

# Houma-Terrebonne Regional Planning Commission

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

**MARCH 17, 2022, THURSDAY**

**6:00 P.M.**

*(Revised 3/9/2022)*

**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 17, 2022

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams *(Council District 1 / City of Houma Fire)*

**G. NEW BUSINESS:**

1. Home Occupation:  
Beauty salon; 308 Patterson Street; Roxanne Brunet, applicant *(Council District 8 / City of Houma Fire)*
2. Planned Unit Development:  
Placement of 52 townhomes; Proposed Cypress Gardens Townhomes, Tracts A & B, Property belonging to Henry J. Richard, et ux; Richard Development, applicant *(Council District 3 / 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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 17, 2022

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 17, 2022 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2022**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Emerson Lakes, Phases 3 & 4  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Pete-Land Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Requests: Phase 3 - Variance from the minimum lot size requirement for Lots 6B, 6C, 6D, 6G, 6H, 6I, 6J, & 6K and setback reduction from 20' to 5' for lots 6E, 6F & 6G; Phase 4 – Variance from the minimum lot size requirement for Lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O and setback reduction from 20' to 5' for Lots 11H and 11I.
- d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Revised Parcel 3-B and Lots 62 thru 64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1029, 1031, & 1033 Four Point Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Miss Janis 4J Spell, LLC, c/o Janis C. Spell  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the 12,000 sq. ft. minimum size requirement
- d) Consider Approval of Said Application
2. a) Subdivision: Tract 1-A on Property of Kade M. Theriot  
Approval Requested: Process D, Minor Subdivision  
Location: 8238 Grand Caillou Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: David Chauvin's Seafood Company, LLC  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Tracts "1-A1" & "1-A2", A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 111 Highway 55, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Daniel D. & Lauren Henry  
Surveyor: T. Baker Smith, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Layne Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary  
Location: 1281 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bayou Blue Fire District  
Developer: Louisiana Realty Development, LLC; c/o Steve R. Layne  
Surveyor: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Revised Tract "B", Property belonging to Terrebonne Parish Recreation Dist. No. 1  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 1533 Bayou Gardens Blvd., Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Terrebonne Parish Recreation District No. 1, % Mr. Mark Amedée  
Engineer: Duplantis Design Group, PC
- b) Consider Approval of Said Application

6. a) Subdivision: Adley Oaks Subdivision, Phase B  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: 2508 Coteau Road, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Coteau Fire District  
 Developer: Dantin Bruce Development, LLC  
 Engineer: Quality Engineering & Surveying, LLC
  - b) Consider Approval of Said Application
7. a) Subdivision: Parc Evangeline Subdivision, Phase B  
 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, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the 2022 American Planning Association’s National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022 (Early Registration Deadline – March 31, 2022)

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

1. Revised Lots 5 & 6, A Redivision of Revised Lot 5 and Lot 6, Block 3, Phase 2 to Mulberry Gardens Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (200 & 206 Tigerlily Drive / Council District 7)
2. Survey and Division of Lot 18 & Lot 19, Block 6 of Tara Subdivision, Addendum No. 1 into Lot 18A and Lot 19A; Section 6, T16S-R17E, Terrebonne Parish, LA (315 Marietta Place / Council District 4)
3. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2, & TPCG-1, JMB Partnership, LLC; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (±2800 Grand Caillou Road / Council District 7)
4. Revised Lot 3, A Redivision of Lots 1, 3, & 5, Block 64 of the City of Houma; Section 37, T17S-R17E, Terrebonne Parish, LA (908 Church Street / Council District 1)
5. Revised Tracts "A" & "A-1," A Redivision of Tracts "A" & "A-1" belonging to Phillip C. Smith, et al; Section 2, T18S-R17E and Section 79, R18S-R18E, Terrebonne Parish, LA (171 & 198 Cedar Grove Road / Council District 7)
6. Revised Lot A, A Redivision of Property belongng to Cynthia Moore; Section 6, T17S-R17E, Terrebonne Parish, LA (7422 & 7430 Main Street / Council District 2)
7. Lot 6"A" of Line Shift between Lot 7 belonging to Herman J. LeBlanc, Sr., et al, or Assigns & Lot 6 belonging to Chad M. Eschete, et al, or Assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850 Bull Run Road / Councilman Carl Harding, District 2)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF FEBRUARY 17, 2022**

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of January 27, 2022 of the HTRPC to order at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him. Mr. Robbie Liner, Chairman, was unable to attend the meeting.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Rev. Corion Gray and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Faulk: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of January 27, 2022."
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray & Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Mr. Faulk: "THAT the HTRPC remit payment for the February 17, 2022 invoices and approve the Treasurer's Report of January 2022."
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray & Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Ms. Ellender moved, seconded by Mr. Thibodeaux: "THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2021 Audit."
- (a) Mr. Thibodeaux requested Mr. Pulaski to make sure Martin & Pellegrin are present.
- The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray & Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mr. Faulk moved, seconded by Ms. Ellender: "THAT the Old Business be removed from the table and be considered at this time."
- The Vice-Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray & Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. The Vice-Chairman called to order the conceptual & preliminary application by Pete-Land Properties, LLC for Process C, Major Subdivision, for Emerson Lakes, Phases 3 & 4.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated they would like to table the matter until the next meeting in March.
- b) Mr. Burgard moved, seconded by Mr. Soudelier: "THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision, for

Emerson Lakes, Phases 3 & 4 until the next regular meeting of March 17, 2022 as per the Developer's request."

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

2. The Vice-Chairman called to order the application for Process D, Minor Subdivision, for Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the matter was tabled at the previous meeting in order to install a fire hydrant which has since been completed.

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.

e) Mr. Soudelier moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al."

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

#### H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the Public Hearing for an application by Starkas, LLC requesting approval for Process D, Minor Subdivision, for Revised Tract "A," Property belonging to Starkas, LLC.

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

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

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

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

e) Mr. Burgard moved, seconded by Mr. Faulk: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Tract "A," Property belonging to Starkas, LLC."

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

2. The Vice-Chairman called to order the application by Evangeline Business Park, L.L.C. requesting engineering approval for Process C, Major Subdivision, for Evangeline Oaks Subdivision.
  - a) Mr. David A. Waitz, David A. Waitz Engineering & Surveying, Inc., was present.
  - b) Ms. Joan Schexnayder, Parish Engineer, on behalf of the TPCG Engineering Division, read a memo with regard to the punch list items for the development [See *ATTACHMENT A*]. She stated the Developer obtaining a DOTD permit was inadvertently omitted from the list.
  - c) Discussion was held with regard to Item 7.i and rear lot drainage qualifying for an exception and which lots were included.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the comments on the Engineering and Pollution Control letters including DOTD approval.
  - e) Mr. Faulk moved, seconded by Mr. Soudelier: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Evangeline Oaks Subdivision with an exception for Item 7.i regarding rear lot drainage for Lots 3-92, Block 1 and conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated February 10, 2022 as well as obtaining a DOTD permit [See *ATTACHMENT A*].”

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

I. STAFF REPORT:

1. Staff discussed the 2022 American Planning Association’s National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11.”

1. Revised Retention Pond, A Redivision of Property belonging to Enterprise Retention Pond, L.L.C., et al; Section 5, T17S-R17E, Terrebonne Parish, LA (*Near SW Intersection of Emerson Drive & Corporate Drive / Council Districts 2 & 3*)
2. Survey of Tract A, A Raw Land Division of Property owned by North Hollywood Plantation, L.L.C. being 26.801 acres; Sections 85 & 86, T17S-R17E, Terrebonne Parish, LA (*South of Intersection of Valhi Boulevard & Equity Boulevard / Council District 6*)
3. Revised Lot 48, A Redivision of Lots 47 & 48, Block 3 of Belmont Place Subdivision; Section 31, T17S-R17E, Terrebonne Parish, LA (*329 & 337 Independence Drive / Council District 2*)
4. Lot Ext. 5-6 being a part of Ridgefield Heights Addition to Thibodaux, LA; Section 158, T15S-R16E, Terrebonne Parish, LA (*1812 Ridgefield Avenue, Thibodaux / Council District 4*)
5. Revision of Property Lines for Lot 12, Block 2 of Al Vilcan Subdivision; Section 57, T16S-R15E, Terrebonne Parish, LA (*110 Vilcan Street, Schriever / Council District 2*)
6. Redivision of Tract 2B of Property belonging to Jennie H. Frederick into Tract Ext. 2B-1 and Tract Ext. 2B-2; Section 72, T15S-R16E, Terrebonne Parish, LA (*218 Hingle Court, Schriever / Council District 4*)
7. Property Line Adjustment to Property belonging to Morris P. & Sandra D. Hebert and SDH2, L.L.C.; Section 101, T17S-R17E, Terrebonne Parish, LA (*285 & 287 South Hollywood Road / Council District 2*)
8. Revised Lot 29-A, 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 (*1863-1879 Prospect Boulevard / Council District 8*)
9. Lot Extension LE-1 of the Division of Property belonging to Richard Joseph Bourgeois; Section 81, T1S-R16E, Terrebonne Parish, LA (*Adjacent to 139 Old Hwy. 20, Schriever / Council District 4*)
10. Lot Extension LE-8 of the Division of Property belonging to the Estate of W.J. Blanchard, Jr.; Section 6, T16S-R16E, Terrebonne Parish, LA (*4166 West Main Street, Gray / Council District 4*)

11. Lot Line Adjustment of Properties belonging to Shell Oil Company & Empire Gibson Terminal, LLC; Section 81, T16S-R15E and Section 30, T16S-R15E, Terrebonne Parish, LA (5317 Bayou Black Drive / Council District 6)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) The next SRRC meeting would be tentatively scheduled for Thursday, March 10, 2022 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux and Mr. Pulaski discussed land use and placement on the plats, applications, and staff reports.
- b) Upon questioning by Mr. Thibodeaux, discussion was held regarding parish wastewater and efforts to address as a region and not just Terrebonne Parish.

2. Vice-Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:35 p.m."

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



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



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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



February 10, 2022  
1<sup>st</sup> Review  
Item No. H-2

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Evangeline Oaks**  
**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 plat should be 2 pages that includes the pond and all servitudes.
2. Speed limit sign needs to be 25 mph.
3. Fill mitigation needs to be shown.
4. Roundabout details need to be included.
5. Turning movements of a school bus and a fire truck in the roundabout need to be provided.
6. The tree line needs to be cleared from the southern ditch of the property.
7. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.2 Location of St. Louis Bayou needs to be shown in the plans.
  - b. V.A.3 Some of the drainpipes on the plan/profile are missing.
  - c. V.A.3 The culvert table & 6020 calculations are inconsistent with the plan/profile.
  - d. V.A.3 Dimensions of some servitudes are missing on the plan/profile.
  - e. V.A.4 Dimensions of some servitudes are missing on the drainage plans.
  - f. V.A.4 Pre vs Post hydrographs need to be provided.
  - g. V.A.5 The typical section for Rue Des Affaires Blvd is missing measurements on the typical section.
  - h. V.A.5 The boulevard must be 2 full lanes on each side of the median.
  - i. V.A.6 All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
  - j. V.A.8 Cross-section 3 is inconsistent with the boulevard measurements on the plans.
  - k. V.B.11 Inlet spacing must be less than 250'.
  - l. V.A.4 Pond drainage plan is needed including plan, profile, and cross-section.
  - m. VIII.A A profile and cross-section is required for the north and south ditches that the subdivision is draining directly to.
  - n. VIII. There is inadequate servitude on Lot 9, 10, & 23 Block 1.
  - o. VIII. There is inadequate drainage servitude on the lots along the CCC ditch.

**Evangeline Oaks**  
**Review of Engineering Approval**  
JES Memo to CP dated 2/10/2022

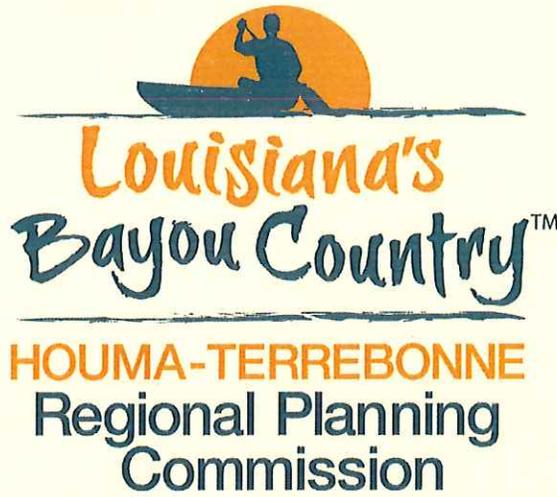
8. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Electric Utility
  - d. Department of Health and Hospitals for water and sewer
  - e. TPCG Pollution Control.
9. 24.7.5.2 Approval from TPCG Utilities for street lights should be 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: Jacob Waitz, P.E.  
Ernest Brown (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)

ROBBIE LINER  
Chairman  
JAN ROGERS  
Vice Chairman  
RACHAEL ELLENDER  
Secretary / Treasurer  
ROSS BURGARD  
KYLE FAULK  
REV. CORION D. GRAY  
TRAVION SMITH  
BARRY SOUDELIER  
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director  
BECKY M. BECNEL  
Minute Clerk  
DERICK BERCEGEAY  
Legal Advisor  
Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
www.tpcg.org/planning  
Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

FEBRUARY, 2022  
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		65,837.79
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems )		323.19
TPCG (Postage Fees -Jan. 2022)		200.25
THE COURIER (Publications)		907.28
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	1,460.72	
SUBTOTAL	64,377.07	
ACCOUNTS RECEIVABLE	2,449.06	
ENDING BALANCE		<u>66,826.13</u>
Chase Bank - Savings Account		60,554.36
Chase One Bank - Checking Account		6,271.77
TOTAL		<u><u>66,826.13</u></u>

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2022 - FEBRUARY TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.38
Interest on Checking Account	0.03
Bruce L Moore	25.00
Charles L. McDonald Land Surveyor, Inc.	25.00
Kenneth L. Rembert Land Surveyors	161.65
David Waitz Engineering & Surveying Inc.	860.00
Kenneth L. Rembert Land Surveyors	125.00
T. Baker Smith LLC	125.00
Kenneth L. Rembert Land Surveyors	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Leonard Chauvin P.E., P.L.S., Inc.	125.00
Morris P. Hebert	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
T. Baker Smith LLC	2,449.06

---

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
3/17/2022		Wayne Thibodeaux	Per Diem	46.17
3/17/2022		Rachael Ellender	Per Diem	46.17
3/17/2022		Kyle D. Faulk	Per Diem	46.17
3/17/2022		Robbie R. Liner	Per Diem	46.17
3/17/2022		Barry Soudelier	Per Diem	46.17
3/17/2022		Jan J. Rogers	Per Diem	46.17
3/17/2022		Ross Burgard	Per Diem	46.17
3/17/2022		Corion D. Gray	Per Diem	46.17
3/17/2022		Travion Smith	Per Diem	46.17
3/17/2022	300276142	The Courier	Advertising	807.02
3/17/2022	GZ-01344	TPCG	Postage	73.68

TOTAL OPERATING EXPENDITURES

1,296.23

Date	Invoice	Vendor	Description	Amount
3/17/2022		H-T Reg. Plan Comm	Transfer	-

3/17/2022

Date

Approved by:

Title

3/17/2022

Date

Approved by:

Accountant

Title

RPC / E

Receipts March 1, 2022 through March 31, 2022

Roxanne Brunet	Cash	10.00
Delta Coast Consultants		500.00
Keneth L. Rembert Land Surveyors		132.33
Keneth L. Rembert Land Surveyors		132.33
Lauren B. Henry		198.30
Milford & Associates, Inc.		96.99
Duplantic Design Group, PC		860.00
DB Adley Oaks, LLC		860.00
David Waitz Engineering & Surveying, Inc.		1,000.00
Keneth L. Rembert Land Surveyors		125.00
David Waitz Engineering & Surveying, Inc.		125.00
T. Baker Smith, LLC		125.00
Keneth L. Rembert Land Surveyors		125.00
Keneth L. Rembert Land Surveyors		125.00
Keneth L. Rembert Land Surveyors		125.00
Charles L. McDonald Land Surveyor, Inc.		125.00
Quality Engineering & Surveying, LLC		500.00
		<u>5,164.95</u>

Chase Bank Savings Account Balance \$65,719.31

Chase Bank Checking Account Balance \$4,975.54

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



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

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

James M. Templeton, P.L.S.

March 16, 2022

VIA: EMAIL: [bbecnel@tpcg.org](mailto:bbecnel@tpcg.org)

Houma-Terrebonne Regional  
Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1446

Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: WITHDRAWAL OF REQUEST FOR FINAL PLAT APPROVAL - **PARC EVANGELINE  
SUBDIVISION, PHASE B (125 LOTS)** - LOCATED IN SECTION 7, T16S-R17E, TERREBONNE  
PARISH, LOUISIANA – DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. - ENGINEER'S  
PROJECT NO. 2020-116

Dear Becky:

We are hereby requesting that you remove Parc Evangeline Subdivision, Phase B from the March 17, 2022 agenda of the Houma-Terrebonne Regional Planning Commission meeting. At this time the development is not fully complete and we request that this development be placed on the April 21, 2022 meeting agenda.

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

Sincerely,

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

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

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

**RPC / F**

# 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):

lot widths less than 50' to construct townhomes. & less than 6,000 sq. ft. in size.

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

- Name of Subdivision: EMERSON LAKES PHASES 3 & 4  
PETE-LAND PROPERTIES, LLC
- Developer's Name & Address: 7825 West Main St Houma, LA 70364  
\*Owner's Name & Address: ENTERPRISE CAPITAL, LLC, 300 Benton Rd. Bossier City, LA 71111  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: EMERSON DRIVE
- Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
- Purpose of Development: TOWN HOMES
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community (PRIVATE)  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map:  
DATE: 8/26/21 SCALE: 1"=30'
- Council District: \_\_\_\_\_
- Number of Lots: 28
- Filing Fees: \_\_\_\_\_

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

KENETH L. REMBERT

Print Applicant or Agent

9/28/21

Date

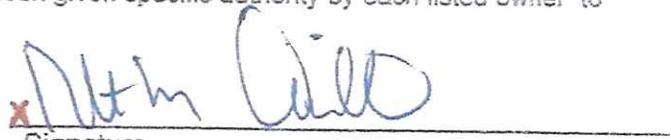
  
Signature of Applicant or Agent

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

ENTERPRISE CAPITAL, LLC

By: Robert M. Aiello

Print Name of Signature

  
Signature

9/28/21

Date

PC21/ 10 - 9 - 49

Revised 3-25-2010

RPC / G.1

## Emerson Lakes

### Variance request Phase 3

- 1) In conjunction with this RPUD development, a variance request for the minimum lot size for lots 6B, 6C, 6D, 6G, 6H, 6I, 6J & 6K.
- 2) Set back reduction from 20' to 5' for lots 6E, 6F & 6G.

### Variance request Phase 4

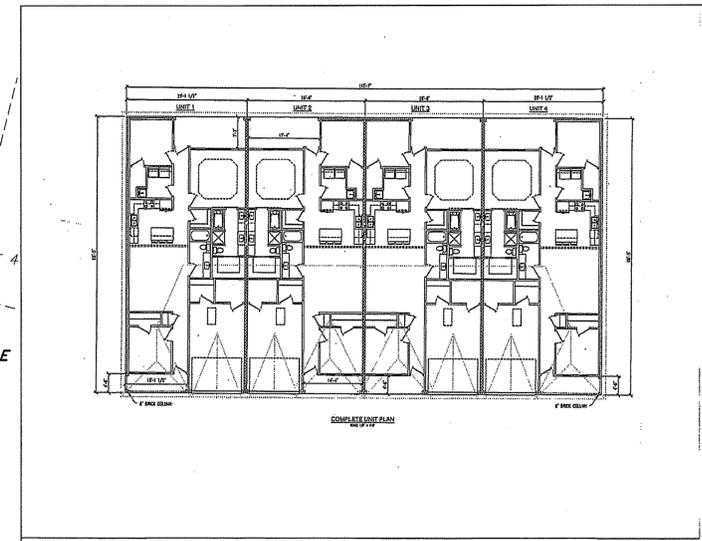
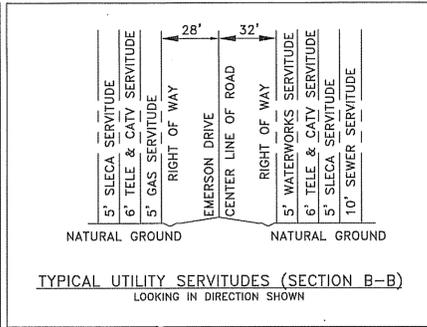
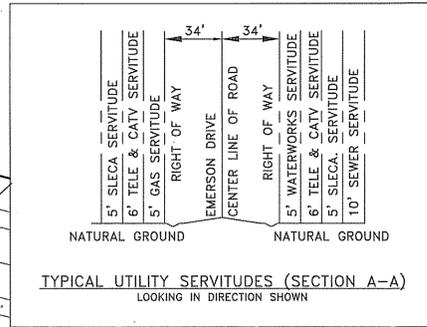
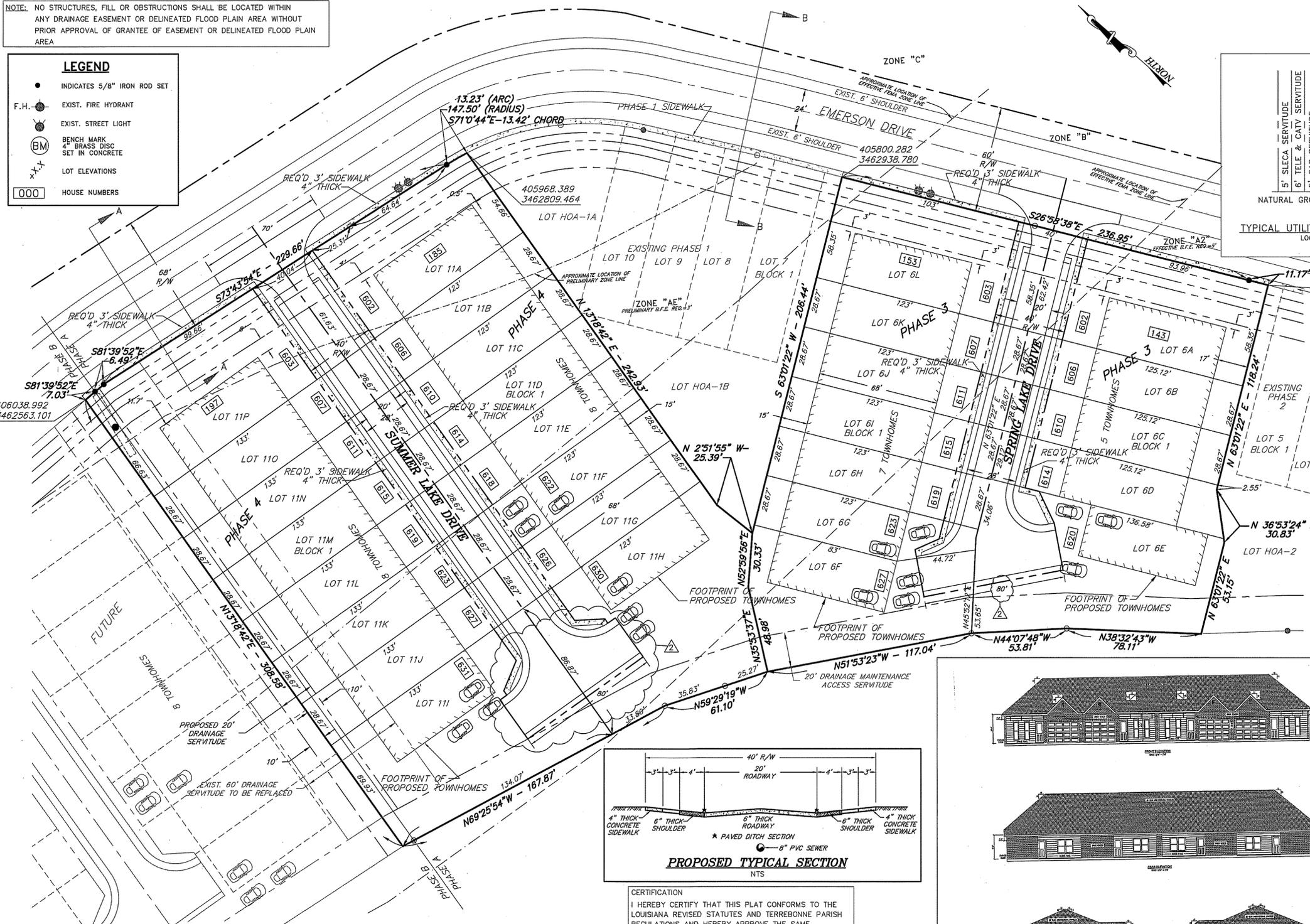
- 1) In conjunction with this RPUD development, a variance request for the minimum lot size for lots 11B, 11C, 11D, 11E, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11O.
- 2) Set back reduction from 20' to 5' for lots 11H and 11I.

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

**LEGEND**

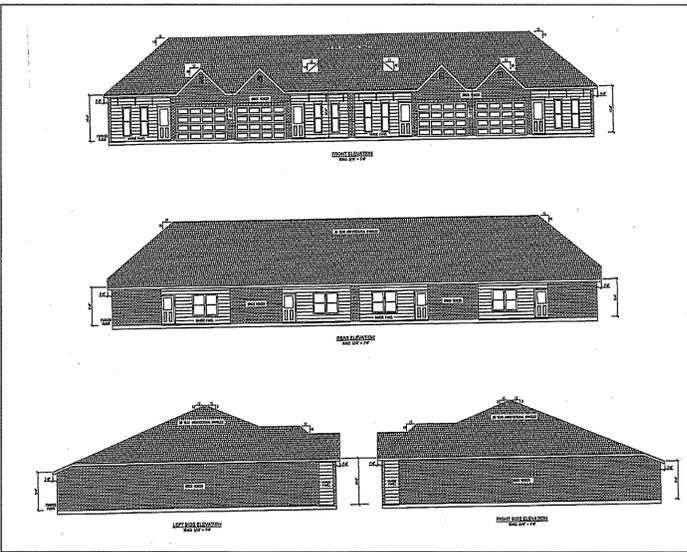
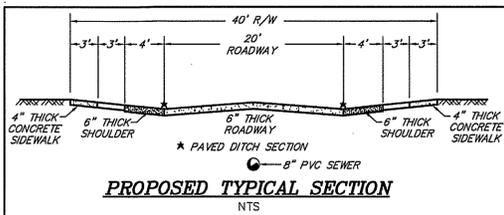
- INDICATES 5/8" IRON ROD SET
- F.H. ● EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- BENCH MARK  
4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 000 HOUSE NUMBERS

PROJECT NO.	PARISH	SHEET NO.
21-65	TERREBONNE	1



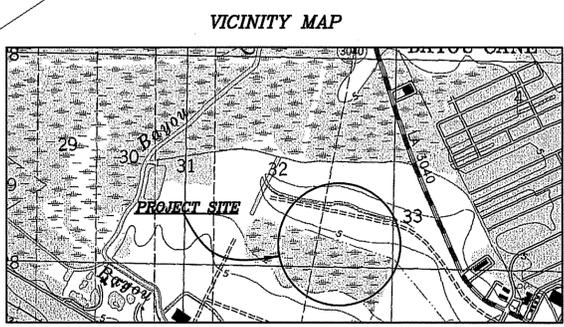
PHASE 3 BLOCK 1	SQUARE FEET
LOT 6A	7,300
LOT 6B	3,587
LOT 6C	3,587
LOT 6D	3,677
LOT 6E	9,375
LOT 6F	7,343
LOT 6G	3,203
LOT 6H	3,526
LOT 6I	3,526
LOT 6J	3,526
LOT 6K	3,526
LOT 6L	7,177

PHASE 4 BLOCK 1	SQUARE FEET
LOT 11A	7,186
LOT 11B	3,526
LOT 11C	3,526
LOT 11D	3,526
LOT 11E	3,526
LOT 11F	3,526
LOT 11G	3,526
LOT 11H	11,272
LOT 11I	10,428
LOT 11J	3,813
LOT 11K	3,813
LOT 11L	3,813
LOT 11M	3,813
LOT 11N	3,813
LOT 11O	3,813
LOT 11P	8,640



**PRELIMINARY**  
This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

**RESIDENTIAL PLANNED UNIT DEVELOPMENT - TOWNHOMES  
DRAINAGE: OVERLAND  
SEWER: PRIVATE COMMUNITY  
CONCEPTUAL & PRELIMINARY  
SUBDIVISION PLAN - PHASES 3 & 4**



**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III., P.E.

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

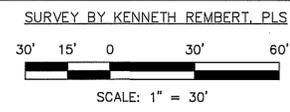
BY: \_\_\_\_\_ FOR: CONCEPTUAL & PRELIMINARY

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in \_\_\_\_\_

**COUNCIL DISTRICT 6**

SEWER	PRIVATE COMMUNITY
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE

PHASE 3 - 12 LOTS  
PHASE 4 - 16 LOTS  
TOTAL LOTS - 28



DATE	REVISION	BY
9MAR22	REVS. PER BCVD COMMENT	DAB
4FEB22	REVS. PER PLANNING COMMISSION COMMENTS	LAT

**EMERSON LAKES  
PHASES 3 & 4  
PETE-LAND PROPERTIES, LLC - DEVELOPER  
LOCATED IN SECTIONS 32 & 33, T17S-R17E  
TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS HOUMA, LOUISIANA

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

DATE: 14DEC21

JOB # 21-65 CAD # 2165-CP PH 3,4\_REMBERT-NEW FILE #

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

X

LOTS ARE LESS THAN 12,000 SQ. FT.

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

1. Name of Subdivision: REVISED PARCEL 3-B AND LOTS 62 THRU 64, A REDIVISION OF PARCEL 3-B BELONGING TO MISS JANIS 4J SPELL, LLC
2. Developer's Name & Address: MISS JANIS 4J SPELL, LLC P.O. BOX 17205 HATTISBURG, MS 39404
- Owner's Name & Address: MISS JANIS 4J SPELL, LLC P.O. BOX 17205 HATTISBURG, MS 39404  
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: 1029, 1031 & 1033 FOUR POINT ROAD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R18E
6. Purpose of Development: CAMP OWERS WANT TO PURCHASE THE LAND UNDER THE CAMPS
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map: DATE: 2/21/22 SCALE: 1"=30'
12. Council District / Fire Tax Area: 7 Babin / Grand Caillou
13. Number of Lots: 4
14. Filing Fees: \$132.33

### CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

2/23/22

Date

[Signature]  
Signature of Applicant or Agent

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

MISS JANIS 4J SPELL, LLC

by: Janis Spell

Print Name c

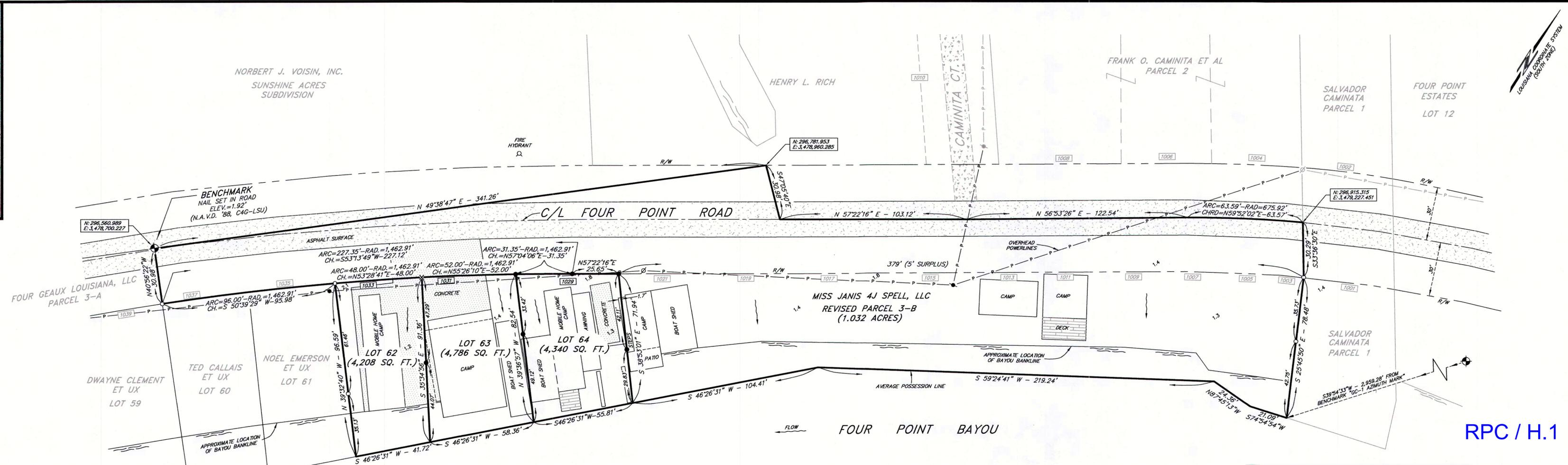
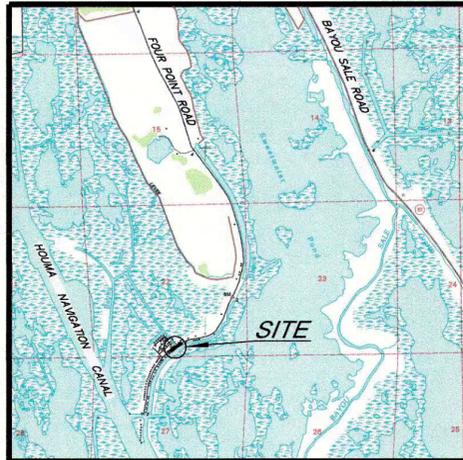
2/23/22

Date

PC22/ 3 - 1 - 9

[Signature]  
Signature

**RPC / H.1**



**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 NO 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 2021 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 OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVIDUES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. : 059 FIELD BOOK : 458 ADDRESS : DULAC CAD NAME : TERRY-DAWSEY-1029-FOUR-POINT-ROAD\_22-059  
 DRAWN BY : BM PAGES : 3-5 SURVEY FILE : "CAMINI83" FOLDER : CAMINITA PROPERTY CRD: TERRY DAWSEY-1029 FOUR POINT ROAD

- LEGEND:**
- ✕ CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - 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

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**

4 - PARCELS



**PLAT SHOWING REVISED PARCEL 3-B AND LOTS 62 THRU 64, A REDIVISION OF PARCEL 3-B BELONGING TO MISS JANIS 4J SPELL, LLC 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

GRAPHIC SCALE: 1" = 30'  
 DATE: 21 FEB 22

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

**"MINOR SUBDIVISION"**  
 LAND USE: CAMP SITES

RPC / H.1



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: TRACT 1-A ON PROPERTY OF KADE M. THERIOT  
DAVID CHAUVIN'S SEAFOOD COMPANY, LLC
2. Developer's Name & Address: P.O. BOX 99 CHAUVIN, LA 70344  
Owner's Name & Address: KADE THERIOT 132 MAIN PROJECT RD SCHRIEVER, LA 70395  
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: 8238 GRAND CAILLOU RD
5. Location by Section, Township, Range: SECTION 87, T19S-R17E
6. Purpose of Development: \_\_\_\_\_
7. Land Use:  
\_\_\_\_\_ Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
X Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ Community  
X Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
X Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
X Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
DATE: 2/23/22 SCALE: 1"=50'
12. Council District / Fire Tax Area:  
1 Babin / Grand Caillo
13. Number of Lots: 1
14. Filing Fees: \$132.33

### CERTIFICATION:

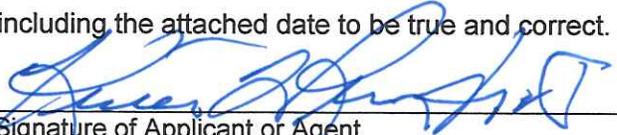
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/24/22

Date

  
Signature of Applicant or Agent

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

KADE M. THERIOT

Print Name of Signature

2/23/22

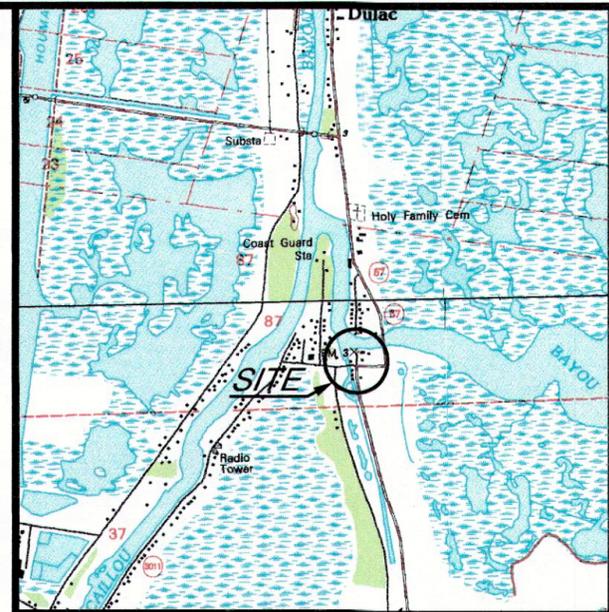
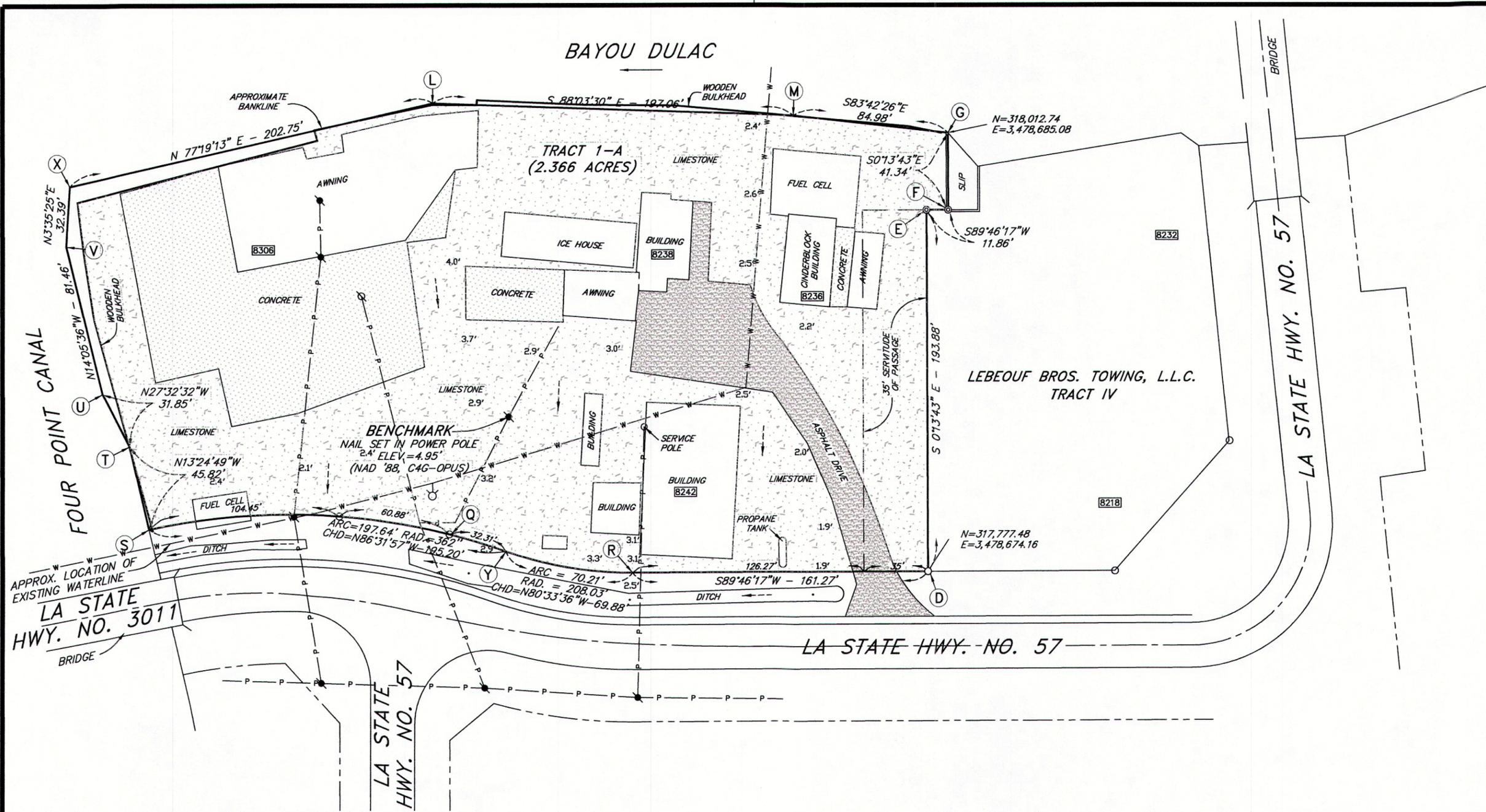
Date

  
Signature

PC22/ 3 - 2 - 10

# RPC / H.2

Revised 11/3/2021



"VICINITY MAP"



LEGEND:  
 ● INDICATES 5/8" IRON ROD PREV. SET  
 ○ INDICATES 3/4" IRON PIPE FOUND

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

THIS PROPERTY DRAINS TO THE ROADSIDE DITCH THAT IS MAINTAINED BY THE PARISH AND THEN TO FOUR POINT CANAL. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "PLAT SHOWING TRACTS I, II, III & IV ON PROPERTY OF MARIAN M. BREAUX LOCATED IN SECTION 87, T19S-R17E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 21, 2006, REVISED SEPTEMBER 20, 2010. BEARINGS SHOWN ARE BASED ON SAID MAP.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

COMMUNITY SEWERAGE IS NOT AVAILABLE. PRIVATE TREATMENT PLANT TO BE USED.

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", DATED MAY 1, 1985, INDEXED APRIL 2, 1992. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 11'). F.E.M.A. ADVISORY PANEL NO. LA-J103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 12'. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

THIS 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 FOUND  
 ● INDICATES 3/4" IRON PIPE FOUND  
 ○ INDICATES EXISTING POWER POLE  
 ○ INDICATES EXISTING FIRE HYDRANT  
 ○ INDICATES SPOT ELEVATION (BASED ON NAD '88, C4G-LSU)  
 --- INDICATES DRAINAGE FLOW  
 [204] INDICATES MUNICIPAL ADDRESS

JOB NO. : 99 FIELD BOOK : ADDRESS : CAD NAME : THERIOT-TRACT-1A-HWY-57-TPC\_22-099  
 DRAWN BY : KK/AP PAGES : SURVEY FILE : 1293-06 FOLDER : BREAUX, MARIAN

RPC / H.2  
 Revised



"MINOR SUBDIVISION"  
 LAND USE: COMMERCIAL  
 DEVELOPER: DAVID CHAUVIN'S SEAFOOD COMPANY, L.L.C.  
 PLAT SHOWING TRACT 1-A  
 ON PROPERTY OF KADE M. THERIOT  
 LOCATED IN SECTION 87, T19S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 FEBRUARY 23, 2022 SCALE: 1" = 50'

*Kenneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Tracts 1-A1 & 1-A2 a Redivision of Daniel D. Henry, et ux Property
- Developer's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343  
Owner's Name & Address: Daniel D. & Lauren Henry, 111 Hwy 55, Bourg, LA 70343  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

- Physical Address: 111 Hwy 55, Bourg, LA 70343
- Location by Section, Township, Range: Section 12, T17S-R18E & Section 2, T18S-R18E
- Purpose of Development: To create separate tract
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Planned Unit Development: Y  N
- Date and Scale of Map:  
February 19, 2022 Scale: 1" = 60'
- Council District / Fire Tax Area:  
9 Trosclair / Bourg Fire
- Number of Lots: 2
- Filing Fees: \$198.30

### CERTIFICATION:

I, KIM KNIGHT, certify this application including the attached date to be true and correct.

KIM KNIGHT  
Print Applicant or Agent  
2-24-22  
Date

[Signature]  
Signature of Applicant or Agent

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

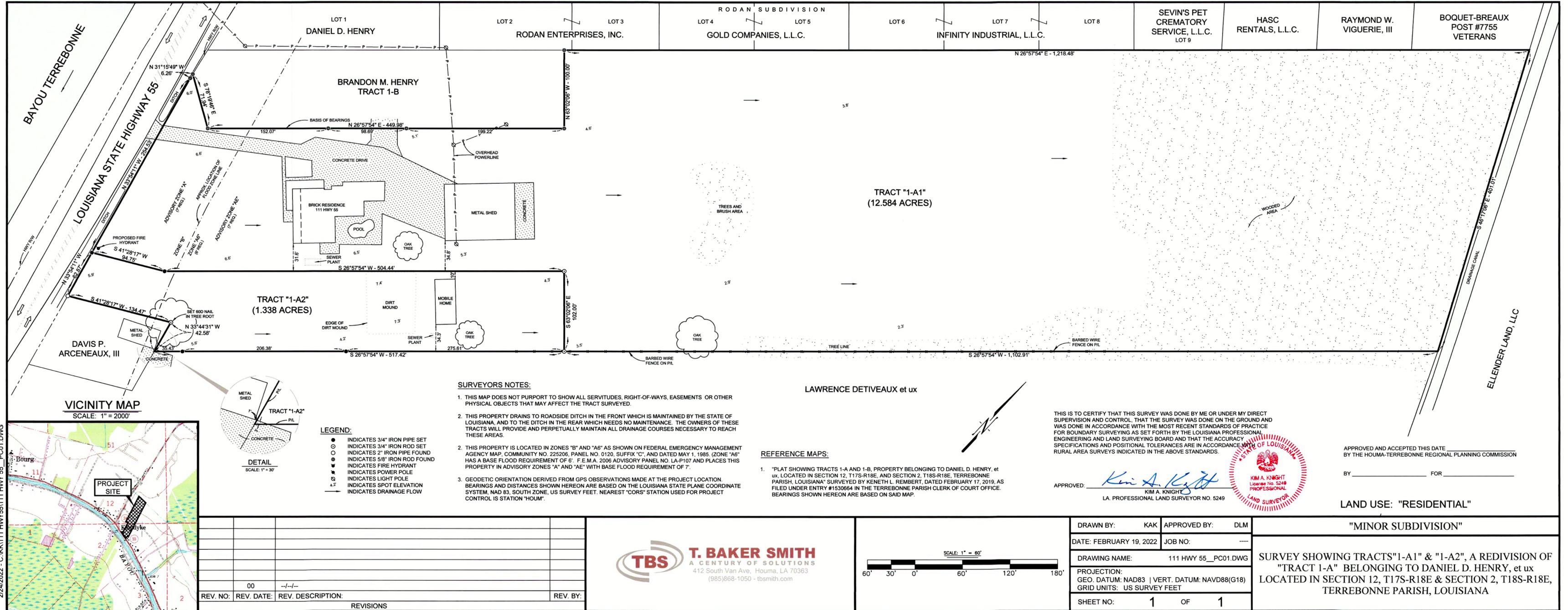
Lauren Henry  
Print Name of Signature  
2-24-22  
Date

[Signature]  
Signature

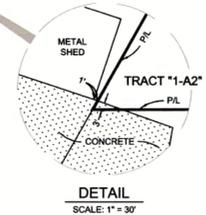
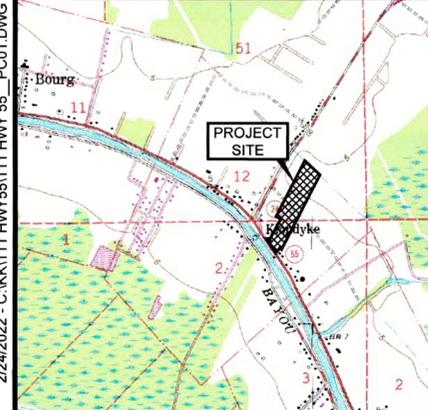
PC22/ 3 - 3 - 11

Revised 11/3/2021

RPC / H.3



2/24/2022 - C:\K1111 HWY55111 HWY 55 - PC01.DWG



- LEGEND:**
- INDICATES 3/4" IRON PIPE SET
  - INDICATES 3/4" IRON ROD SET
  - INDICATES 2" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES FIRE HYDRANT
  - ⊕ INDICATES POWER POLE
  - ⊕ INDICATES LIGHT POLE
  - ▲ INDICATES SPOT ELEVATION
  - INDICATES DRAINAGE FLOW

- SURVEYORS NOTES:**
- THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
  - THIS PROPERTY DRAINS TO ROADSIDE DITCH IN THE FRONT WHICH IS MAINTAINED BY THE STATE OF LOUISIANA, AND TO THE DITCH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
  - THIS PROPERTY IS LOCATED IN ZONES "B" AND "A6" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A6" HAS A BASE FLOOD REQUIREMENT OF 6'. F.E.M.A. 2006 ADVISORY PANEL NO. LA-P107 AND PLACES THIS PROPERTY IN ADVISORY ZONES "A" AND "AE" WITH BASE FLOOD REQUIREMENT OF 7'.
  - GEODETTIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE, US SURVEY FEET. NEAREST "CORS" STATION USED FOR PROJECT CONTROL IS STATION "HOUM".

**LAWRENCE DETIVEAUX et ux**

**REFERENCE MAPS:**

- "PLAT SHOWING TRACTS 1-A AND 1-B, PROPERTY BELONGING TO DANIEL D. HENRY, et ux, LOCATED IN SECTION 12, T17S-R18E, AND SECTION 2, T18S-R18E, TERREBONNE PARISH, LOUISIANA" SURVEYED BY KENETH L. REMBERT, DATED FEBRUARY 17, 2019, AS FILED UNDER ENTRY #1530664 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYING AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH THE RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Kim A. Knight*  
**KIM A. KNIGHT**  
 License No. 5249  
 PROFESSIONAL  
 LAND SURVEYOR

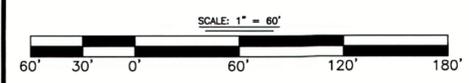
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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

LAND USE: "RESIDENTIAL"

"MINOR SUBDIVISION"

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
00	--/--		
REVISIONS			



DRAWN BY:	KAK	APPROVED BY:	DLM
DATE:	FEBRUARY 19, 2022	JOB NO.:	---
DRAWING NAME:	111 HWY 55_PC01.DWG		
PROJECTION:	GEO. DATUM: NAD83   VERT. DATUM: NAVD88(G18)		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	1

SURVEY SHOWING TRACTS "1-A1" & "1-A2", A REDIVISION OF "TRACT 1-A" BELONGING TO DANIEL D. HENRY, et ux LOCATED IN SECTION 12, T17S-R18E & SECTION 2, T18S-R18E, TERREBONNE PARISH, LOUISIANA

RPC / H.3

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: Layne Mobile Home Park
2. Developer's Name & Address: Louisiana Realty Development, LLC  
3419 Bancroft Ave., Houma, LA 70363  
Owner's Name & Address: Louisiana Realty Development, LLC  
3419 Bancroft Ave., Houma, LA 70363  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

4. Physical Address: 1281 Coteau Road
5. Location by Section, Township, Range: Section 23, T17S-R18E
6. Purpose of Development: Mobile Home Park
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community (Private)  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
February 24, 2022 and Scale 1" = 40'
12. Council District / Fire Tax Area:  
9 / Bayou Blue *bmb*
13. Number of Lots: 32
14. Filing Fees: \$96.99 *bmb*

### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

*Floyd E. Milford, III*  
Signature of Applicant or Agent

February 24, 2022  
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.

Steve R. Layne  
Print Name of Signature

*Steve R. Layne*  
Signature

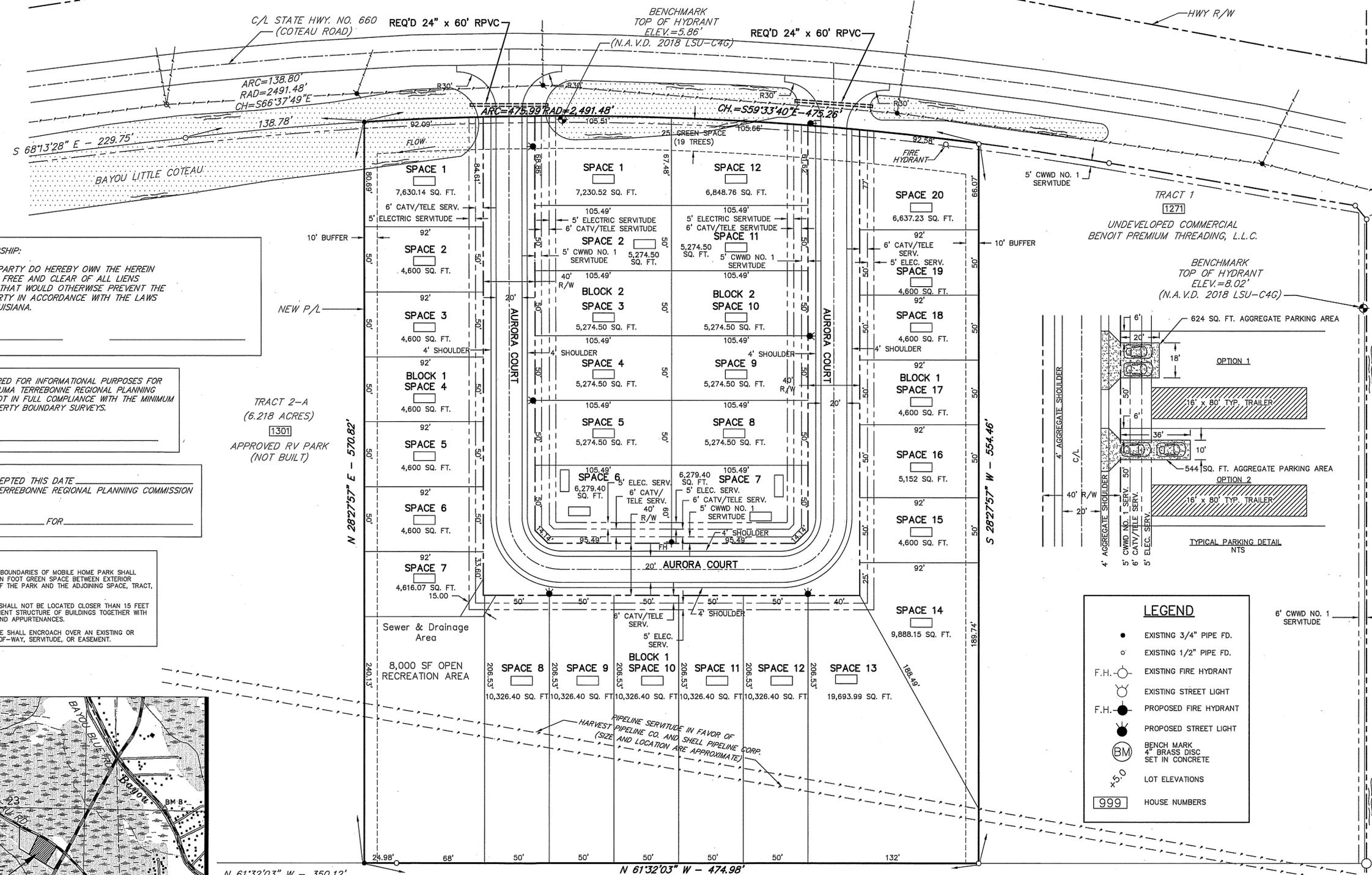
February 24, 2022  
Date

PC22/ 3 - 4 - 12

Revised 11/3/2021

RPC / H.4

PROJECT NO.	PARISH	SHEET NO.
22-18	TERREBONNE	1

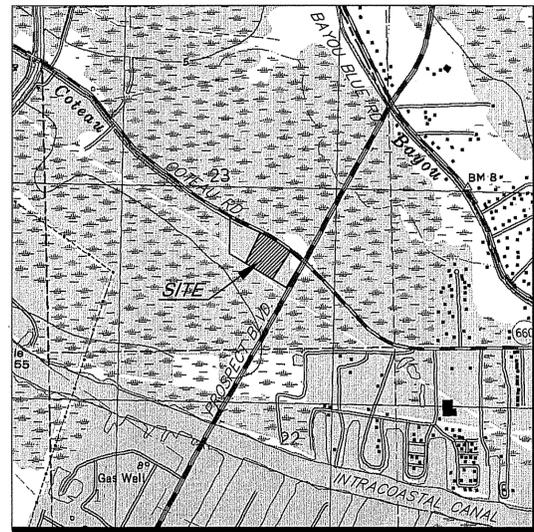


**STATEMENT OF OWNERSHIP:**  
 I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.  
 STEVE LAYNE

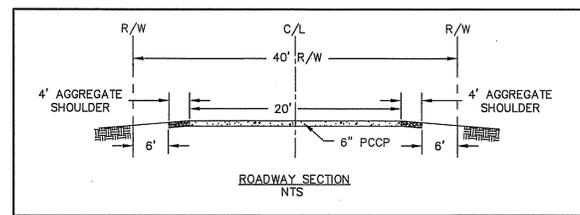
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 TRACT 2-A (6.218 ACRES) 1301 APPROVED RV PARK (NOT BUILT)

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

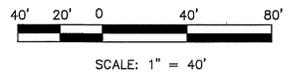
- NOTES:**
1. THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
  2. MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
  3. NO MOBILE HOME SHALL ENCRUCH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.



VICINITY MAP



COUNCIL DISTRICT 9 BAYOU BLUE FIRE DISTRICT GARBAGE COLLECTION TUESDAY - FRIDAY  
 UTILITY PROVIDERS  
 WATER - CONSOLIDATED WATERWORKS  
 SEWER - TPCG  
 ELECT - ENTERGY  
 CABLE - COMCAST  
 GAS - NONE



DATE	REVISION	BY

REQUIRED SET BACKS  
 FRONT 16'  
 SIDE 5'  
 REAR 5'

- LEGEND**
- EXISTING 3/4" PIPE FD.
  - EXISTING 1/2" PIPE FD.
  - F.H. ○ EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHT
  - F.H. ● PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT
  - BM 4" BRASS DISC SET IN CONCRETE
  - LOT ELEVATIONS
  - 999 HOUSE NUMBERS

**PRELIMINARY**  
 This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

LAND USE: MOBILE HOME PARK  
 DRAINAGE: ROADSIDE  
 SEWER: PRIVATE/COMMUNITY

RPC / H.4

TOTAL SPACES - 32  
 CONCEPTUAL & PRELIMINARY SUBDIVISION PLAN

LAYNE MOBILE HOME PARK  
 STEVE LAYNE - DEVELOPER  
 LOCATED IN SECTION 23, T17S-R18E,  
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: L.A.T. CHK'D: F.E.M. III SCALE: 1" = 40' DATE: 23FEB22
APPROVED BY: _____	DATE: 23FEB22
JOB # 22-18 CAD # 2218-C&P FILE #	

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Revised Tract "B" of property belonging to Terrebonne Parish Recreation District No. 1
- Developer's Name & Address: Terrebonne Parish Recreational District No. 1  
5457 Vacari St. Houma, LA 70364
- Owner's Name & Address: Terrebonne Parish Recreational District No. 15457 Vacari St. Houma, LA 70364  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Matthew Rodrigue, PE (Duplantis Design Group, PC)

### SITE INFORMATION:

- Physical Address: 1533 Bayou Gardens Blvd.
- Location by Section, Township, Range: Sections 56 & 57, T16S-R17E
- Purpose of Development: Park
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Planned Unit Development: Y  N
- Date and Scale of Map:
- Council District / Fire Tax Area: 4 Amedee / Coteau
- Number of Lots: 1
- Filing Fees: \$860

### CERTIFICATION:

I, Matthew Rodrigue, certify this application including the attached data to be true and correct.

Matthew Rodrigue  
Print Applicant or Agent

Matthew Rodrigue  
Signature of Applicant or Agent

2/15/2022  
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.

Terrebonne Parish Recreational District No. 1 by:

Mark Amedee  
Print Name of Signatur

Mark Amedee  
Signature

2/15/2022

PC22/ 3 - 5 - 13

RPC / H.5

Revised 11/3/2021



# 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"/> Conceptual                      | <input type="checkbox"/> Engineering               |
| <input type="checkbox"/> Preliminary                     | <input type="checkbox"/> Final                     |
| <input checked="" type="checkbox"/> Engineering          | D. <input 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: Adley Oaks, A Residential Development, Phase B, Terrebonne Parish, La
- Developer's Name & Address: Dantin Bruce Development, L.L.C., 4469 Bluebonnet Blvd., Baton Rouge, LA 70809  
\*Owner's Name & Address: Dantin Bruce Development, L.L.C., 4469 Bluebonnet Blvd., Baton Rouge, LA 70809  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Quality Engineering & Surveying, L.L.C.

### SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, 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: 2021 - Scale 1"=100'
- Council District:  
4 - Dryden / Coteau Fire  
Amedee
- Number of Lots: 107
- Filing Fees: \$860.00

I, Ross Bruce, certify this application including the attached data to be true and correct.

Ross Bruce  
Print Applicant or Agent  
2021-10-01  
Date

  
Digitally signed by Ross D Bruce  
Date: 2021.10.04 07:59:14 -05'00'  
Signature of Applicant or Agent

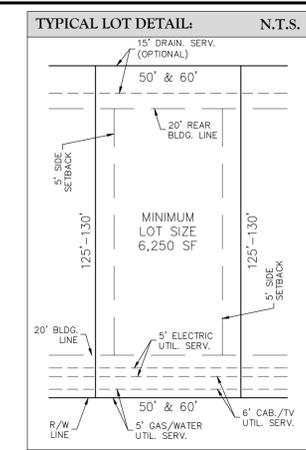
The undersigned certifies:          <sup>initial</sup> RB 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included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

Ross Bruce  
Print Name of Signature  
2021-10-01  
Date

  
Digitally signed by Ross D Bruce  
Date: 2021.10.04 07:59:30 -05'00'  
Signature

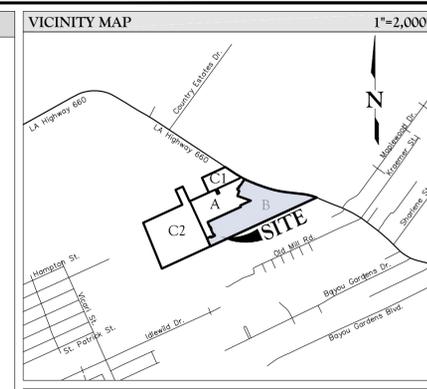
# RPC / H.6

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			LINE TABLE			CURVE TABLE					
NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	No.	BEARING	LENGTH	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN
84	0.226	9,825	120	0.143	6,250	156	0.143	6,250	L1	S65°25'26"W	104.88'	C1	75.00'	52.48'	040°05'17"	S44°37'13"E	51.41'
85	0.201	8,739	121	0.143	6,250	157	0.143	6,250	L2	N24°34'34"W	22.97'	C2	275.00'	117.21'	024°25'17"	S40°28'06"W	116.33'
86	0.191	8,303	122	0.143	6,250	158	0.143	6,250	L3	S65°25'26"W	90.00'	C3	190.86'	262.98'	007°53'22"	N66°42'56"W	262.77'
87	0.172	7,500	123	0.143	6,250	159	0.143	6,250	L4	S24°34'34"E	40.00'	C4	229.83'	524.66'	013°06'59"	N77°13'06"E	523.52'
88	0.143	6,250	124	0.143	6,250	160	0.143	6,250	L5	N65°25'26"E	20.00'	C5	1432.40'	364.74'	014°35'22"	N76°28'55"W	363.75'
89	0.143	6,250	125	0.212	9,250	161	0.143	6,250	L6	S24°34'34"E	141.00'	C6	225.00'	172.46'	043°54'58"	S87°22'55"W	168.27'
90	0.143	6,250	126	0.224	9,750	162	0.143	6,250	L7	S65°25'26"W	13.50'	C7	100.00'	76.65'	043°54'58"	N87°22'55"E	74.79'
91	0.143	6,250	127	0.179	7,800	163	0.143	6,250	L8	S24°34'34"E	50.00'	C8	100.00'	80.43'	046°05'02"	N47°37'05"W	78.28'
92	0.143	6,250	128	0.179	7,800	164	0.143	6,250	L9	N65°25'26"E	13.50'	C9	25.00'	20.11'	046°05'02"	S47°37'05"E	19.57'
93	0.143	6,250	129	0.179	7,800	165	0.143	6,250	L10	S24°34'34"E	130.00'	C10	150.00'	120.65'	046°05'02"	N47°37'05"W	117.42'
94	0.172	7,500	130	0.179	7,800	166	0.172	7,500	L11	S24°34'34"E	35.01'	C11	125.00'	109.70'	050°16'59"	N40°16'56"E	106.21'
95	0.172	7,500	131	0.179	7,800	167	0.247	10,770	L12	S19°20'24"W	125.41'	C12	175.00'	161.40'	052°50'37"	N39°00'07"E	155.74'
96	0.172	7,500	132	0.179	7,800	168	0.172	7,500	L13	S24°34'34"E	22.15'	C13	150.00'	114.97'	043°54'58"	N87°22'55"E	112.18'
97	0.172	7,500	133	0.179	7,800	169	0.172	7,500	L14	S65°25'26"W	50.00'	C14	175.00'	134.13'	043°54'58"	S87°22'55"W	130.87'
98	0.172	7,500	134	0.179	7,800	170	0.143	6,250	L15	S24°34'34"E	20.28'						
99	0.208	9,060	135	0.179	7,800	171	0.143	6,250	L16	S28°15'28"W	58.95'						
100	0.233	10,140	136	0.179	7,800	172	0.143	6,250	L17	S72°49'01"W	14.25'						
101	0.191	8,332	137	0.179	7,800	173	0.143	6,250	L18	S27°13'45"W	40.00'						
102	0.172	7,500	138	0.224	9,750	174	0.143	6,250	L19	S24°34'34"E	22.15'						
103	0.172	7,500	139	0.187	8,125	175	0.143	6,250									
104	0.143	6,250	140	0.143	6,250	176	0.143	6,250									
105	0.190	8,287	141	0.144	6,251	177	0.143	6,250									
106	0.144	6,294	142	0.254	11,043	178	0.143	6,250									
107	0.143	6,250	143	0.295	12,838	179	0.143	6,250									
108	0.143	6,250	144	0.266	11,604	180	0.143	6,250									
109	0.143	6,250	145	0.215	9,376	181	0.160	6,959									
110	0.143	6,250	146	0.186	8,100	182	0.187	8,157									
111	0.143	6,250	147	0.186	8,100	183	0.193	8,391									
112	0.143	6,250	148	0.186	8,100	184	0.187	8,129									
113	0.143	6,250	149	0.202	8,816	185	0.143	6,250									
114	0.143	6,250	150	0.187	8,125	186	0.143	6,250									
115	0.143	6,250	151	0.200	8,712	187	0.143	6,250									
116	0.143	6,250	152	0.166	7,244	188	0.143	6,250									
117	0.143	6,250	153	0.143	6,250	189	0.171	7,428									
118	0.143	6,250	154	0.143	6,250	190	0.195	8,510									
119	0.143	6,250	155	0.143	6,250												



**LEGEND:**

- FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD AT PC AND PT OF CURVES
- ▨ FLOOD ZONE "AE"
- ▨ COMMON AREA
- ▨ PRESERVED WETLANDS
- R/W RIGHT-OF-WAY
- SERV. SERVIDUTE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTL. UTILITY
- BLVD. BOULEVARD
- TYP. TYPICAL
- DRAIN. DRAINAGE
- CAB. CABLE
- EX. EXISTING
- SEW. SEWER
- STREETLIGHT
- FIRE HYDRANT



**GENERAL NOTES**

PROPERTY RESTRICTIONS, SERVIDUTES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.

THE WORDS "CERTIFY," "CERTIFIED," OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

IF SHOWN, ANY LINES ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL IMAGERY, FEMA FLOOD INSURANCE RATE MAPS AND USGS QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

IF SHOWN, ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM AVAILABLE INFORMATION PROVIDED ON THE PARISH ASSessor'S GIS WEBSITE AND/OR TAX ROLLS.

**SPECIAL FLOOD HAZARD ZONE DESIGNATION**

THIS PROPERTY IS LOCATED IN ZONES "C" & "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206 PANEL NO. 0245, SUFFIX "C" AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). HOWEVER, THE F.E.M.A. FEB. 23, 2006 ADVISORY MAP, NO. LA-5102 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0115 E PLACES THIS PROPERTY IN ZONE "AE" AND HAS A BASE FLOOD ELEVATION REQUIREMENT OF 5'.

**WETLAND DELINEATION DISCLAIMER**

QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. QUALITY ENGINEERING AND SURVEYING, LLC DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

**LOUISIANA ONE CALL**

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM LA ONE CALL MARKINGS, VISIBLE UTILITY FEATURES, AND/OR PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

**UTILITY NOTES**

THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), MAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

**BASIS OF ELEVATIONS**

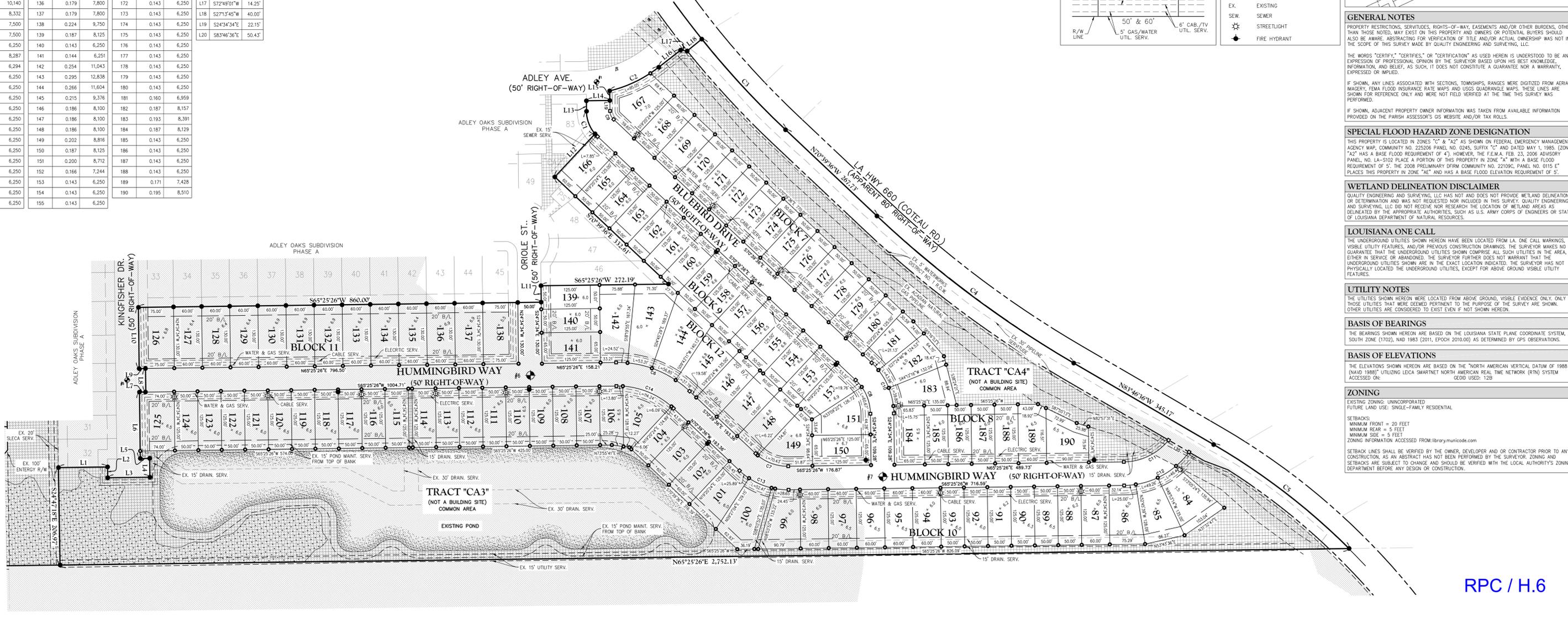
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" UTILIZING LEICA SMARTNET NORTH AMERICAN REAL TIME NETWORK (RTN) SYSTEM ACCESSED ON:

**ZONING**

EXISTING ZONING: UNINCORPORATED  
 FUTURE LAND USE: SINGLE-FAMILY RESIDENTIAL

SETBACKS: MINIMUM FRONT = 20 FEET  
 MINIMUM REAR = 5 FEET  
 MINIMUM SIDE = 5 FEET  
 ZONING INFORMATION ACCESSED FROM: library.municipalcode.com

SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.



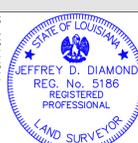
- REFERENCE PLATS**
- "ALTA/SPS LAND TITLE SURVEY OF A 9.310 ACRE TRACT, BEING THE RICHARD LANDRY, et al PROPERTY SECTION 84 & 85, T16S-R17E-1, DATED 12/02/2019, BY SEIH J. MOSSY, P.L.S.
  - TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 09-10-2019, TITLE NO. 221775-0043.
  - "SURVEY OF PROPERTY BELONGING TO RICHARD LANDRY SECTION 84 & 85, T16S-R17E-1, DATED 09/18/2018, BY KENNETH L. REMBERT, P.L.S.
  - "PROPOSED 20' SEWER SERVIDUTE ON PROPERTY BELONGING TO ADLEY P. LANDRY LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH, LA, DATED 03/22/1989, BY G.S.T. ENGINEERS CONSULTING ENGINEERS, RECORDED AT BOOK 1244, PAGE 706, INSTRUMENT NO. 867890.
  - "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION SURVEY MAP SHOWING PROPOSED RIGHT-OF-WAY ACROSS PROPERTY OF ADLEY LANDRY, SR. LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH, LA, DATED 12/03/1981, BY P.L.S. OF T. BAKER SMITH & SON, INC. CIVIL ENGINEERS - LAND SURVEYORS RECORDED AT BOOK 870, PAGE 811, INSTRUMENT NO. 673091.
  - "STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY." STATE PROJECT NO. 8550-07-04 UPPER COTEAU HWY, TERREBONNE PARISH LA660, DATED AUGUST 1955, SURVEYED BY W.B. BROWN & F.L. LANDRY.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

**PRELIMINARY DOCUMENT FOR REVIEW ONLY**  
 This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JEFFREY D. DIAMOND, PLS #5186 DATE \_\_\_\_\_



**FILL/OBSTRUCTION NOTE:**

NO STRUCTURE FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

**LANDOWNER/OFFICER CERTIFICATION:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

**SEWAGE DISPOSAL NOTE**

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO THE APPROVED SANITARY SEWER SYSTEM OPERATED BY TERREBONNE PARISH POLLUTION CONTROL.

**PUBLIC DEDICATION**

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVIDUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVIDUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.

ROSS BRUCE  
 OWNER, DB ADLEY OAKS, LLC DATE \_\_\_\_\_

**BENCHMARK:**

#1 BRASS DISK DATED 08/18/2021 SET NEAR THE INTERSECTION OF ADLEY AVENUE AND BLUEBIRD DRIVE, ELEV. = 6.13'

#5 BRASS DISK DATED 08/18/2021 SET NEAR THE CENTERLINE OF KINGFISHER DRIVE ADJACENT TO LOT 29, ELEV. = 5.99'

#6 BRASS DISK DATED XX/XX/XXXX SET NEAR THE INTERSECTION OF HUMMINGBIRD WAY AND ORIOLE STREET, ELEV. = X.XX'

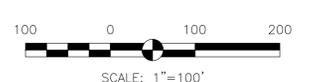
#7 BRASS DISK DATED XX/XX/XXXX SET NEAR THE INTERSECTION OF HUMMINGBIRD WAY AND BLUEBIRD WAY, ELEV. = X.XX'

**APPROVAL:**

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

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



**FINAL PLAT**  
 OF  
**ADLEY OAKS SUBDIVISION, PHASE B**  
 (LOTS 84 THRU 190 & TRACTS "CA3" & "CA4")

LOCATIONS: LOCATED IN SECTIONS 84 & 85, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN LAND DISTRICT, TERREBONNE PARISH, LOUISIANA

CLIENT: DB ADLEY OAKS, LLC  
 4451 BLUEBONNET BLVD., SUITE G  
 BATON ROUGE, LOUISIANA 70809

PARTY CHECK: N/A PROJECT NO.: 19-055  
 FIELD BOOK: N/A PAGES: N/A  
 DRAWN BY: SM CALC BY: SM  
 CHECKED BY: JDD

1 OF 1

**QUALITY**  
 Engineering & Surveying, LLC  
 18320 Hwy 42, Port Vincent, LA 70726  
 TEL: 225-698-1600 FAX: 225-698-1367  
 www.QESLA.com

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: PARC EVANGELINE SUBDIVISION, PHASE B (125 LOTS)
- Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130  
Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C., 1055 ST. CHARLES AVENUE, SUITE 120, NEW ORLEANS, LA 70130  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

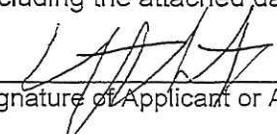
- Physical Address: RUE DES AFFAIRES, HOUMA, LA 70364
- Location by Section, Township, Range: SECTION 7, T16S-R17E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Planned Unit Development: Y  N
- Date and Scale of Map: JANUARY 12, 2022 1" = 60'
- Council District / Fire Tax Area: 3 Michel / Bayou Cane
- Number of Lots: 125
- Filing Fees: ~~\$1,050.00~~ \$1000.00

### CERTIFICATION:

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

RONNIE J. THERIOT, MANAGER  
Print Applicant or Agent

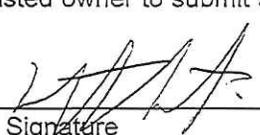
1/18/22  
Date

  
Signature of Applicant or Agent

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

RONNIE J. THERIOT, MANAGER  
Print Name of Signature

1/18/22  
Date

  
Signature

**RPC / H.7**

REFERENCE MAPS & BEARINGS:

1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1968

2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: OCTOBER 4, 2004

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

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

5. EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: APRIL 30, 2007 ENTRY NO. 1340514 & NO. 1343576

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

7. 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 BY: DAVID A. WAITZ, ENGINEERING AND SURVEYING, INC. DATED: OCTOBER 22, 2019 ENTRY NO. 1591417

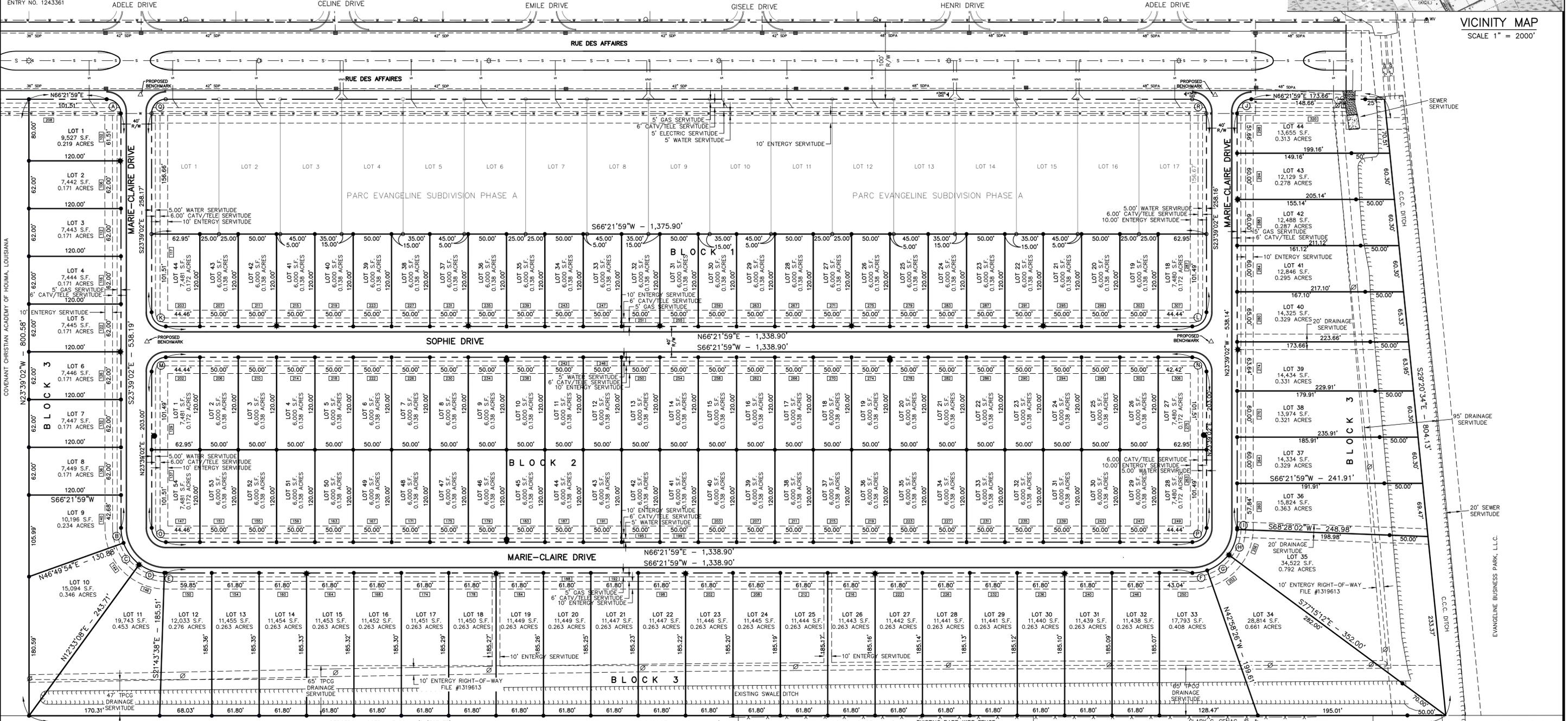
8. FINAL PLAT PARC EVANGELINE SUBDIVISION - PHASE A LOCATED IN SECTIONS 7, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: DAVID A. WAITZ DATED: APRIL 08, 2021 ENTRY NO. 1624916

CURVE DATA TABLE

Table with 4 columns: CURVE, ARC, RADIUS, CHORD. Lists curve data for various points A through Q.

LEGEND

- FOUND PROPERTY MARKER (circle with dot)
SET 3/4" I.R. (circle with cross)
EXISTING WATER LINE (line with 'W')
EXISTING GAS LINE (line with 'G')



FEMA FLOOD ZONE AND HAZARDS THESE LOTS ARE LOCATED IN ZONES C, AREAS OF MINIMAL FLOODING. FEMA MAP COMMUNITY PANEL NUMBER: 225202 0410 C. DATED: APRIL 17, 1985

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 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.

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.

APPROVED: James M. Templeton Reg. No. 5129

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

APPROVED: CLARK C. CENAC, JR. & EILEEN CENAC

APPROVED: BERGERON, JOSEPH NELSON 1/2 (ESTATE)

APPROVED: CLARK C. CENAC, JR. & EILEEN CENAC

FINAL PLAT 125 SINGLE FAMILY RESIDENTIAL LOTS OWNER/DEVELOPER: EVANGELINE BUSINESS PARK, L.L.C. PARC EVANGELINE SUBDIVISION - PHASE B LOCATED IN SECTION 7, T16S-R17E TERREBONNE PARISH, LOUISIANA

RPC / H.7

DATE OF SURVEY: AUGUST 5, 2020



Table with columns: DATE, DESCRIPTION, REVISION. Contains one entry for DATE: JANUARY 31, 2022.

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. 1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1988 FAX DWAITZ@WAITZENGINEERING.COM