUTH ZONE 1702.

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

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

|           |    |                        |
|-----------|----|------------------------|
| 8/21/23   | BM | REVISED TRACTS C AND D |
| 8/14/23   | AP | ADDRESSED              |
| REVISIONS |    |                        |

RPC / G.2

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

4 - TRACTS

"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: GUSTAVE JOHN THERIOT

PLAT SHOWING TRACTS A, B, C & D,  
A REDIVISION OF PROPERTY BELONGING TO  
GUSTAVE JOHN THERIOT  
LOCATED IN SECTIONS 11, 56 & 57, T16S-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" = 100'  
DATE: 24 JUL 23

STATE OF LOUISIANA  
KENETH L. REMBERT  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GRAPHIC SCALE  
100' 50' 0 100' 200'



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

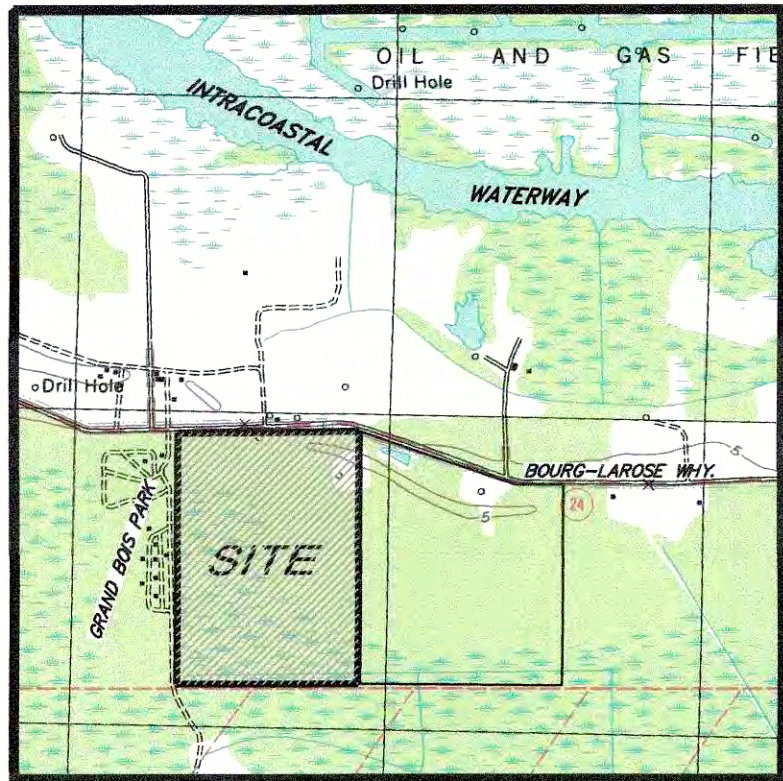
X Roddy Matherne

PC23/ 9 - 1 - 34

RPC / H.1

Revised 11/3/2021





"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.

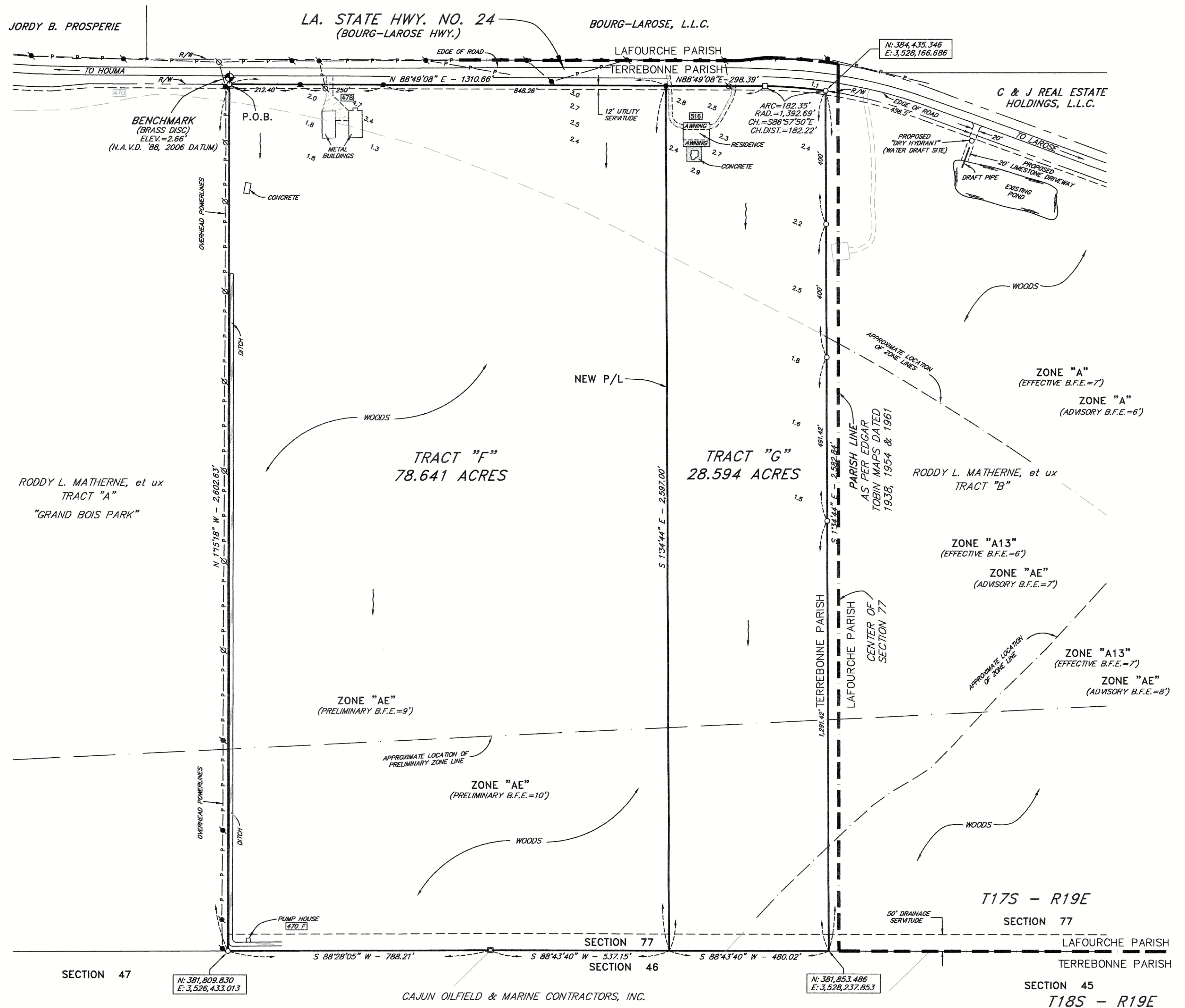
FLOOD INFO:  
THESE TRACTS ARE LOCATED IN ZONES "A" & "A13" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225202, PANEL NO. 0445, SUFFIX "C", AND DATED APRIL 17, 1985. (ZONE "A13" HAS A BASE FLOOD REQUIREMENT OF 6' & 7' AND ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX 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-MQ12" FOLDER: MATHERNE, RODDY CRD: JMB-RODDY-MATHERNE-GRAND-BOIS



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

BY \_\_\_\_\_ FOR \_\_\_\_\_

RPC / H.1

"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) 879-2782 FAX - (985) 879-1641



DRAWN: BM/AP

CHK'D: K.L.R.

SCALE: 1" = 200'

DATE: 2 AUG 23

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: \_\_\_\_\_

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

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

| DATE | BY | DESCRIPTION |
|------|----|-------------|
|      |    | REVISIONS   |

2 - TRACTS





# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htpcinfo@tpcg.org](mailto:htpcinfo@tpcg.org)

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### APPROVAL REQUESTED:

- A. ☐ Raw Land  
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☐ Conceptual  
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☐ 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

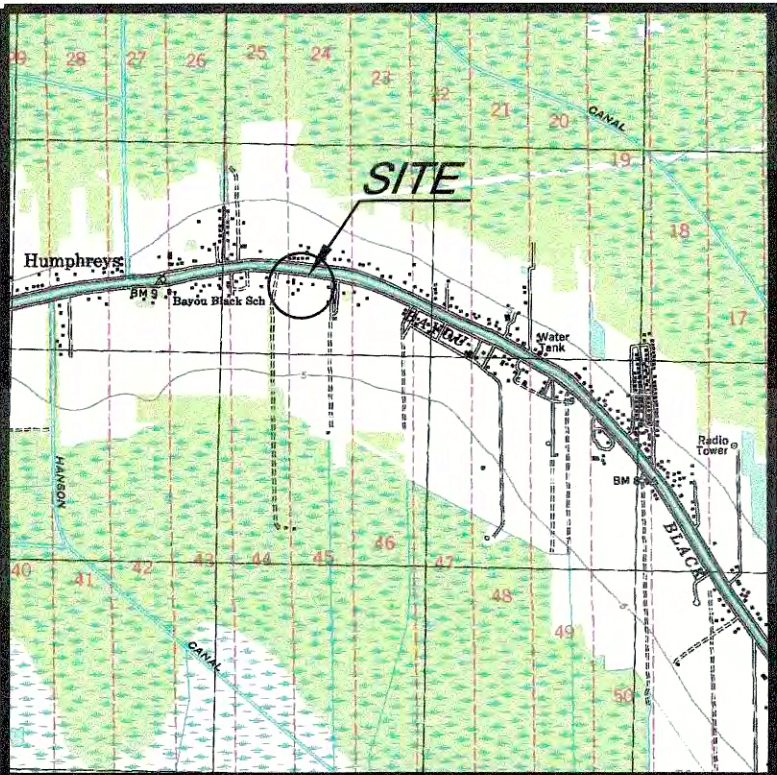
Date

Leon Cox  
Signature

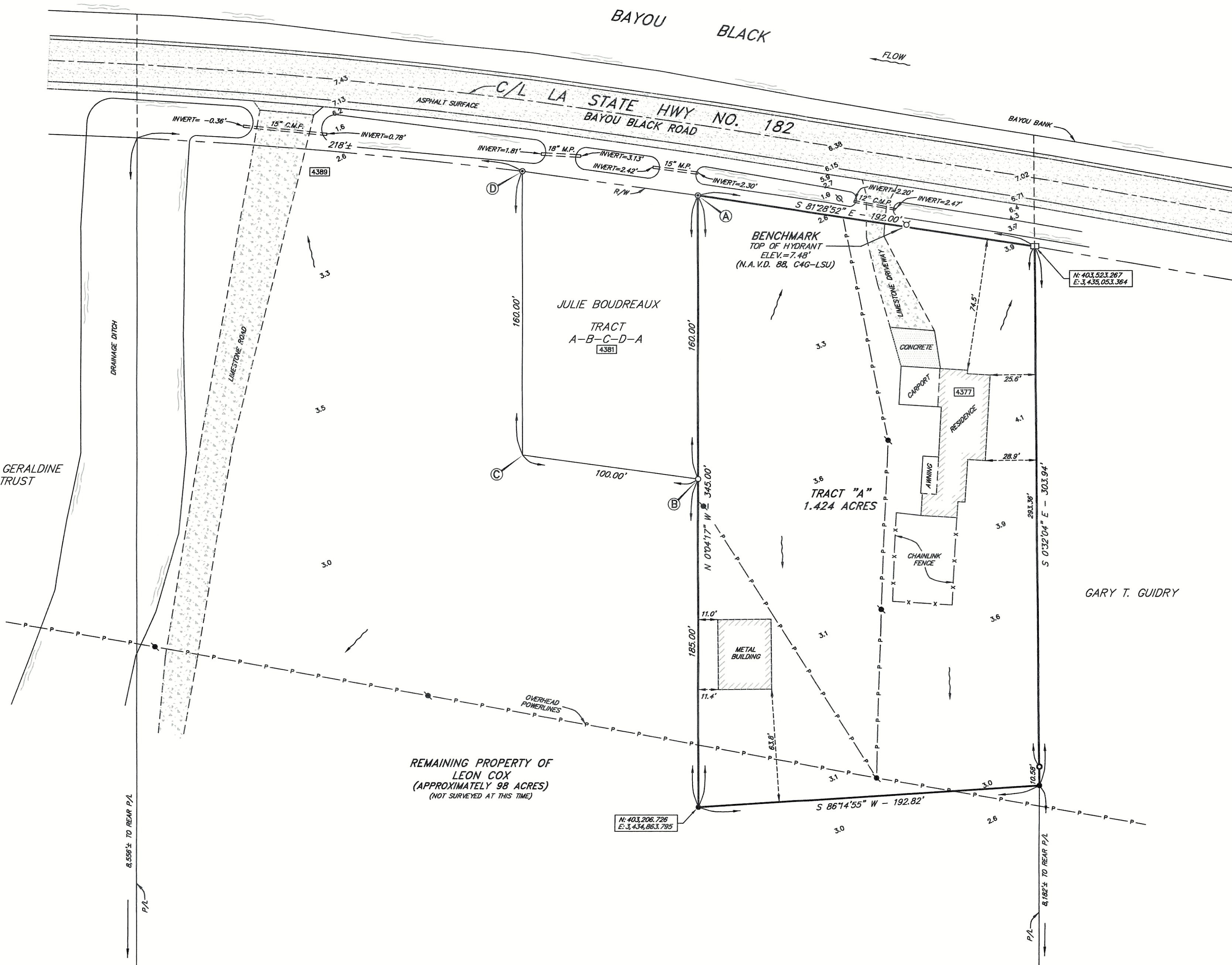
PC23/ 9 - 2 - 35

RPC / H.2





"VICINITY MAP"



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

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO BAYOU 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).  
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL  
NO. LA-R98 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
THE 2023 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0250 SUFFIX "E"  
PLACES THIS PROPERTY IN ZONE "AE" AND HAS 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 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 : 489 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

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 1" IRON SHAFT FOUND
  - INDICATES GRATE BAR FOUND
  - INDICATES EXISTING POWER POLE
  - INDICATES EXISTING LIGHT POLE
  - INDICATES EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION
  - INDICATES DRAINAGE FLOW
  - 4377 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS  
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL  
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA  
SOUTH ZONE 1702.

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

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

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

RPC / H.2

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

"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'  
DATE: 24 AUG 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](mailto: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
- ☒ Engineering
- ☒ 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

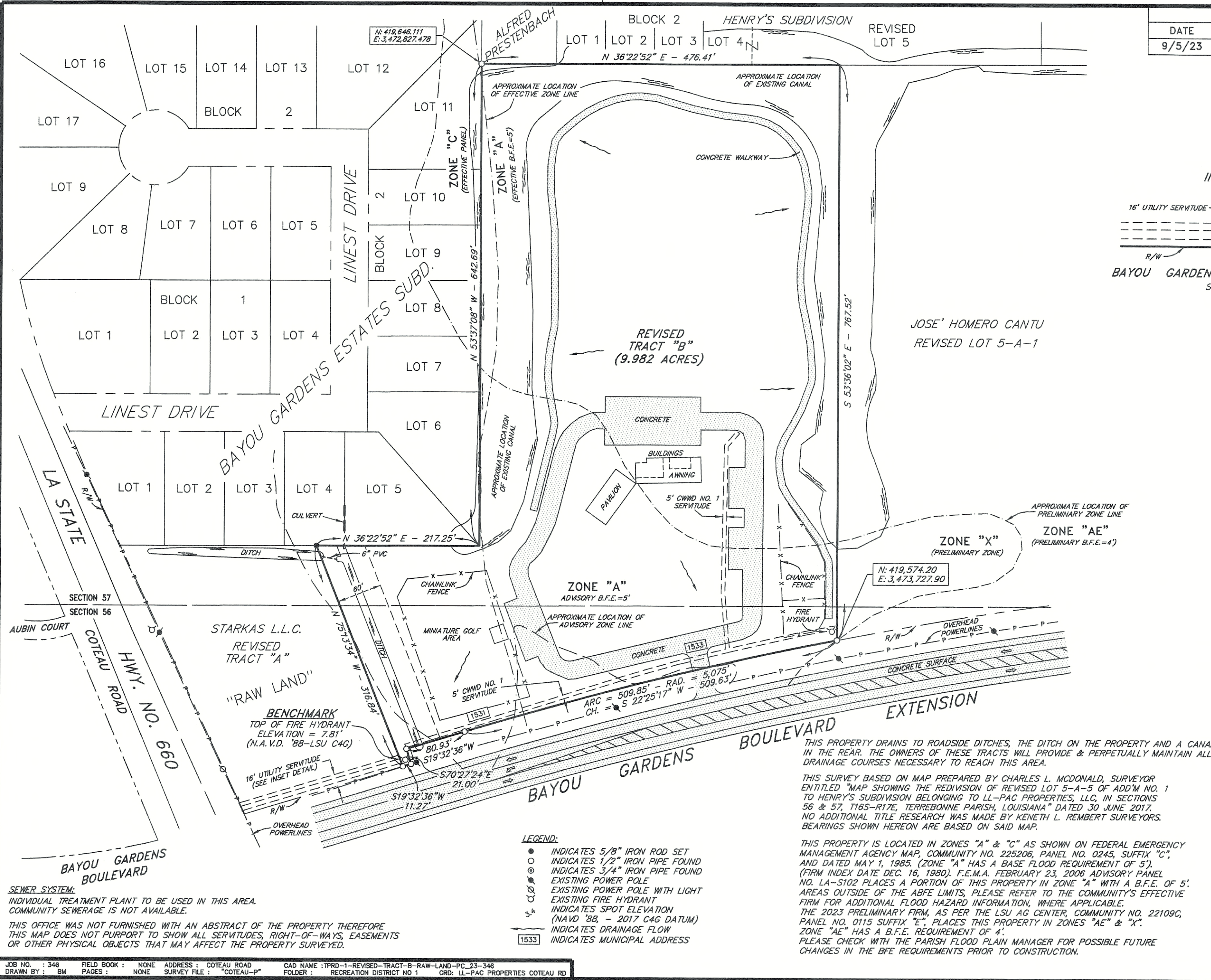
[Signature]

8/29/23

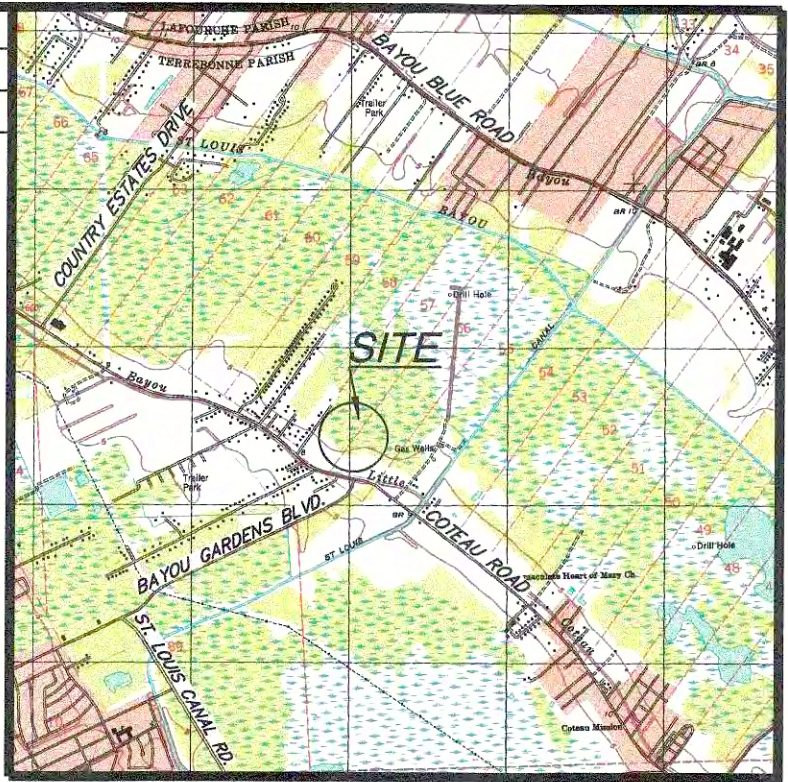
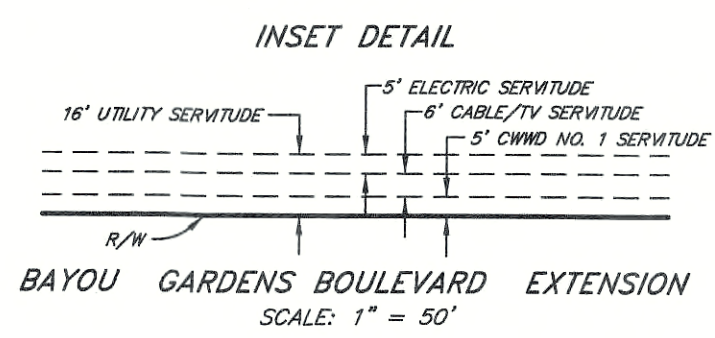
PC23/ 9 - 3 - 36

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**

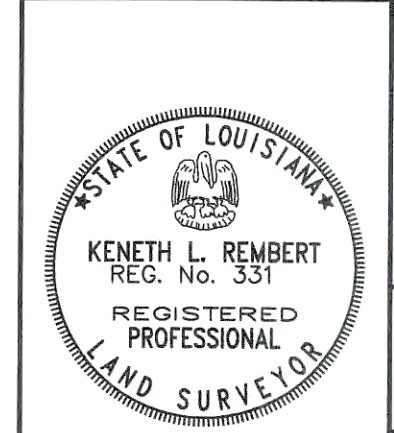
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

**RPC / H.3**

**"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.



# 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:

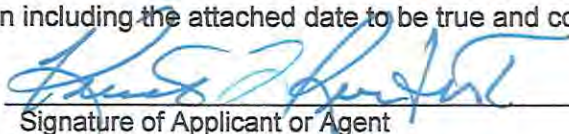
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

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

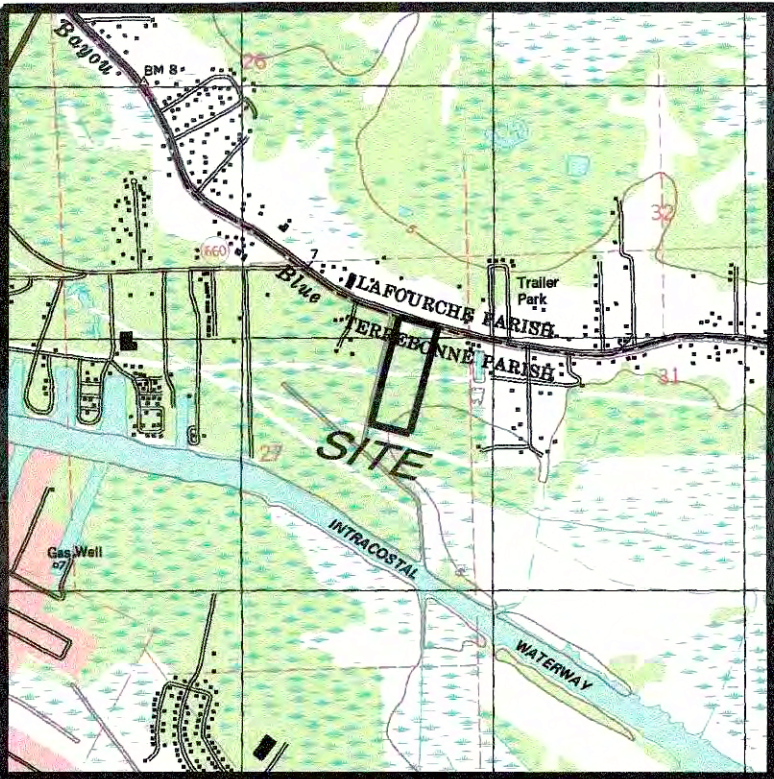
8/28/23

PC23/ 9 - 4 - 37

**RPC / H.4**

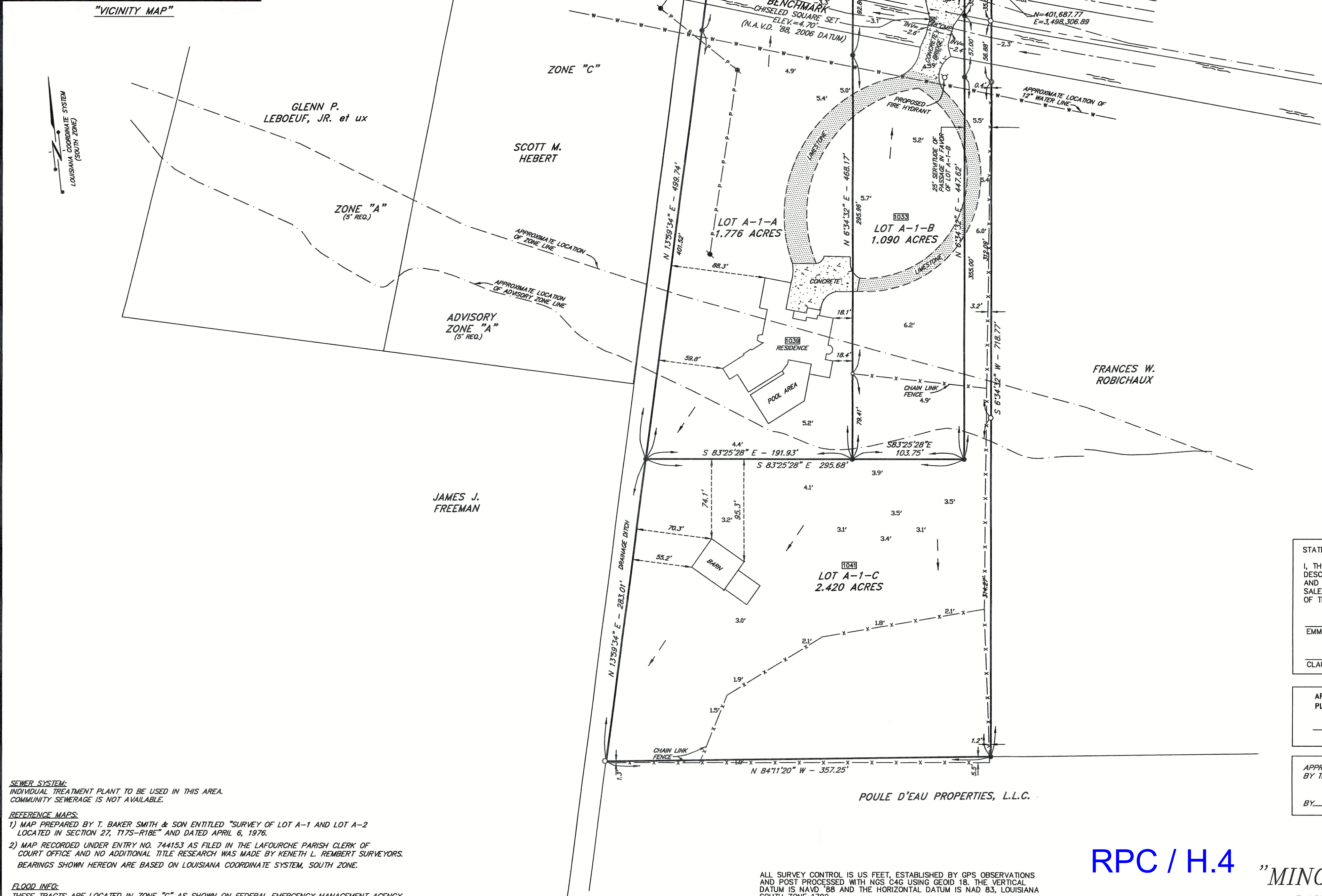
Revised 11/3/2021





"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 KENETH 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: *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   |

## RPC / H.4 "MINOR SUBDIVISION"

3 - TRACTS

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

Keneth 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](mailto: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

RPC / H.5

Revised 11/3/2021



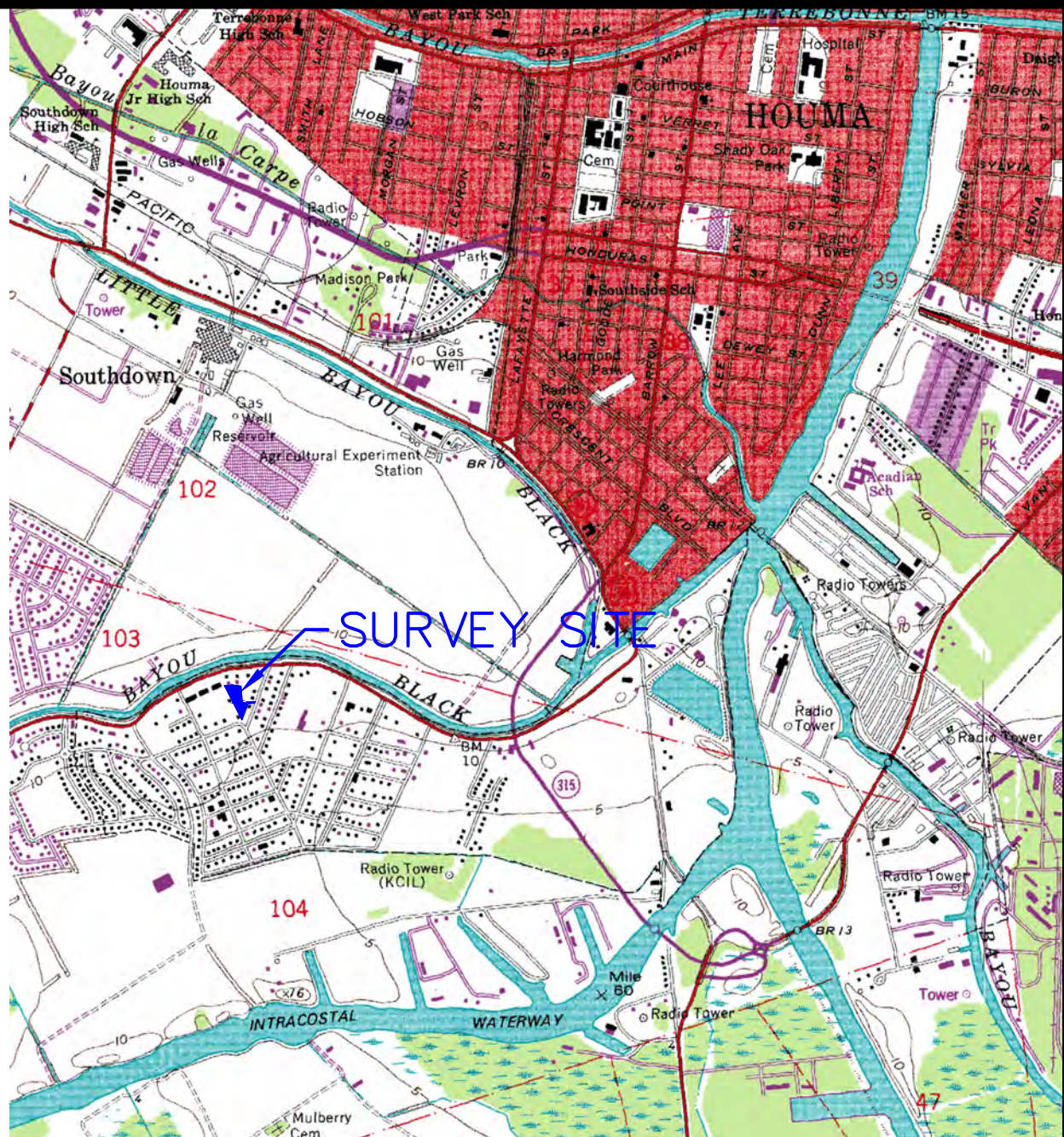
TERREBONNE PARISH

T17S - R17E

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

LOUISIANA COORDINATE SYSTEM SOUTH ZONE (NAD83)



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

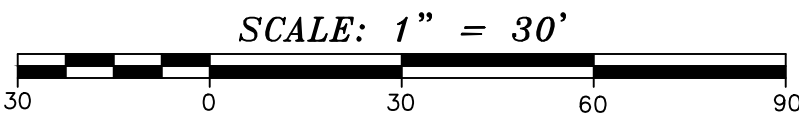
HOUMA, LA

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



RPC / H.5

LAND USE: SINGLE FAMILY RESIDENTIAL

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@tpep.org](mailto:htrpcinfo@tpep.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |                                                    |                                                    |
|----------------------------------------------------|----------------------------------------------------|
| A. <input checked="" type="checkbox"/> Raw Land    | B. <input type="checkbox"/> Mobile Home Park       |
| <input checked="" type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Conceptual/Preliminary    |
| <input type="checkbox"/> Conceptual                | <input type="checkbox"/> Engineering               |
| <input type="checkbox"/> Preliminary               | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering               | D. <input type="checkbox"/> Minor Subdivision      |
| <input type="checkbox"/> Final                     |                                                    |

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

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

- Name of Subdivision: Krumbhaar/ES&H Subdivision
- 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
- Name of Surveyor, Engineer, or Architect: Michael P Blanchard, PLS

### SITE INFORMATION:

- Physical Address: 1612 Coteau Rd - Houma, LA 70361
- Location by Section, Township, Range: Sections 17, 18, 26 & 27 - T17S, R17E
- Purpose of Development: \*No Development\* Land Exchange Only
- 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 ☒ X
- Date and Scale of Map: TBD Scale: 1" = 200'
- Council District / Fire Tax Area: \_\_\_\_\_
- Number of Lots: 10
- Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

Michael P. Blanchard  
Print Applicant or Agent

08/09/2023  
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 Hertz Allen  
Print Name of Signature

8/9/2023  
Date

[Signature]  
Signature

RPC / H.6



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Krumbhaar/ES&H Subdivision
- 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
- Name of Surveyor, Engineer, or Architect: Michael P Blanchard, PLS

### SITE INFORMATION:

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

### CERTIFICATION:

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

Michael P. Blanchard  
Print Applicant or Agent

12/07/2023  
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 Shaffer  
Print Name of Signature

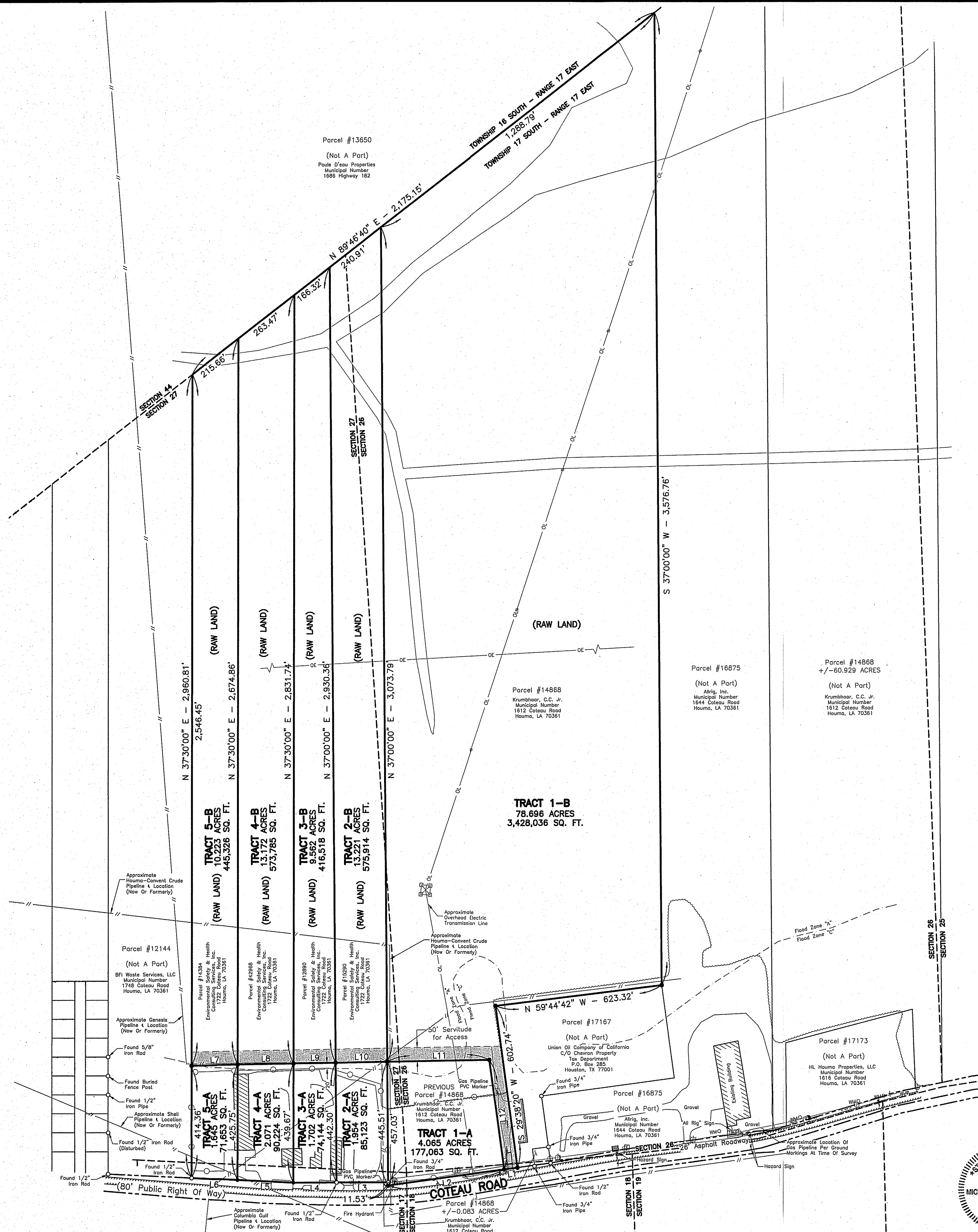
8/10/23  
Date

[Signature]  
Signature

Revised 11/3/2021

# RPC / H.6





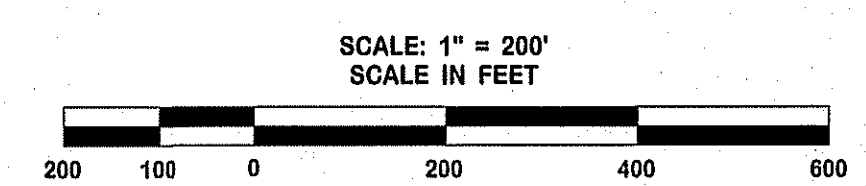
| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | LENGTH  |
| L1         | N 60°22'20" W | 50.00'  |
| L2         | N 60°22'20" W | 438.52' |
| L3         | N 52°43'43" W | 191.84' |
| L4         | N 52°43'43" W | 160.99' |
| L5         | 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               | ===== |

RPC / H.6

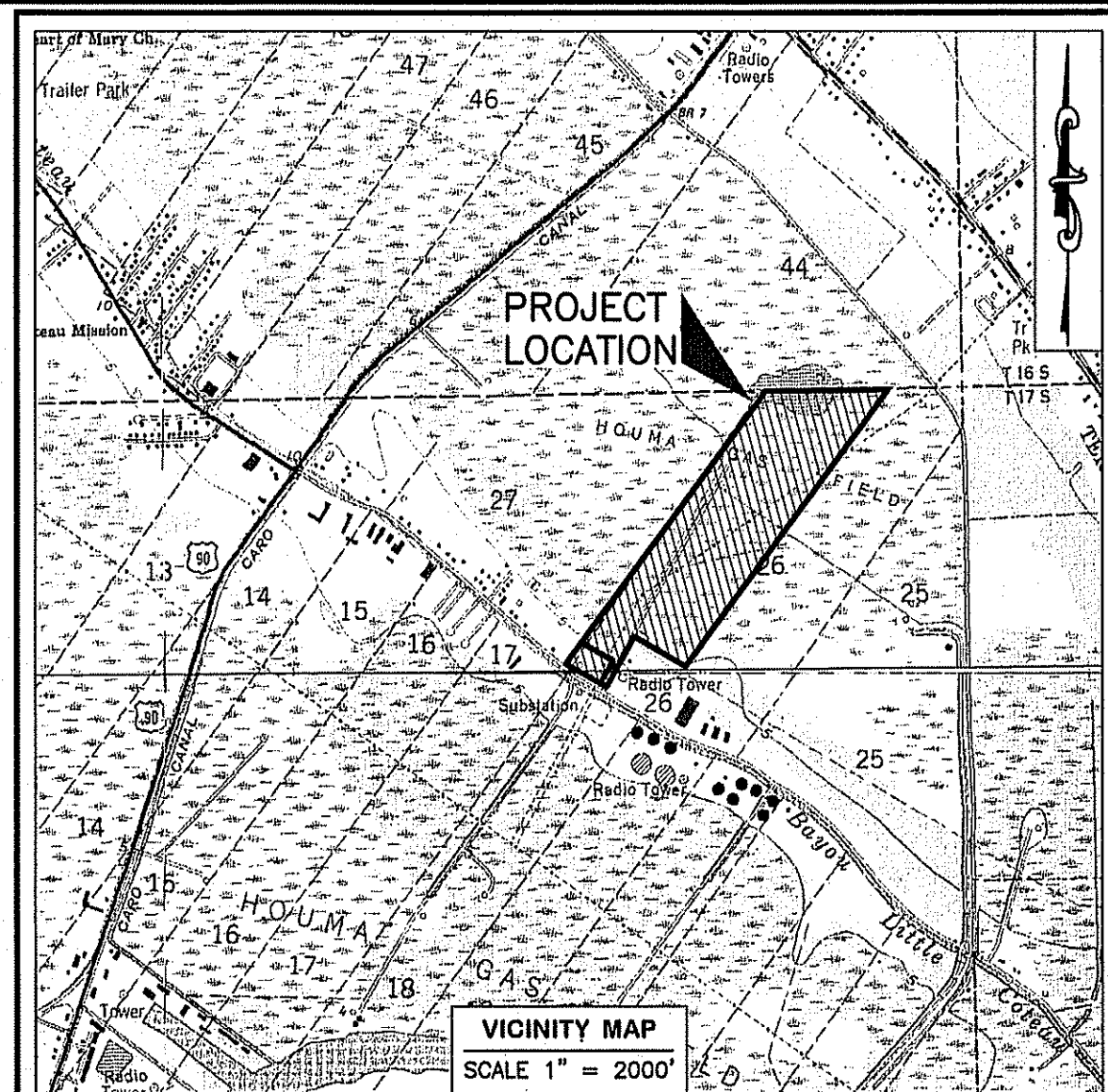
FUTURE LAND USE: INDUSTRIAL/RAW  
DEVELOPER: KRUMBHAAR, C.C. JR.  
SEWERAGE: INDIVIDUAL TREATMENT PLANT

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:**
- 1.) 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.
  - 2.) 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
  - 3.) Basis of Bearings:  
Bearings are based on Reference Map "A."  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - 4.) 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.
  - 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey.
  - 6.) 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.
  - 7.) 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.
  - 8.) 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](mailto:htrpcinfo@tpcg.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |                                               |                                                    |
|-----------------------------------------------|----------------------------------------------------|
| A. <input type="checkbox"/> Raw Land          | B. <input type="checkbox"/> Mobile Home Park       |
| <input type="checkbox"/> Re-Subdivision       | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary    |
| <input type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering               |
| <input type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering          | D. <input type="checkbox"/> Minor Subdivision      |
| <input checked="" type="checkbox"/> Final     |                                                    |

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

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

- Name of Subdivision: 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

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.

RONNIE J. THERIOT, MANAGER

Print Name of Signature

Date

Signature

RPC / H.7



