

Due to executive orders and the health,  
safety, and welfare of all individuals  
concerned during the COVID-19  
pandemic:

**The Houma-Terrebonne Regional  
Planning Commission meeting for  
Thursday, March 19, 2020  
HAS BEEN CANCELLED.**

All items on the agenda will be placed on  
the April 16, 2020 meeting agenda.

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. “Budd” Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**MARCH 19, 2020, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
  - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 20, 2020
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
  - 1. Planned Building Group:  
Placement of two (2) apartment buildings; 855 Bayou Gardens Boulevard; Guidry Brothers Rental Properties, LLC, applicant (*Council District 4 / Bayou Cane Fire*)
- G. NEW BUSINESS:**
  - 1. Home Occupation:  
Establish a home business to provide swimming lessons, 318 Firwood Drive; Ruth Gilfou, Fish Tails Swimming, LLC, applicant (*Council District 8 / City of Houma Fire*)
  - 2. Planning Approval:  
Placement of a church in an R-1 zoning district, 8369 Park Avenue; Cornerstone Foursquare Church, c/o Ray Marcel, applicant (*Council District 5 / City of Houma Fire*)
  - 3. Preliminary Hearing:  
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial), 8338 & 8342 Main Street; Bayou Adoue Rentals, LLC, applicant; and call a Public Hearing on said matter for Thursday, April 16, 2020 at 6:00 p.m.
- H. STAFF REPORT:**
  - 1. *Public Hearing*  
Discussion and possible action with regard to introducing a draft resolution and ordinance to revise the Overlay District to include South Hollywood Road from Valhi Boulevard to Southdown Mandalay Road
- I. COMMISSION COMMENTS:**
  - 1. Planning Commissioners’ Comments
  - 2. Chairman’s 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 20, 2020

**E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 19, 2020 INVOICES AND THE TREASURER’S REPORT OF FEBRUARY 2020**

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2019 Audit
2. Martin & Pellegrin, CPAs to present 2019 Annual Audit for ratification and acceptance

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Thibodaux By-Pass Commercial Park  
Approval Requested: Process D, Minor Subdivision  
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Donnes Real Estate  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property  
Approval Requested: Process D, Minor Subdivision  
Location: 864 LA Highway 311, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Vernon Lee Caldwell, III  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Michael X. St. Martin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application
4. a) Subdivision: Lots A & B, A Redivision of Property belonging to Carroll Pierre Naquin, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4560 Country Drive, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Carroll P. Naquin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application

**H. STAFF REPORT**

1. Discussion and possible action with regard to the ratification of the 2019 HTRPC Annual Report

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

1. Tracts B-E-J-C-B & A-B-C-D-S-T-U-V-W-A belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
2. Tracts B-E-F-G-H-I-J-C-B & E-K-L-J-I-H-G-F-E, A Redivision of Property belonging to Lou Ellen F. Bullock, et al, Section 65, T20S-R18E, Terrebonne Parish, LA
3. Tracts A, B, & C, A Redivision of Property belonging to Earl N. Louviere, Jr., et al, Section 24, T17S-R16E, Terrebonne Parish, LA
4. Revised Tract 7, A Redivision of Property belonging to Lee Anthony Iver and Rosalie Thibodaux Lapoint, Section 58, T16S-R15E, Terrebonne Parish, LA
5. Revised Lot 10, A Redivision of Lots 10 & 11, Block 1, Addendum No. 1, Professional Plaza, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 1, Lot 2, & Lot 3 of Beatty Plantation and Lot 1 of Hedgeford Plantation into Lot 1-A, Lot 1-B, Lot 1-C, & Lot 1-D belonging to Newton Joseph Boudreaux, et al, or assigns, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 8 & Lot 9, Block 1 of Destiny Place Subdivision, Section 81, T17S-R16E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee: None

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

# 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: THIBODAUX BY-PASS COMMERCIAL PARK  
2. Developer's Name & Address: DONNES REAL ESTATE, INC.  
DONNES REAL ESTATE, INC., 107 EAST 2<sup>ND</sup> STREET,  
\*Owner's Name & Address: THIBODAUX, LA 70301  
[\* All owners must be listed, attach additional sheet if necessary]  
DAVID A. WAITZ ENGINEERING AND SURVEYING,  
3. Name of Surveyor, Engineer, or Architect: INC.

### SITE INFORMATION:

4. Physical Address: 458 HIGHWAY 3185, THIBODAUX, LA 70301  
5. Location by Section, Township, Range: SECTIONS 64 & 81, T15S-R16E  
6. Purpose of Development: TO CREATE A COMMERCIAL SUBDIVISION  
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: October 31, 2019 1" = 50'  
11. Council District: \_\_\_\_\_  
12. Number of Lots: 8  
13. Filing Fees: \$384.66

JEFFREY J. DONNES,  
I, PRESIDENT, certify this application including the attached data to be true and correct.

JEFFREY J. DONNES, PRESIDENT

Print Applicant or Agent

11-4-19

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, ☒ 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.

JEFFREY J. DONNES, PRESIDENT

Print Name of Signature

11-4-19

Date

  
Signature



# REFERENCE MAPS & BEARINGS:

1. ALBERT HUE SUBDIVISION  
SUBDIVISION OF WAUBUN PLANTATION  
TERREBONNE PARISH, LA  
BY: J.C. LOVELL  
DATED: MAY 4, 1959

2. SURVEY OF PROPERTY OF  
ALVIN BARRILLEAUX, ET ALS  
SECTION 81, T15S-R16E  
TERREBONNE PARISH, LA  
DATED: APRIL 5, 1980

3. ADDENDUM NO. 1 TO ALBERT HUE SUBD.  
LOCATED IN THE PARISH OF LAFOURCHE &  
TERREBONNE, STATE OF LOUISIANA  
BY: WARREN & ASSOCIATES  
DATED: OCT. 25, 1985  
ENTRY NO 258289

4. SURVEY PLAT SHOWING THE DIVISION OF  
FIVE LOTS CARVED OUT FROM PART OF THE  
ESTATE OF ALVIN BARRILLEAUX, SR.  
LOCATED IN SECTIONS 81 & 82, T15S-R16E  
PARISH OF TERREBONNE  
STATE OF LOUISIANA  
BY: WARREN & ASSOCIATES  
DATED: NOVEMBER 7, 1981  
ENTRY NO 694431

5. MAP SHOWING SURVEY OF PROPERTY  
BELONGING TO ALVIN J. BARRILLEAUX,  
LOCATED IN SECTION 64, T15S-R16E,  
LAFOURCHE PARISH & SECTION 82,  
T15S-R16E, TERREBONNE PARISH STATE  
OF LOUISIANA  
BY: CHARLES L. McDONALD  
DATED: MARCH 17, 1994  
ENTRY NO 767403

6. BARRILLEAUX SUBDIVISION  
SURVEY PLAT SHOWING THE REDIVISION  
OF PROPERTY OF LOT 9 OF THE ALVIN  
BARRILLEAUX SUBDIVISION AND FAMILY  
PROPERTY OF ALVIN J. BARRILLEAUX,  
LOCATED IN SECTION 62, 81, AND 82  
T15S-R16E  
HOUMA, LOUISIANA TERREBONNE PARISH  
BY: LARRY J. PICCIOLA  
DATED: OCTOBER 24, 2007  
ENTRY NO 1281174

NOTE: REFERENCE BEARING IS  
N76°36'00"W ALONG THE NORTHERN  
R/W OF WEST THIBODAUX BY PASS ROAD  
(JULIA STREET) AS SHOWN ON REF. MAP #5

LOUIS DOUGLAS &  
JEAN MCCARTY  
102 ALBERT STREET  
THIBODAUX, LA  
(NOT A PART)

## LEGEND

FOUND PROPERTY CORNER ○  
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 →  
EXISTING TELEPHONE PEDESTAL □  
EXISTING WATER VALVE ●WV  
EXISTING FIRE HYDRANT ○WM  
EXISTING WATER METER ●GM  
EXISTING GAS VALVE ●GV  
EXISTING GAS METER ○GM  
EXISTING SEWER MANHOLE □  
DRAINAGE FLOW —→  
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ■  
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B) (X)  
LAND HOOK Z

## FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONE C, AND IN ZONE A. (ZONE A B.F.E. = 5.0').  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0395 C. DATED: APRIL 17, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-W99  
DATED: FEBRUARY 23, 2006. FLOOD ZONE: A AND AREAS OUTSIDE  
THE LIMIT OF A.B.F.E. (ZONE A B.F.E. = 6.0')  
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

## 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.

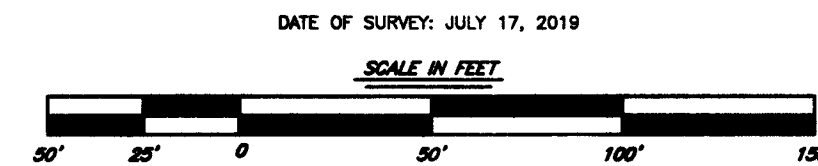
APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

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

## APPROVALS

DONNES REAL ESTATE, INC. DATE  
(JEFFERY J. DONNES, PRESIDENT)

LOGAN P. BOUDREAUX, JR., ET AL  
688 WEST MAIN STREET  
THIBODAUX, LA  
(NOT A PART)



DATE	DESCRIPTION	BY	CHECKED: JMT	DATE: OCTOBER 31, 2019
REVISION				

## THIBODAUX BY-PASS COMMERCIAL PARK

SURVEY OF PROPERTY BELONGING TO  
DONNES REAL ESTATE, INC. INTO LOTS 1-8  
LOCATED IN SECTION 62, 81, AND 82  
T15S-R16E, TERREBONNE PARISH, LOUISIANA

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

1107 CANAL BLVD.  
THIBODAUX, LA 70301  
(985) 447-4017 OFFICE  
(985) 447-1888 FAX  
DWAITZ@WAITZENGINERING.COM

DESIGNED: JMT  
CHECKED: JMT  
DATE: OCTOBER 31, 2019  
FILE: F:\DWG\2019\10-067\PLAT.DWG  
JOB NO: 2019-067



NORTH

VICINITY MAP  
SCALE 1" = 2000'



# 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:

*REDIVISION OF PROPERTY BELONGING TO REBECCA PLANTATION, L.L.C., ANNE VERNON CALDWELL LAGARDE, AND VERNON LEE*

1. Name of Subdivision: CALDWELL, III INTO TRACT C  
VERNON LEE CALDWELL, III,  
2. Developer's Name & Address: 803 HWY. 311, SCHRIEVER, LA 70395  
REBECCA PLANTATION, L.L.C., 918 EAST FIRST ST.,  
THIBODAUX, LA 70301; ANNE VERNON CALDWELL LAGARDE,  
803 HWY. 311, SCHRIEVER, LA 70395; & VERNON LEE  
\*Owner's Name & Address: CALDWELL, III, 803 HWY. 311, SCHRIEVER, LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: 864 HWY. 311, SCHRIEVER, LA 70395  
5. Location by Section, Township, Range: SECTION 9, T-16-S, R-16-E  
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR  
6. Purpose of Development: RESIDENTIAL USE  
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: 11/25/19 1" = 60'  
11. Council District: 2 / Schriever Fire  
12. Number of Lots: 2  
13. Filing Fees: \$ 296.00

VERNON LEE CALDWELL, III, certify this application including the attached date to be true and correct.

VERNON LEE CALDWELL, III

Print Applicant or Agent

12-18-19

Date

  
Signature of Applicant or Agent

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

VERNON LEE CALDWELL, III

12/18/2019

PC20/ 1 - 3 - 3

Revised 3/25/2010



3. LOT LINE SHIFT  
REDIVISION OF TRACT A AND TRACT B  
INTO TRACT "A-1" AND TRACT "B-1"  
OF PROPERTY BELONGING TO VERNON  
LEE CALDWELL, III  
LOCATED IN SECTION 9, T16S-R16E  
TERREBONNE PARISH, LOUISIANA  
BY: DAVID A. WAITZ ENGINEERING AND  
SURVEYING, INC.  
DATED: NOVEMBER 29, 2018  
ENTRY NO 1571912

REBECCA PLANTATION, L.L.C.  
864 HWY. 311  
SCHRIEVER, LA 70395  
(NOT A PART)

REBECCA PLANTATION, L.L.C.  
864 HWY. 311  
SCHRIEVER, LA 70395  
(NOT A PART)

REBECCA PLANTATION, L.L.C.  
MAILING ADDRESS:  
918 EAST FIRST STREET  
THIBODAUX, LA 70301

DATE OF PLAT: NOVEMBER 25, 2019      FILE: F:\DWGS\2019\19-116\19-116.DWG      JOB NO: 2019-116

FOUND PROPERTY MARKER	O
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 CABLE LINE	— C —
EXISTING POWER POLE W/ LIGHT	⚡
EXISTING POWER POLE	Ø
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	□
EXISTING WATER VALVE	⊗ WV
EXISTING FIRE HYDRANT	⦿
EXISTING WATER METER	○ WM
EXISTING GAS VALVE	⊗ GV
EXISTING GAS METER	□ GM
EXISTING SEWER MANHOLE	Ⓢ
DRAINAGE FLOW	— · · —
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	■
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B)	(8.6)
LAND HOOK	└─┘



# 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: PLAT SHOWING TRACTS 1 THRU 6, MANDALAY OAKS SUBDIVISION  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
2. Developer's Name & Address: 70360  
MICHAEL X. ST. MARTIN 3495 BAYOU BLACK DR. HOUMA, LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 3495 BAYOU BLACK DR. HOUMA, LA 70360  
5. Location by Section, Township, Range: SECTIONS 63, 64, 65 & 104, T17S-R17E  
6. Purpose of Development: TO CREATE TRACTS TO SELL  
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: 11/18/19 SCALE: 1"=100'  
11. Council District:  
7 Marmande / Bayou Black Fire
12. Number of Lots: 6  
13. Filing Fees: \$ 316.46

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

KENETH L. REMBERT

Print Applicant or Agent

11/27/19

Date

The undersigned certifies: MA SM 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.

MICHAEL X. ST. MARTIN

Print Name of Signature

11/27/19

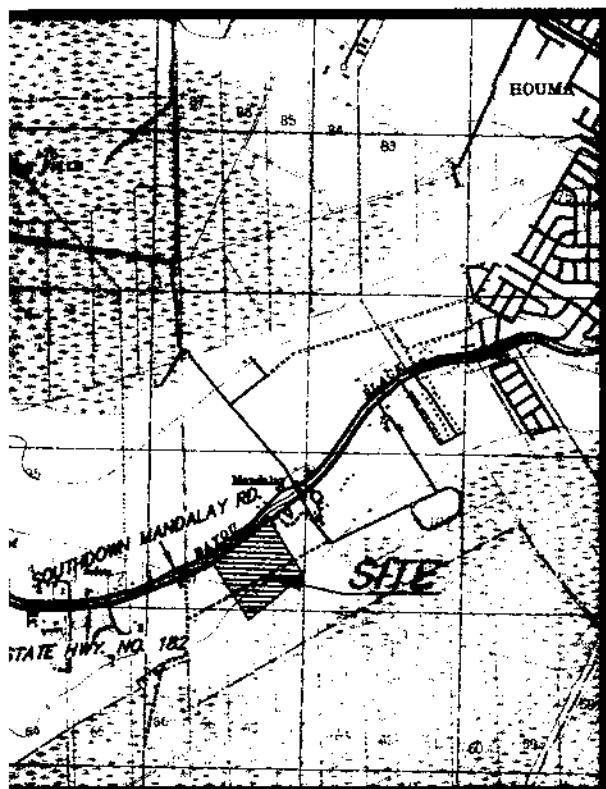
Date

Michael X. St. Martin

Signature

Revised 3/25/2010

PC19/ 12 - 1 - 60



"VICINITY MAP"



INDICATES 5/8" IRON ROD SET  
INDICATES 5/8" IRON ROD FOUND  
EXISTING POWER POLE WITH LIGHT  
PROPOSED FIRE HYDRANT  
INDICATES SPOT ELEVATION  
(NAD 88-OPUS GEOID 12B)  
INDICATES BRASS DISK SET  
AT ELEV. 9.20' NAD '88  
INDICATES DRAINAGE FLOW

TREATMENT PLANT TO BE USED IN THIS AREA  
'SEWERAGE IS NOT AVAILABLE.

ERTY DRAINS TO A DITCH TO THE REAR WHICH IS MAINTAINED  
IE PARISH TO A PUMP STATION TO THE SOUTHWEST.  
IS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY  
ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

MAPS:  
PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY  
G TO BAYOU AREA CHILDREN'S FOUNDATION, INC. LOCATED IN SECTION  
1-17E, TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 5, 2019.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS LOCATED IN  
65 & 66 T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED  
9, 1987, REVISED MARCH 31, 1987.

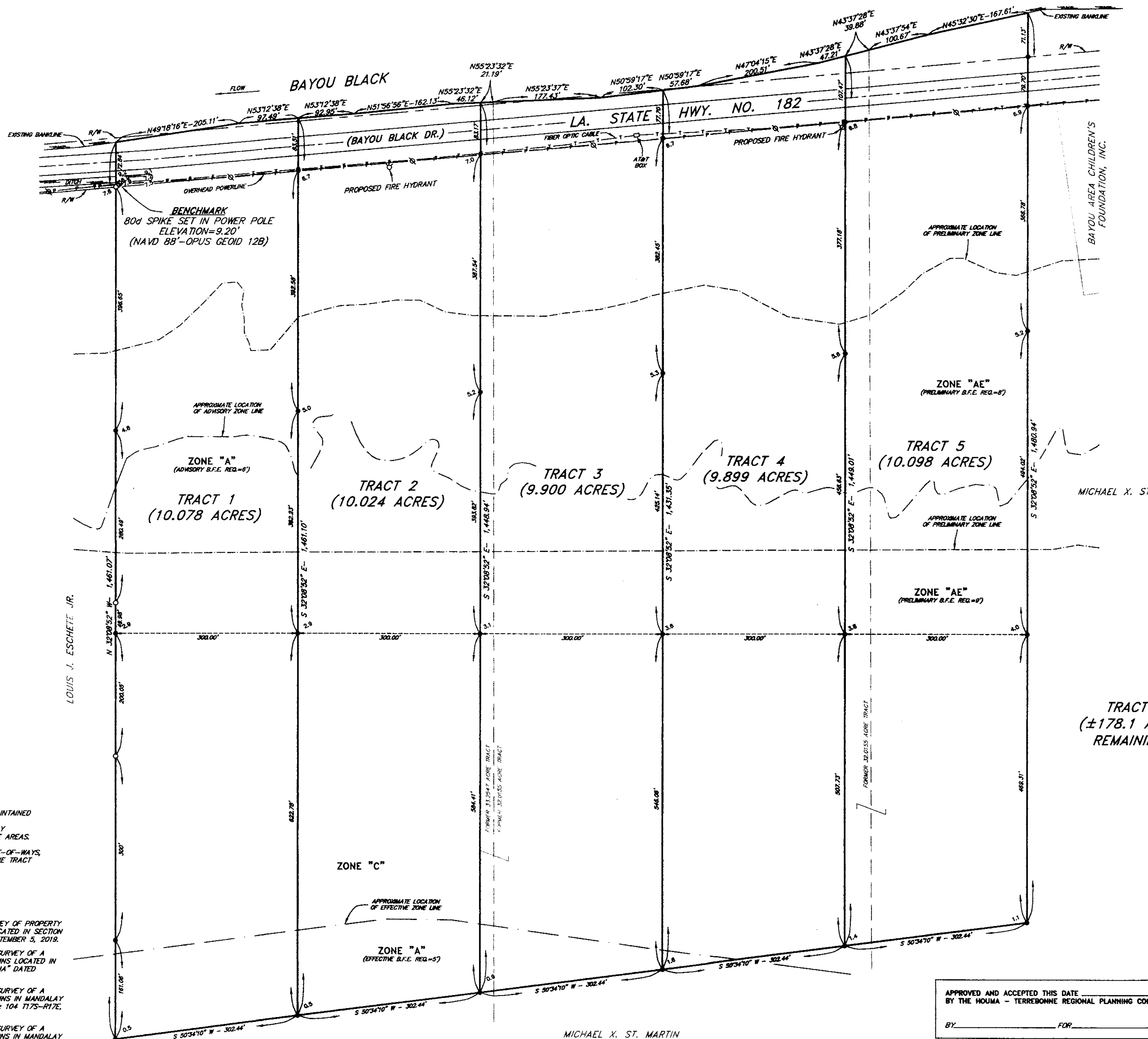
PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
PROOF PLANTATIONS, LOCATED IN SECTIONS 63, 64 & 104 T17S-R17E,  
INE PARISH, LOUISIANA" DATED SEPTEMBER 17, 1984.

PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A  
ACRE TRACT OF LAND BELONGING TO JAMES G. ROBBINS IN MANDALAY  
PROOF PLANTATIONS, LOCATED IN SECTIONS 64, 65 & 104 T17S-R17E,  
INE PARISH, LOUISIANA" DATED OCTOBER 3, 1984.

SHOWN HEREON ARE BASED ON NAD '88, LOUISIANA COORDINATE  
OUTH ZONE.

ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT  
COMMUNITY NO. 225206, PANEL NOS. 0430 & 0435, SUFFIX "C", AND DATED  
(ZONE "A" HAS A B.F.E. REQUIREMENT OF 5'). (FIRM INDEX DATE APRIL 2, 1992).  
JARY 23, 2006 ADVISORY PANEL NOS. LA-P101 & LA-Q101 PLACES A PORTION  
ERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.  
E OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR  
OOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY DFIRM  
2, 22109G, PANEL NO. D245 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN  
D HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH  
MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

19 FIELD BOOK : 425 ADDRESS : BAYOU BLACK DR. CAD NAME : MICHAEL-ST-MARTIN-BAYOU-BLACK-5-TRACTS-AA-19-159  
10 PAGES : 12&78 SURVEY FILE : "M-ST-MAR" FOLDER : MIKE ST. MARTIN-HOMESITE CRD : ST-MARTIN-BAYOU-BLACK-SUBDIVISION



MICHAEL X. ST. MARTIN

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

"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: MICHAEL X. ST.

PLAT SHOWING TRACTS 1 THROUGH 5  
MANDALAY OAKS SUBDIVISION  
SECTIONS 63, 64, 65 AND 104, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
835 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1841

GRAPHIC SCALE

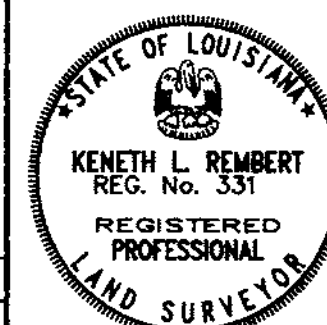
100' 50' 0 100' 200'

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

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

DATE	BY	DESCRIPTION
		REVISIONS

6 - TRACTS





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: LOTS A & B, PROPERTY OF CARROLL PIERRE NAQUIN  
2. Developer's Name & Address: CARROLL P. NAQUIN, 4035 COUNTRY DR., BOURG, LA 70343  
CARROLL & LORETTA NAQUIN, 4035 COUNTRY DR., BOURG,  
\*Owner's Name & Address: LA 70343  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 4560 COUNTRY DR., BOURG, LA  
5. Location by Section, Township, Range: SECTION 2, T18S-R18E AND SECTION 12, T17S-R18E  
6. Purpose of Development: CREATE LOT B FOR DAUGHTER'S HOME.  
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: 1/15/20 scale 1"=100'  
11. Council District: 9 Bourg Fire  
12. Number of Lots: 2  
13. Filing Fees: \$421.10

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

KENETH L. REMBERT

Print Applicant or Agent

1/30/20

Date

[Signature]  
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.

CARROLL P. NAQUIN

Print Name of Signature

2/1/20

Date

[Signature]  
Signature

Revised 3/25/2010

PC20/ 2 - 4 - 9



"VICINITY MAP"



NOTE:  
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE TO BAYOU TERREBONNE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "A5" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A5" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANELS NOS. LA-P106 & P107 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 221096, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 11'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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

JOB NO. : 008 FIELD BOOK : 442 ADDRESS : 4035 COUNTRY DR CAD NAME : CARROLL-NAQUIN-4035-COUNTRY-DR-PC-20-008  
DRAWN BY : BM PAGES : 72-74 SURVEY FILE : "PDEN-RB3" FOLDER : PETER WOLFE CRD : CARROLL NAQUIN-2ACRE TRACT-BOURG

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

REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "MAP SHOWING PROPERTY BELONGING TO PETER WOLFE LOCATED IN SECTION 2, T18S-R18E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 20, 2012, (REVISED MAY 8, 2012).
- 2) MAP RECORDED UNDER ENTRY NO. 275725 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 3) MAP RECORDED UNDER ENTRY NO. 275196 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 4) MAP RECORDED UNDER ENTRY NO. 292599 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 5) MAP RECORDED UNDER ENTRY NO. 282772 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 6) MAP RECORDED UNDER ENTRY NO. 406812 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 7) MAP RECORDED UNDER ENTRY NO. 663751 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
- 8) MAP RECORDED UNDER ENTRY NO. 1265155 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 2"x2" HUB SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, C46)
- ◆ INDICATES BENCHMARK SET AT ELEV. 6.75' NAVD '88
- 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 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**

04 FEB 20	BM	TO SHOW METAL BUILDING ON LOT A
DATE	BY	DESCRIPTION
REVISIONS		

2 - LOTS



"MINOR SUBDIVISION"

PLAT SHOWING LOTS A & B,  
A REDIVISION OF PROPERTY BELONGING TO  
CARROLL PIERRE NAQUIN et ux  
LOCATED IN SECTION 2, T18S-R18E &  
IN SECTION 12, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
— LAND SURVEYORS —  
635 SCHOOL STREET, HOUMA, LOUISIANA 70380  
(985) 879-2782 FAX - (985) 879-1841



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 100'

DATE: 15 JAN 20

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

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

