

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman  
Jan Rogers.....Vice-Chairman  
Barry Soudelier.....Secretary/Treasurer  
Michael Billiot.....Member  
Terry Gold.....Member  
Clarence McGuire.....Member  
Angele Poiencot.....Member  
Travion Smith.....Member  
Wayne Thibodeaux.....Member

**MARCH 20, 2025, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 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 February 20, 2025

### **E. COMMUNICATIONS**

### **F. PUBLIC HEARINGS:**

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

### **G. NEW BUSINESS:**

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

### **H. STAFF REPORT**

### **I. COMMISSION COMMENTS:**

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

### **J. PUBLIC COMMENTS**

### **K. ADJOURN**

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

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 16, 2025

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

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

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

- b) Consider Approval of Said Application

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

**H. APPLICATIONS / NEW BUSINESS:**

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

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

**I. STAFF REPORT**

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

**J. ADMINISTRATIVE APPROVAL(S):**

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

**K. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF FEBRUARY 20, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 20, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 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. Michael Billiot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angele Poiencot. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning 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.
1. Mr. Thibodeaux stated he had received an adjacent property owner notice for Item F.2 regarding the rezone request for 7401 Park Avenue. Mr. Bercegeay stated it was okay for him to discuss and vote on the matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of January 16, 2025."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Tai Raymond to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 1141 Roussell Street.
- a) Mr. Tai Raymond, 222 Authement Street, discussed his request to rezone his property.
- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2. He reminded the applicant that prior to the placement of a mobile home, a special exception from the Board of Adjustment would be required.
- e) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 1141 Roussell Street and forward to the Terrebonne Parish Council for final consideration."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Richard Real Estate & Management, LLC to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 7401 Park Avenue.



- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, representing the applicant, discussed the request to rezone the property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to C-2.
- e) Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 7401 Park Avenue and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

1. Preliminary Hearing:

- a) Mr. Thibodeaux moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street for Thursday, March 20, 2025 at 6:00 p.m."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS:

- 1. The Chairman recognized Mary Kubala, 603 Cavaness Drive, who expressed concerns of tiny homes/RVs in her neighborhood and how they are allowed, tied down, to be rented, devalue of property, deterioration of said structures, and not wanting it in her neighborhood.
  - a) Mr. Pulaski informed the Commission about the property located at 501 Cavaness Drive and that no permit was originally applied for and why the structures were placed on the property. He stated the permits have been applied for and they were in discussions with the homeowner. He stated one structure was for storage and one was intended to be a habitable dwelling. He stated that the permit office and legal department were tracking this property.
  - b) Mr. Pulaski further discussed accessory dwelling units, tiny homes/park model homes that have no category and are not described in the ordinances. He discussed covenant restrictions that the neighbors can look into.
  - c) Discussion ensued regarding the current regulations and modifying them to include such structures as tiny homes.

K. Mr. Rogers moved, seconded by Mr. Smith: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:32 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr.

Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman  
Zoning & Land Use Commission

Becky M. Bechel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF FEBRUARY 20, 2025.**

**CHRISTOPHER PULASKI, PLA, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

**Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

ZLU 25/3  
Dist. 9  
CoH Fire

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: Jan. 6, 2025

Judy Carter  
Applicant's Name

182 Acklen St.  
513 Roselawn Ave. Houma LA 70363  
Address City State Zip

985-217-5500  
Telephone Number (Home) (Work)

100%  
Interest in Ownership (Owner, etc.)

196 Pitre Street, 77' x 67' lot on east side of  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

George Pitre Lane

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No          Yes

If Yes, Date of Last Application: n/a



**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

X\_\_\_\_\_ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

4. **Market Information:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

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6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Andy H. Galt

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2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

x Andy H. Galt

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3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

x Andy H. Galt  
182 Adams Ave Houma, La 70363

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4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

x Andy H. Galt

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**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

- 1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own < 1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

x Andy H. Galt

Signature of Owner or Authorized Agent

**196 Pitre Street**  
**77' x 67' lot on east side of George Pitre Lane**

**Request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)**

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**Amendment Policy**

**2. Reasons For This Amendment**

**Change in Conditions**

Over the past few decades, numerous properties in the immediate area have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option.

**Limitations On Proposed Amendments**

The adjacent property at 8408 Cecile Street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

**Exhibits Required**

**3. Legal Description**

77' x 67' lot on east side of George Pitre Lane

**4. Market Information**

N/A

**5. Development Schedule**

Immediately after approval, if granted.

**6. Effect of Amendment**

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

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**Rezone from R-1 to R-2  
196 Pitre Street  
Judy Carter**

# Houma-Terrebonne Regional Planning Commission Zoning & Land Use Commission

P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

## APPLICATION FOR PLANNED BUILDING GROUP APPROVAL

Aaron Baudoin

*Applicant's Name*

3377 North Boulevard

*Address*

Baton Rouge

*City*

Louisiana

*State*

70806

*Zip Code*

February 26, 2025

*Date*

225-387-4414

*Telephone Number(s)*

Architect

*Interest in Ownership (owner, etc.)*

### **PROJECT INFORMATION:**

1. Name of Project: Imperial Terrace Multifamily Development
2. Location: 5041 Imperial Drive, Houma, LA 70360
3. Zoning District: C-2 General Commercial District
4. Total Land Area: 6.481 Acres (282,312 SF)
5. Total Number of Units: 120
6. Gross Floor Area: 123,547 SF
7. Total Parking Spaces Provided: 190  
Total Parking Spaces Required: 240
8. Approximate Cost of Work Involved: \$24,000,000
9. Has any previous application been made: NO \_\_\_\_\_ YES X

If Yes, please describe: Board of Adjustment Variance Application for parking variance

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**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- A. Site Plan Depicting the Following:
  - 1) All proposed structures and setbacks;
  - 2) Parking;
  - 3) Emergency vehicle access;
  - 4) Lighting;
  - 5) Fire hydrant locations;
  - 6) Loading areas (if applicable);
  - 7) All public and private easements and rights-of-ways;
  - 8) Driveways;
  - 9) Buffer protection (if applicable);
  - 10) Play areas (if applicable);
  - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

- 1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 6.481 acres. A sum of \$44.18 dollars is enclosed and made a part of this application.



\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
February 26, 2025

*Date*

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



\_\_\_\_\_  
*Signature of Owner or Authorized Agent*

\_\_\_\_\_  
February 28, 2025

*Date*

## **LEGAL DESCRIPTION OF 6.48 ACRE TRACT OF LAND**

That certain 6.48 Acre Tract of Land situated in Section 101, Township 17 South, Range 17 East, Southeastern District, West of Mississippi River, Louisiana Meridian, Parish of Terrebonne, Louisiana more fully described as follows:

Beginning at a found 3/4 inch iron pipe labeled I and marking a corner of TRACT "A-2" shown on plat of survey prepared by William Clifford Smith, R.L.S., revised July 29, 1983, and recorded under File No. 874015 in the records of the Clerk of Court for Terrebonne Parish, Louisiana, and being situated on the southeastern boundary of Imperial Drive shown on plat of survey for Imperial Subdivision prepared by William Clifford Smith, R.L.S., dated April 30, 1987, and recorded under File No. 806574 in the records of the Clerk of Court for Terrebonne Parish, Louisiana. Said Beginning Point also being the southeast corner of TRACT B-1 shown on plat of survey prepared by David L. Martinez, R.L.S., dated June 9, 1993, and recorded under File No. 921555 in the records of the Clerk of Court for Terrebonne Parish, Louisiana.

Thence from said Point of Beginning, N50° 53' 31"W, along the common boundary of said TRACT "A-2" & TRACT B-1, situated inside the right-of-way of said Imperial Drive, a distance of 40.49' to a set drill hole in concrete marking a corner of said TRACT "A-2" labeled J on said 1983 plat of survey; thence N48° 02' 47"E, along the common boundary of said TRACT "A-2" & TRACT B-1, at 2.5' crossing the eastern right-of-way of said Imperial Drive, at 153.17' passing through a found X in concrete marking the northeast corner said TRACT B-1 & a southern corner of TRACT B from said 1993 plat of survey, for a total distance of 178.81' to a found 3/4 inch iron pipe marked K on said 1983 plat of survey; thence N30° 10' 03"E, along the common boundary of said TRACT "A-2" & TRACT B, a distance of 132.67' to a found nail inside 3/4" iron pipe labeled L on said 1983 plat of survey, and being situated on the southern boundary of an existing 40' servitude of passage situated in said TRACT B; thence S59° 52' 03"E, along the common boundary of said TRACT "A-2", TRACT B, and servitude of passage, a distance of 471.55' to a found 3/4" iron pipe marked A and being situated on the western boundary of an existing 50' easement called for Getty Oil Company on said 1983 plat of survey; thence S30° 36' 29"W, along the common boundary of said TRACT "A-2" and 50' easement, at 642.37' passing through a found 3/4" iron pipe as a reference corner, a total distance of 655.79' to the common corner of said TRACT "A-2" & 50' easement labeled B on said 1983 plat of survey, and being situated on the called mean low water line of Little Bayou Black; thence N52° 59' 06"W, along said mean low water line, a distance of 185.52' to a corner of said TRACT "A-2" labeled C on said 1983 plat of survey; thence N50° 14' 55"W, along said mean low water line, a distance of 197.88' to a corner of said TRACT "A-2" labeled D on said 1983 plat of survey, and being the southernmost corner of Imperial Subdivision on said 1987 plat of survey; thence N39° 08' 47"E, along the common boundary of said TRACT "A-2" and Imperial Subdivision, at 8.53' passing through a set 5/8" iron rod as a reference corner, a total distance of 75.65' to a found 3/4" iron pipe marking a corner of said TRACT "A-2" labeled E on said 1983 plat of survey; thence N05° 51' 13"W, along the common boundary of said TRACT "A-2" & Imperial Subdivision, a distance of 120.90' to a found 1/2" iron rod marking a corner of said TRACT "A-2" labeled F on said 1983 plat of survey; thence N39° 17' 00"E, along the common boundary of said TRACT "A-2" & Imperial Subdivision, a distance of 86.53' to a found 3/4" iron pipe marking a corner of said TRACT "A-2" labeled G on said 1983 plat of survey; thence N50° 49' 14"W, along the common boundary of said TRACT "A-2" & Imperial Subdivision, a distance of 64.91' to a found 3/4" iron pipe labeled H on said 1983 plat of survey, and being situated on the southeastern boundary of said Imperial Drive; thence N48° 19' 32"E, along the common boundary of said Imperial Drive & TRACT "A-2", a distance of 24.38' to the Point of Beginning containing 6.48 acres, more or less.

All bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

This description was prepared to adhere to the measurement standards listed in Section 3.E.v from the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. This description describes the same real estate as the record description.

**PRELIMINARY - FOR REVIEW ONLY**  
**NOT FOR RECORDATION, CONVEYANCE, OR SALES**

TERRY J. ORTEGO  
REGISTERED LAND SURVEYOR NO. 5144  
STATE OF LOUISIANA  
SOUTHEAST ENGINEERS & LAND SURVEYORS  
108 PARK WEST DRIVE, SCOTT, LA 70583  
337-266-9500







0	HUD REVIEW SET	01/06/2025
1	APPENDIX NO. 3	01/27/2025
2	APPENDIX NO. 4	01/30/2025
3	APPENDIX NO. 5	02/14/2025
4	APPENDIX NO. 6	02/26/2025

Revisions / Submission

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cparch.com

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345 DOUCET ROAD #102  
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MECHANICAL/ELECTRICAL  
PLUMBING ENGINEER

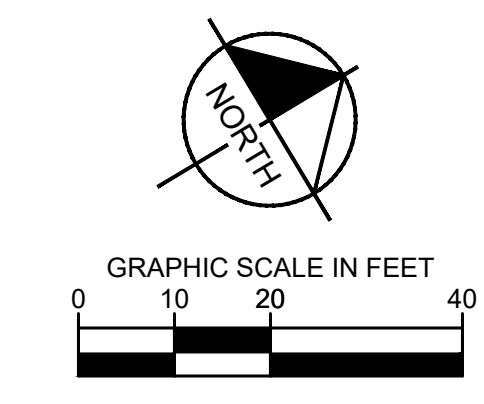
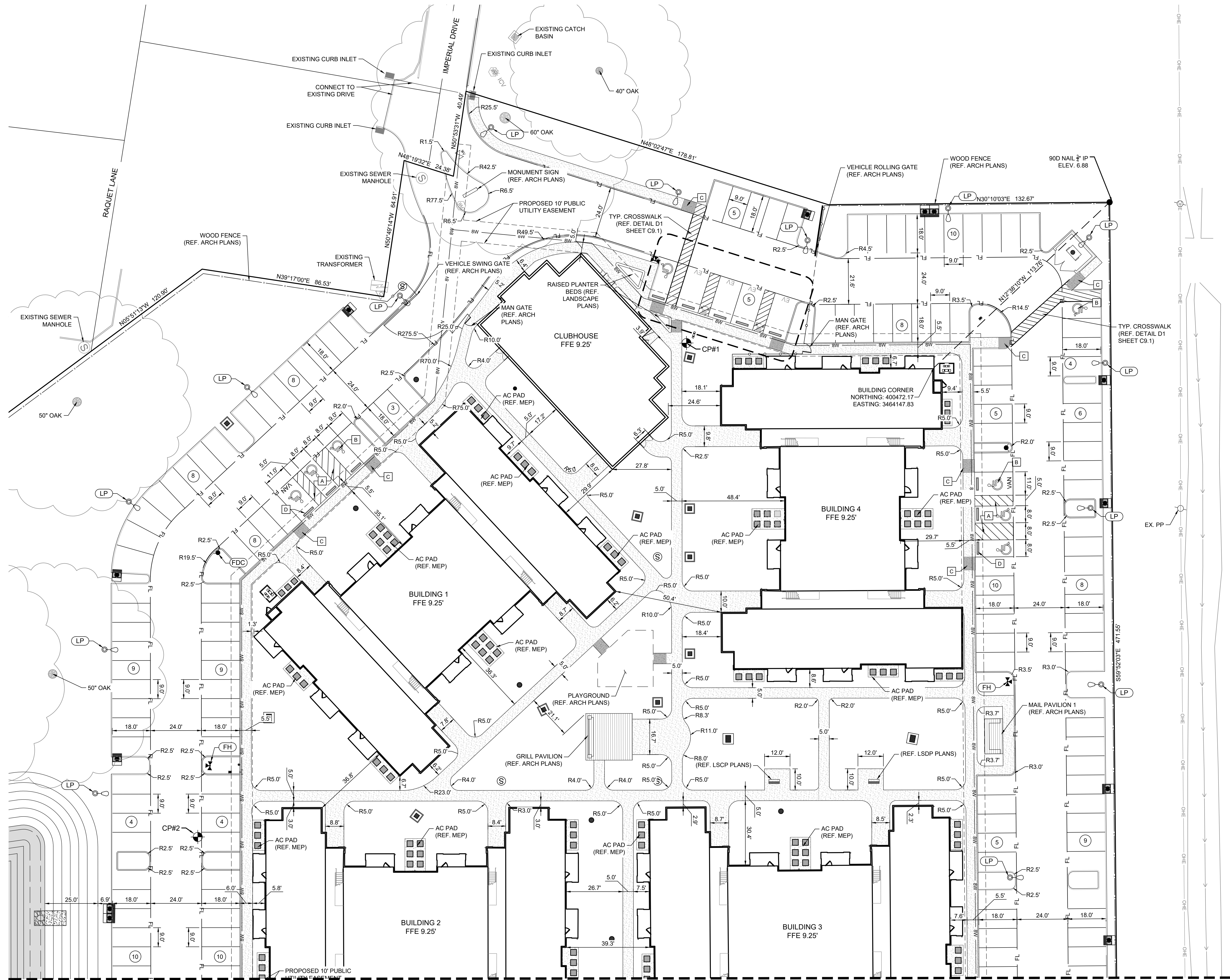
THOMPSON LUKE AND  
ASSOCIATES, LLC

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tel: 225.293.9474

LANDSCAPE ARCHITECT

REICH LANDSCAPE  
ARCHITECTURE

301 T.J. JEMISON BLVD  
BATON ROUGE, LA 70802  
tel: 225.336.5890



**LEGEND**

---	PROPERTY BOUNDARY AS RECORDED PER PLAT
- - - -	PROPOSED SETBACK OR SERVITUDE
---	PROPOSED SIDEWALK
■	PROPOSED DRAIN INLET
■	PROPOSED CURB INLET
○	PROPOSED YARD DRAIN
○	PROPOSED SEWER MANHOLE
○	PROPOSED LIGHT POLE
○	PROPOSED BACKFLOW PREVENTER HOTBOX
○	PROPOSED FIRE HYDRANT
○	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
---	PROPOSED 6" WATER MAIN
---	PROPOSED FIRE LANE STRIPING

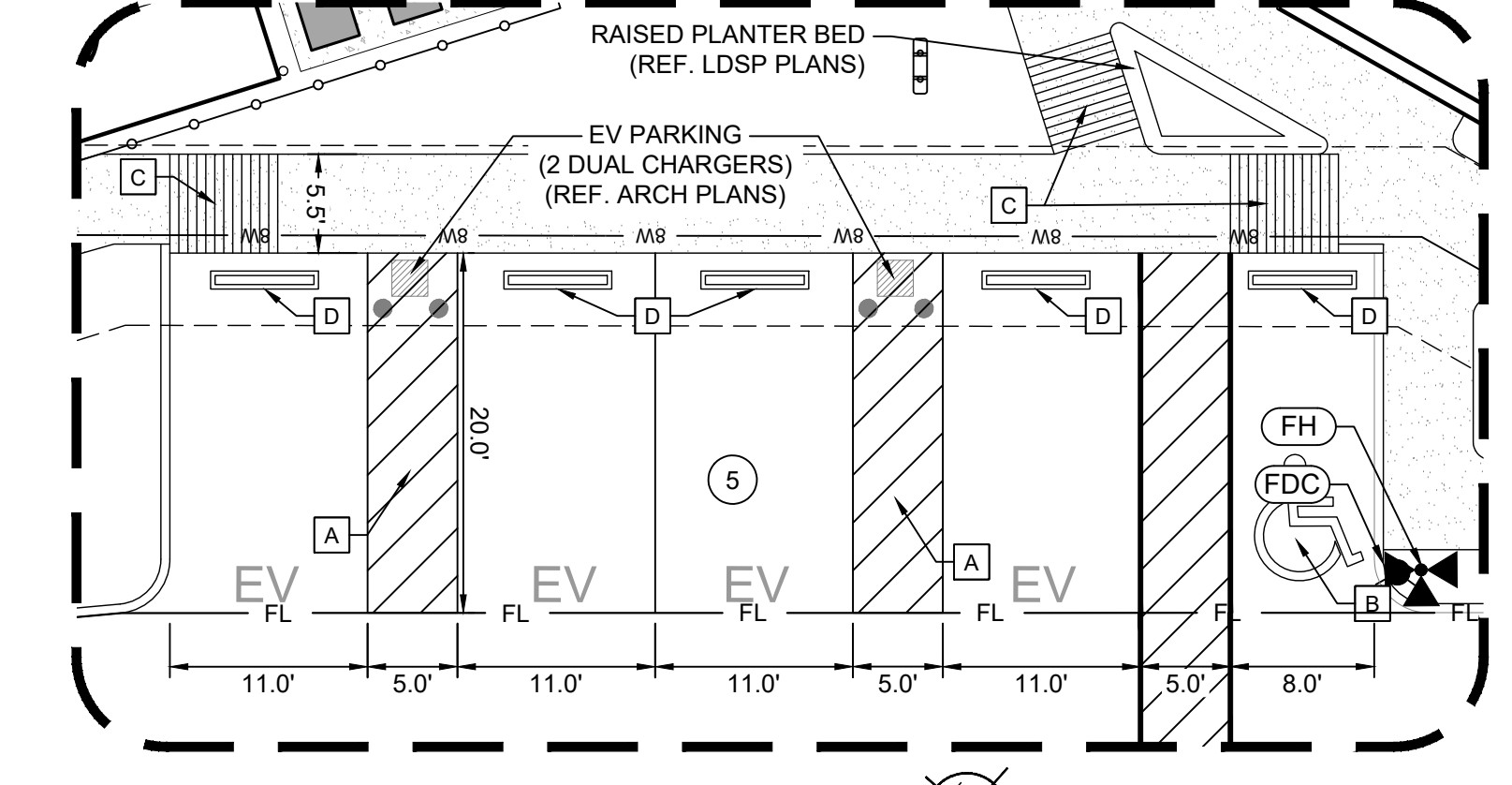
- NOTES:**
- BUILDING MECHANICAL EQUIPMENT, AND SIGNS ARE SHOWN HERON FOR REFERENCE ONLY. REFER CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.
  - REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS.
  - PARKING MARKING TO BE 4" SOLID PAINTED STRIPE (TYP.)
  - ALL DIMENSIONS ARE TO BE MEASURED TO FACE OF CURB.
  - RADI ARE MEASURED TO BACK OF CURB OR EDGE OF PAVEMENT WHERE THERE IS NO CURB.

**KEY NOTES:**

(A)	ADA PAVEMENT STRIPING (REF. DETAIL A4 ON SHEET C9.1)
(B)	ADA ACCESSIBLE PARKING SYMBOL (REF. DETAILS A4 & B3 ON SHEET C9.1)
(C)	ADA ACCESSIBLE CURB RAMP (REF. DETAILS A4 & C4 ON SHEET C9.1)
(D)	CONCRETE WHEEL STOP (REF. DETAIL B4 ON SHEET C9.1)

**SITE DATA TABLE**

SITE ACREAGE	6.481 ACRES (282,312 SF)
ADDRESS	5099 IMPERIAL DRIVE HOUMA, LA 70360
<b>BUILDING TYPE 'FIVEPLEX' DATA</b>	
BUILDING SQUARE FOOTAGE	10,550 SF
BUILDING HEIGHT	3 STORY
<b>PARKING DATA</b>	
PROVIDED STANDARD PARKING (9' STALLS)	172 SPACES
PROVIDED ADA PARKING	14 SPACES
PROVIDED ELECTRIC VEHICLE PARKING	4 SPACES
TOTAL PROVIDED PARKING	190 SPACES



**CONTROL POINT**

CP #1 "900" ELEVATION = 8.25' NORTHING: 400377.78', EASTING: 3464078.39'	CP #2 "900" ELEVATION = 7.30' NORTHING: 400060.92', EASTING: 3464161.31'
--	--

**REFERENCE PLAT:**  
THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LIMITS ARE APPROXIMATED FROM M.P. MAYEUX SURVEYING & BOUNDARY CONSULTING, LLC DATED SEPTEMBER 20, 2024.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS SITUATED IN ZONE X DEPICTING AREAS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) 22109C0235E EFFECTIVE DATE SEPTEMBER 7, 2023.

**TOPOGRAPHY NOTE:**  
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MATCHLINE- SEE SHEET C3.2

**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA

Project Number: 23098  
Date: 02-14-2025  
Project Architect: P.A.

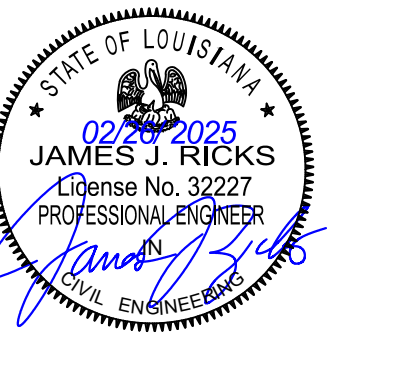
**SOUTHEAST ENGINEERS LAFAYETTE**  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503



0	HUD REVIEW SET	01/06/2025
1	APPENDIX NO. 3	01/27/2025
2	APPENDIX NO. 4	01/30/2025
3	APPENDIX NO. 5	02/14/2025
4	APPENDIX NO. 6	02/26/2025

Revisions / Submission

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**CIVIL ENGINEER**  
SOUTHEAST ENGINEERS  
345 DOUCET ROAD #102  
LAFAYETTE, LA 70503  
tel: 337.988.7768

**MECHANICAL/ELECTRICAL PLUMBING ENGINEER**  
THOMPSON LUKE AND ASSOCIATES, LLC  
10705 RIEGER ROAD  
BATON ROUGE, LA 70809  
tel: 225.293.9474

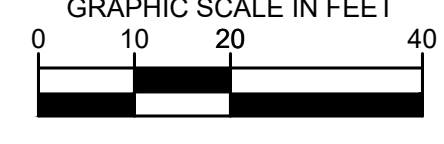
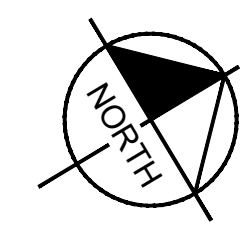
**LANDSCAPE ARCHITECT**  
REICH LANDSCAPE ARCHITECTURE  
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**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA

Project Number: 23068  
Date: 02-14-2025  
Project Architect: P.A.

SITE PLAN  
(2 OF 2)

C3.2



LEGEND

	PROPERTY BOUNDARY AS RECORDED PER PLAT
	PROPOSED SETBACK OR SERVICUTE
	PROPOSED SIDEWALK
	PROPOSED DRAIN INLET
	PROPOSED CURB INLET
	PROPOSED YARD DRAIN
	PROPOSED SEWER MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED BACKFLOW PREVENTER HOTBOX
	PROPOSED FIRE HYDRANT
	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
	PROPOSED 8" WATER MAIN
	PROPOSED FIRE LANE STRIPING

NOTES:

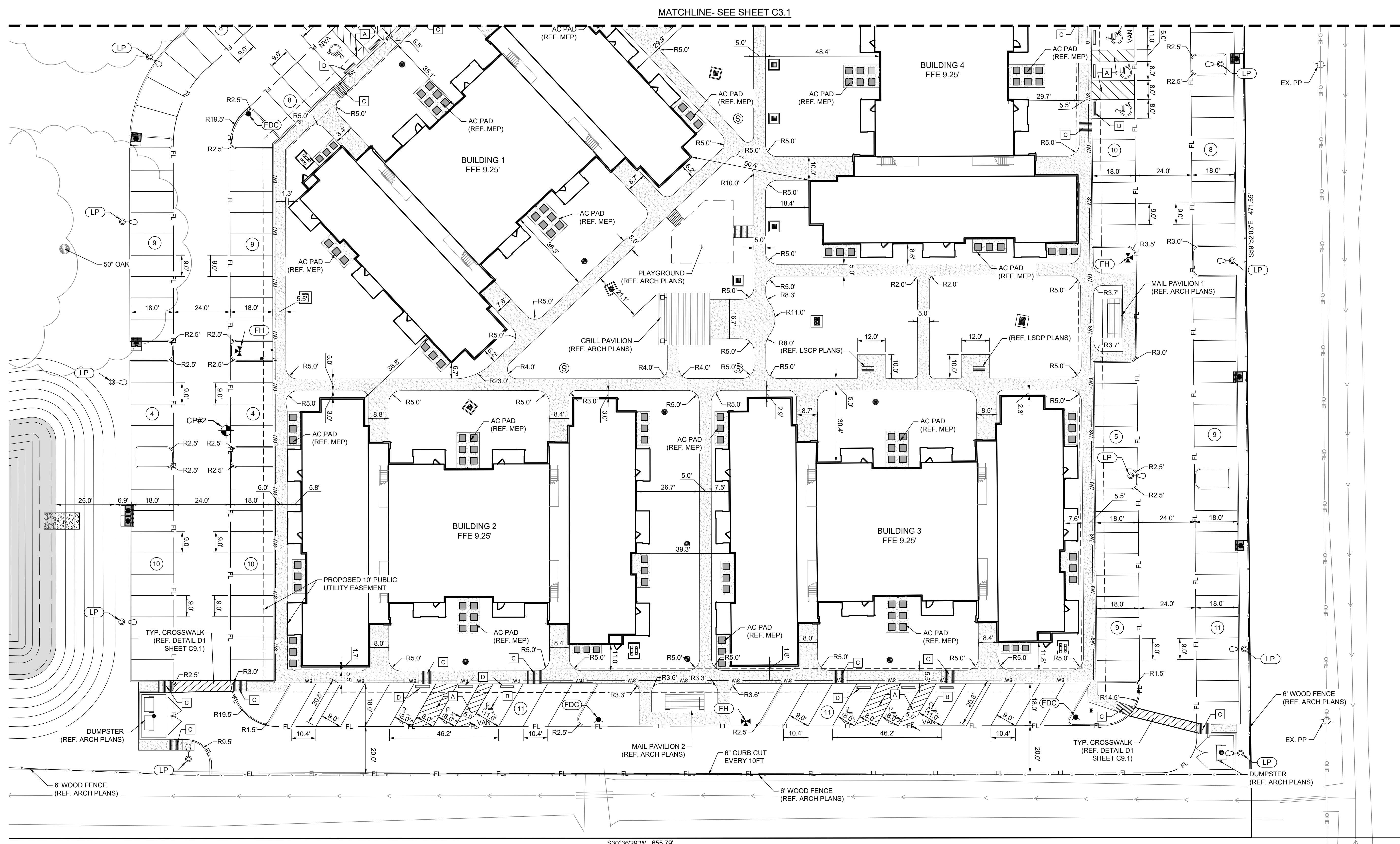
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KEY NOTES:

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	ADA ACCESSIBLE PARKING SYMBOL (REF. DETAILS A4 & B3 ON SHEET C9.1)
	ADA ACCESSIBLE CURB RAMP (REF. DETAILS A4 & C4 ON SHEET C9.1)
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PROVIDED ADA PARKING	14 SPACES
PROVIDED ELECTRIC VEHICLE PARKING	4 SPACES
TOTAL PROVIDED PARKING	190 SPACES



CONTROL POINT	
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CP #2 "900"	ELEVATION = 7.30' NORTHING: 400060.92', EASTING: 3464161.31'

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0	HUD REVIEW SET	01/06/2025
1	APPENDIX NO. 3	01/27/2025
2	APPENDIX NO. 4	01/27/2025
3	APPENDIX NO. 5	02/14/2025
4	APPENDIX NO. 6	02/26/2025


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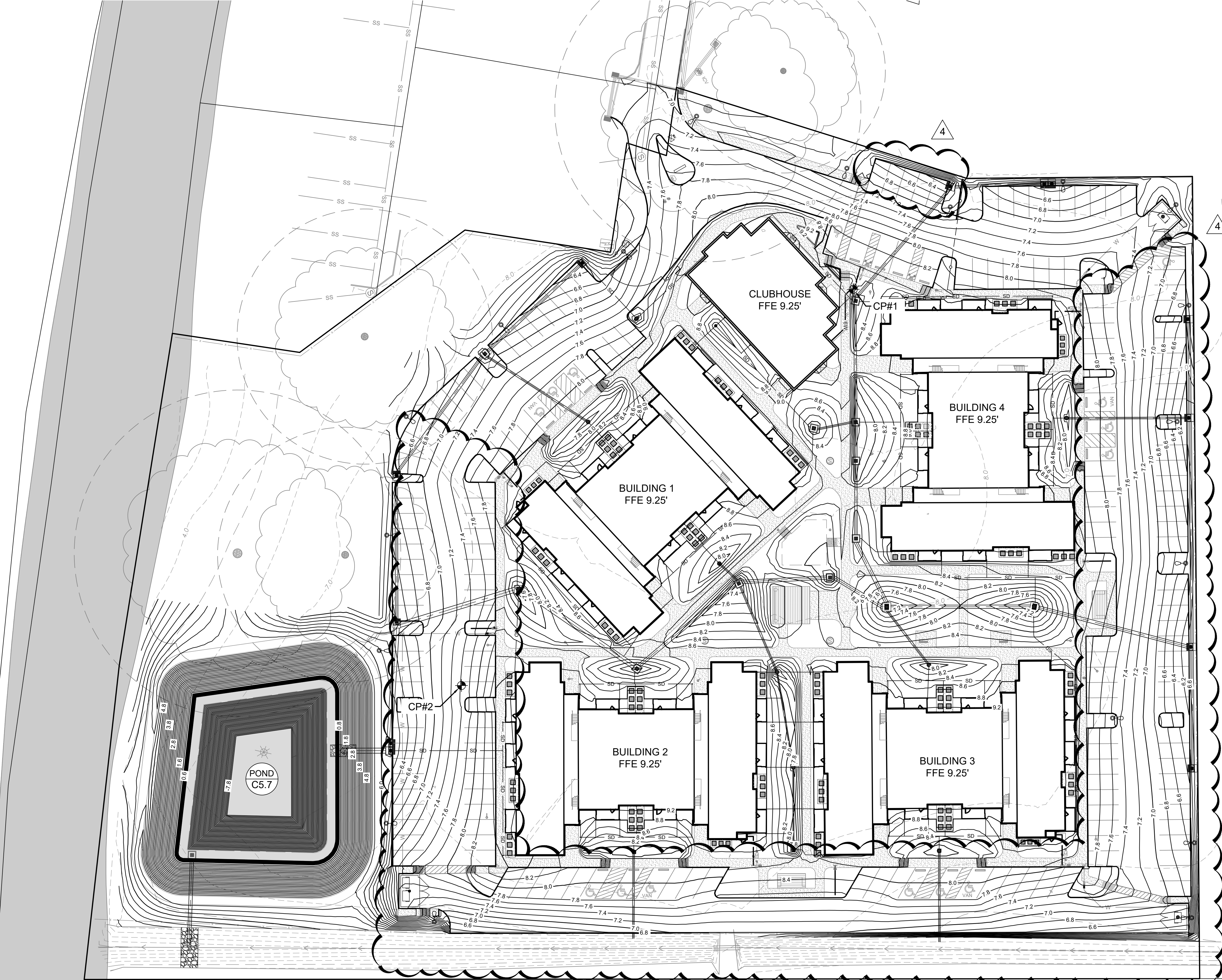
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tel: 225.293.9474

**LANDSCAPE ARCHITECT**  
**REICH LANDSCAPE ARCHITECTURE**  
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BATON ROUGE, LA 70802  
tel: 225.336.5890



LEGEND	
— 30 —	PROPOSED CONTOURS
- - - 30 - - -	EXISTING CONTOURS
— HP —	PROPOSED SWALE
— HP —	PROPOSED HIGH POINT
— HP —	PROPOSED STORM PIPE
30.00	PROPOSED SPOT ELEVATION
30.00FG	PROPOSED SPOT ELEVATION (FINISHED GRADE)
30.00TC	PROPOSED SPOT ELEVATION (TOP OF CURB)
30.00TG	PROPOSED SPOT ELEVATION (TOP OF GRATE)
30.00SW	PROPOSED SPOT ELEVATION (SIDEWALK)
30.00ME	MATCH EXISTING SPOT ELEVATION

**GRADING NOTES:**

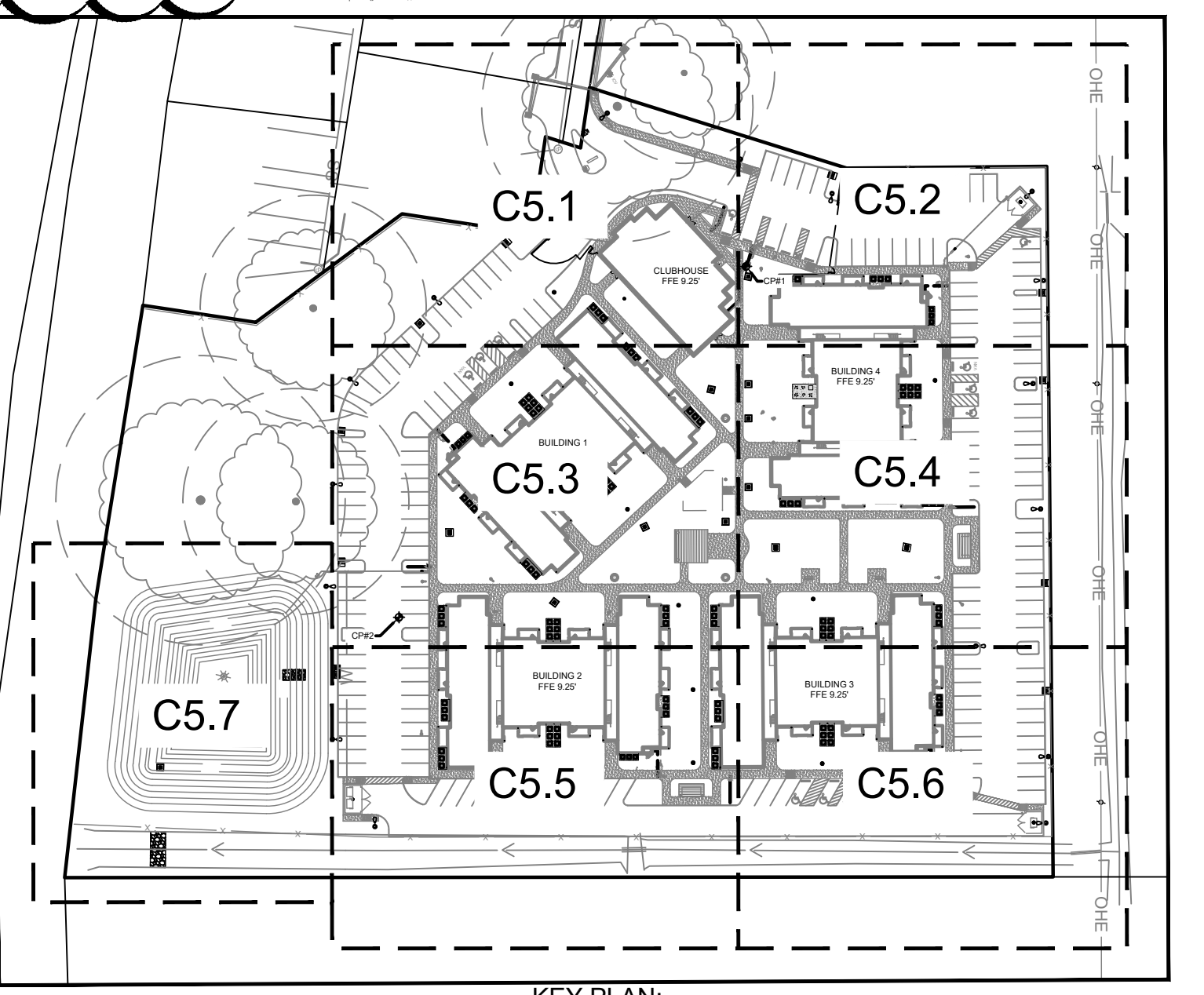
- THE EXISTING UTILITIES SHOWN IN THE PLANS ARE AN APPROXIMATION AND MAY NOT BE ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CALL LA ONE CALL (1-800-272-3020) TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
- THE APPROVAL OF THESE PLANS APPLIES TO THE CONSTRUCTION FEATURES ONLY AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS REGULATIONS.
- ALL DRAINAGE WORK DONE WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES SECTION 701.
- ALL SPOT GRADES ARE TO BE TOP OF PAVEMENT OR TOP OF GRATE (TG) UNLESS OTHERWISE NOTED AS TC (TOP OF CURB). CONTRACTOR TO ADD 6" TO TOP OF CURB AS NECESSARY.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%.

**POND NOTES:**

- POND SHALL HOLD WATER AT MINIMUM DEPTH OF 18 INCHES. IF POND HAS A DEPTH OF GREATER THAN 4 FEET, A SAFETY SHELF SHALL BE REQUIRED. THE SAFETY SHELF SHALL BE AT A 2' WATER DEPTH AND SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET.
- EXCAVATION, EMBANKMENT, AND GRADING WORK SHALL BE MEASURED BY LUMP SUM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE CORRECT QUANTITIES OF EARTHWORK REQUIRED TO COMPLETE THIS ITEM. NO ADJUSTMENT IN CONTRACT PRICE SHALL BE MADE. THE ESTIMATED QUANTITY SHALL BE DERIVED BY COMPUTATIONS OF THE VOLUME BETWEEN THE EXISTING TOPOGRAPHIC SURFACE AND PROPOSED FINAL GRADE PROVIDED IN PROJECT PLANS. ALL EXCAVATION AND EMBANKMENT WORK SHALL BE IN ACCORDANCE WITH SECTION 203 OF THE LA DOTD STANDARD SPECIFICATIONS FOR ROADS & BRIDGES.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3H:1V. OVER EXCAVATION OF POND SHALL NOT BE GREATER THAN 3H:1V UNLESS OTHERWISE NOTED AND APPROVED BY ENGINEER.
- ALL DIMENSIONS SHOWN ON CONTRACT DRAWINGS ARE DESIGN DIMENSIONS AND SHALL BE FOLLOWED TO THE NEAREST PRACTICAL LIMITS IN THE FIELD OR AS DETERMINED BY THE ENGINEER IF TOLERANCES ARE NOT OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFFSITE DISPOSAL OF THE EXCAVATED MATERIAL AND OFF-SITE FILL MATERIAL REQUIRED.
- FOR PONDS INTENDED TO HOLD WATER INDEFINITELY, THE POND WATER LEVEL SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTIONS SO THAT IT REMAINS FULL TO ITS WATER LEVEL DESIGN.

**SITE GRADING - IBC REQUIREMENT (SEC. 1804)**

- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10-FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
- IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10-FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10-FEET OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10-FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2-PERCENT AWAY FROM THE BUILDING.
- WHERE THIS PLAN DOES NOT COMPLY WITH THE ABOVE REQUIREMENTS, IT IS UNDERSTOOD THAT THE BUILDING OFFICIALS APPROVAL OF THIS PLAN WILL BE CONSIDERED AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION.



CONTROL POINT	
CP #1 "900"	ELEVATION = 8.25' NORTHING: 400377.78', EASTING: 3464078.39'
CP #2 "900"	ELEVATION = 7.30' NORTHING: 400060.92', EASTING: 3464161.31'

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**SOUTHEAST ENGINEERS LAFAYETTE**  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

Project Number: 23008  
Date: 02-14-2025  
Project Architect: P A  
OVERALL GRADING PLAN  
**C5.0**



0	HUD REVIEW SET	01/06/2025
1	ADDENDUM NO. 3	01/27/2025
2	ADDENDUM NO. 5	03/14/2025

Revisions / Submission

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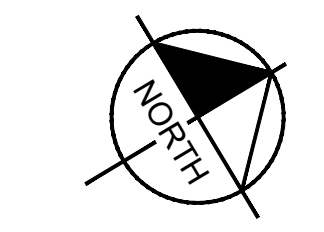
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**LANDSCAPE ARCHITECT**  
**REICH LANDSCAPE ARCHITECTURE**  
301 T.J. JEMISON BLVD  
BATON ROUGE, LA 70802  
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GRAPHIC SCALE IN FEET  
0 5 10 20

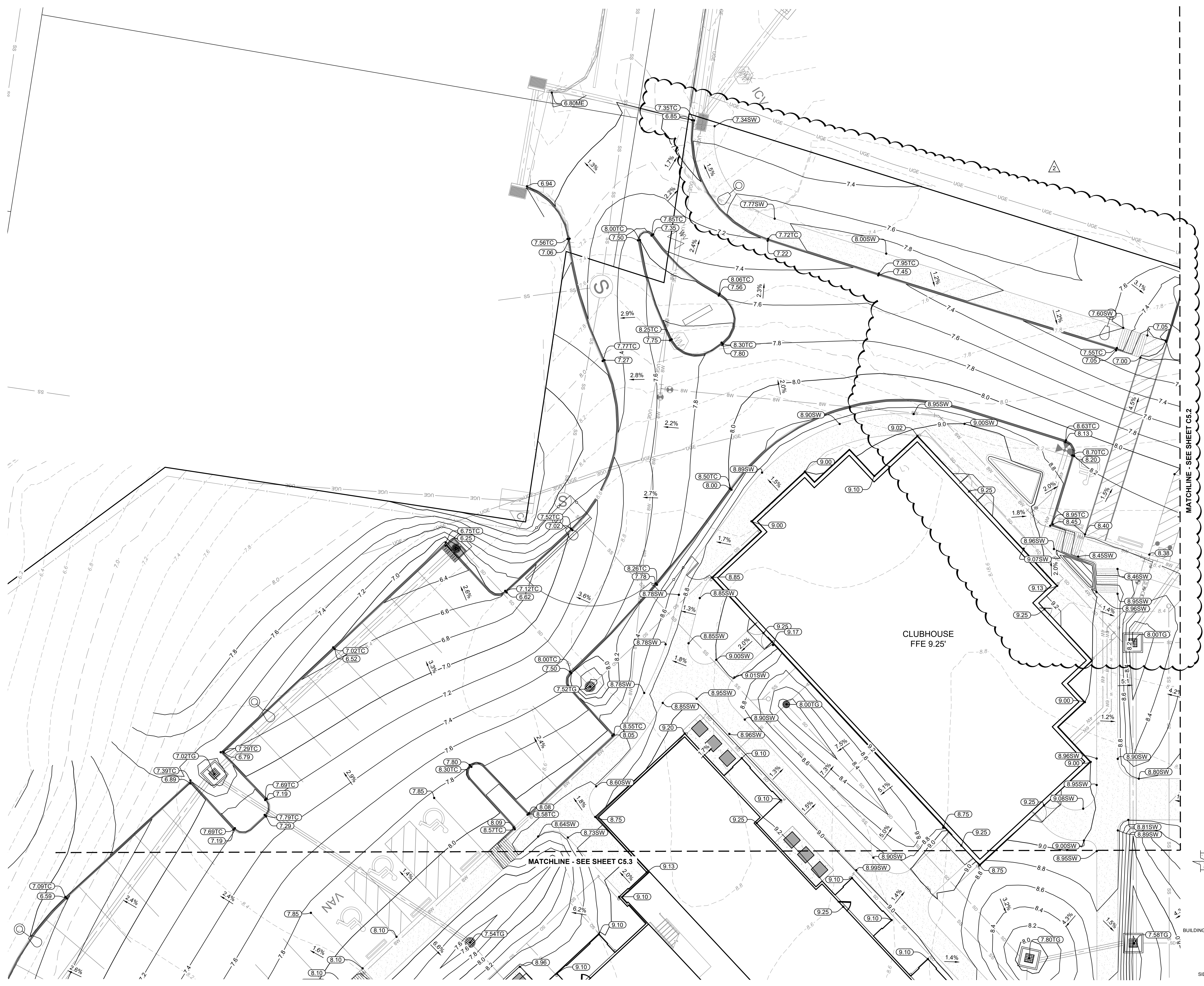
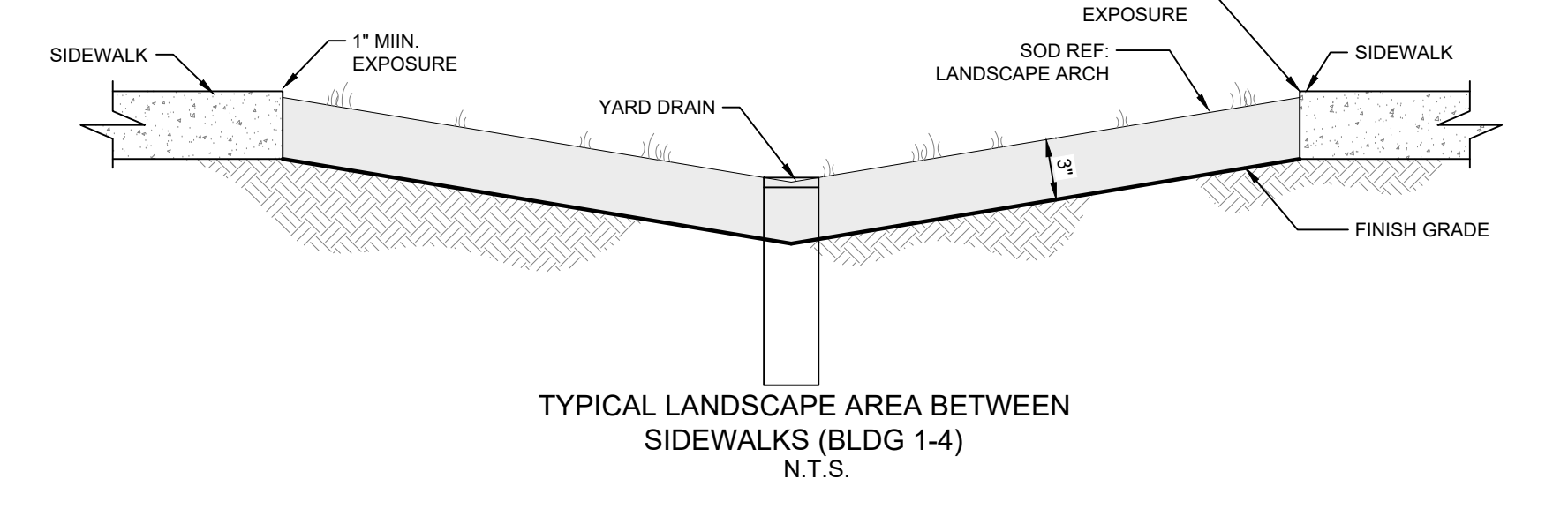
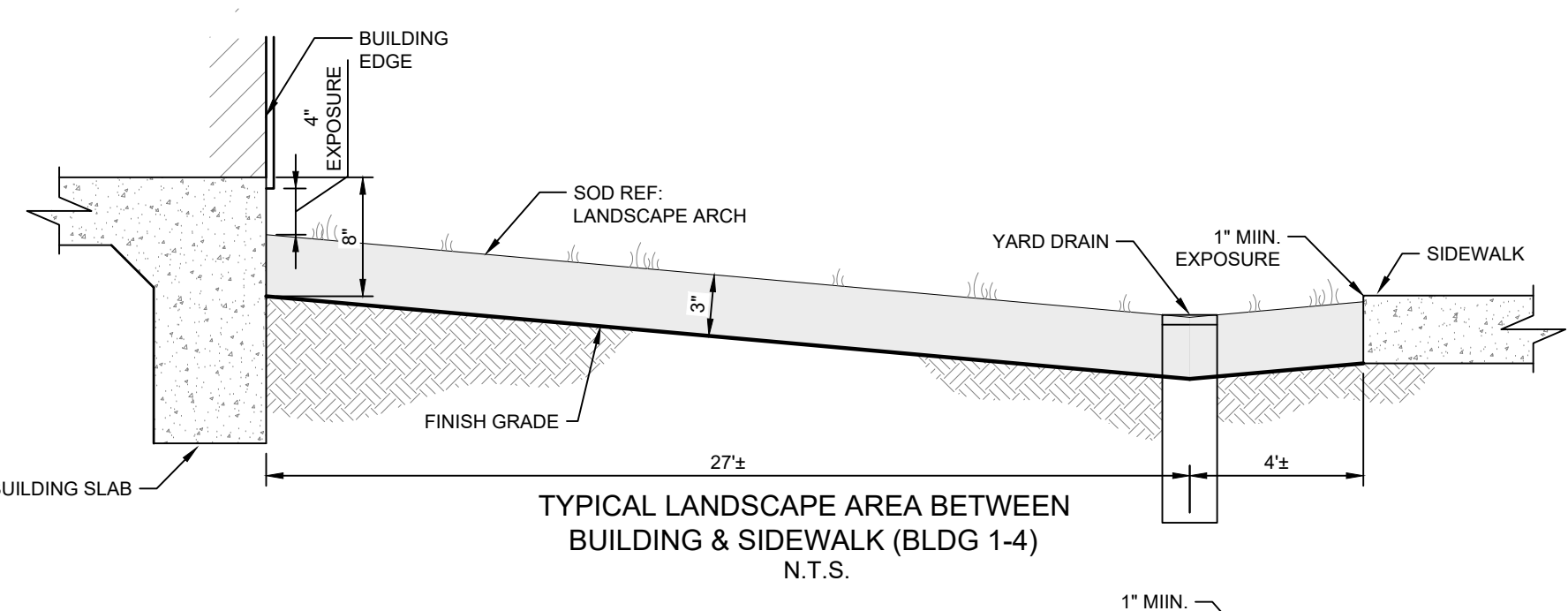
	30	PROPOSED CONTOURS
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**CONTROL POINT**

CP #1 "900"	ELEVATION = 8.25'	NORTHING: 400377.78', EASTING: 3464078.39'
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Project Number: 23008  
Date: 02-14-2025  
Project Architect: P A

GRADING PLAN  
(1 OF 6)

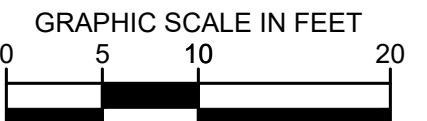
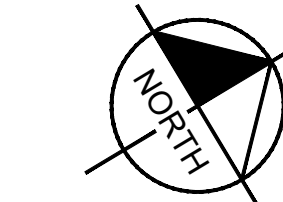
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**SOUTHEAST ENGINEERS LAFAYETTE**  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

**IMPERIAL TERRACE MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA



Table with 2 columns: Revisions / Submission, Date. Includes revision history for HJD REVIEW SET and various addendum numbers.

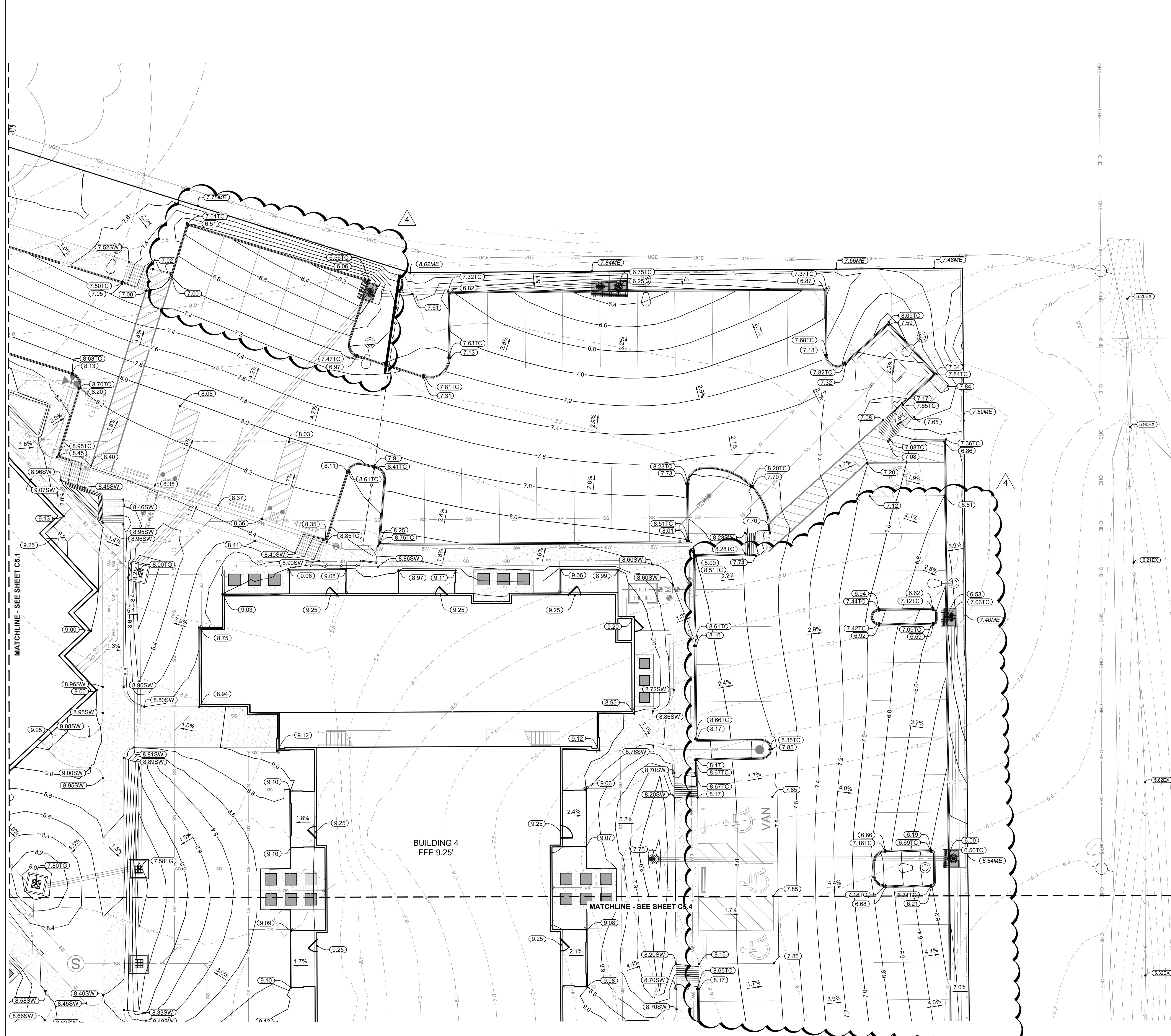
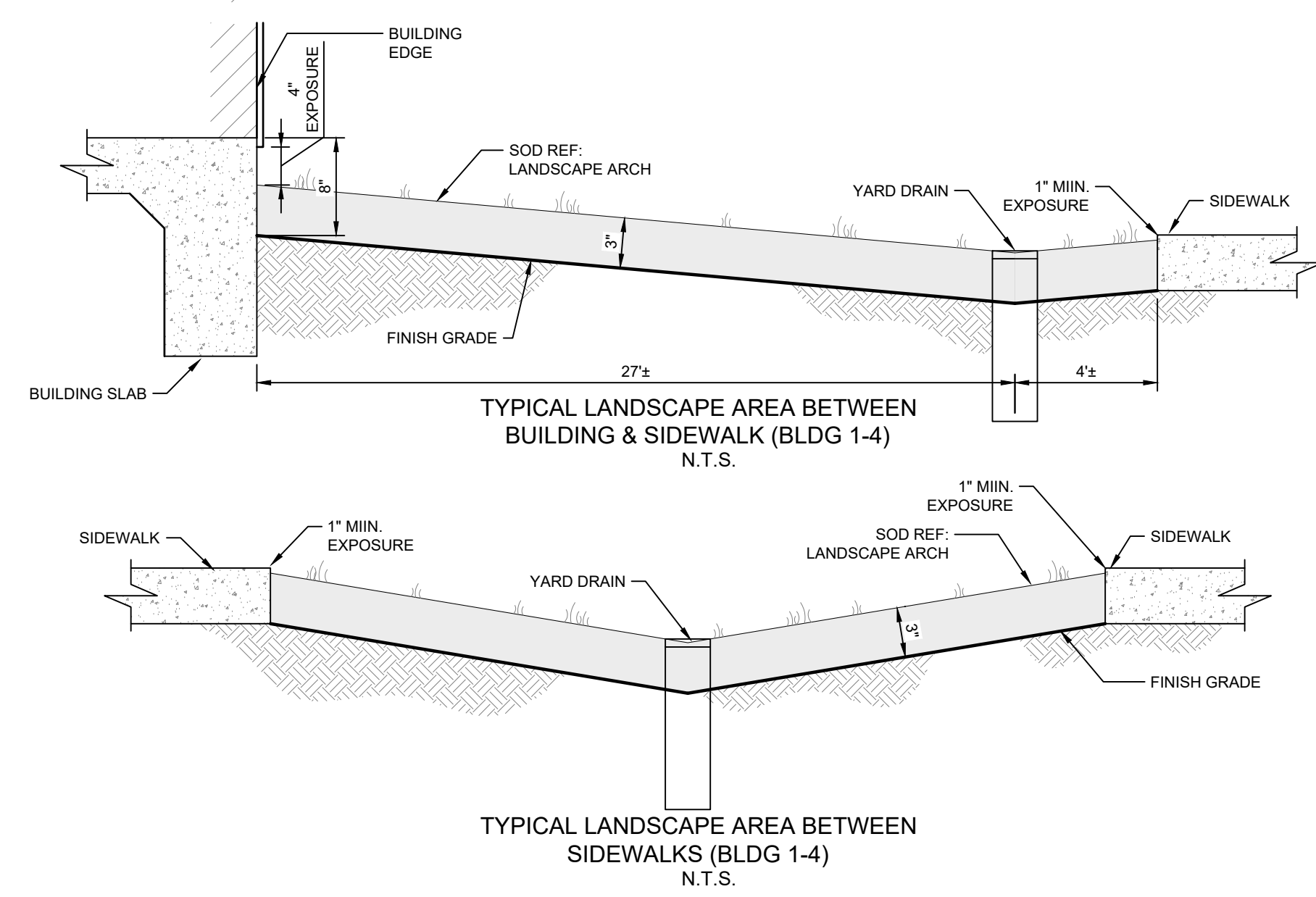


LEGEND table defining symbols for proposed contours, existing contours, proposed swale, proposed high point, proposed storm pipe, and various spot elevations (30.00, 30.00FG, 30.00TC, 30.00TG, 30.00SW, 30.00ME).

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CONTROL POINT table with columns for CP #, Elevation, and Coordinates (North/East).

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HOUSTON, TX 77040  
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CIVIL ENGINEER  
SOUTHEAST ENGINEERS  
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LAFAYETTE, LA 70503  
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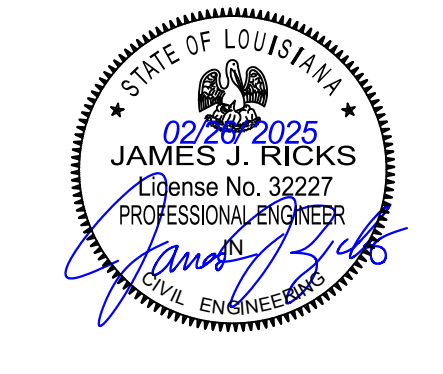
Project Number: 23008  
Date: 02-14-2025  
Project Architect: P.A.

SOUTHEAST ENGINEERS LAFAYETTE  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503



0	H/D REVIEW SET	01/06/2025
1	APPENDIX NO. 3	01/27/2025
2	APPENDIX NO. 4	03/03/2025
3	APPENDIX NO. 5	09/14/2025
4	APPENDIX NO. 6	09/26/2025

Revisions / Submission



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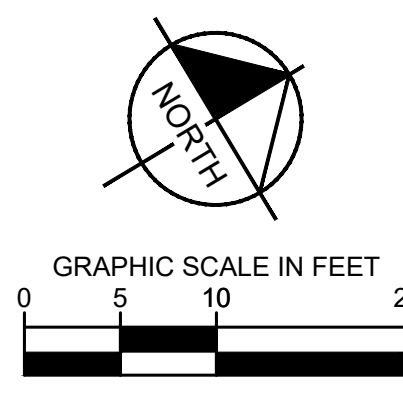
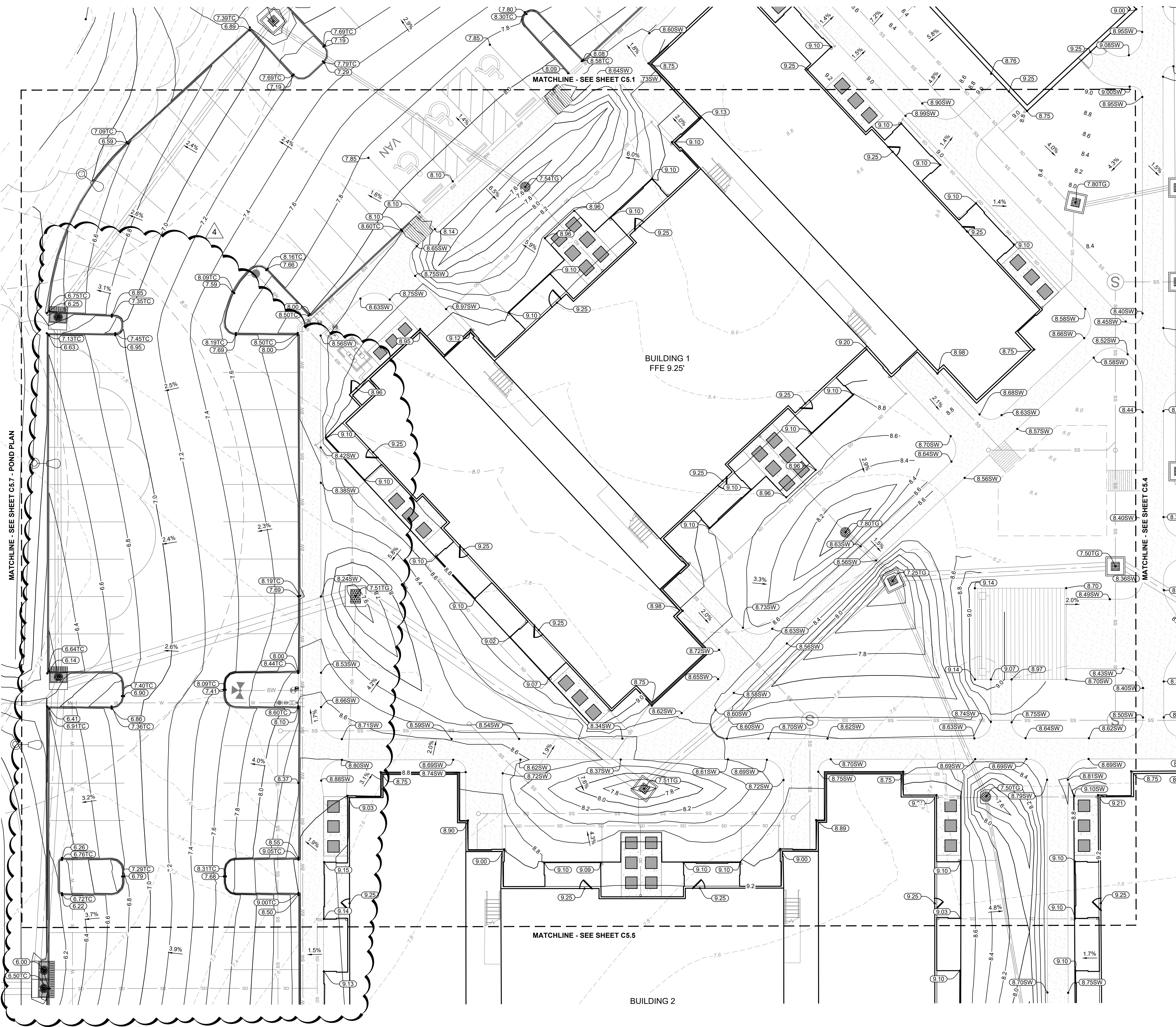
3377 North Boulevard  
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**LEGEND**

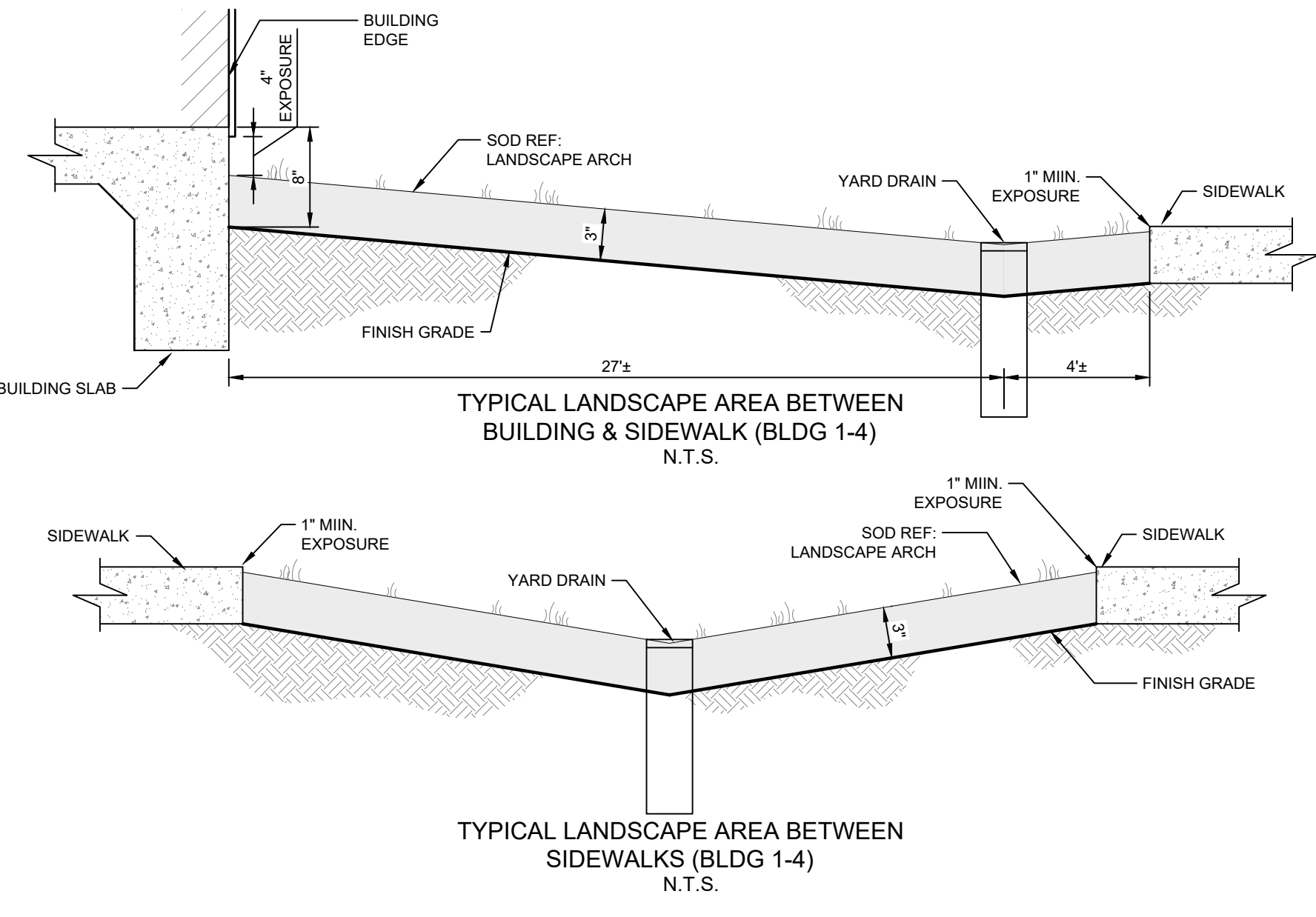
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MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA

Project Number: 23008  
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Project Architect: P.A.

**SOUTHEAST ENGINEERS** LAFAYETTE  
345 DOUCET ROAD #102  
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Revisions / Submission

The drawings, specifications and other documents prepared by the Architect for the project are intended to be used by the Contractor for the purpose of performing the work under the contract. The Contractor shall be responsible for obtaining all necessary permits, licenses and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits, licenses and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits, licenses and approvals from the appropriate authorities.



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Coleman Partners ARCHITECTS  
cparch.com

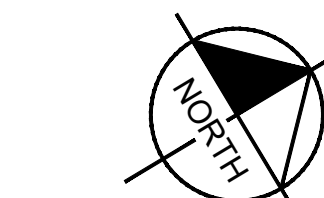
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GRAPHIC SCALE IN FEET  
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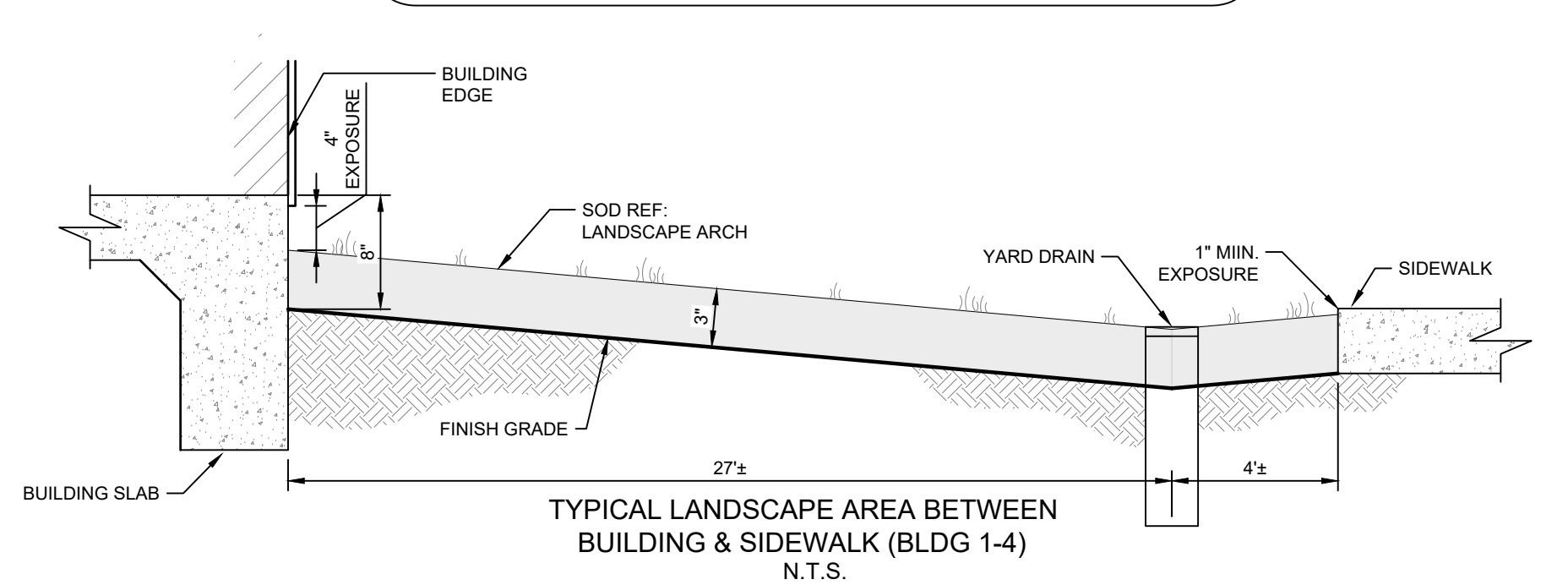
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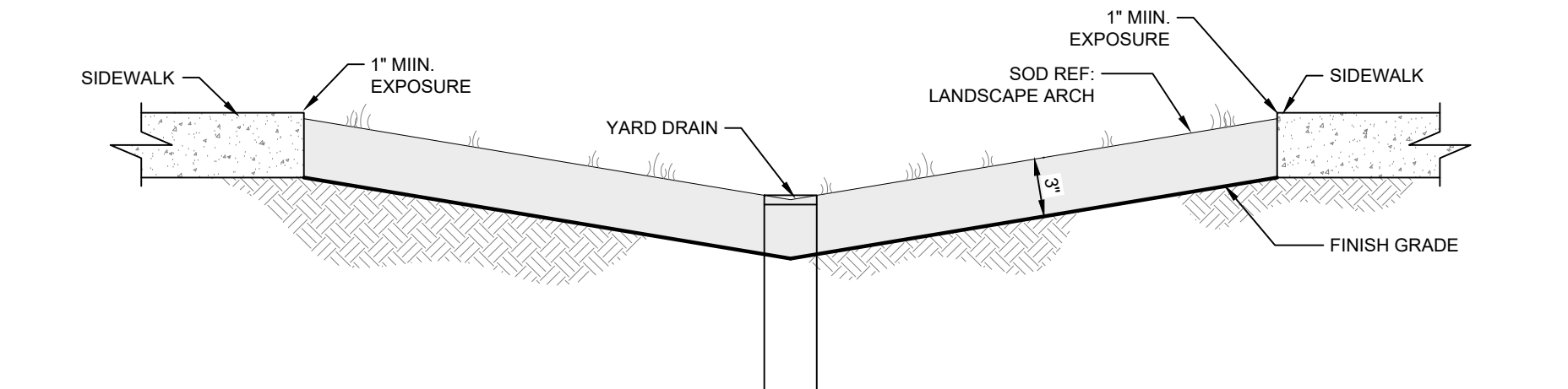
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4. ALL DIMENSIONS SHOWN ON CONTRACT DRAWINGS ARE DESIGN DIMENSIONS AND SHALL BE FOLLOWED TO THE NEAREST PRACTICAL LIMITS IN THE FIELD OR AS DETERMINED BY THE ENGINEER IF TOLERANCES ARE NOT OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFFSITE DISPOSAL OF THE EXCAVATED MATERIAL AND OFF-SITE FILL MATERIAL REQUIRED.
6. FOR PONDS INTENDED TO HOLD WATER INDEFINITELY, THE POND WATER LEVEL SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTIONS SO THAT IT REMAINS FULL TO ITS WATER LEVEL DESIGN.

**SITE GRADING - IBC REQUIREMENT (SEC. 1804)**

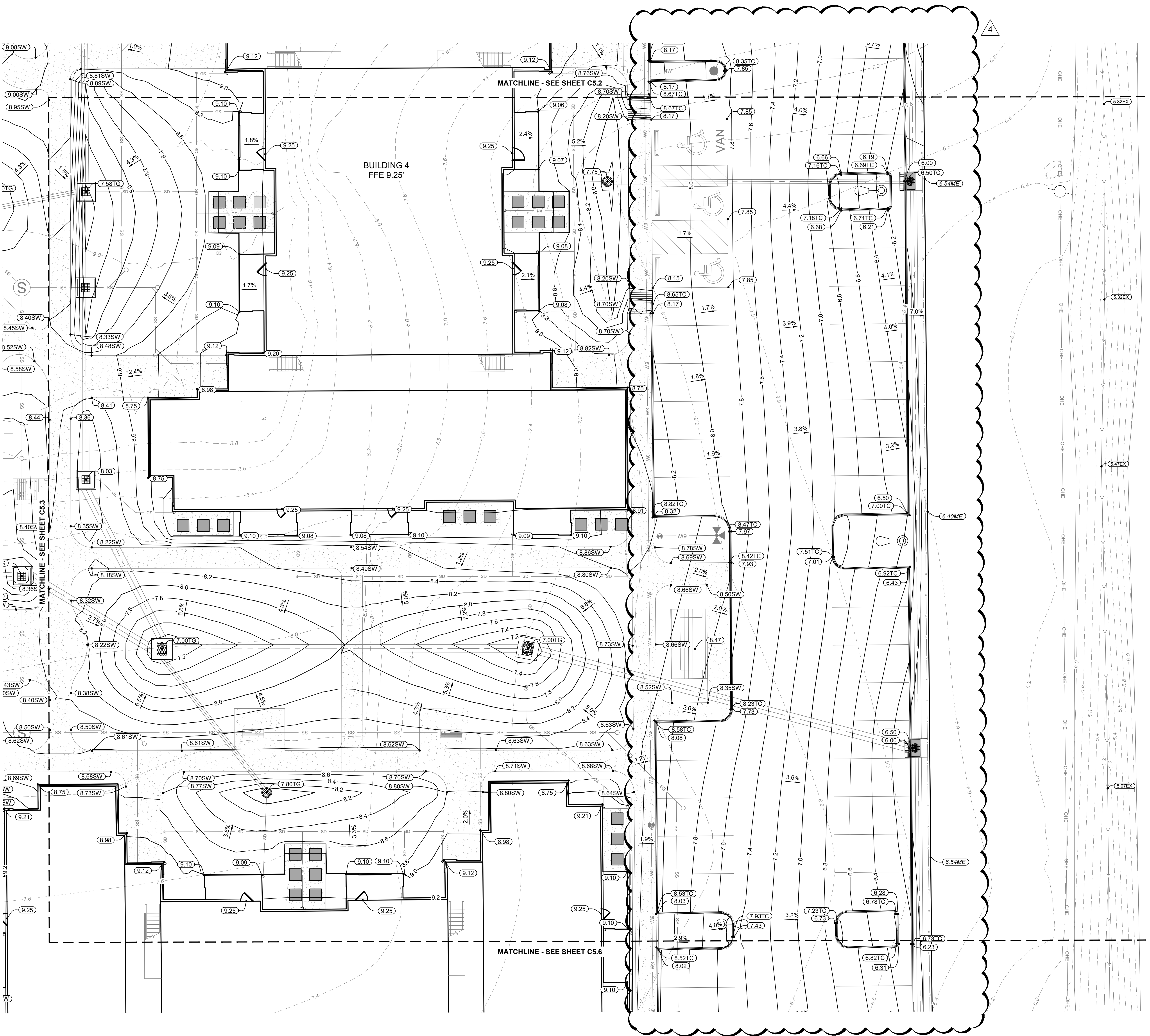
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10-FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
- IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10-FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10-FEET OF THE BUILDING FOUNDATION.
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- WHERE THIS PLAN DOES NOT COMPLY WITH THE ABOVE REQUIREMENTS, IT IS UNDERSTOOD THAT THE BUILDING OFFICIALS APPROVAL OF THIS PLAN WILL BE CONSIDERED AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION.



TYPICAL LANDSCAPE AREA BETWEEN BUILDING & SIDEWALK (BLDG 1-4)  
N.T.S.



TYPICAL LANDSCAPE AREA BETWEEN SIDEWALKS (BLDG 1-4)  
N.T.S.



CONTROL POINT	
CP #1 "900"	ELEVATION = 8.25' NORTHING: 400377.78', EASTING: 3464078.39'
CP #2 "900"	ELEVATION = 7.30' NORTHING: 400060.92', EASTING: 3464161.31'

**REFERENCE PLAT:**  
THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LIMITS ARE APPROXIMATED FROM M.P. MAYEUX SURVEYING & BOUNDARY CONSULTING, LLC DATED SEPTEMBER 20, 2024.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS SITUATED IN ZONE X DEPICTING AREAS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) 22109C0236E EFFECTIVE DATE SEPTEMBER 7, 2023.

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**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA

Project Number: 23008  
Date: 02-14-2025  
Project Architect: P.A.

**SOUTHEAST ENGINEERS** LAFAYETTE  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

GRADING PLAN  
(4 OF 6)

C5.4



0	H/D REVIEW SET	01/06/2025
1	ADDENDUM NO. 3	01/27/2025
2	ADDENDUM NO. 4	03/03/2025
3	ADDENDUM NO. 5	03/14/2025
4	ADDENDUM NO. 6	03/26/2025

Revisions / Submission

The drawings, specifications and other documents prepared by the Architect for the project are to be used only for the project and site shown. Any other use, including reproduction, distribution, or alteration, without the written consent of the Architect is prohibited. The Architect assumes no responsibility for the accuracy of the information provided by others, and the user of these drawings is advised to verify the accuracy of the information provided by others. The Architect's liability is limited to the professional services rendered by the Architect.



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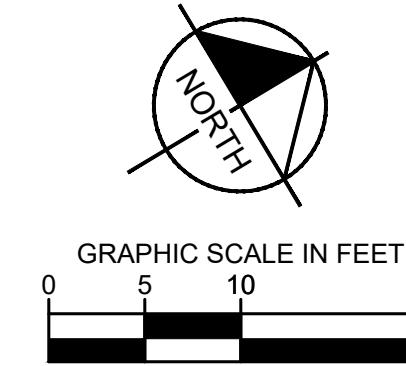
**LANDSCAPE ARCHITECT**  
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**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA

Project Number: 23008  
Date: 02-14-2025  
Project Architect: P.A.

GRADING PLAN  
(5 OF 6)

C5.5



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SWALE
	PROPOSED HIGH POINT
	PROPOSED STORM PIPE
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION (FINISHED GRADE)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (TOP OF GRATE)
	PROPOSED SPOT ELEVATION (SIDEWALK)
	MATCH EXISTING SPOT ELEVATION

**GRADING NOTES:**

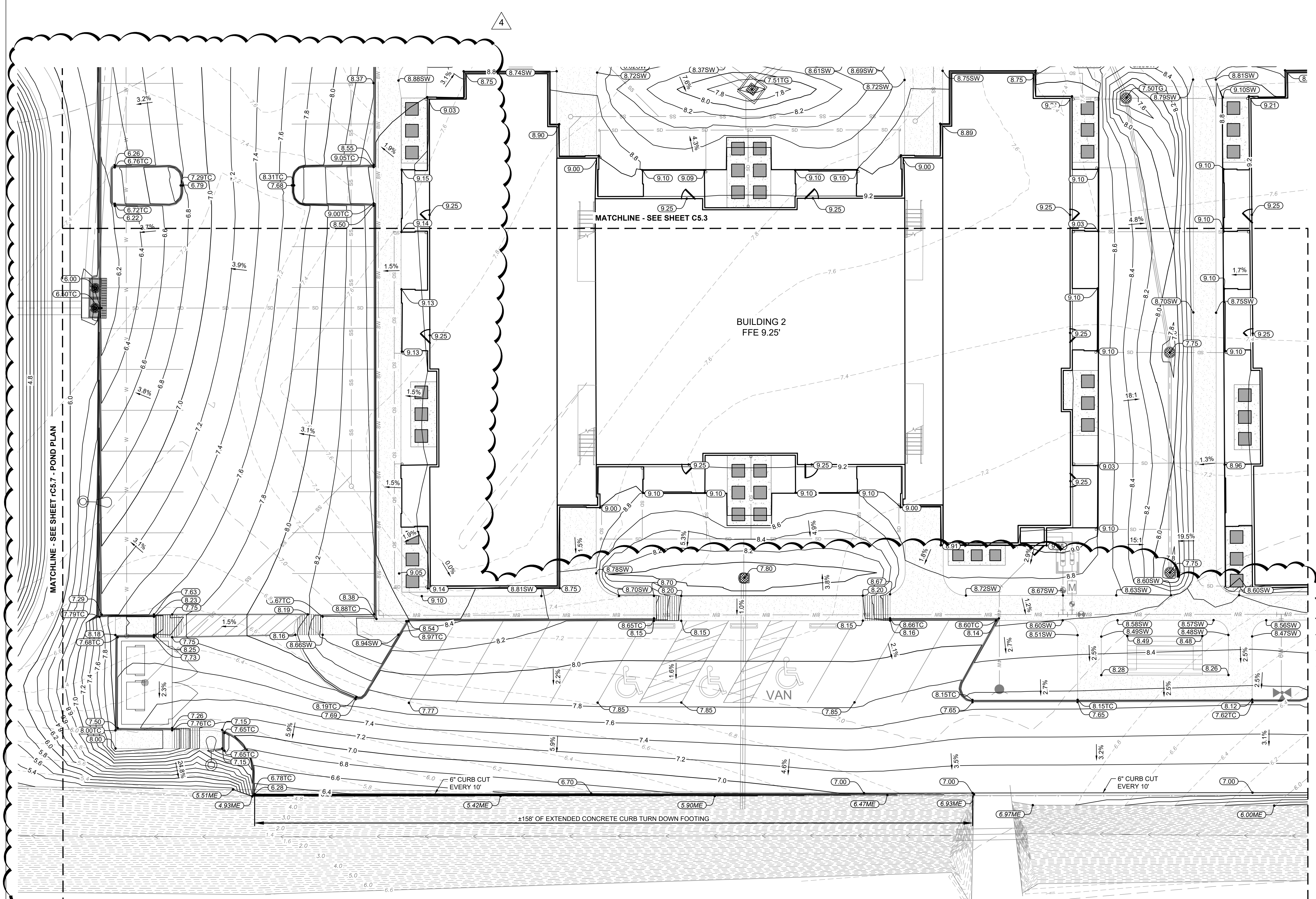
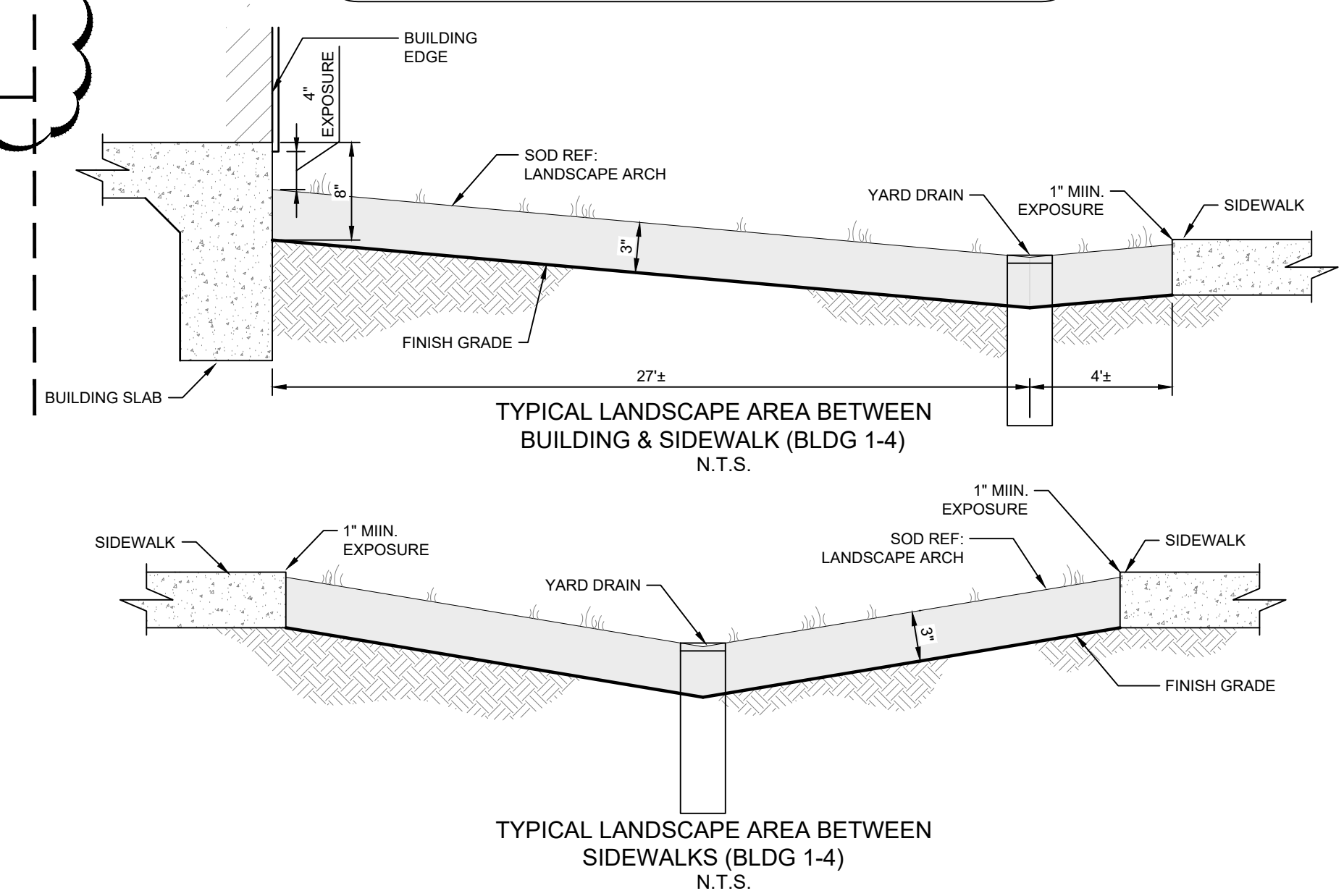
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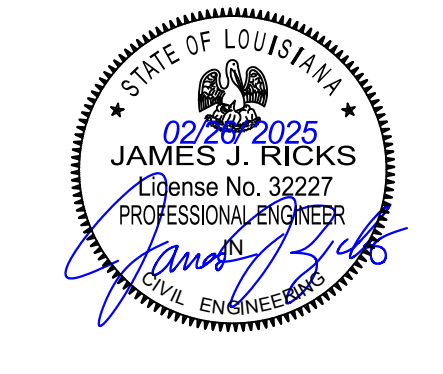
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1	ADDENDUM NO. 3	01/27/2025
2	ADDENDUM NO. 4	03/03/2025
3	ADDENDUM NO. 5	03/14/2025
4	ADDENDUM NO. 6	03/26/2025

Revisions / Submission

The drawings, specifications and other documents prepared by the Architect for the project are to be used by the Contractor for the project and other documents prepared by the Contractor shall be submitted to the Architect for review and approval. The Contractor shall be responsible for obtaining all necessary permits and licenses for the project. The Architect's services are limited to the design and construction of the project and do not include the design and construction of any other structures or systems. The Contractor shall be responsible for obtaining all necessary permits and licenses for the project and for the construction of the project in accordance with the approved plans and specifications. The Contractor shall be responsible for the safety of the project and for the protection of the site during construction. The Contractor shall be responsible for the removal and disposal of any materials or debris generated during construction. The Contractor shall be responsible for the maintenance and repair of any damage to the site during construction. The Contractor shall be responsible for the completion of the project in accordance with the approved plans and specifications and for the satisfaction of the Owner.



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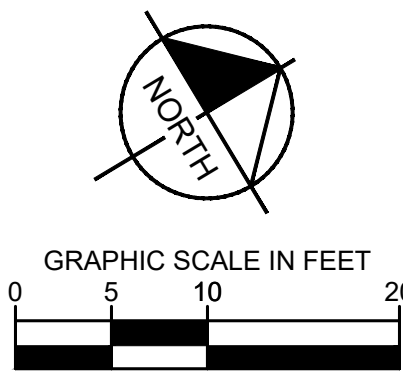
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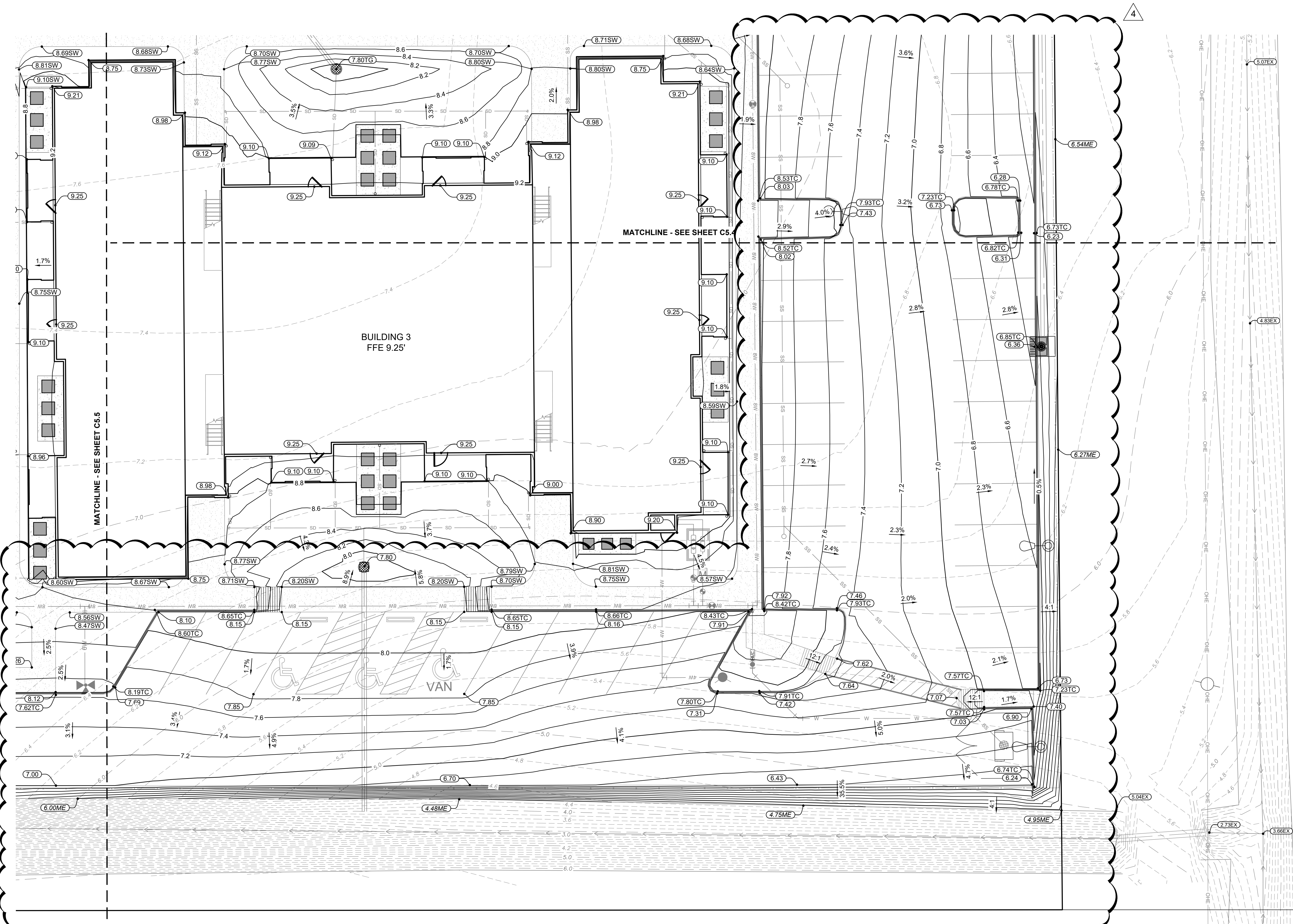
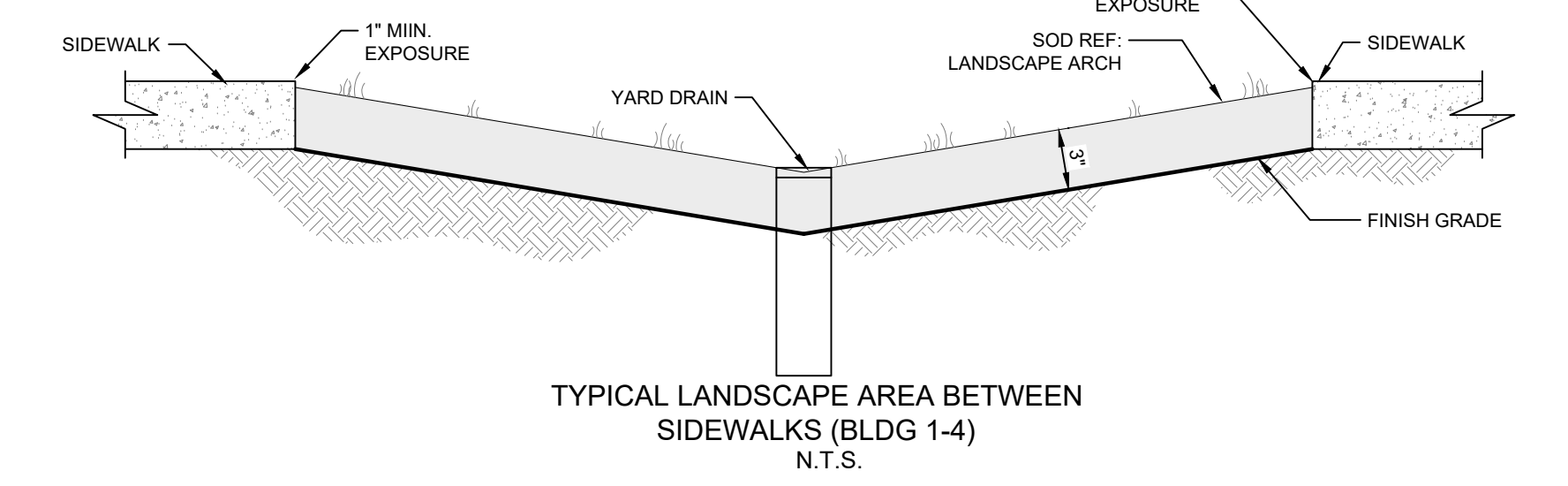
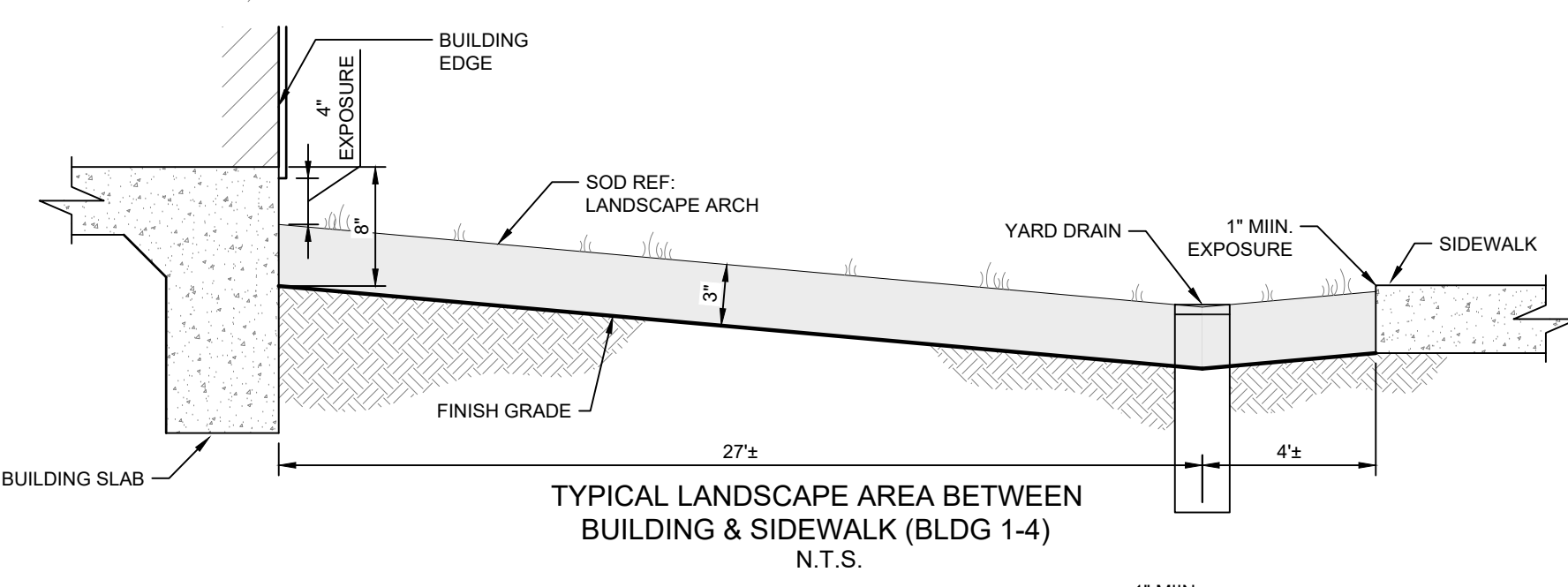
**LEGEND**

30	PROPOSED CONTOURS
30	EXISTING CONTOURS
HP	PROPOSED SWALE
HP	PROPOSED HIGH POINT
HP	PROPOSED STORM PIPE
30.00	PROPOSED SPOT ELEVATION
30.00FG	PROPOSED SPOT ELEVATION (FINISHED GRADE)
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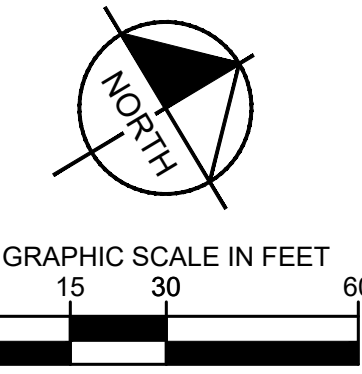
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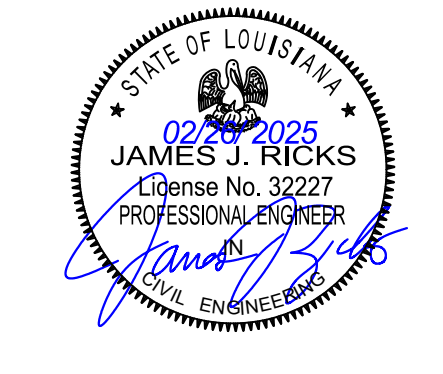
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- STORM NOTES**
1. ALL DIMENSIONS ARE TO THE CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
  2. REFERENCE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
  3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
  4. REFERENCE STORM DRAINAGE DETAILS ON SHEET C10.0-C14.0
  5. MATERIAL FOR PIPES LABELED "SDP" SHALL CONFORM TO MATERIALS SECTION 701 "CULVERTS AND STORM DRAINS" IN THE LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

**ROOF DRAIN NOTE**  
CONTRACTOR SHALL CONNECT ALL ROOF DOWNSPOUTS BELOW GRADE TO THE PROPOSED STORM NETWORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BENDS AND FITTINGS FOR ROOF DRAIN SYSTEM. STORM SHALL HAVE A MIN. 0.20% SLOPE. REF. ARCH PLANS FOR DOWNSPOUT PIPE SIZE CONNECTIONS.

**LANDSCAPE DRAINAGE**  
CONTRACTOR SHALL REF. LANDSCAPE PLANS FOR DRAINAGE BETWEEN BUILDINGS AND SIDEWALKS. LANDSCAPE DRAINS SHALL CONNECT TO ROOF DRAIN SYSTEM.

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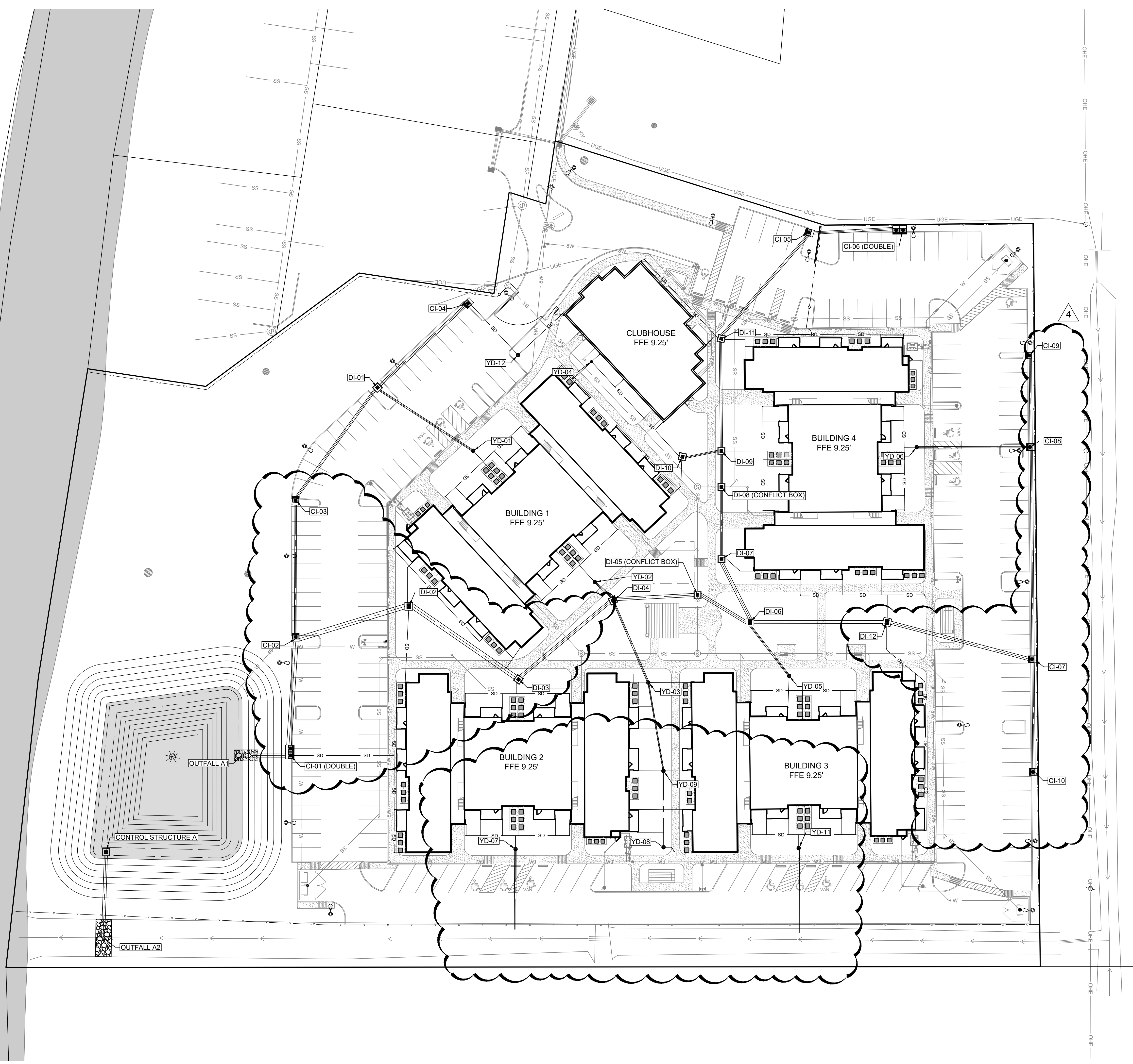
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CP #2 "900"  
ELEVATION = 7.30'  
NORTHING: 400060.92', EASTING: 3464161.31'

**REFERENCE PLAT:**  
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**FLOODPLAIN NOTE:**  
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**TOPOGRAPHY NOTE:**  
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**SOUTHEAST ENGINEERS LAFAYETTE**  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

Project Number: 23008  
Date: 02-14-2025  
Project Architect: P.A.

OVERALL STORM DRAINAGE PLAN

**C6.0**

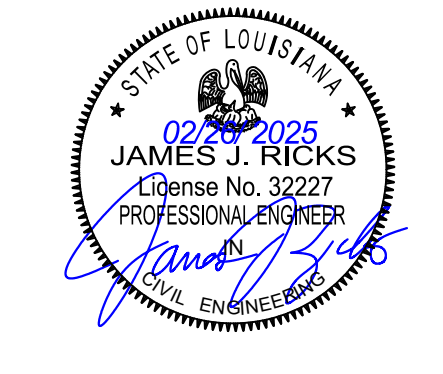
**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA



0	HUD REVIEW SET	01/06/2025
1	ADDENDUM NO. 3	01/27/2025
2	ADDENDUM NO. 4	01/30/2025
3	ADDENDUM NO. 5	02/14/2025
4	ADDENDUM NO. 6	02/26/2025

Revisions / Submission

The owner, consultant and other documents prepared by the Architect for the project are to be used for the project and no other use without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the project documents or for any consequences arising therefrom. The Architect shall not be held liable for any damages, claims, or lawsuits arising from the project. The Architect shall not be held liable for any damages, claims, or lawsuits arising from the project. The Architect shall not be held liable for any damages, claims, or lawsuits arising from the project.



ISSUED FOR PERMIT ONLY



3377 North Boulevard  
Baton Rouge, LA 70806  
tel 225.387.4414  
3701 Kirby Drive, Suite 630  
Houston, TX 77058  
tel 832.947.1038  
935 Gravier Street  
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**STRUCTURAL ENGINEER**  
INNOVATIVE STRUCTURAL CONSULTANTS  
13333 NW FREEWAY, SUITE 650  
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tel: 832.707.2251

**CIVIL ENGINEER**  
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**MECHANICAL/ELECTRICAL PLUMBING ENGINEER**  
THOMPSON LUKE AND ASSOCIATES, LLC  
10705 RIEGER ROAD  
BATON ROUGE, LA 70809  
tel: 225.293.9474

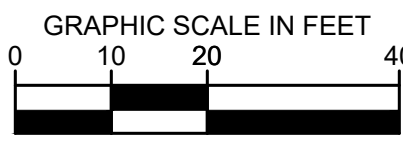
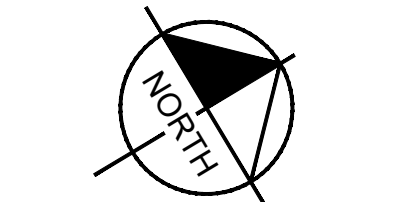
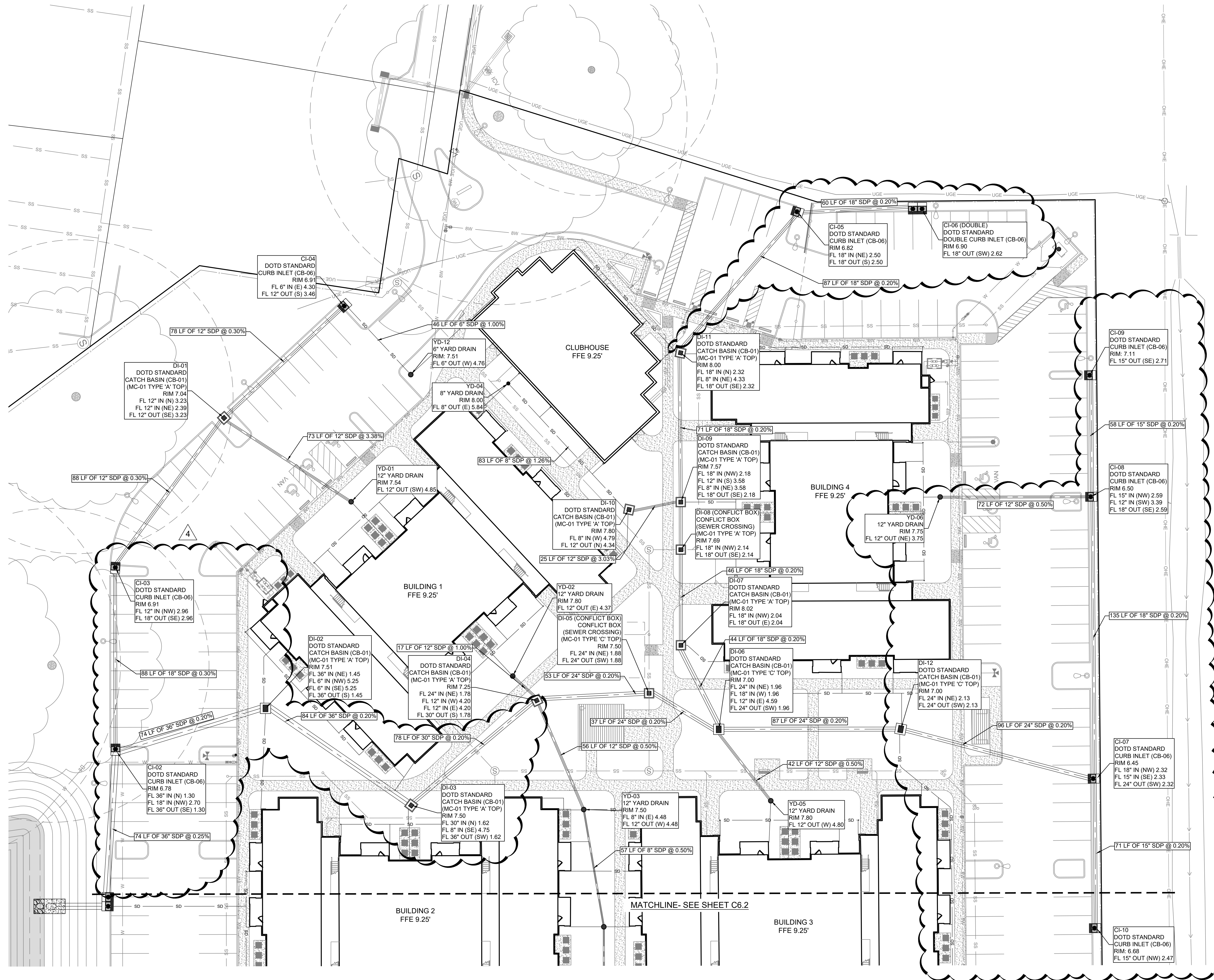
**LANDSCAPE ARCHITECT**  
REICH LANDSCAPE ARCHITECTURE  
301 T.J. JEMISON BLVD  
BATON ROUGE, LA 70802  
tel: 225.336.5890

**IMPERIAL TERRACE  
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HOUMA, LOUISIANA

Project Number: 23008  
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**SOUTHEAST ENGINEERS** LAFAYETTE  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

STORM DRAINAGE PLAN (1 OF 2)  
**C6.1**



**LEGEND**

30	PROPOSED CONTOURS
30	EXISTING CONTOURS
HP	PROPOSED SWALE
HP	PROPOSED HIGH POINT
HP	PROPOSED STORM PIPE
30.00	PROPOSED SPOT ELEVATION
30.00FG	PROPOSED SPOT ELEVATION (FINISHED GRADE)
30.00TC	PROPOSED SPOT ELEVATION (TOP OF CURB)
30.00TG	PROPOSED SPOT ELEVATION (TOP OF GRATE)
30.00SW	PROPOSED SPOT ELEVATION (SIDEWALK)
30.00ME	MATCH EXISTING SPOT ELEVATION

- STORM NOTES**
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  2. REFERENCE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
  3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
  4. REFERENCE STORM DRAINAGE DETAILS ON SHEET C10.0-C14.0
  5. MATERIAL FOR PIPES LABELED "SDP" SHALL CONFORM TO MATERIALS SECTION 701 "CULVERTS AND STORM DRAINS" IN THE LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

**ROOF DRAIN NOTE**  
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**LANDSCAPE DRAINAGE**  
CONTRACTOR SHALL REF. LANDSCAPE PLANS FOR DRAINAGE BETWEEN BUILDINGS AND SIDEWALKS. LANDSCAPE DRAINS SHALL CONNECT TO ROOF DRAIN SYSTEM.

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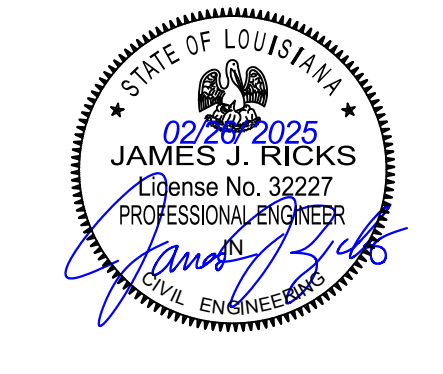
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MATCHLINE- SEE SHEET C6.2



0	H/D REVIEW SET	01/06/2025
1	APPENDIX NO. 3	01/27/2025
2	APPENDIX NO. 4	01/30/2025
3	APPENDIX NO. 5	02/14/2025
4	APPENDIX NO. 6	02/26/2025

Revisions / Submission



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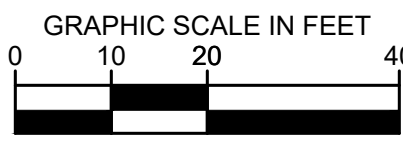
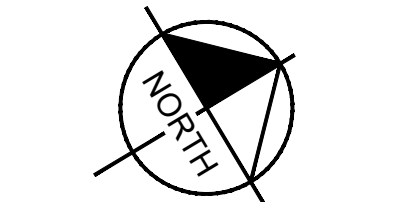
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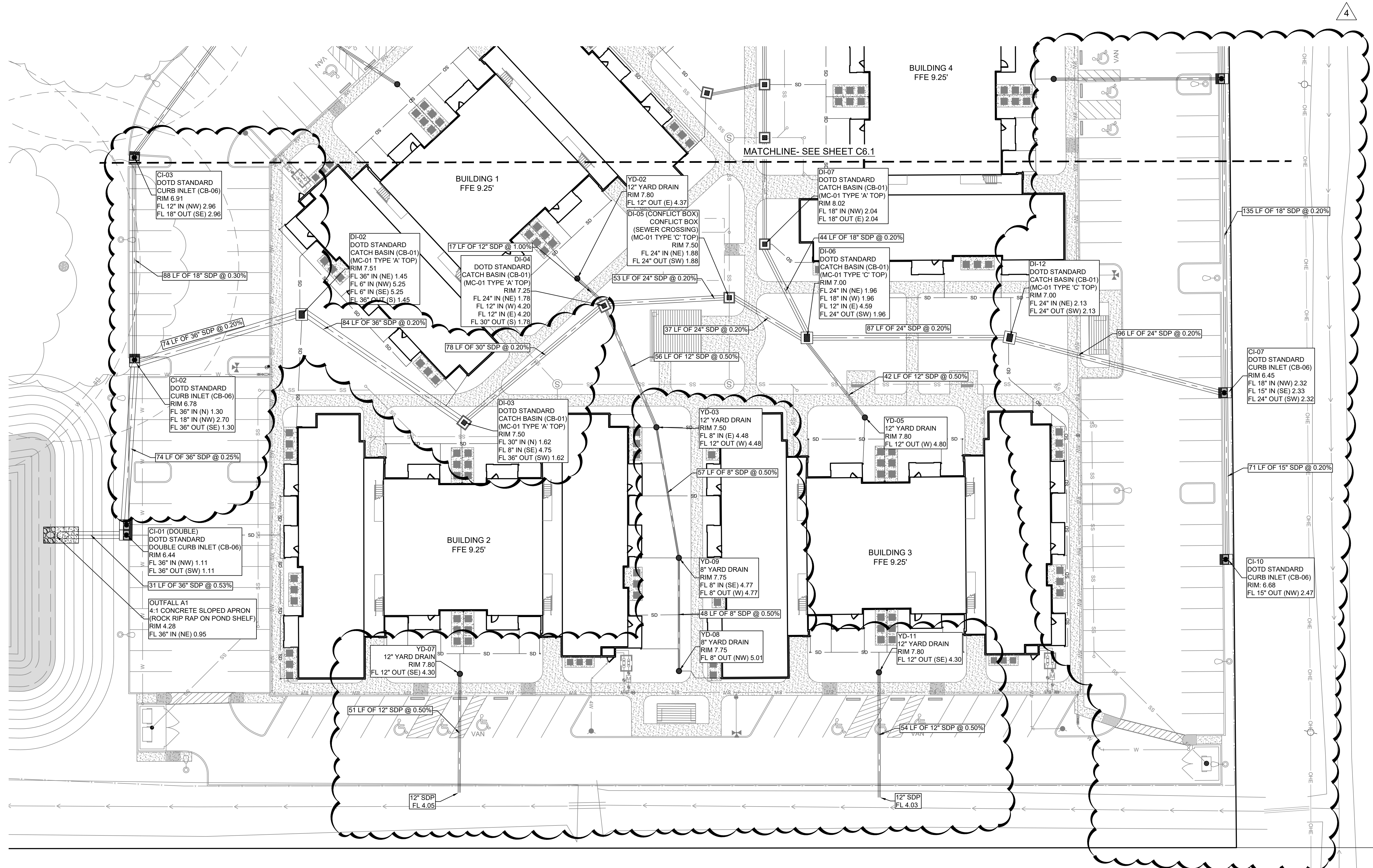
**LEGEND**

(Solid line)	PROPOSED CONTOURS
(Dashed line)	EXISTING CONTOURS
(Line with arrows)	PROPOSED SWALE
(Line with HP)	PROPOSED HIGH POINT
(Line with SDP)	PROPOSED STORM PIPE
(Number)	PROPOSED SPOT ELEVATION
(Number with G)	PROPOSED SPOT ELEVATION (FINISHED GRADE)
(Number with C)	PROPOSED SPOT ELEVATION (TOP OF CURB)
(Number with O)	PROPOSED SPOT ELEVATION (TOP OF GRADE)
(Number with S)	PROPOSED SPOT ELEVATION (SIDEWALK)
(Number with ME)	MATCH EXISTING SPOT ELEVATION

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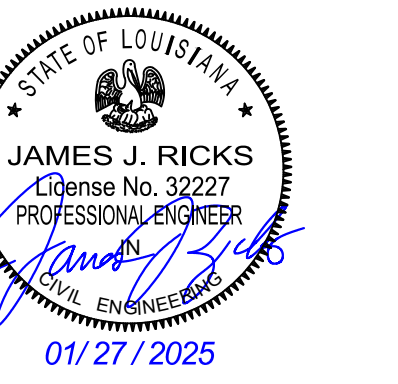
**IMPERIAL TERRACE  
MULTIFAMILY DEVELOPMENT**  
HOUMA, LOUISIANA



0	HUD REVIEW SET	01/06/2025
1	ADDENDUM NO. 3	01/27/2025

Revisions / Submission

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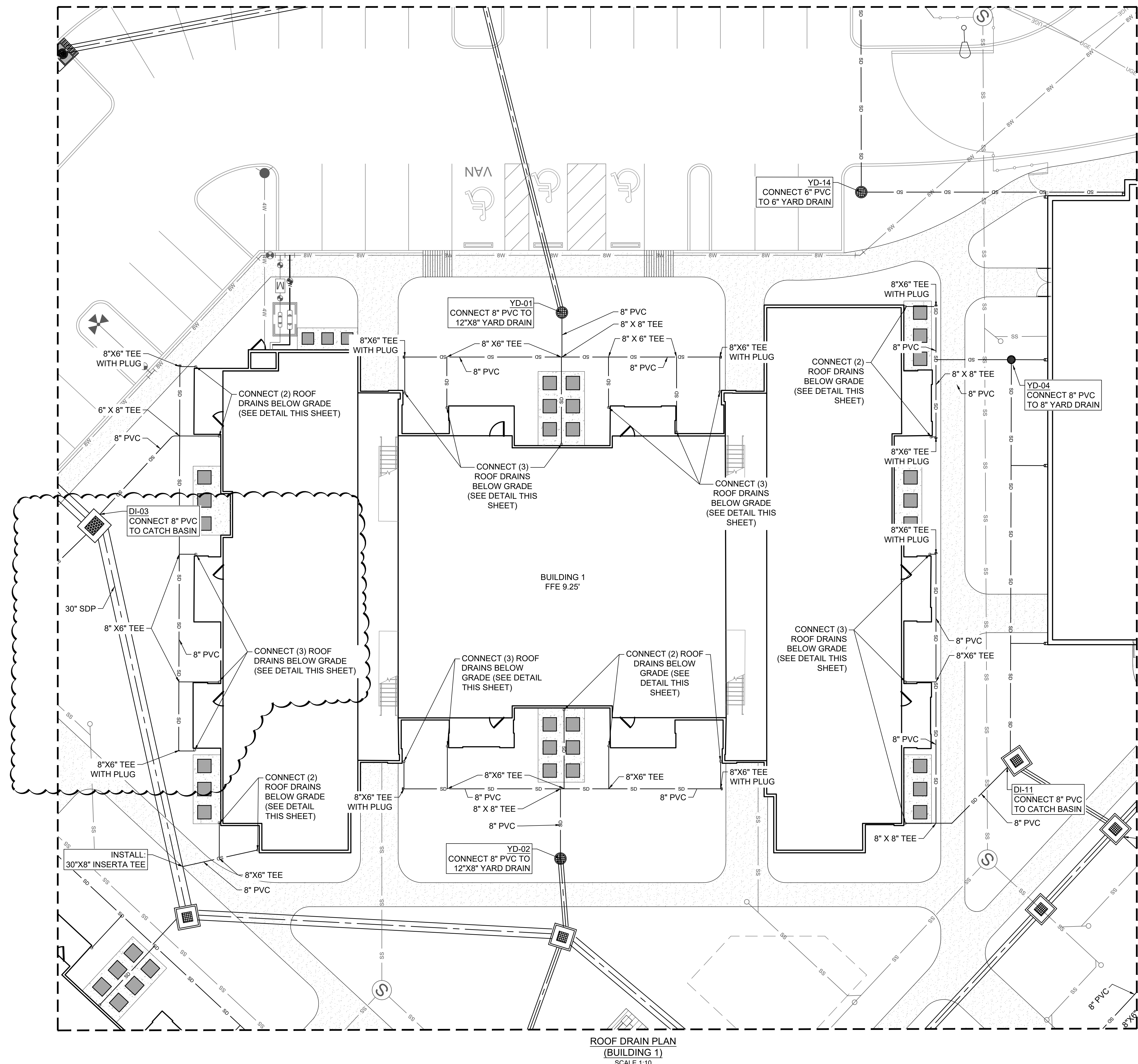
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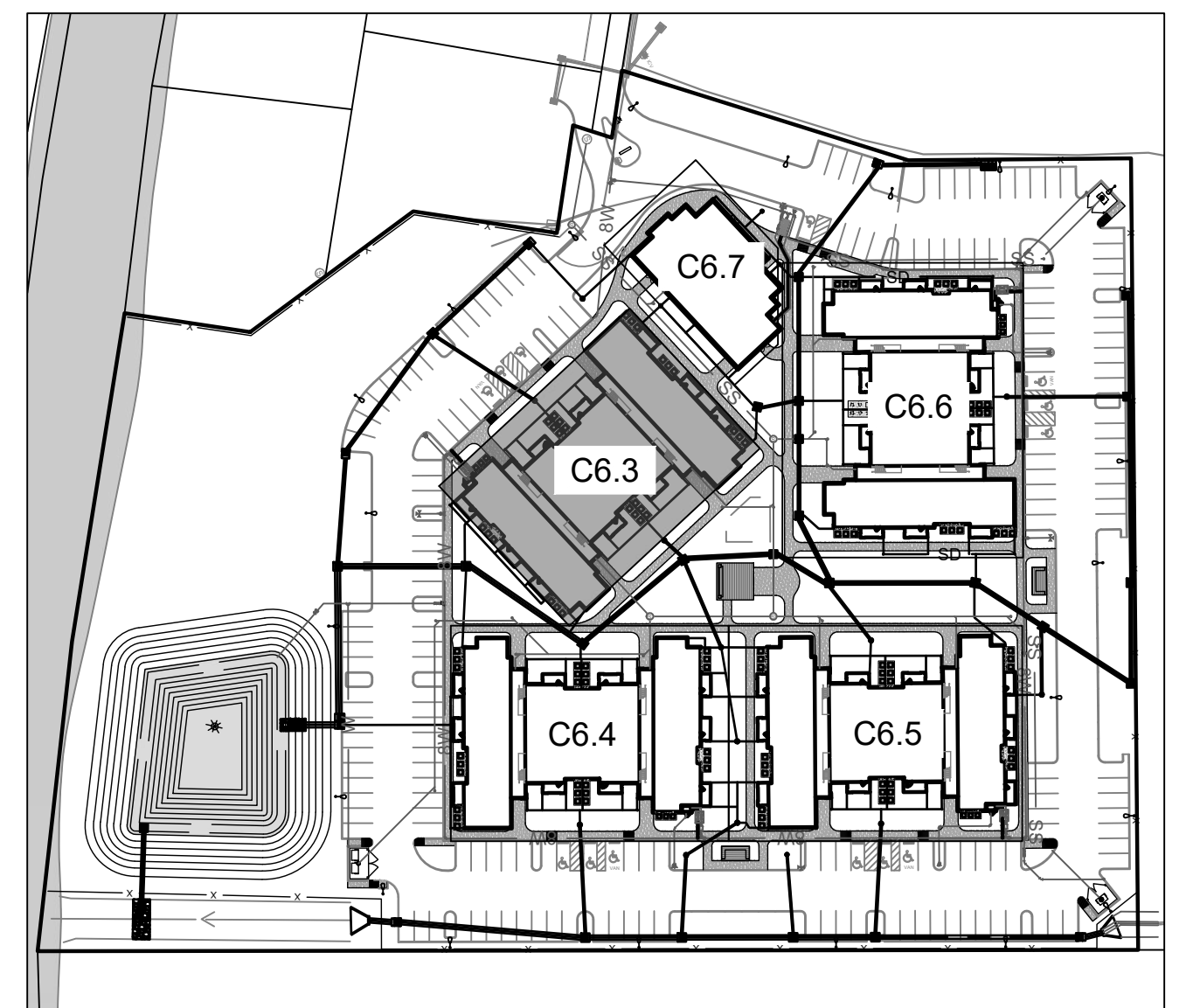


GRAPHIC SCALE IN FEET  
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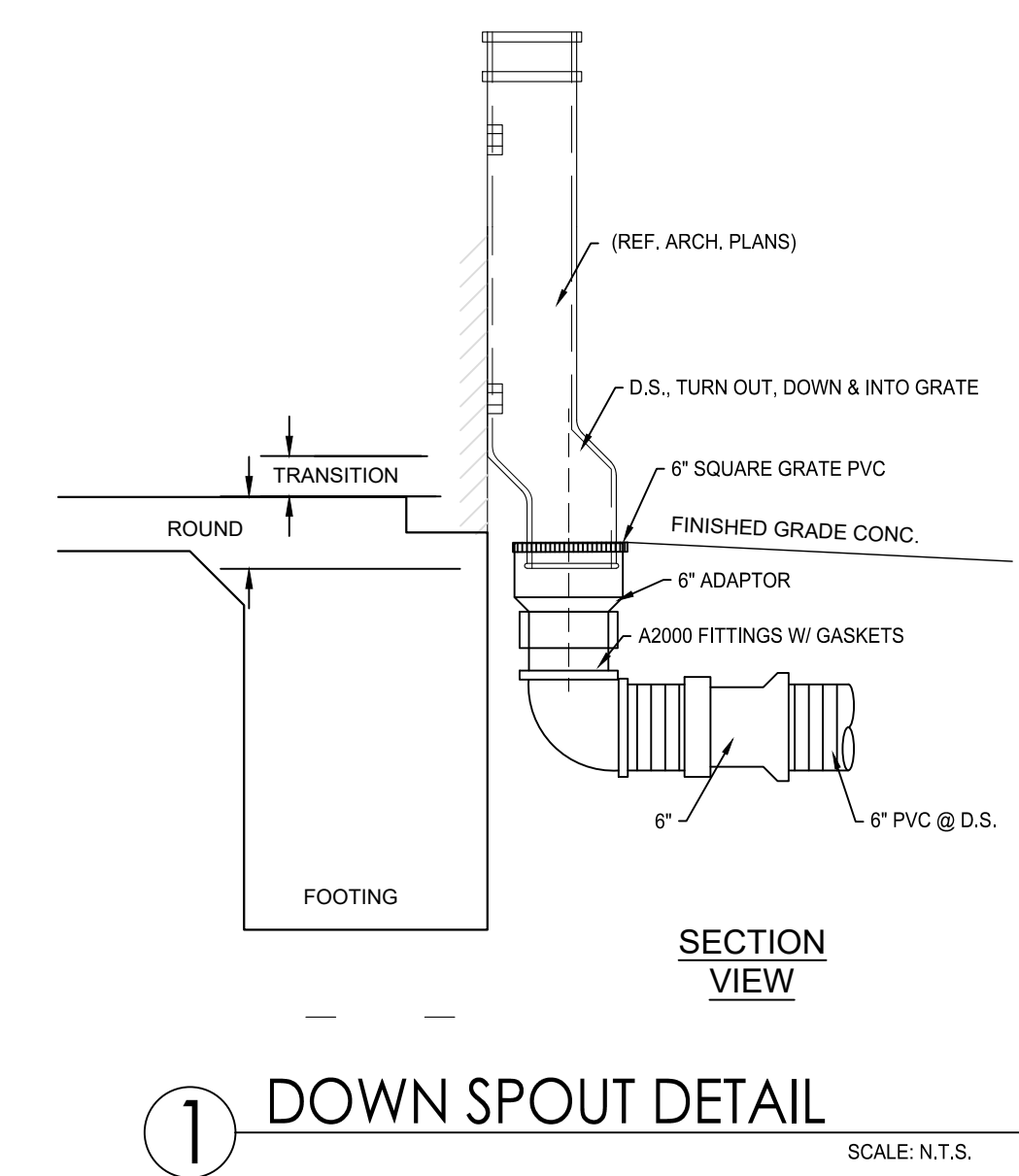
**LEGEND**

—○—	30	PROPOSED CONTOURS
---○---	30	EXISTING CONTOURS
→	PROPOSED SWALE	
HP	PROPOSED HIGH POINT	
—  —	PROPOSED STORM PIPE	
30.00	PROPOSED SPOT ELEVATION	
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KEYPLAN  
N.T.S.



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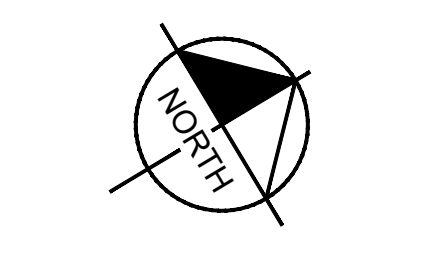
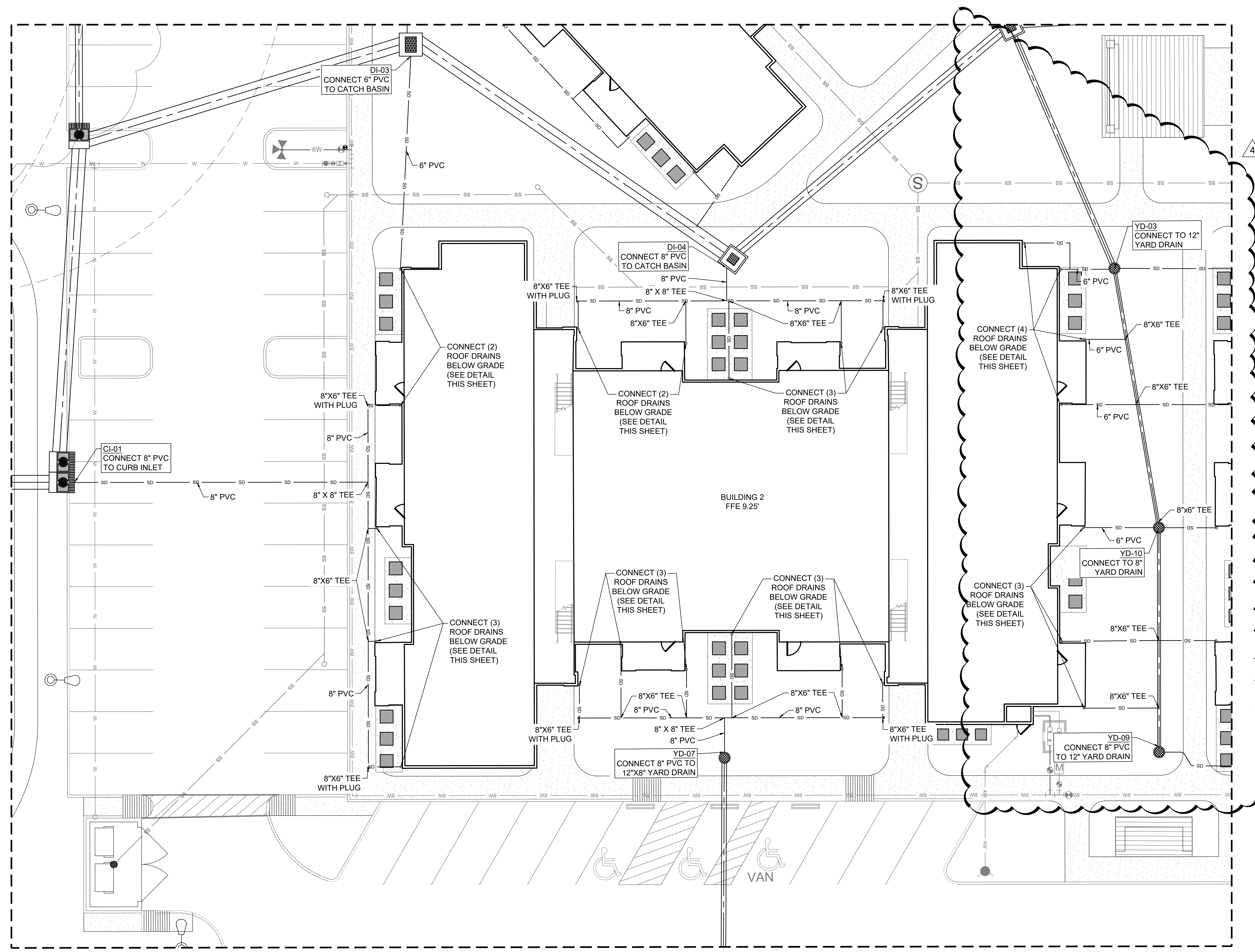
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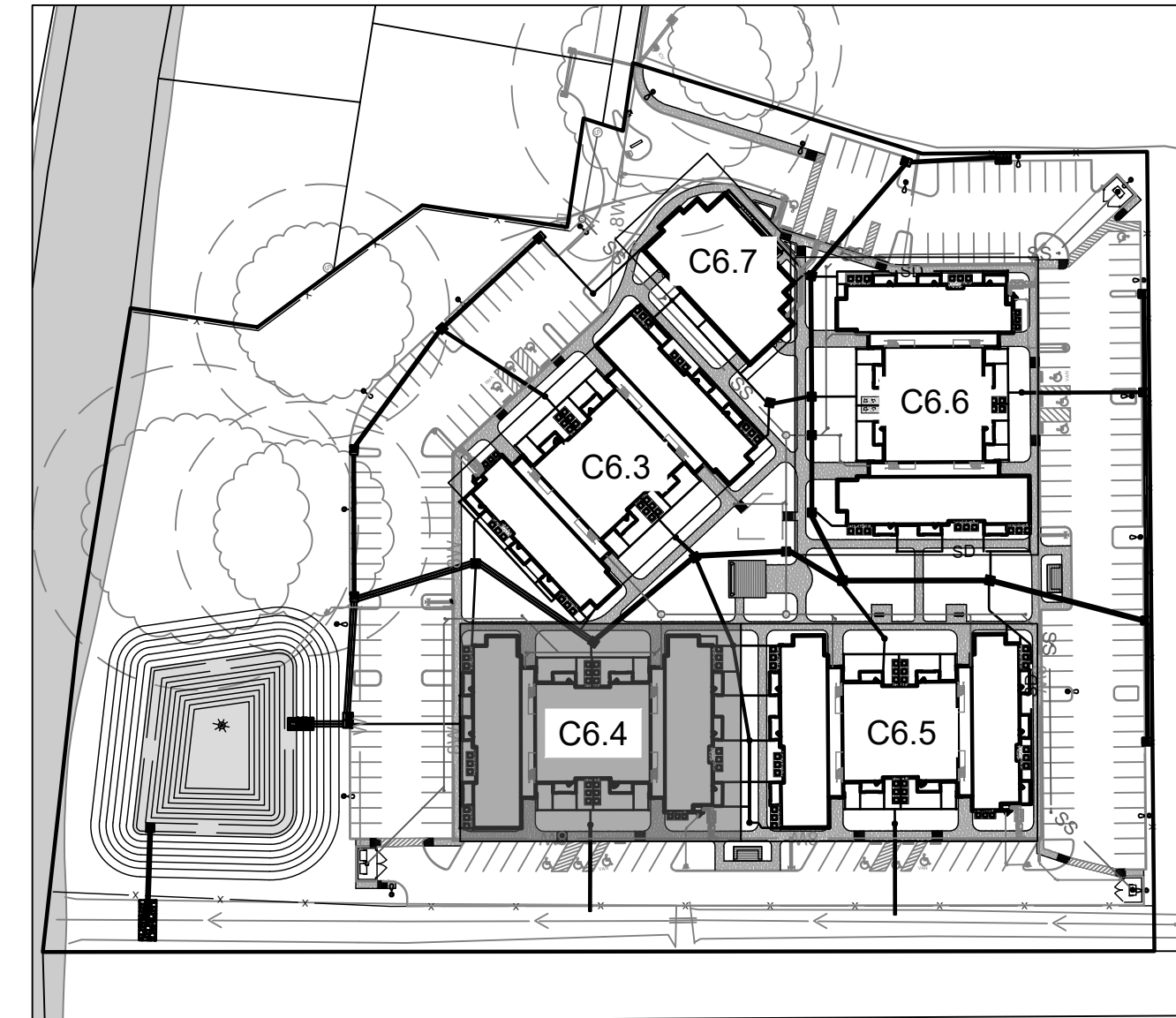
0	HUD REVIEW SET	01/06/2025
1	ADDENDUM NO. 3	01/27/2025
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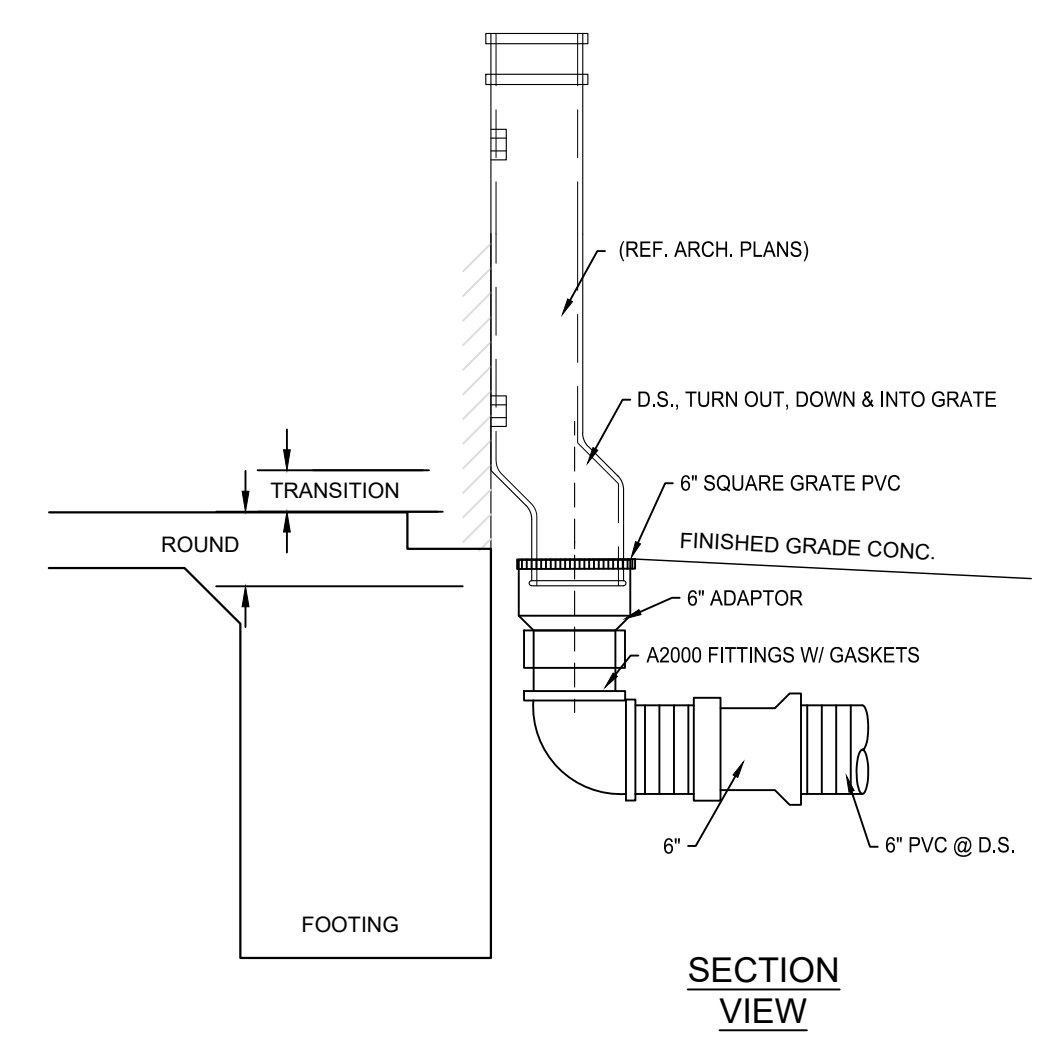
**LEGEND**

---	PROPOSED CONTOURS
- - -	EXISTING CONTOURS
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KEYPLAN  
N.T.S.



1 DOWN SPOUT DETAIL  
SCALE: N.T.S.

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**SOUTHEAST ENGINEERS LAFAYETTE**

345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

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**IMPERIAL TERRACE MULTIFAMILY DEVELOPMENT**

HOUMA, LOUISIANA



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4	ADDENDUM NO. 6	02/26/2025

Revisions / Submission

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ISSUED FOR PERMIT ONLY



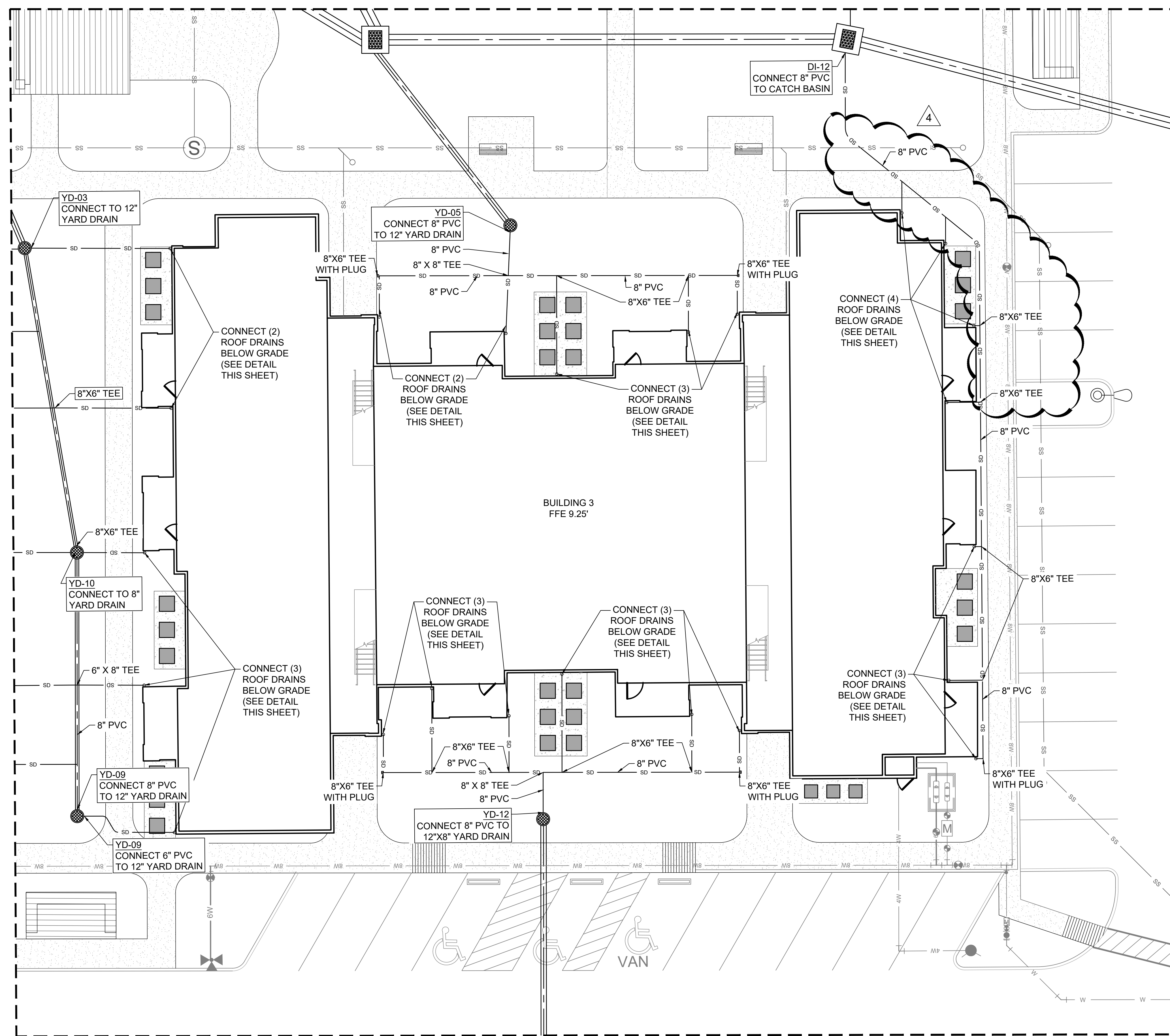
3377 North Boulevard  
Baton Rouge, LA 70806  
tel 225.387.4414  
3701 Kirby Drive, Suite 630  
Houston, TX 77008  
tel 832.947.1038  
935 Gravier Street  
New Orleans, LA 70112  
tel 504.322.3191

**STRUCTURAL ENGINEER**  
**INNOVATIVE STRUCTURAL CONSULTANTS**  
13333 NW FREEWAY, SUITE 650  
HOUSTON, TX 77040  
tel: 832.717.2251

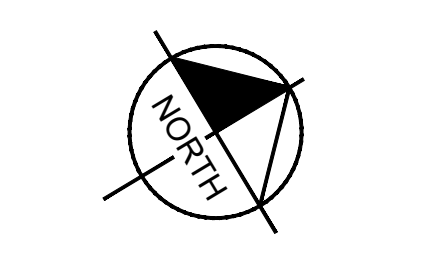
**CIVIL ENGINEER**  
**SOUTHEAST ENGINEERS**  
345 DOUCET ROAD #102  
LAFAYETTE, LA 70503  
tel: 337.988.7766

**MECHANICAL/ELECTRICAL PLUMBING ENGINEER**  
**THOMPSON LUKE AND ASSOCIATES, LLC**  
10705 RIEGER ROAD  
BATON ROUGE, LA 70809  
tel: 225.293.9474

**LANDSCAPE ARCHITECT**  
**REICH LANDSCAPE ARCHITECTURE**  
301 T.J. JEMISON BLVD  
BATON ROUGE, LA 70802  
tel: 225.336.5890



ROOF DRAIN PLAN (BUILDING 3)  
SCALE 1:10

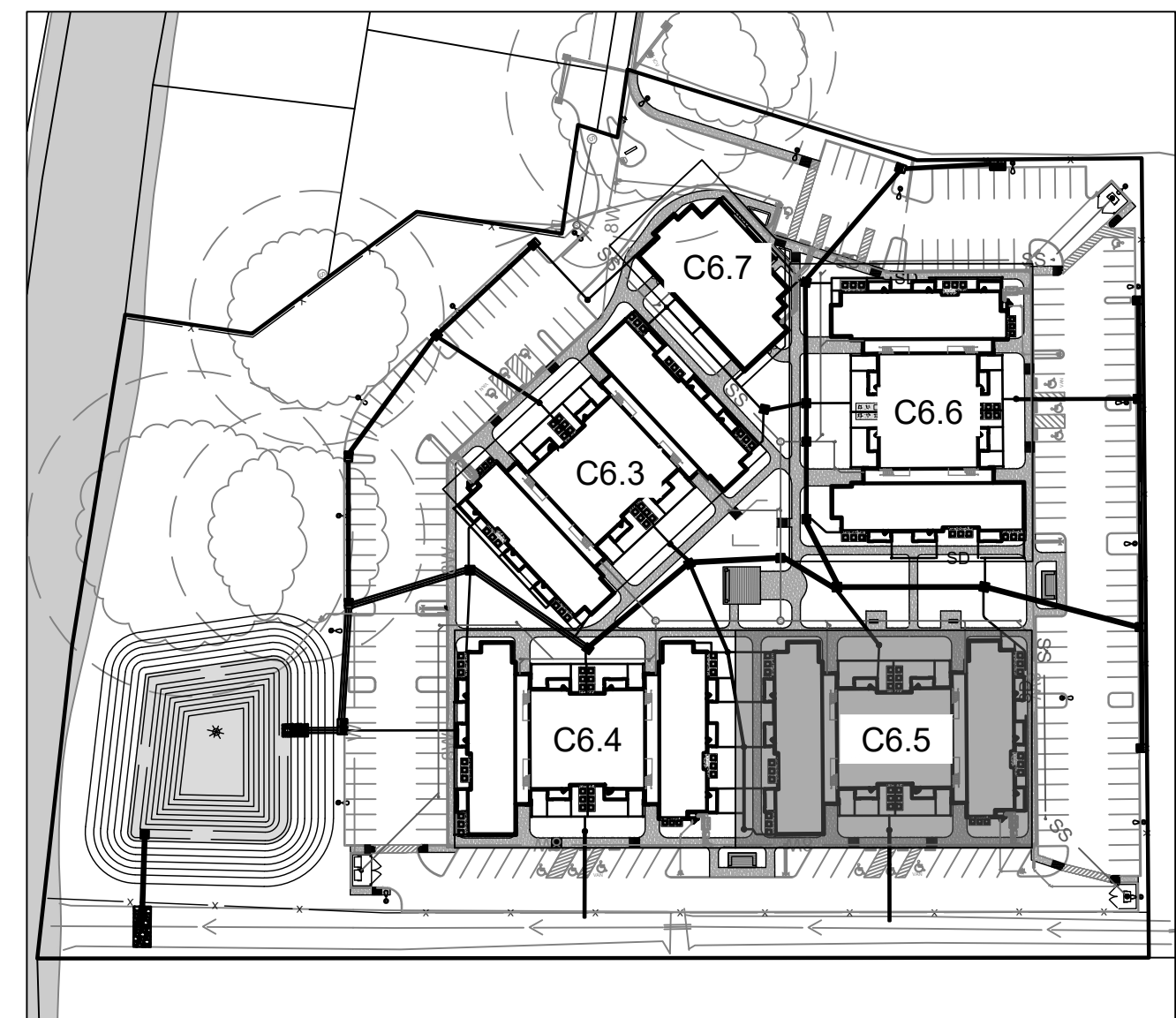


GRAPHIC SCALE IN FEET  
0 5 10 20

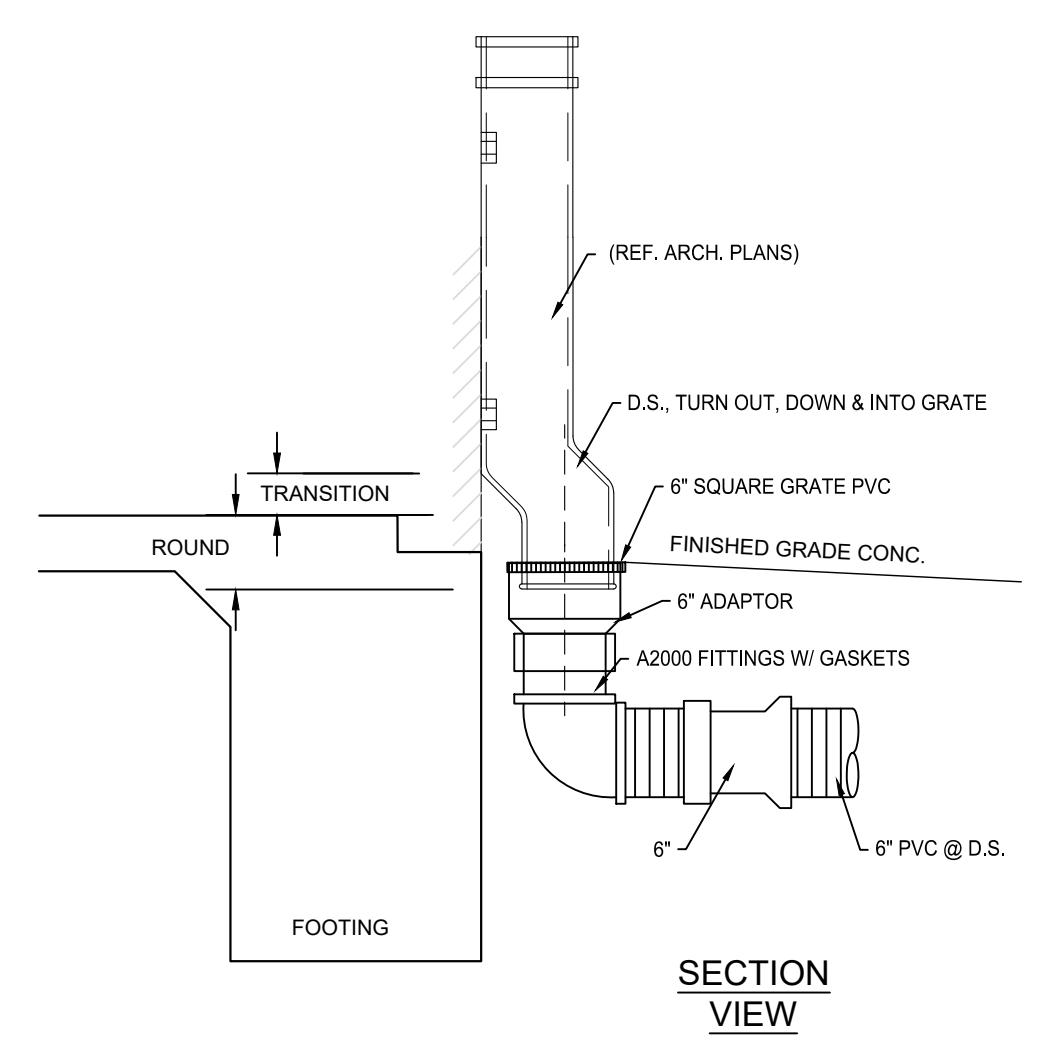
LEGEND

30	PROPOSED CONTOURS
30	EXISTING CONTOURS
HP	PROPOSED HIGH POINT
---	PROPOSED STORM PIPE
30.00	PROPOSED SPOT ELEVATION
30.00FG	PROPOSED SPOT ELEVATION (FINISHED GRADE)
30.00TC	PROPOSED SPOT ELEVATION (TOP OF CURB)
30.00TG	PROPOSED SPOT ELEVATION (TOP OF GRATE)
30.00SW	PROPOSED SPOT ELEVATION (SIDEWALK)
30.00ME	MATCH EXISTING SPOT ELEVATION

- STORM NOTES**
- ALL DIMENSIONS ARE TO THE CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
  - REFERENCE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
  - REFERENCE STORM DRAINAGE DETAILS ON SHEET C10.0-C14.0
  - MATERIAL FOR PIPES LABELED "SDP" SHALL CONFORM TO MATERIALS SECTION 701 "CULVERTS AND STORM DRAINS" IN THE LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.



KEYPLAN  
N.T.S.



SECTION VIEW  
1 DOWN SPOUT DETAIL  
SCALE: N.T.S.

**CONTROL POINT**  
CP #1 "900"  
ELEVATION = 8.25'  
NORTHING: 400377.78', EASTING: 3464078.39'  
CP #2 "900"  
ELEVATION = 7.30'  
NORTHING: 400060.92', EASTING: 3464161.31'

**REFERENCE PLAT:**  
THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LIMITS ARE APPROXIMATED FROM M.P. MAYEUX SURVEYING & BOUNDARY CONSULTING, LLC DATED SEPTEMBER 20, 2024.  
**FLOODPLAIN NOTE:**  
THIS PROPERTY IS SITUATED IN ZONE X DEPICTING AREAS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) 22109C0235E EFFECTIVE DATE SEPTEMBER 7, 2023.

**TOPOGRAPHY NOTE:**  
ALL TOPOGRAPHIC SURVEY INFORMATION IS BASED ON NSRS 2011 LOUISIANA STATE PLANE COORDINATE SYSTEM WITH VERTICAL DATUM OF NAVD83 (GEOD 18). SURVEY INFORMATION WAS PROVIDED BY M.P. MAYEUX SURVEYING & BOUNDARY CONSULTING, LLC DATED OCTOBER 3 2024.

**LANDSCAPE DRAINAGE**  
CONTRACTOR SHALL REF. LANDSCAPE PLANS FOR DRAINAGE BETWEEN BUILDINGS AND SIDEWALKS. LANDSCAPE DRAINS SHALL CONNECT TO ROOF DRAIN SYSTEM.

**ROOF DRAIN NOTE**  
CONTRACTOR SHALL CONNECT ALL ROOF DOWNSPOUTS BELOW GRADE TO THE PROPOSED STORM NETWORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BENDS AND FITTINGS FOR ROOF DRAIN SYSTEM. STORM SHALL HAVE A MIN. 0.20% SLOPE. REF. ARCH PLANS FOR DOWNSPOUT PIPE SIZE CONNECTIONS.

**CAUTION**  
EXISTING UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ISSUES.

**SOUTHEAST ENGINEERS LAFAYETTE**  
345 DOUCET ROAD #102  
LAFAYETTE, LOUISIANA 70503

**IMPERIAL TERRACE**  
**MULTIFAMILY DEVELOPMENT**  
 HOUMA, LOUISIANA  
 Project Number: 23008  
 Date: 02-14-2025  
 Project Architect: P A  
 ROOF DRAIN PLAN (BUILDING 3)  
**C6.5**







