

Houma-Terrebonne Regional Planning Commission

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

JANUARY 21, 2021, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

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 December 17, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. *Public Hearing*
Rezone from C-2 (General Commercial) to R-1 (Single-Family Residential) 841 Valhi Boulevard, Lots 1 thru 16, Blackwater Ridge Subdivision; Terre South Investments, Inc., applicant *(Council District 6 / 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 ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 17, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 21, 2021 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Property being carved from Tract II to create Tract III belonging to Gail Thibodaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Lot on the southside of 622 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Gail Thibodaux
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Parcels B, D, F, FI, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Parcels 9-A1, 9-A2, 9-B, 9-C, 9-D1, and 9-D2, A Redivision of Parcel 9 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1171-A thru 1171-G Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Parcels 3-A & 3-B, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1003 thru 1071 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Parcels 6-A thru 6-D, A Redivision of Parcel 6 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1098-1168 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1, & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd.
 Approval Requested: Process D, Minor Subdivision
 Location: 6308 Tave Street, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: A. St. Martin Co., Ltd., % Claudia D. Braud
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement for Tracts 15-A1, 15-B1, & 15-C1 (docking & mooring only)
 - d) Consider Approval of Said Application
6. a) Subdivision: Parc Evangeline Subdivision, Phase A
 Approval Requested: Process C, Major Subdivision, Final
 Location: Rue des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Evangeline Business Park, L.L.C.
 Engineer: David A. Waitz Engineering & Surveying, LLC
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Lots 7-A & 8-A being a portion of Lots 7 & 8 of P.F.A. Boudreaux Subdivision, Property belonging to Lillie Jaubert Lapeyrouse, Section 11, T17S-R18E, Terrebonne Parish, LA
2. Revised Lot F-1, Block 1, belonging to Frank W. McNabb, and Rev. 2 Lot F-2, Block 1, belonging to Todd M. Morales and Tina Marie Boquet (Both Tracts of Houma Development Tract One) into Lot F-1-A and Lot F-2-A, Section 101, T17S-R17E, Terrebonne Parish, LA
3. Revised Tracts 1 & 2, A Redivision of Tracts 1 & 2, Property belonging to Samuel P. Henry, et al, Sections 4, 22 & 23, T18S-R19E, Terrebonne Parish, LA
4. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
5. Lot Line Shift between Lots 29 thru 33, Block 7 of Addendum No. 3 to Roberta Grove Subdivision, Sections 2 & 21, T17S-R18E and Sections 9, 10, 105, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift for Property belonging to Sweet Pea Holdings, LLC, Section 85, T15S-R16E, Terrebonne Parish, LA
7. Lot Line Shift between Lots I and J of Property formerly belonging to Morris Chauvin, Section 86, T15S-R16E, Terrebonne Parish, LA
8. Redivision of Tract 2 of the Partition of the Forest Bollinger Estate, Section 54, T16S-R17E, Terrebonne Parish, LA
9. Lot Line Shift between Lots 4 & 5 of Block 1, Maplewood Subdivision, Section 59, T16S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 17, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of December 17, 2020 of the HTRPC to order at 6:35 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner; Mr. Jan Rogers; Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Phillip Livas & Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mr. Christian St. Martin, Legal Advisor; and Joan Schexnayder, TPCG Engineering Division.
- 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. ACCEPTANCE OF MINUTES:
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 19, 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC emit payment for the December 17, 2020 invoices and approve the Treasurer’s Report of November 2020.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC accept and approve the proposed 2021 Budget.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ANNUAL ORGANIZATIONAL MEETING:
1. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC ratify the acceptance of Martin & Pellegrin, CPAs for the 2020 Audit (3-year Engagement approved December 2019).”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. ELECTION OF OFFICERS:
 - a) Ms. Ellender nominated Mr. Kyle Faulk for the position of Chairman.
 - (1) Ms. Ellender moved, seconded by Mr. Soudelier: “THAT the nominations for the position of Chairman be closed and Kyle Faulk be elected as Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Soudelier nominated Mr. Robbie Liner for the position of Vice-Chairman.
 - (1) Mr. Soudelier moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Vice-Chairman be closed and Robbie Liner be elected as Vice-Chairman by acclamation.”

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

c) Mr. Liner nominated Ms. Rachael Ellender for the position of Secretary/Treasurer.

(1) Mr. Rogers moved, seconded by Dr. Cloutier: "THAT the nominations for the position of Secretary/Treasurer be closed and Rachael Ellender be elected as Secretary/Treasurer by acclamation."

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

G. COMMUNICATIONS:

1. Mr. Pulaski read a letter from Leonard Chauvin, P.E., P.L.S., Inc., dated December 17, 2020, requesting to table Item I.1 regarding Tract III belonging to Gail Thibodeaux until the next regular meeting of January 21, 2021 [See *ATTACHMENT A*].

a) Mr. Liner moved, seconded by Ms. Ellender: "THAT the HTRPC table the application by Gail Thibodeaux for Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision until the next regular meeting of January 21, 2021 as per the Developer's request."

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

2. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, dated December 17, 2020, requesting to permanently withdraw Item I.2 regarding Faith Baptist Church [See *ATTACHMENT B*].

a) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC withdraw the application by Faith Baptist Church for Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision as per the Developer's request."

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

H. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mr. Liner: "That the Old Business be removed from the table and considered at this time."

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

1. The Chairman called to order the application by Patricia A. LeBeouf requesting approval for Process D, Minor Subdivision, for the Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the fire hydrant was installed since the meeting last month.

b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the installed fire hydrant is depicted on the plat.

c) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tracts "A", "B", "C", & "D", A Redivision of Property belonging to Patricia A. LeBeouf, et al conditioned upon the newly installed fire hydrant being depicted on the plat."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers,

and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the application by Claridell Ramagos requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Claridell Ramagos (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., stated engineering was approved since the previous meeting but the Department of Health still had some issues.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon an approval letter from the Department of Health and approval of the fire hydrant variance which is within the 10% allowance.
- c) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Claridell Ramagos (Tracts A & B) with a variance granted from the 250' requirement to 265.6' within the 10% allowance and conditioned upon the submittal of an approval letter from the Department of Health."

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

I. APPLICATIONS:

1. *Tabled until the January 21, 2021 meeting.* Property being carved from Tract II to create Tract III belonging to Gail Thibodeaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision. [See *ATTACHMENT A*]
2. *Withdrawn.* Lot Line Shift between Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision. [See *ATTACHMENT B*]
3. The Chairman called to order the Public Hearing for an application by Henry & Sharon Richard requesting approval for Process D, Minor Subdivision, for Tract A-7 (A-B-C-D-A) to be acquired by Terrebonne Parish Consolidated Government from Henry and Sharon Richard.

- a) The representative from GIS Engineering, LLC was not present to represent the application, so Mr. Pulaski represented on behalf of T.P.C.G. Mr. Pulaski stated this lot was being created in order for the Parish to acquire it from the Richards to use as a site for a new sewer lift station.
- b) The Chairman recognized Councilman Danny Babin, District 7, who stated this was not in his district but wanted to inform the Commission that the Council has called for a Public Hearing at the January 13, 2021 Council Meeting on this matter to address the sewer in the area to accommodate existing and future development.
- c) Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters.
- e) Mr. Liner moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract A-7 (A-B-C-D-A) to be acquired by Terrebonne Parish Consolidated Government from Henry and Sharon Richard conditioned upon the submittal of all utility service availability letters."

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

4. The Chairman called to order the application by Gadwall Properties, LLC requesting engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A.
 - a) Ms. Schexnayder, on behalf of the TPCG Engineering Division, read a memo dated December 10, 2020, regarding the punch list items for the development [See *ATTACHMENT C*].
 - b) Mr. Gene Milford, Milford & Associates, Inc., requested a variance from Item 4, stated Item 1 was an existing, non-conforming issue that they would help assist the Parish, and they would comply with all remaining items.
 - c) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A with a variance granted for Item 4 and conditioned upon the Developer complying/resolving all remaining items on TPCG Engineering Division’s memo dated December 10, 2020 [See *ATTACHMENT C*].”
 - d) Discussion was held regarding the variance for Item 4 and drainage on adjacent property.
 - e) Dr. Cloutier amended his motion, seconded by Mr. Liner: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Summerfield Place Subdivision, Addendum No. 18, Phase A conditioned upon the Developer complying/resolving all punch list items on TPCG Engineering Division’s memo dated December 10, 2020 [See *ATTACHMENT C*].”

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

5. The Chairman called to order the Public Hearing for an application by Ciera Development Company, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for Mandalay Pass Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He indicated that Lirette Street has a forced drainage system and the new subdivision would be gravity drained to the canal and why they are requesting the variances to not tie into the cross street and the block length.
 - b) The Chairman recognized Councilman Danny Babin, District 7, who stated he spoke to several Lirette Street residents to discuss some of the concerns. He discussed the variances being good for the subdivision so it doesn’t impede onto Lirette Street, requested Engineer to look at both sides of the subdivision so water doesn’t drain on the properties, keeping the integrity of the forced drainage system, whether the property was wetlands, and maintaining or improving the drainage in the area.
 - c) The Chairman recognized Bertha Domangue, 103 Lirette Street, who expressed concerns of more flooding when the back of her property already floods from the overflow of the canal.
 - d) The Chairman recognized Michael Smith, 3800 Foxland Drive, who expressed concerns of more flooding since his home flooded in October after he had just moved in and still not back in his home. He stated he was told the property was wetlands and couldn’t be built on, existing overcrowding of the recreation center’s activities before this new subdivision, and unsold property along Lirette Street and no need for more.
 - e) The Chairman recognized David Pierce, 314 Lirette Street, who expressed concerns of drainage, wetlands, and more traffic.
 - f) The Chairman recognized Councilman Babin once again, who reiterated Lirette Street was forced drainage and the new subdivision would be gravity drainage and the possibility of the property being wetlands. He encouraged the residents to come back to the meeting at the engineering stage where the drainage would be discussed in greater detail.
 - g) The Chairman recognized Sterling Marchive, 223 Lirette Street, who expressed concerns of flooding although some improvements were made, only homes and no mobile homes, and tying into the three cross streets on Lirette Street.

- h) Mr. Pulaski stated they were requesting a variance to not tie into South and Foxland Streets but having the ability to tie into Conrad Street, but will know more at the engineering stage as to the best route for both subdivisions.
- i) Discussion was held regarding the residents not wanting to tie into any of the cross streets and there being no zoning in the area to regulate mobile homes, but the developer may place covenants on the subdivision to prevent mobile homes.
- j) Mr. Waitz indicated the subdivision would be nice with restrictions and no mobile homes will be allowed. He stated they were currently undergoing a wetlands determination and that the subdivision may have to be scaled back depending on the results.
- k) Discussion ensued regarding the construction of the ditch and the Hanson Pump that has doubled in capacity.
- l) The Chairman recognized Michael Trahan, 300 Lirette Street, who expressed concerns of lack of maintenance of the existing ditch and for the future expansion of the ditch and its purpose. He also questioned the benefit of tying into the cross streets whereas it was for the health, safety, and welfare of the residents in the case of emergencies to get in and out of the subdivision.
- m) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

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

- n) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variances and conditional approval of the conceptual & preliminary provided upon the submittal of an approval letter from the Department of Health.
- o) Discussion was held regarding the canal that would allow for dirt to build up the property and for mitigation, and the size to be determined at the engineering stage to ensure proper drainage.
- p) Discussion ensued regarding a possible boulevard should it be determined to not connect to any of the cross streets. Mr. Waitz stated he would pass the information on to the Developer.
- q) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Mandalay Pass Subdivision with variances granted to not tie into two cross streets (South Street and Foxland Drive) and for the maximum distance of the cul-de-sac being over a distance of 1,500' and conditioned upon the submittal of an approval letter from the Department of Health."

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

J. STAFF REPORT: None.

K. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Survey of Revised Lots 2 & 3, A Redivision of Lots 2 & 3 of Block 9, Addendum No. 2 to Southern Estates Subdivision and a portion of Property belonging to Bradley P. Brown, et ux, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 1, Revised Lot 2, Revised Lot 3 & Revised Lot 4 into Rev. 2 Lot 1, Rev. 2 Lot 2, Rev. 2 Lot 3 & Rev. 2 Lot 4, Revised Phases C & D, A Portion of Trinity Commercial Park Add. 2, Section 4, T16S-R17E, Terrebonne Parish, LA
3. Lot Line Removal between Tract A and Tract B to create Tract A-1 owned by Jack McGee, now or formerly, Section 86, T15S-R16E, Terrebonne Parish, LA
4. Revised Lots 18, 19, 20, & 22, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Deborah Morgan Jones, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

5. Revised Lot 5, Block 5, Addendum No. 5 of Crescent Plantation Estates belonging to Jimmy D. Brewer, et ux, Sections 71, 72, & 74, T17S-R16E, Terrebonne Parish, LA

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

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
 - a) The Chairman wished everyone a Merry Christmas and a Happy New Year.

N. PUBLIC COMMENTS: None.

- O. Mr. Liner moved, seconded by Dr. Cloutier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:32 p.m."

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

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

LEONARD CHAUVIN P.E., P.L.S., INC.
Civil Engineer - Land Surveyor

Hem I.1

December 17, 2020

Via Email

Terrebonne Parish Consolidated Government
Attn: Chris Pulaski (cpulaski@tpcg.org)

Re: Survey Showing Property Being Carved From Tract II to Create Tract III Belonging to Gail Thibodaux, Now or Formerly, Being a Portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation located in Sections 86 & 87, T15S-R16E & Sections 70 & 8, T16S-R16E Terrebonne Parish, Louisiana

Mr. Pulaski,

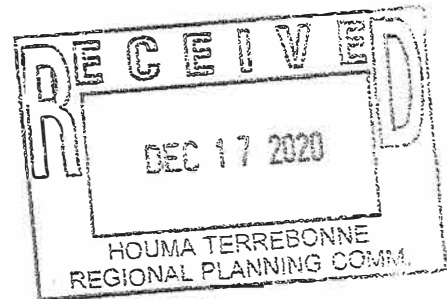
Please table the above referenced project until the January 21, 2020 Terrebonne Parish Planning Commission meeting. It is expected that the required fire hydrant will be installed prior to the next meeting. We will submit all required documentation once the installation has been completed, and present before the board at the next monthly meeting. If you have any questions do not hesitate to contact our office.

Sincerely,



Leonard J. Chauvin III, PE

CC: Becky Becnel (bbecnel@tpcg.org),



Becky Becnel

Item I.2

From: Alisa Champagne <achampagne@bellsouth.net>
Sent: Thursday, December 17, 2020 10:16 AM
To: Becky Becnel
Subject: Re: Faith Baptist Church - Removal from Tonight's Planning Commission Agenda

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. **DO NOT** click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Good Morning Becky,

I would like to permanently remove from the Planning Commission Agenda Item No. 2. the Lot Line Shift between Lots 29 thru 39, Block 7 of Addendum No. 3 to Roberta Grove Subdivision for Faith Baptist Church.

Sincerely,

*Alisa Champagne, L.S.I.
Charles L. McDonald,
Land Surveyor, Inc.
(985)876-4412
(985)876-4806 (Fax)*



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



December 10, 2020
1st Review
Item No. I-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: Summerfield Addendum #18 Phase A
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. The ditch culvert draining Summerfield Place Add. 17 Phase B needs to be extended to provide maintenance access for the ditch.
2. Yard drain needs to be relocated to the rear of the lot.
3. Removed traffic signs should be delivered to the Parish Sign Department.
4. 24.7.1.2.6 Lots are not graded to drain to the street.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 A legend is not shown on the plan/profile.
 - b. V.A.3 Utility servitudes are not shown on the plan/profile.
 - c. VI. System storage is required.
 - d. VII.A.4 A SWPPP needs to be provided.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer
 - e. TPCG Pollution Control
7. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: F.E. Milford, III, P.E.
Ernest Brown
Engineering Division
Reading File
Council Reading File

KYLE FAULK
Chairman

JOSEPH "JOEY" CEHAN, JR.
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

L.A. "BUDD" CLOUTIER, JR., O.D.

KEITH KURTZ

ROBBIE LINER

PHILLIP LIVAS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

LADDIE FREEMAN
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

DECEMBER, 2020
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 75,616.86

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems 12/17/2020)	277.02
THE COURIER (Publications)	742.51
TPCG (Legal Bill - Sept. 2020)	3,770.95
IRS (4th Quarter - Taxes)	137.70
CIVIC CENTER (Sept. & Oct. 2020 Bldg. Rental)	2,950.00
CHASE BANK (Service Fees)	30.00
TOTAL EXPENDITURES	7,908.18
SUBTOTAL	67,708.68
ACCOUNTS RECEIVABLE	17,208.31
ENDING BALANCE	84,916.99
Chase Bank - Savings Account	80,466.00
Chase One Bank - Checking Account	4,450.99
TOTAL	84,916.99

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2020 - DECEMBER TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	3.52
Interest on Checking Account	0.04
Evangeline Business Park LLC	15,000.00
Keneth L. Rembert Land Surveyors	32.00
Leonard Chauvin P.E., P.L.S., Inc.	180.60
Charles L. McDonald Land Surveyor, Inc.	76.45
Morgan T. Degruise	131.95
Gadwal Properties, LLC	860.00
David A. Waitz Engineering & Surveying, Inc.	248.75
Keneth L. Rembert Land Surveyors	125.00
Delta Coast Consultants, LLC	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
T. Baker Smith, LLC	125.00
David A. Waitz Engineering & Surveying, Inc.	50.00

\$ 17,208.31

Approved by: _____

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/21/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
1/21/2021		Wayne Thibodeaux	Per Diem	46.17
1/21/2021		Rachael Ellender	Per Diem	46.17
1/21/2021		Kyle D. Faulk	Per Diem	46.17
1/21/2021		Phillip Livas	Per Diem	46.17
1/21/2021		Robbie R. Liner	Per Diem	46.17
1/21/2021		Barry Soudelier	Per Diem	46.17
1/21/2021		Jan J. Rogers	Per Diem	46.17
1/21/2021		Ross Burgard	Per Diem	46.17
1/21/2021		TPCG	Nov. Postage	474.60
1/21/2021		TPCG	Dec. Postage	543.95
1/21/2021		TPCG	Oct. Legal Bill	1,945.10
1/21/2021		The Courier	Advertising	602.18
1/21/2021		Civic Center	Rental	1,375.00
1/21/2021		Evangeline Business Park, LLC	Bond Release	7,500.00
				-
		TOTAL OPERATING EXPENDITURES		<u>12,856.36</u>

Date	Invoice	Vendor	Description	Amount
1/21/2021		H-T Reg. Plan Comm	Transfer	15,000.00

1/21/2021			
Date	Approved by:		Title
1/21/2021		Accountant	Title
Date	Approved by:		Title

Receipts January 1, 2021 through January 31, 2021

Devland Corporation		250.28
Kenneth L. Rembert Land Surveyors		138.92
Kenneth L. Rembert Land Surveyors		159.80
Kenneth L. Rembert Land Surveyors		145.88
Kenneth L. Rembert Land Surveyors		131.96
David A. Waitz Engineering & Surveying Inc.		230.00
Kenneth L. Rembert Land Surveyors		125.00
David A. Waitz Engineering & Surveying Inc.		125.00
Kenneth L. Rembert Land Surveyors		125.00
Kenneth L. Rembert Land Surveyors		125.00
Allen P. Woodard P.L.S.	Cash	125.00
Charles L. McDonald Land Surveyor, Inc.		125.00
Charles L. McDonald Land Surveyor, Inc.		125.00
Charles L. McDonald Land Surveyor, Inc.		125.00
		<u>2,056.84</u>

Chase Bank Savings Account Balance \$67,522.84

Chase Bank Checking Account Balance \$6,594.63

Houma-Tenobonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description): _____

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

Property being carved from Tract II to Create Tract III Belonging to Gail Thibodaux, Now or Formerly being a Portion of Lot 40 of the Waubun, St.

1. Name of Subdivision: George & Isle of Cuba Plantation Subdivision
2. Developer's Name & Address: Gail Thibodaux, 618 Main Project Rd., Schriever, LA 70395
*Owner's Name & Address: Gail Thibodaux, 618 Main Project Rd., Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin PE, PLS, Inc., 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: Lot on the southside of 622 Main Project Road, Schriever, LA 70395
5. Location by Section, Township, Range: Section 86 & 87, T15S-R16E & Section 70 & 8, T16S-R16E
6. Purpose of Development: Create New Lot of Record
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. Date and Scale of Map: 1"=100' 11/16/20
11. Council District: District 4 Amedee / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$180.60

I, JEREMY SHAW, certify this application including the attached date to be true and correct.

JEREMY SHAW
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

Date

11/23/2020

The undersigned certifies: J.S. 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Gail Gros Thibodaux
Print Name of Signature

Gail Gros Thibodaux
Signature

11-26-20

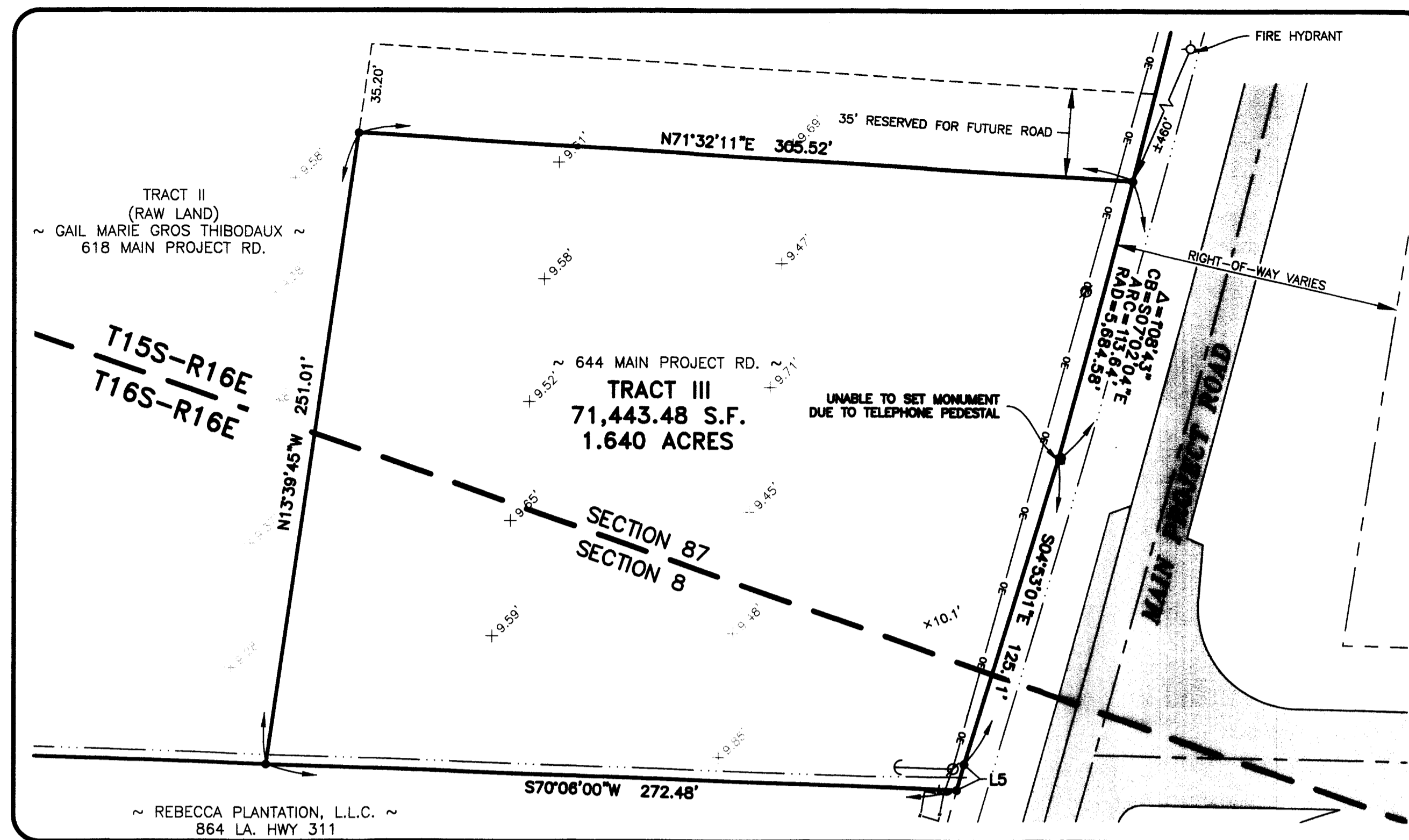
PC20/ 12 - 1 - 45

NOTES:

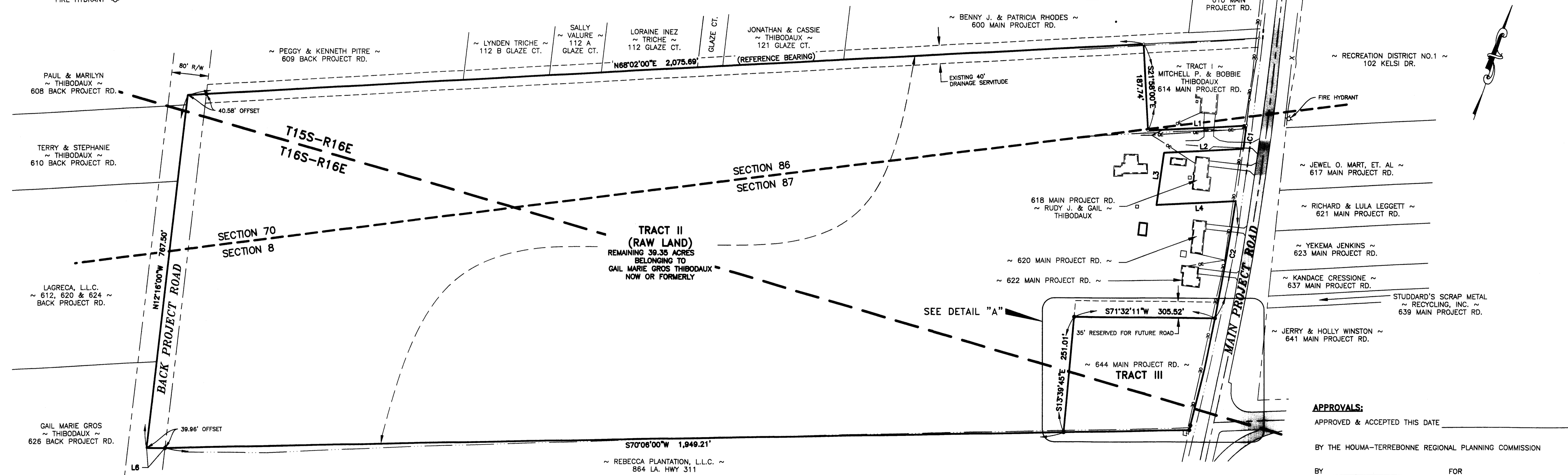
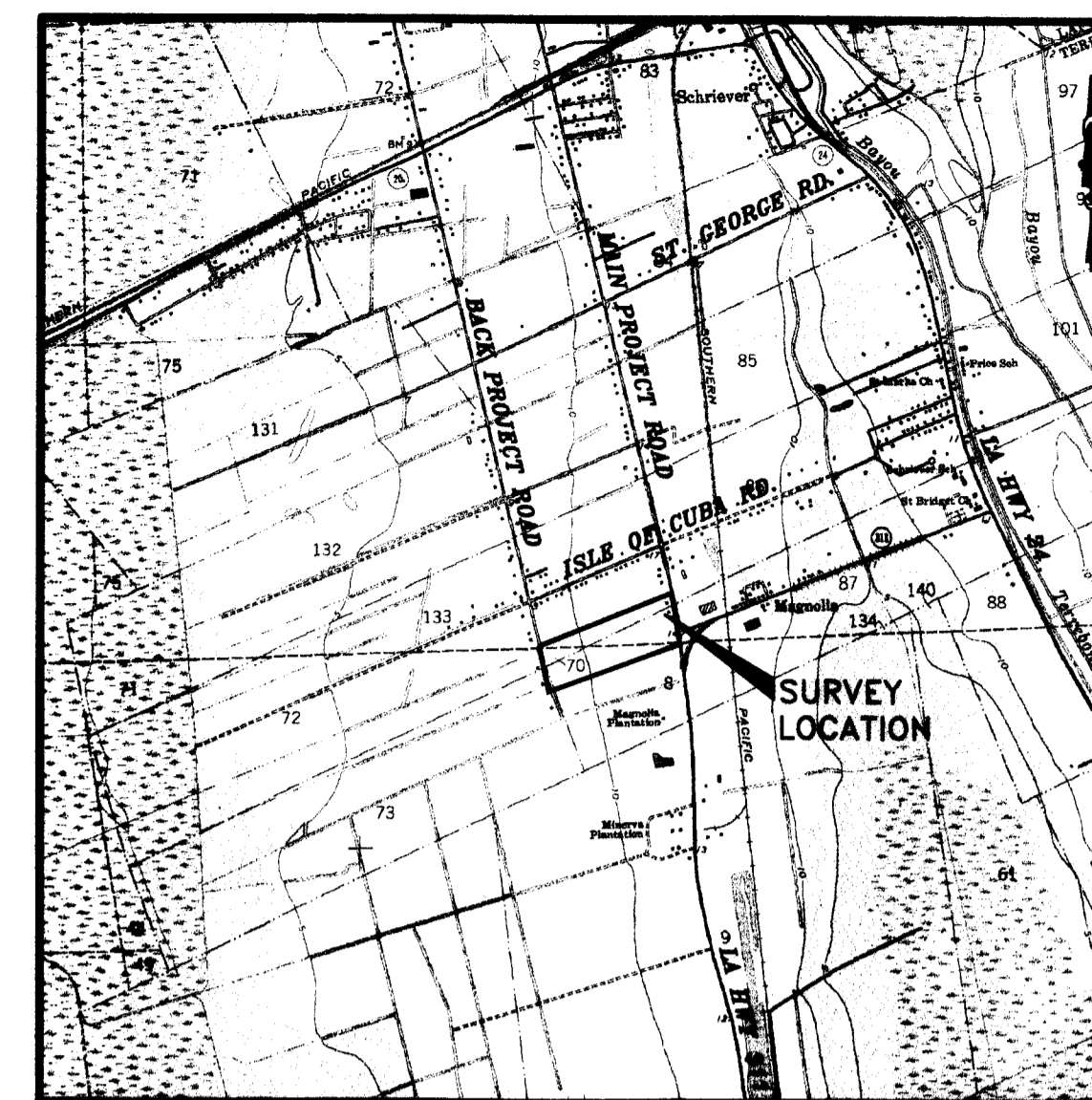
- 1.) REFERENCE MAPS AND BEARING:
 - A.) MAP SHOWING RESUBDIVISION OF TRACT I OF CHAUVIN FAMILY SUBDIVISION INTO TRACT I, TRACT 1-A, TRACT 1-B & TRACT 1-C LOCATED IN SECTION 86, T15S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY LEONARD CHAUVIN P.E., P.L.S., INC. AND DATED MARCH 27, 2013
 - B.) BOUNDARY AND SUBDIVISION MAP PORTION OF TERREBONNE PROJECT TERREBONNE PARISH, LA" PREPARED BY U.S. DEPARTMENT OF AGRICULTURE FARM SECURITY ADMINISTRATION DISTRICT 4 AND DATED JULY 21, 1945.
 - C.) RIGHT OF WAY MAP STATE PROJECT NO. 855-03-07 F.A.P. NO. RS-351-1(003) CENTRAL - ST. BRIDGET HWY. TERREBONNE PARISH LA 311" PREPARED BY STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS AND DATED DECEMBER 3, 1975.
- 2.) REFERENCE BEARING DETERMINED FROM REFERENCE MAP A.
- 3.) THE EXISTING ROADSIDE DITCHES SHOWN DRAIN TO THE EXISTING FORCED DRAINAGE PUMP STATION D-28 AND ARE MAINTAINED BY TERREBONNE PARISH FORCED DRAINAGE DEPARTMENT.
- 4.) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- 5.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 6.) THIS TRACT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING INDICATED BY FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C DATED MAY 1, 1985. ADVISORY BASE FLOOD ELEVATION MAP LA-999 AND LA-U99, DATED FEBRUARY 23, 2006 INDICATES THIS TRACT IS LOCATED OUTSIDE THE LIMITS OF STUDY. *FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
- 7.) PROPERTY WILL BE USED AS SINGLE FAMILY/RESIDENTIAL.
- 8.) SEWERAGE DISPOSAL: INDIVIDUAL TREATMENT PLANT.
- 9.) ALL PROPERTY OWNERS LISTED ARE NOW OR FORMERLY.

LEGEND:

GROUND ELEVATION	x 0.0'	ROAD CENTERLINE	---
FOUND AS NOTED	o	RIGHT-OF-WAY LINE	---
SET 5/8" IRON ROD	•	CHAINLINK FENCELINE	-x-x-x-x-
TELEPHONE PEDESTAL	□	CENTERLINE DITCH	— —
POWER POLE	⊗	OVERHEAD ELECTRIC LINE	—oe—
FIRE HYDRANT	⊕		



DETAIL A
SCALE: 1"=40'



APPROVALS:
 APPROVED & ACCEPTED THIS DATE _____
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
 BY _____ FOR _____

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

PRELIMINARY DOCUMENT:
 THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

LINE AND CURVE TABLE							
LINE/CURVE NO.	BEARING	LENGTH	ARC LENGTH	DELTA	RADIUS	CRD. BEARING	CRD. LENGTH
L1	N68°02'00"E	213.62'					
L2	S68°00'59"W	172.29'					
L3	S10°47'52"E	114.13'					
L4	N68°07'24"E	172.20'					
L5	S8°12'56"E	10.55'					
L6	S72°37'00"W	42.10'					
C1			50.83'	0°30'44"	5,684.58'	S11°36'52"E	50.83'
C2			257.70'	2°35'51"	5,684.58'	S8°54'21"E	257.68'

PRELIMINARY

APPROVED: JEREMY J. SHAW
LEONARD CHAUVIN P.E., P.L.S., INC.
 CIVIL ENGINEER - LAND SURVEYOR
 627 JACKSON ST. THIBODAUX, LA.
 PHONE: (985) 448-1376

REG. NO. 5182

JEREMY J. SHAW
 License No. 5182

SURVEY SHOWING
 PROPERTY BEING CARVED FROM TRACT II TO CREATE TRACT III BELONGING TO GAIL THIBODAUX, NOW OR FORMERLY, BEING A PORTION OF LOT 40 OF THE WAUBUN, ST. GEORGE & ISLE OF CUBA PLANTATION SUBDIVISION LOCATED IN SECTIONS 86 & 87, T15S-R16E & SECTIONS 70 & 8, T16S-R16E TERREBONNE PARISH, LOUISIANA
 DATE NOVEMBER 16, 2020

SCALE IN FEET
 100' 50' 0' 100' 200' 300'

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <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"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description): _____

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

- Name of Subdivision: Gulf South Square
- Developer's Name & Address: Arthur A. De Fraites, Jr. and John M. DeFraites
*Owner's Name & Address: 991 Grand Caillou Road, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- Physical Address: 991 Grand Caillou Road
- Location by Section, Township, Range: Section 105, T17S-R17E
- Purpose of Development: To reconfigure lot lines.
- 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
- Date and Scale of Map: 12/1/2020, Scale: 1" = 60'
- Council District: 3
- Number of Lots: 10
- Filing Fees: \$250.28

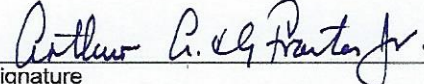
I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN JR.
Print Applicant or Agent
12/8/2020
Date


Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, A.R.U. 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

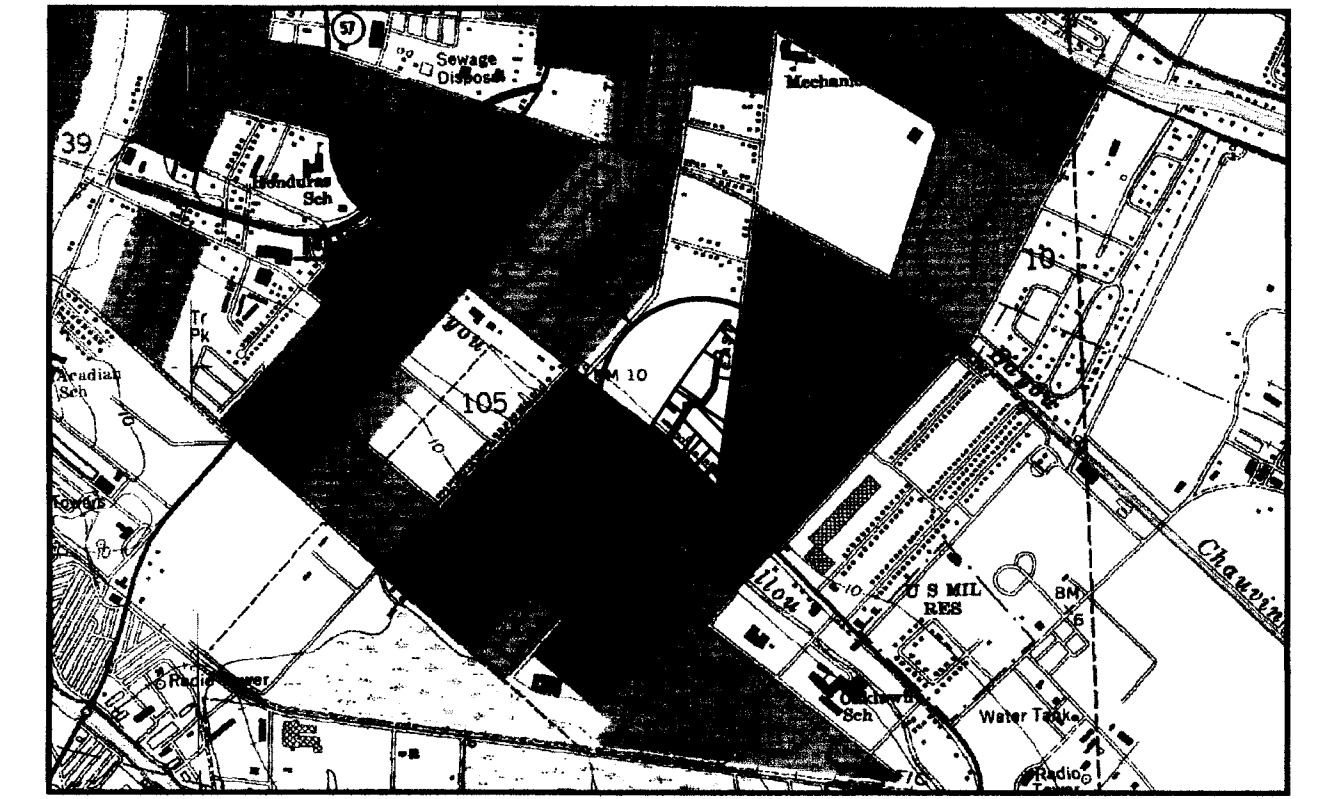
ARTHUR A. DE FRAITES, JR.
Print Name of Signature
12/8/2020
Date


Signature

LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B		S 32°58'10" W	306.84'				
B-C				86.40'	205.04'	N 18°35'31" E	85.76'
C-D				15.44'	11.50'	N 44°59'12" E	14.31'
D-E		N 83°27'09" E	81.82'				
E-F		S 83°27'09" W	52.38'				
F-G				43.76'	51.50'	S 59°06'45" W	42.45'
G-H		S 34°46'21" W	172.90'				
H-I				24.51'	51.50'	S 21°08'08" W	24.28'
I-J		S 07°29'55" W	296.08'				
J-K				9.27'	10.00'	S 34°03'50" W	8.94'
K-L				199.85'	40.00'	S 82°30'05" E	48.00'
L-M				9.27'	10.00'	N 19°03'59" W	8.94'
M-N		S 55°13'39" E	157.22'				
N-O		S 36°20'00" E	285.11'				
O-P		S 44°12'19" E	242.71'				
P-Q		S 07°30'27" W	940.30'				
Q-E		N 44°05'11" W	407.20'				

CURVE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
1	60.02'	40.0'	S 79°52'08" E	54.55'
2	49.38'	40.0'	N 21°46'37" E	46.30'
3	90.44'	40.0'	N 78°21'47" E	72.37'

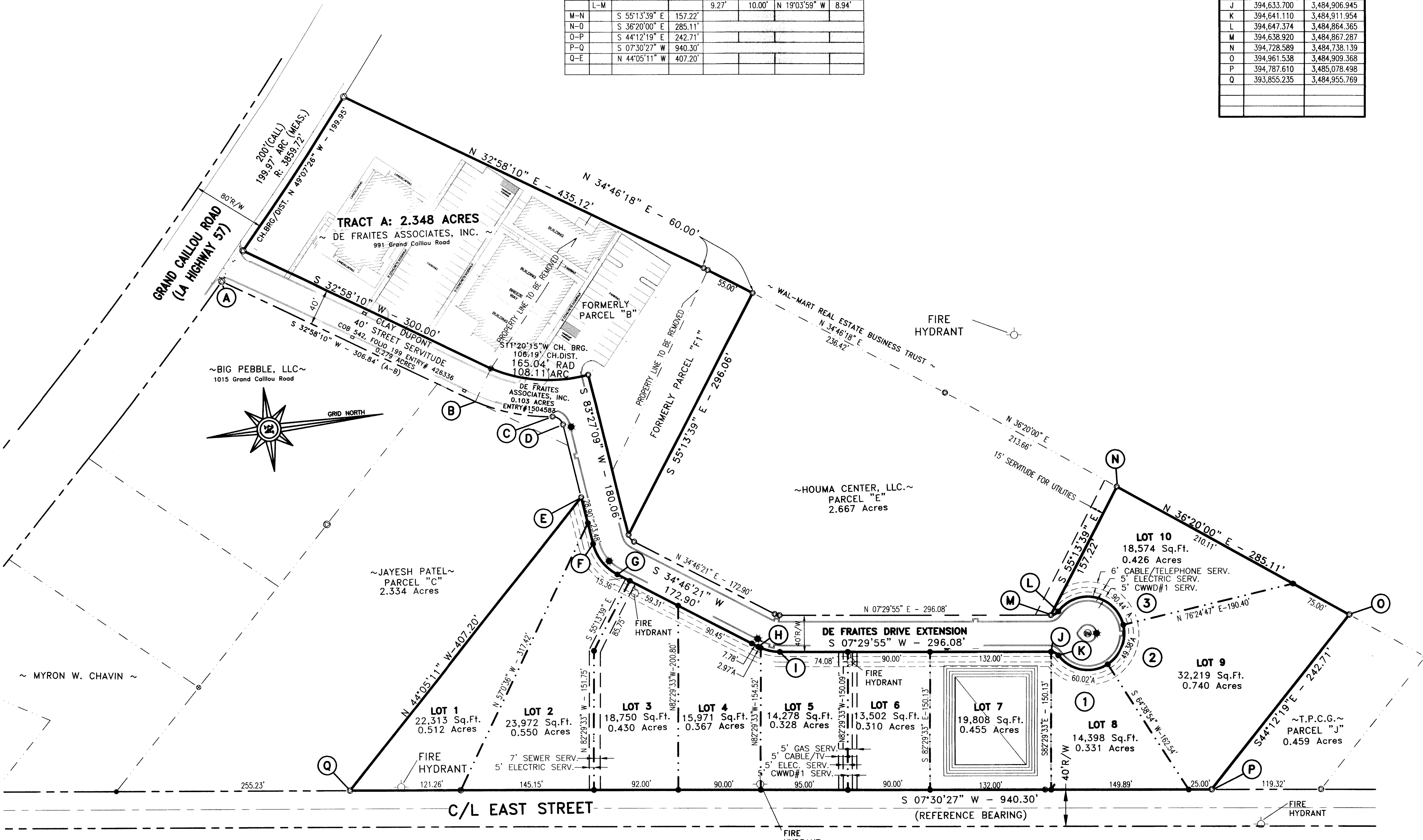
COORDINATE TABLE NAD83/LA 1702 SOUTH ZONE		
POINT	NORTHING	EASTING
A	393,789.559	3,484,386.757
B	394,046.982	3,484,553.736
C	394,128.264	3,484,581.077
D	394,138.383	3,484,591.192
E	394,147.713	3,484,672.475
F	394,153.684	3,484,724.510
G	394,175.477	3,484,760.940
H	394,317.500	3,484,859.548
I	394,340.150	3,484,868.305
J	394,633.700	3,484,906.945
K	394,641.110	3,484,911.954
L	394,647.374	3,484,864.365
M	394,638.920	3,484,867.287
N	394,728.589	3,484,738.139
O	394,961.538	3,484,909.368
P	394,787.610	3,485,078.498
Q	393,855.235	3,484,955.769



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

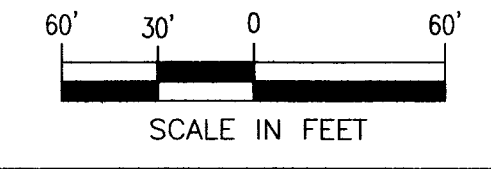
- ALL BEARINGS ARE GRID AND REFERENCED TO THE "LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (COGS 11) GEOID 12A. (BEARINGS GRID) ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/28/72, REV. 7/28/75.
B. SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRAITES, JR., JOHN M. DEFRAITES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS D SURVEY: INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.
- THE NATIONAL FLOOD INSURANCE MAP SHOWS THIS PROPERTY TO BE IN ZONE "C" AS PER COMMUNITY PANEL NUMBER 220220 0005 C AND DATED MAY 19, 1981. ZONE C - REQUIRES NO BASE FLOOD ELEVATION. RITA FLOOD MAP #LA Q-103 DATED FEBRUARY 23, 2006 - REQUIRES NO ADVISORY BASE FLOOD ELEVATION.
- NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.



LEGEND:
 ● - FOUND 3/4" GALV. IRON PIPE
 ○ - SET 3/4" GALV. IRON PIPE
 ▨ - DENOTES DRAINAGE SERVITUDE LOT 7

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

BY: PLANNING DIRECTOR _____
 BY: CHAIRMAN _____



SHEET TITLE: **RE-DIVISION**

STAMP: TERRAL J. MARTIN, Jr. License No. 5030 PROFESSIONAL LAND SURVEYOR

RE-DIVISION OF PARCELS B, D, F, F1, G, H, AND I INTO TRACT A AND LOTS 1 THROUGH 10 OF GULF SOUTH SQUARE BEING A PORTION OF LOT 172, HONDURAS PLANTATION SUBDIVISION
 LOCATED IN SECTION 105, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

Prepared By: **PROVIDENCE**
 Providence Engineering and Environmental Group LLC
 1297 St. Charles Street, Suite 4
 Houma, LA 70309
 (850) 876-7800
 (850) 876-6380
 www.providenceeng.com

SHEET NUMBER: **1**
 1 OF 1

DESIGNED: TJM, JR. DATE: DEC. 1, 2020
 CHECKED: _____
 SCALE: 1" = 60'
 PLOT SCALE: 1:1
 FILE NAME: _____

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

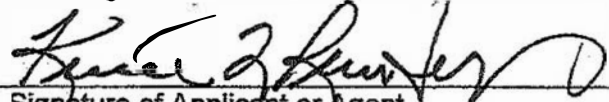
1. Name of Subdivision: PARCELS 9-A1, 9-A2, 9-B, 9-C, 9-D1 AND 9-D2, A REDIVISION OF PARCEL 9 BELONGING TO FOUR POINT HOLDINGS, INC.
2. Developer's Name & Address: JANIS SPELL 20173 LOWE DAVIS RD COVINGTON, LA 70435
*Owner's Name & Address: SEE ATTACHED LIST
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 1171-A THRU 1171-G FOUR POINT RD DULAC, LA
5. Location by Section, Township, Range: SECTION 27, T20S-R17E
6. Purpose of Development: DIVISION OF PROPERTY AMONG FAMILY MEMBERS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: 12/29/2020 SCALE: 1"=60'
11. Council District: 7 / Gr. Caillou Fire
12. Number of Lots: 46
13. Filing Fees: \$138⁰²

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


KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

12/30/2020
Date

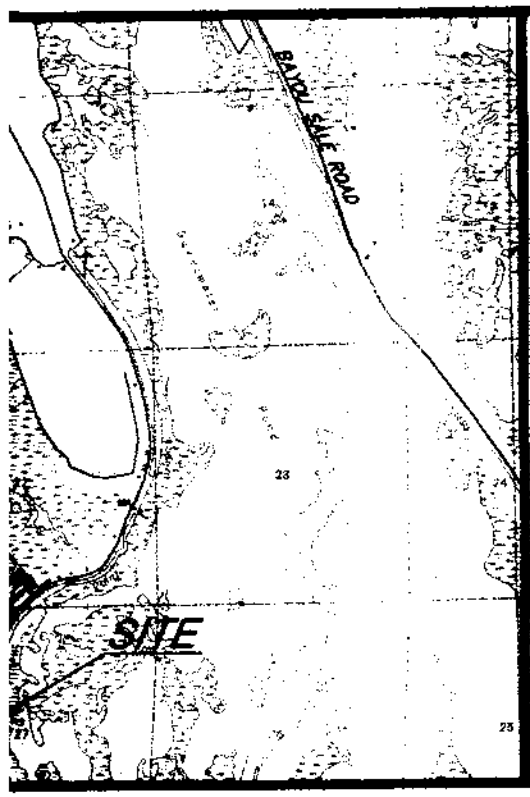
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

FOUR POINT HOLDINGS, INC.
by JANIS SPELL
Print Name of Signature


Signature

12/30/2020
Date

PC21/ 1 - 2 - 2



"VICINITY MAP"

BLUM & BERGERON REALTY CO., INC.

APPROXIMATE LOCATION OF PRELIMINARY ZONE LINE

N: 283,878.885 E: 3,477,052.620

N 137°22' W 24.39'

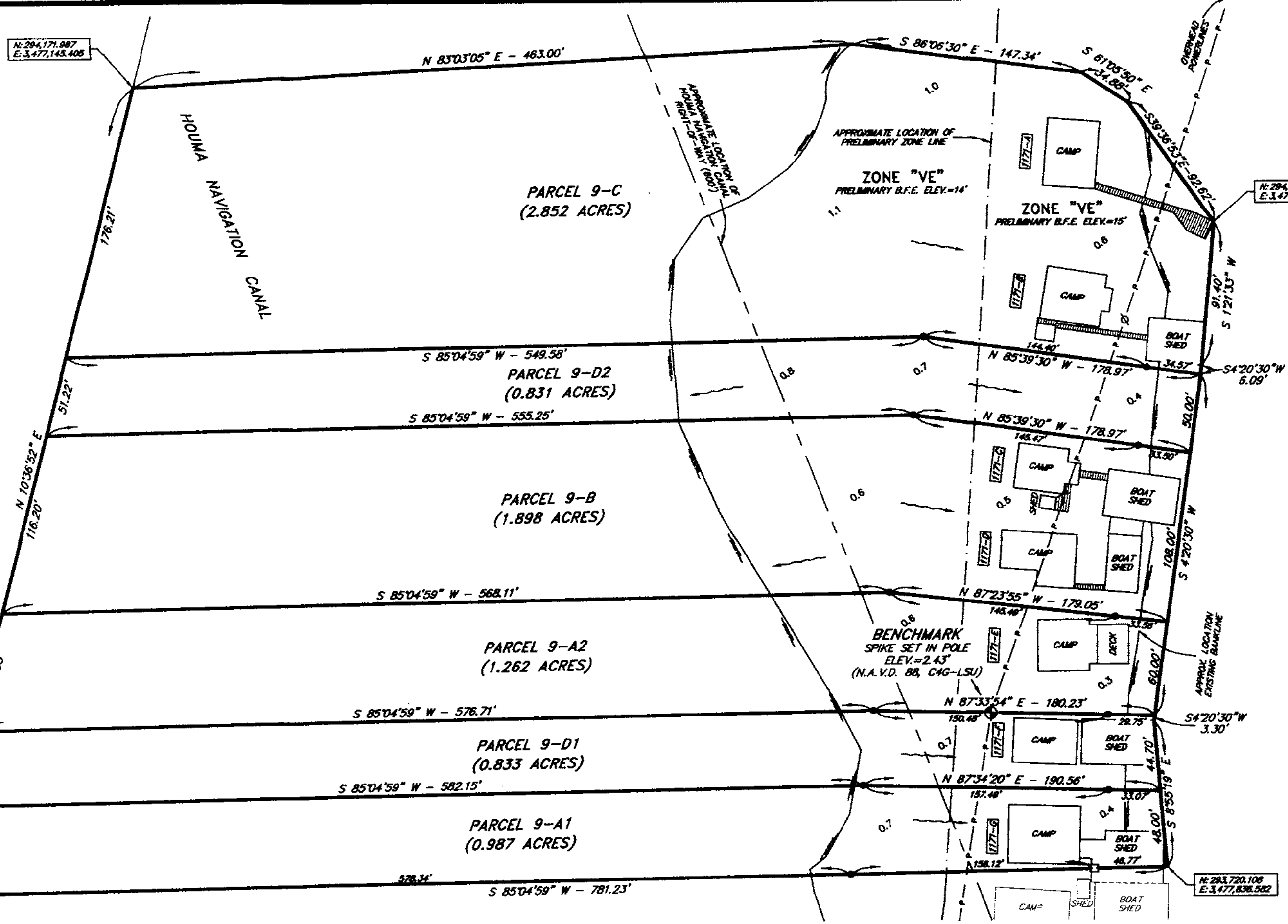
ENT PLANT TO BE L. COMMUNITY SEWERAGE

LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY...

D ON MAP RECORDED UNDER ENTRY NO. 493900 AS FILED IN THE...

T PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,...

FIELD BOOK : NONE ADDRESS : DULAC CAD NAME : CAMINTA-FRANK-JANIS-JOANN-PARCEL-9-DIVISION-PC_20-486



FOUR POINT BAYOU

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

"MINOR SUBDIVISION" LAND USE: CAMP SITES

ARTHUR CHATEAU III

6 - PARCELS

- LEGEND: INDICATES 5/8" IRON ROD SET, INDICATES CONCRETE POST FOUND, EXISTING POWER POLE, EXISTING POWER POLE WITH LIGHT, INDICATES MUNICIPAL ADDRESS, INDICATES SPOT ELEVATION, INDICATES BENCHMARK, INDICATES DRAINAGE FLOW

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS...



PLAT SHOWING PARCELS 9-A1, 9-B, 9-C, 9-D1 AND 9-D2, A REDIVISION OF PARCEL 9 BELONGING TO FOUR POINT HOLDINGS, INC. LOCATED IN SECTION 27, T20S - TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS - LAND SURVEYORS - 635 SCHOOL STREET, HOUMA, LOUISIANA 70360



Table with columns: DATE, BY, DESCRIPTION, REVISIONS

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

1. Name of Subdivision: PARCELS 3-A & 3-B, A REDIVISION OF PARCEL 3 BELONGING TO FOUR POINT HOLDINGS, INC.
2. Developer's Name & Address: JANIS SPELL 20173 LOWE DAVIS RD COVINGTON, LA 70435
*Owner's Name & Address: SEE ATTACHED LIST
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

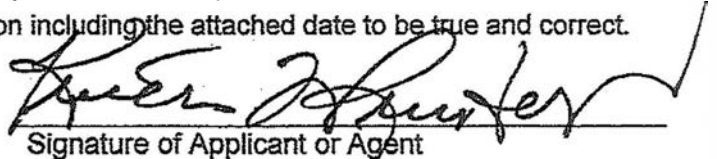
4. Physical Address: 1003 THRU 1071 FOUR POINT RD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
6. Purpose of Development: DIVISION OF PROPERTY AMONG FAMILY MEMBERS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: 12/17/2020 SCALE: 1"=60'
11. Council District: 7 / Grand Caillou Five
12. Number of Lots: 2
13. Filing Fees: \$ 15900

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

KENETH L. REMBERT
Print Applicant or Agent

12/30/2020

Date


Signature of Applicant or Agent

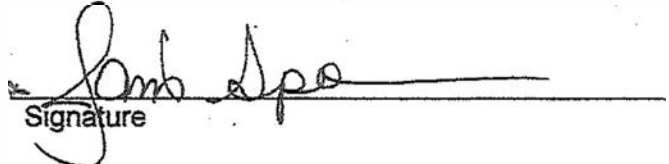
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Applicant, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

FOUR POINT HOLDINGS, INC.
by JANIS SPELL

Print Name of Signature

12/30/2020

Date

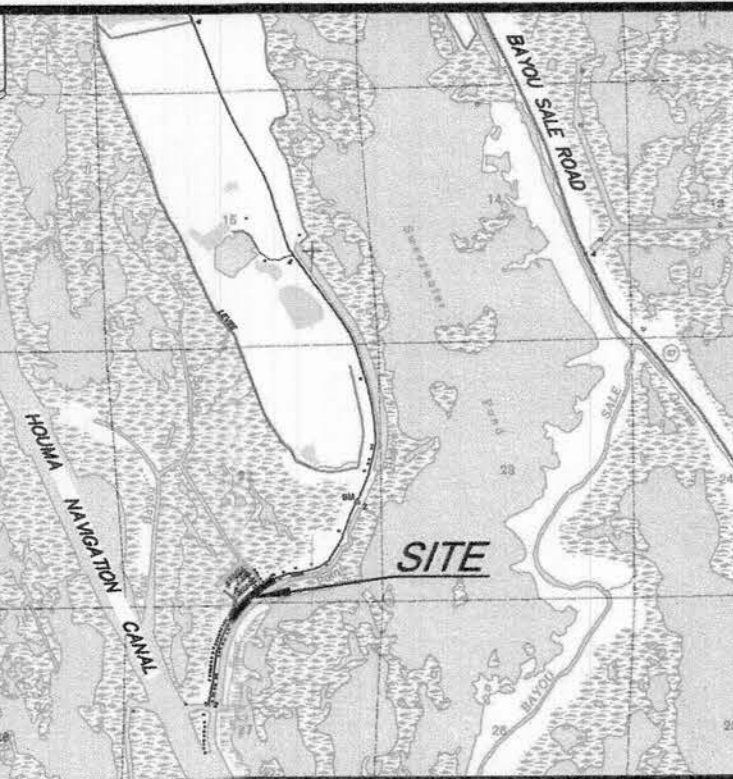
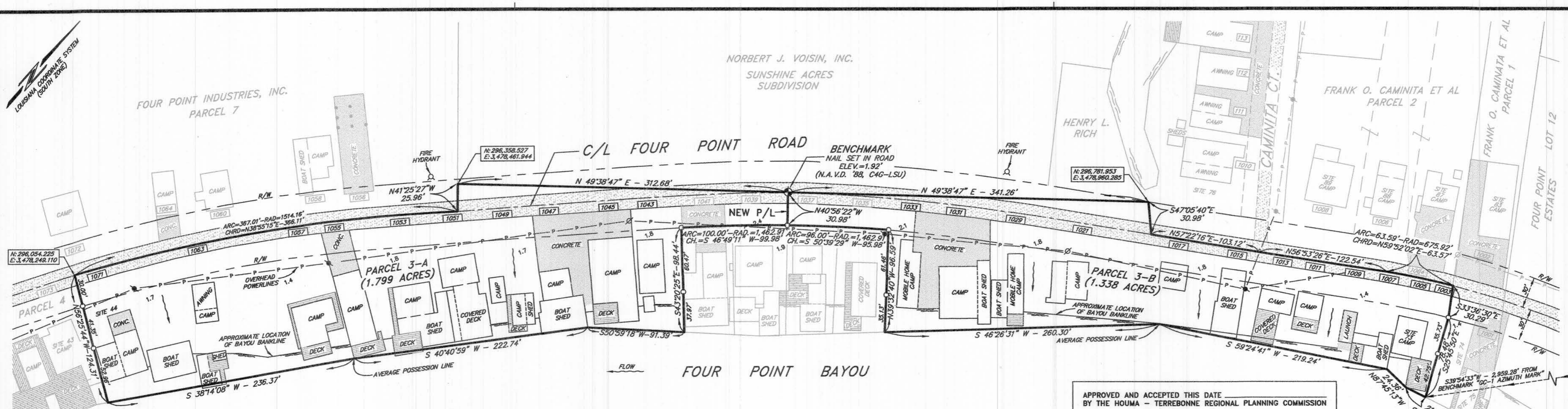

Signature

PC21/ 1 - 3 - 3



FOUR POINT INDUSTRIES, INC. PARCEL 7

NORBERT J. VOISIN, INC. SUNSHINE ACRES SUBDIVISION



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

DRAINAGE NOTE: THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION: THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS: MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3, PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE. THIS MAP DOES NOT PURPORT TO SHOW ALL SERVIDITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
O INDICATES 5/8" IRON ROD FOUND
- - - EXISTING POWER POLE
- - - EXISTING POWER POLE WITH LIGHT
- - - EXISTING FIRE HYDRANT
- - - INDICATES BENCHMARK
- - - INDICATES SPOT ELEVATION
- - - INDICATES MUNICIPAL ADDRESS
- - - INDICATES DRAINAGE FLOW

JOB NO. : 486 FIELD BOOK : NONE ADDRESS : DULAC CAD NAME : CAMINITA-JANIS-JO-ANN-PARCEL-3-DIVISION-PC_20-486
DRAWN BY : BM PAGES : NONE SURVEY FILE : "CAMINI83" FOLDER : FOUR POINT HOLDINGS

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

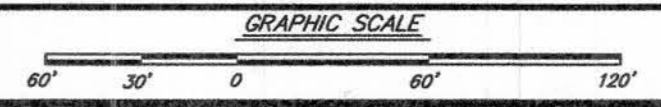
"MINOR SUBDIVISION" 2 - PARCELS LAND USE: CAMP SITES

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



PLAT SHOWING PARCELS 3-A & 3-B, A REDIVISION OF PARCEL 3 BELONGING TO FOUR POINT HOLDINGS, INC. IN SECTIONS 22 & 27, T20S - 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" = 60'
DATE: 19 DEC 20



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.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

PARCELS 6-A THRU 6-D, A REDIVISION OF PARCEL 6 BELONGING TO

- Name of Subdivision: FOUR POINT HOLDINGS, INC.
- Developer's Name & Address: JANIS SPELL 20173 LOWE DAVIS RD COVINGTON, LA 70435
*Owner's Name & Address: SEE ATTACHED LIST
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1098 THRU 1168 FOUR POINT RD DULAC, LA
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: DIVISION OF PROPERTY AMONG FAMILY MEMBERS
- 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
- Date and Scale of Map:
DATE: 12/24/2020 SCALE: 1"=60'
- Council District:
7 / Gr. Caillou Fire
- Number of Lots: 4
- Filing Fees: \$ 45.88

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

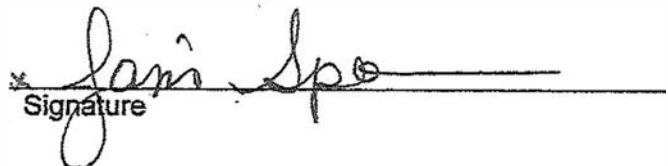
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

12/30/2020
Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

FOUR POINT HOLDINGS, INC.
by JANIS SPELL
Print Name of Signature


Signature

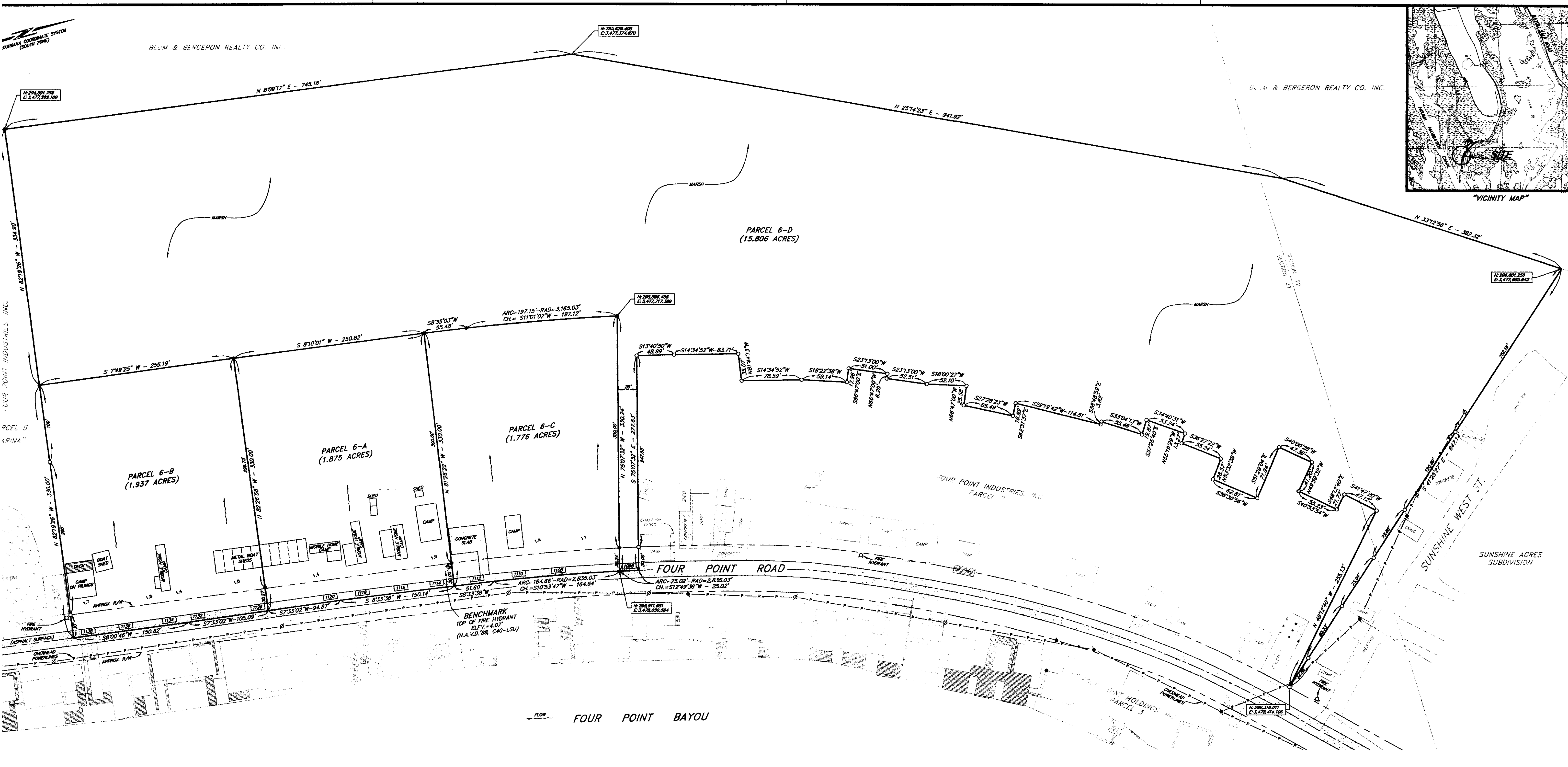
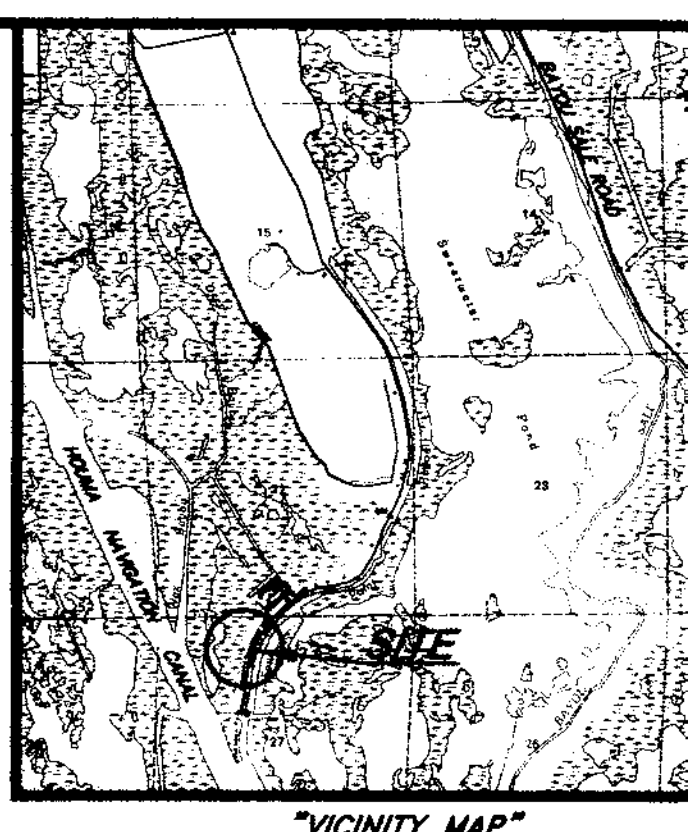
12/30/2020
Date

PC21/ 1 - 4 - 4

ILLINOIS COORDINATE SYSTEM
DAKSHANA (SOUTH ZONE)

BLUM & BERGERON REALTY CO., INC.

BLUM & BERGERON REALTY CO., INC.



SYSTEM:
DUAL TREATMENT PLANT TO BE IN THIS AREA. COMMUNITY SEWERAGE AVAILABLE.

NOTE:
PROPERTY DRAINS TO THE MARSH IN THE REAR WHICH NEEDS MAINTENANCE.
OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

INFORMATION:
PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0310 & 0320, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12').
INDEX DATE APRIL 2, 1992, F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NOS. 03 & 1103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.
03 & 1103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.
THIS PROPERTY IS IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 15'.
CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

ENGINE MAPS:
PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 6, PROPERTY OF FOUR POINT INDUSTRIES, INC. IN SECTIONS 22 & 27, T20S-R17E, BONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES IRON SHAFT FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ INDICATES BENCHMARK
- ⊕ INDICATES MUNICIPAL ADDRESS
- ⊕ INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

BENCHMARK:
TOP OF FIRE HYDRANT
ELEV. = 4.07'
(N.A. V.D. '88, C4G-LSU)

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.

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

BY: _____ FOR: _____

"MINOR SUBDIVISION"
LAND USE: CAMP SITES

4 - PARCELS

PLAT SHOWING PARCELS 6-A THRU 6-D
A REDIVISION OF PARCEL 6 BELONGING TO
FOUR POINT HOLDINGS, INC.
LOCATED IN SECTIONS 22 & 27, T20S-R17E
TERREBONNE PARISH, LOUISIANA

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

DRAWN BY: _____
CHK'D BY: K.
SCALE: 1" = _____
DATE: 29 DECEMBER 2019

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

Surveyor's Signature: *Kenneth L. Rembert*
Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENNETH L. REMBERT LAND SURVEYORS
Registration Number: 351

DATE	BY	DESCRIPTION

GRAPHIC SCALE
0' 30' 60' 90' 120'

Houma-terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

X Variance(s) (detailed description):

A variance is requested for Tracts 15-A1, 15-B1 & b15-C1 being small in size. They will be used for launches, docking and mooring only and not for buildings requiring sewer systems.

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

- 1. Name of Subdivision: BOUDREAUX CANAL SUBDIVISION ADDENDUM NO. 1
2. Developer's Name & Address: A. ST. MARTIN CO. LTD., P.O. BOX 550, HOUMA, LA 70361
*Owner's Name & Address: SAME

SITE INFORMATION:

- 4. Physical Address: 6308 TAVE STREET, CHAUVIN, LA
5. Location by Section, Township, Range: SECTION 95, T19S- R18E
7. Land Use: X Single-Family Residential
8. Sewerage Type: X Individual Treatment
9. Drainage: X Roadside Open Ditches, X Rear Lot Open Ditches
10. Date and Scale of Map: 12/08/2020 SCALE: 1"=30'
11. Council District: 8 Guidry / Little Caillou Fire
12. Number of Lots: 10
13. Filing Fees: \$131.90

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

12/23/2020
Date

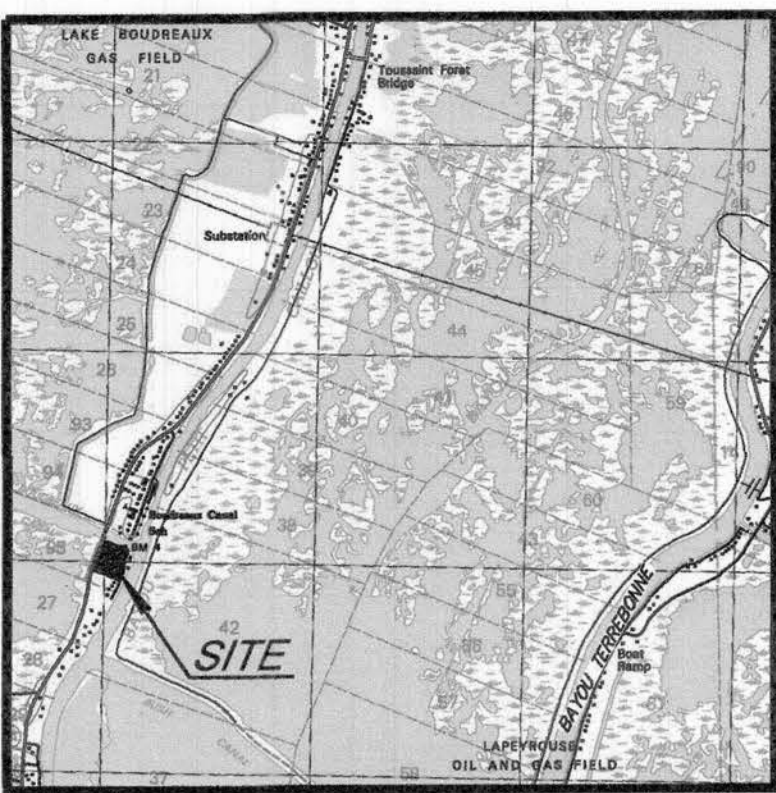
The undersigned certifies: That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each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

A. ST. MARTIN CO., LTD. BY CLAUDIA BRAUD
Print Name of Signature

[Signature]
Signature

12/23/2020
Date

PC21/ 1 - 5 - 5



"VICINITY MAP"

A. ST. MARTIN CO., LTD.
TRACT 7

JAMES PARROTT et ux
TRACT 11

WILBUR A. PARROTT et ux
TRACT 12

A. ST. MARTIN
CO., LTD.

PRICE BROS, LLC

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU AND BOUDREAUX
CANAL WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO
A. ST. MARTIN CO., LTD. LOCATED IN SECTIONS 24 THRU 27, 93, 94, & 95, T19S-R18E,
TERREBONNE PARISH, LOUISIANA" DATED MARCH 5, 2003.

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

FLOOD INFORMATION:
THIS TRACT IS LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "V21" HAS A BASE FLOOD REQUIREMENT OF 13").
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
NO. LA-K10B PLACES THIS PROPERTY IN ZONE "VE" WITH A BASE FLOOD REQUIREMENT OF 14".
THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "VE" AND HAS A B.F.E. REQUIREMENT OF 16".
PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE B.F.E. 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.

NOTE
TRACTS 15-A1, 15-B1 & 15-C1 TO BE USED FOR LAUNCHING, DOCKING
OR MOORING ONLY AND NOT FOR BUILDINGS REQUIRING SEWER SYSTEMS.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
(BASED ON NAVD '88, CAG-LSU)
- ◆ INDICATES BENCHMARK
AT ELEV. 3.42' NAVD '88
- INDICATES DRAINAGE FLOW

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

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS 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*

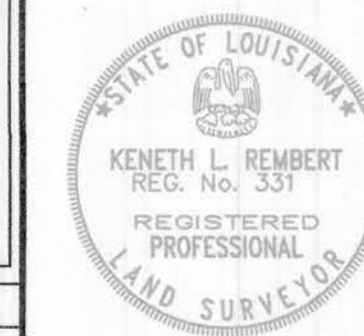
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION

10 - TRACTS



"MINOR SUBDIVISION"
LAND USE: CAMP SITES & RAW LAND

BOUDREAUX CANAL SUBDIVISION
ADDENDUM NO. 1
PROPERTY OF A. ST. MARTIN CO., LTD.
LOCATED IN SECTION 95, T19S-R18E,
TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 30'

DATE: 08 DEC 20

GRAPHIC SCALE

30' 15' 0' 30' 60'

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|--|--|
| A. <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 type="checkbox"/> <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) (detailed description): _____

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

- Name of Subdivision: PARC EVANGELINE SUBDIVISION, PHASE A (17 LOTS)
EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA,
- Developer's Name & Address: LA 70361
EVANGELINE BUSINESS PARK, L.L.C., P.O. BOX 1668, HOUMA.
- *Owner's Name & Address: LA 70361
[All owners must be listed, attach additional sheet if necessary]*
DAVID A. WAITZ ENGINEERING AND SURVEYING,
- Name of Surveyor, Engineer, or Architect: 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
- Date and Scale of Map: November 9, 2020 1" = 60'
- Council District: 3 Michel / Bayou Care Fire
- Number of Lots: 17
- Filing Fees: \$230.00

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

RONNIE J. THERIOT, MANAGER
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

12/30/2020
Date

The undersigned certifies: [initial] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [initial] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RONNIE J. THERIOT, MANAGER
Print Name of Signature

[Signature]
Signature

12/30/2020
Date

PC21/ 1 - 6 - 6

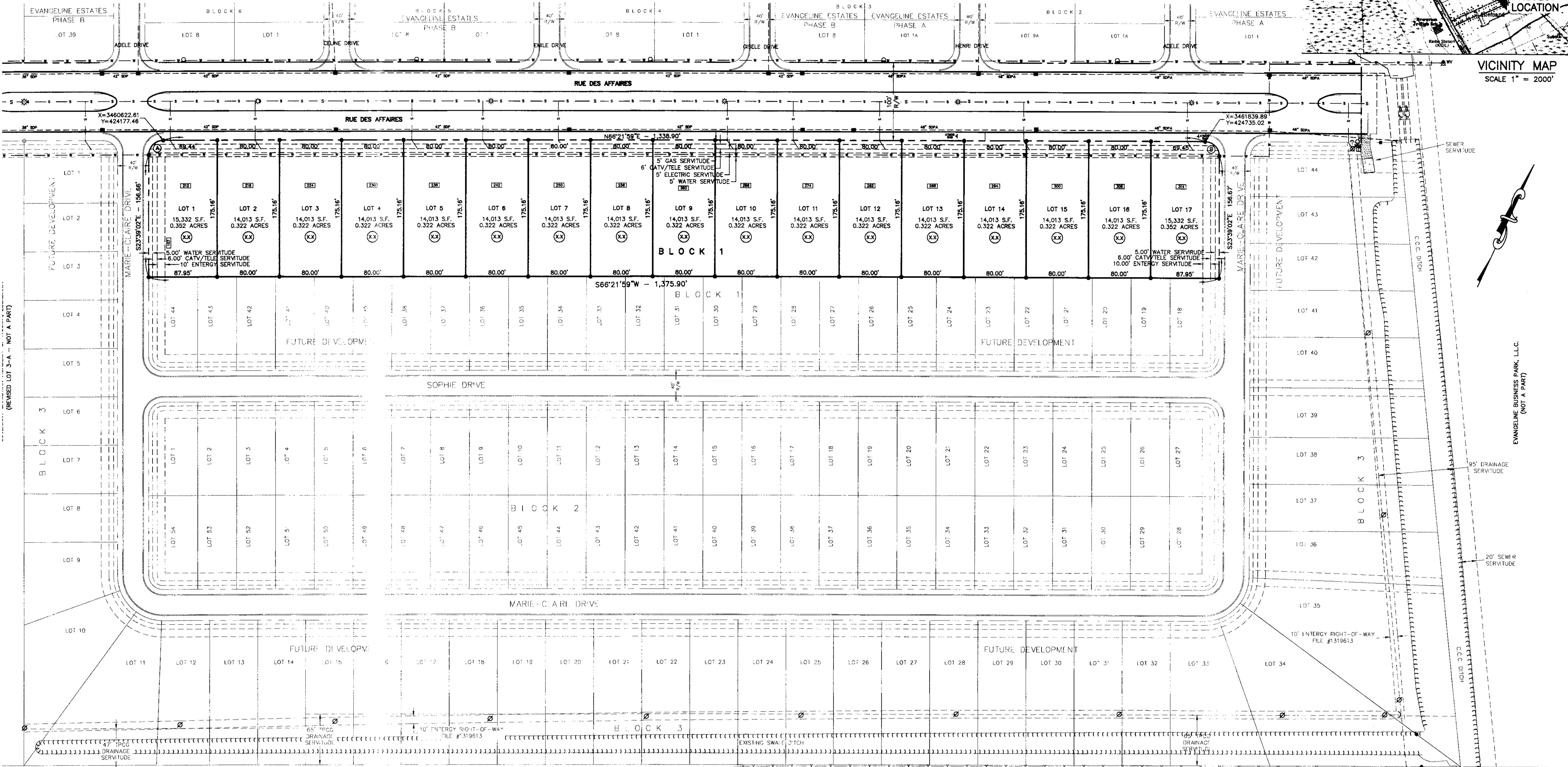
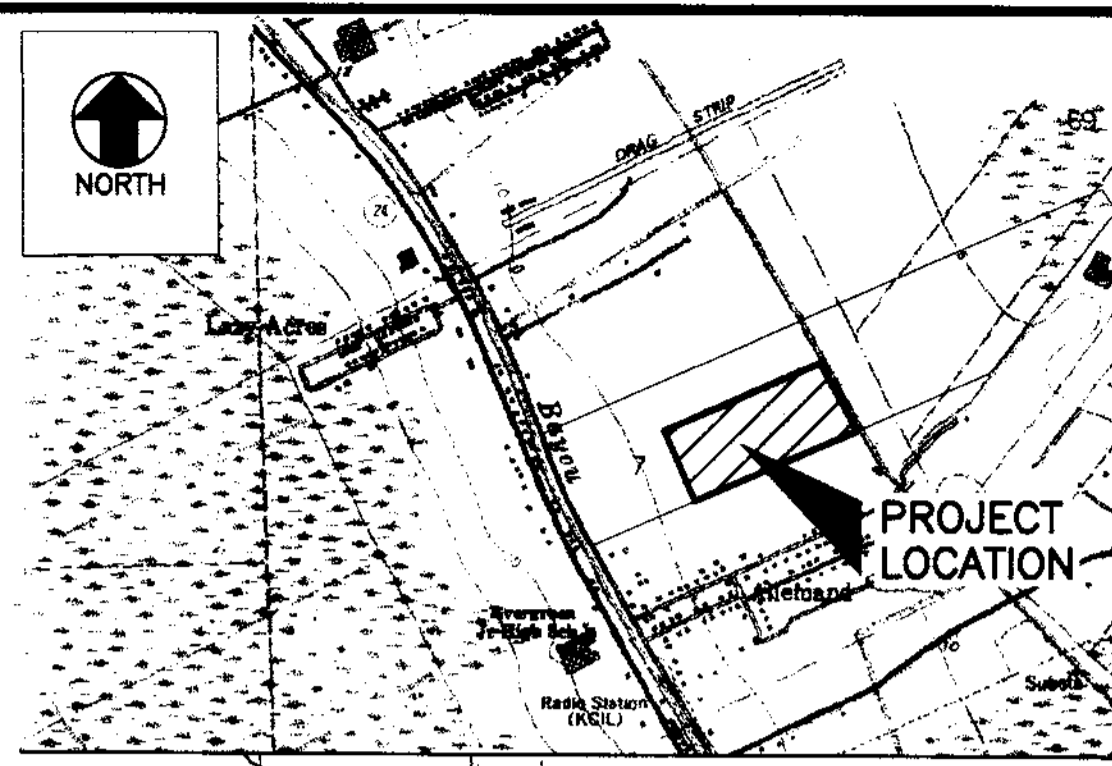
REFERENCE MAPS & BEARINGS:

- MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 88, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT. DATED: OCTOBER 29, 1969
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: JUNE 30, 2006 ENTRY NO. 1243361
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
- EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: MARCH 1, 2007
- EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: APRIL 30, 2007 ENTRY #1340514 & #1343576
- DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: FEBRUARY 22, 2017
- LOT LINE SHIFT - FINAL PLAT RESIDENTIAL PLANNED UNIT DEVELOPMENT OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. REDIVISION OF LOT 1 THROUGH LOT 10, BLOCK 2 INTO LOT 1A THROUGH LOT 9A, BLOCK 2 AND REDIVISION OF LOT 1 THROUGH LOT 5, BLOCK 3 INTO LOT 1A THROUGH LOT 4A, BLOCK 3 BEING A PORTION OF EVANGELINE ESTATES - PHASE A LOCATED IN SECTION 7, T16S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: OCTOBER 22, 2019 - ENTRY NO 1591417
- FINAL PLAT - RECORD DRAWINGS EVANGELINE ESTATES - PHASE A LOCATED IN SECTION 7, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. DATED: APRIL 29, 2019 - ENTRY NO. 1586206

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

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ○
- EXISTING POWER POLE ●
- EXISTING ANCHOR — A —
- EXISTING TELEPHONE PEDESTAL — P —
- EXISTING WATER VALVE — V —
- EXISTING FIRE HYDRANT — F —
- EXISTING WATER METER — M —
- EXISTING GAS VALVE — G —
- EXISTING GAS METER — G —
- EXISTING SEWER MANHOLE ○
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE □
- MUNICIPAL ADDRESS [XXXX]
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 18) (DATE SET) △
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID XX) ○



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C - AREAS OF MINIMAL FLOODING. FEMA MAP COMMUNITY PANEL NUMBER 225202 0410 C, DATED: APRIL 17, 1985 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-1101 DATED: FEBRUARY 23, 2006. FLOOD ZONE: AREAS ARE OUTSIDE THE LIMIT OF A.B.F.E.
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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

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

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

APPROVED: James M. Templeton Reg. No. 5129

BERGERON, JOSEPH NELSON 1/2 (ESTATE)(NOT A PART)

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____

FOR: _____

APPROVALS

RONNIE THERIOT - AGENT
 EVANGELINE BUSINESS PARK, L.L.C.

CLARK C. CENAC, JR. (NOT A PART)

CLARK C. CENAC, JR. & EILEEN CENAC (NOT A PART)

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

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

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

METHOD OF SEWERAGE DISPOSAL - COMMUNITY SEWER
 LAND USE: SINGLE FAMILY RESIDENTIAL

DATE OF SURVEY: AUGUST 5, 2020
 SCALE IN FEET

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

DATE	DESCRIPTION	BY

FINAL PLAT
17 SINGLE FAMILY RESIDENTIAL LOTS
OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C.
PARC EVANGELINE SUBDIVISION PHASE A
LOCATED IN SECTION 7, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (806) 447-4017 OFFICE
 (806) 447-1998 FAX
 DWAITZ@WAITZENGINERING.COM

DESIGNED: JAW	DATE: JANUARY 4, 2021	FILE: F:\DWG\2020\20-116\PARC EVANGELINE OVERALL.DWG	JOB NO: 2020-114