



## ***St. James Parish Government***

P. O. Box 106  
Convent, Louisiana 70723-0106  
(225) 562-2260  
FAX (225) 562-2279  
TDD: (225) 562-8500

**Timothy P. Roussel**  
Parish President

**Michelle N. Octave**  
Chief Administrative Officer

To: Planning Commission Members

Date: December 20, 2017

Re: Meeting Notice

The St. James Parish Planning Commission will hold its regularly scheduled meeting on **Wednesday, December 27, 2017, 6:00 p.m.**, at the Convent Courthouse, Convent, LA. Enclosed for your review are minutes of the previous regular meeting, and a copy of the tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225) 562-2264.

Sincerely,

***Eric Wolverton***

Eric Wolverton  
Planning & Permitting Supervisor  
St. James Parish Government

EW/scs

Attachments

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**Blaise J. Gravois**  
Director of  
Operations

**Chantal T. Waguespack**  
Director of  
Finance

**Bedar W. Warren**  
Director of  
Human Resources

**Francis Hymel, Jr.**  
Director of  
Emergency Preparedness

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**AGENDA**  
**ST. JAMES PLANNING COMMISSION**  
**December 27, 2017 - 6:00 p.m.**

- I. ROLL CALL
- II. MINUTES OF LAST MEETING
- III. CORRESPONDENCE
- IV. PRESENTATION AND PUBLIC COMMENTS
- V. OLD BUSINESS

1. Plot #: 17-36

PC: 10-25-17-17

**Plot:** *Morgan Roussel Tract Resubdivision*  
**Request:** *River Region Credit Union is requesting a petition for a hardship variance on the Morgan Roussel Tract 5-B, 6-B, 7-B-1 and 9-B there into 5-B1, 5-B2, 5-B3, 5-B4, 5-B5, 5-B6, 5-B7, 5-B8 and 5-B9*  
**Location:** *Paulina, Louisiana*  
**Section-Township-Range:** *Sections 27, 28, 57 & 88, T-11-S, R-5-E*  
**Elevation:** *x1.44' (average)*  
**Proposed Land Use:** *Public Sale*  
**Number of Lots:** *9*  
**Lot Size:** *24,570' each*  
**Land Use Designation:** *Residential Growth*  
**Status:** *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*  
**Owner/Developer:** *River Region Federal Credit Union*

VI. NEW BUSINESS

1. Plot #: 17-39

PC: 12-27-17

**Plot:** *Chris & Linda Hubbell & Shane Hubbell Property*  
**Request:** *Approval of the relocation of lot line*  
**Location:** *Vacherie, Louisiana*  
**Section-Township-Range:** *Section 42, T-13-S, R-17-E*  
**Elevation:** *x7+' (average)*  
**Proposed Land Use:** *Public Sale*  
**Number of Lots:** *2*  
**Lot Size:** *45,887' - Lot 1 and 26,895' - Tracts 8 & 10 and*  
**Land Use Designation:** *Residential Growth*  
**Status:** *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*  
**Owner/Developer:** *Chris & Linda Hubbell and Shane Hubbell*

2. Plot #: 17-40

PC: 12-27-17

**Plot:** *John F. Dumas, Sr. Property*  
**Request:** *Requesting approval of the resubdivision of the John Dumas Property (formerly Faith-Harrison Subdivision) into two lots*  
**Location:** *Vacherie Louisiana*  
**Section-Township-Range:** *Section 4, T-12-S, R-17-E*  
**Elevation:** *x14;-1A and x14'-2A*  
**Proposed Land Use:** *Public Sale*  
**Number of Lots:** *2*  
**Lot Size:** *19,188' - 1A and 19,188' - 2A*  
**Land Use Designation:** *Residential Growth*  
**Status:** *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*  
**Owner/Developer:** *John F. Dumas, Sr. and Trichell Marie Dumas*

3. Plot #: 17-41

PC: 12-27-17

**Plot:** *Roland Bourgeois Property*  
**Request:** *Preliminary approval of the resubdivision of Tract E into Tracts E-1, E-2, and E-3 of the Webre-Steib Plantation*  
**Location:** *Vacherie, Louisiana*  
**Section-Township-Range:** *Section 14, T-13-S, R-17-E*

**Elevation:** 8.8'-Tract E-1; x8.2'-Tract E-2; and x.7.5'-Tract E-3  
**Proposed Land Use:** Residential  
**Number of Lots:** 3  
**Lot Size:** 10.0 acres - Tract E-1; 10.0 acres - Tract E-2; and 10.0 acres - Tract E-3  
**Land Use Designation:** Residential Growth  
**Status:** Pending Letter of No Objection from LaDHH and the Deliverance of CAD File  
**Owner/Developer:** Roland Bourgeois

4. Plot #: 17-42 PC: 12-27-17

**Plot:** Todd A. Bourgeois Sr. Property  
**Request:** Approval of the resubdivision of Lot 1B of the Emile Roussel Estate Subdivision for Public Subdivision for Lots 1B-1, 1B-2 and 1B-3 and Family Subdivision for Lots 1B-4, 1B-5 and 1B-6 of the Emile Roussel Estate Subdivision  
**Location:** Paulina, Louisiana  
**Section-Township-Range:** Sections 21 & 22, T-12-S, R-5-E  
**Elevation:** x13.8'-Lot 1B-1; x12.5'-Lot 1B-2; x11.3'-Lot 1B-3; x11.1'-Lot 1B-4; x10.3'-Lot 1B-5 and x9.1'-Lot 1B-6  
**Proposed Land Use:** Public Sale for Lots 1B-1, 1B-2 and 1B-3 and Family Subdivision for Lots 1B-4, 1B-5 and 1B-6  
**Number of Lots:** 6  
**Lot Size:** 37,167'-Lot 1B-1; 23,260'-Lot 1B-2; 23,260'-Lot 1B-3; 23,260'-Lot 1B-4; 23,260'-Lot 1B-5 and 46,524'-Lot 1B-6  
**Land Use Designation:** Residential Growth  
**Status:** Pending Letter of No Objection from LaDHH and the Deliverance of CAD File  
**Owner/Developer:** Todd A. Bourgeois, Sr.

5. Plot #: 17-43 PC: 12-27-17

**Plot:** Keith Martin Property  
**Request:** Preliminary approval of the resubdivision of (1) that portion of the Clarence Pollet Tract lying North of LA Highway 44 to the South Right of Way of the IC Railroad, (2) The Harry Martin Lot and (3) the front 38.98' by 225' Depth Portion of the Michel Martin Estate into Lots 1, 2, 3 and 4 of the Keith Martin Property  
**Location:** Paulina, Louisiana  
**Section-Township-Range:** Sections 15 & 16, T-12-S, R-5-E  
**Elevation:**  
**Proposed Land Use:** Public Sale  
**Number of Lots:** 4  
**Lot Size:** 47,162'-Lot 1; 123,008'-Lot 2; 12,593'-Lot 3 and 63,521'-Lot 4  
**Land Use Designation:** Residential Growth  
**Status:** Pending Letter of No Objection from LaDHH and the Deliverance of CAD File  
**Owner/Developer:** Keith Martin

6. Plot #: 17-44 PC: 12-27-17

**Plot:** Vacherie Maintenance Management, Inc.  
**Request:** Approval of the resubdivision of Tract 2 into Tract 3  
**Location:** Vacherie, Louisiana  
**Section-Township-Range:** Sections 2, 11, & 46, T-13-S, R-17-E  
**Elevation:** x8.5' (average)  
**Proposed Land Use:** Public Sale  
**Number of Lots:** 2  
**Lot Size:** 20.62 acres - Tract 2 and 0.74 acres-Tract 3  
**Land Use Designation:** Commercial  
**Status:** Pending Letter of No Objection from LaDHH and the Deliverance of CAD File  
**Owner/Developer:** Vacherie Maintenance Management, Inc.

VII. ADJOURNMENT

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, November 29, 2017**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, November 29, 2017 at 6:00 p.m.

**PRESENT:** Dean Millet, Anthony Boudreaux, Michael Krumholt, Larry Malancon, Arthur Matherne, Ralph Becnel, Wilson Malbrough (acting Chairman), Sue Beier and Jon Hotard

**ABSENT:** Chairman Glen Millet

**OTHERS IN ATTENDANCE:** Eric Wolverton, Blaise Gravois and Ryan Donadieu

**MINUTES**

Motioned by Hotard and seconded by Millet to accept the minutes of the previous regular meeting as presented. Motion carried.

Motioned by Boudreaux and seconded by Matherne to accept the minutes of the Land Use meeting as presented. Motion carried.

**CORRESPONDENCE - None**

**PRESENTATION AND PUBLIC COMMENTS**

Ms. Angela Lawrence and Mr. Keith Lawrence, representatives of property owner of Lot 3 of the Lloyd J. Reulet Family Subdivision requested a variance and voiced opinion on reason Mrs. Brenda Reulet wants to sell property to non-family member. Several family members were adamant about denying the variance request. Motioned by Matherne and seconded by Boudreaux to deny variance request. Roll call vote: D. Millet yea, Boudreaux yea, Krumholt yea, Malancon yea, Matherne yea, Becnel yea, Malbrough yea, G. Millet absent and Beier, no vote. Motion carried.

**OLD BUSINESS**

- 1. Bellevue Lakes Subdivision Development, Phase IV, V, and VI (Plot #: 16-16) -** Represented by Mr. Joey Scontrino. Mr. Scontrino gave an overview of the current development. Requested approval of 43 lots and three parcels of the subdivision development. The property is located in Section 17, T-12-S, R-5-E of the Bellevue Country Estates of Paulina, LLC, designated as Lots 1A, 2A, 3A, 4A, 1, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and Parcels B, C and E, on a survey by Riverlands Surveying, dated November 13, 2017. The property is located along Louisiana Highway 3125 in Paulina, Louisiana. Mr. Blaise Gravois, Director of Operations, advised that the guidelines have been met and is in compliance. Malbrough opened the floor for public comments. Several residents of T Poche' Street expressed their concerns of drainage, ditches being silted, water will not get to culvert, and the road is higher than property and lots, Mr. Clay Breaux, engineer, stated that the 12 items were corrected. On November 15, 2017, the drainage was inspected. D. Millet requested a copy of a drainage report. Malbrough asked for conditional approval with a final written report from the engineer that the issued brought up are completed. Gravois said that the issues were already addressed and we are approving what have already been done according to plans. Motioned by Matherne and seconded by D. Millet to grant conditional approval. Motion carried.
- 2. Brenda Bourgeois Property (Plot #: 16-18) -** Represented by Mr. Danny Bourgeois. Requested final approval of the family resubdivision of the remainder center 1/3 of Lot 7 into five lots. Mr. Bourgeois stated that all improvements have been met. The property is located in Section 57, T-11-S, R-4-E designated as Lots E, F, G, H and I, on a survey by Riverlands Surveying Company, LLC The property is located along Laury Road in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinances Section 86-37 (c) 2 and 86-37 (f). Motioned by Boudreaux and seconded by Matherne to grant final approval of the family subdivision of Lots E and F for family subdivision, Lots G, H and I for limited public sale, in accordance with the Parish Land Use Plan under Ordinances 86-37 (c) 2 and 86-37 (f), pending the deliverance of CAD file. Letter of no objection received from LaDHH, dated September 7, 2016. Motion passed.
- 3. Slats Lucas Aggregates, LLC (Plot #: 17-35) -** Represented by Mr. Eddie Koehl and Brad Fisher. Requested approval for land use conformity for aggregate rock yard under Ordinance 86-37 (c) 5. The item was tabled at the previous meeting due to additional detail information on stockpile required on plans. The requirements have been met and reflected on plans. The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance 86-37 (c) 5. Motioned by Matherne and seconded by Becnel to grant final approval to obtain permits to construct a rock yard as presented for commercial/industrial use in accordance to Parish Land Use Plan under Ordinance 86-37 (c) 5. Motion carried.

**NEW BUSINESS**

1. **Chad J. St. Pierre Property, Lot 19 (Plot #: 17-37)** - Represented by Mr. Chad St. Pierre. Requested approval of the resubdivision of Lot 19 of the Longview Plantation Estates into Lots 19A and Lot 19B. The property is located in Sections 5, 6, 7 and 8, T-11-S, R-5-E designated as Lot 19A and Lot 10B on a survey by Riverlands Survey Company, dated October 28, 2017. The property is located along Humble Street in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Krumholt and seconded by Matherne to grant final approval of Lot 19A and Lot 19B for public sale. Motion carried.
  
2. **Webre-Steib Limited Company Resubdivision (Plot #: 17-38)** - Represented by Mr. Mark Mitchell - Requested preliminary approval of the resubdivision of the Webre-Steib Limited Company into six lots. The property is located in Sections 11 & 14, T-13-S, R-17-E designated as Subject Lots A, B, C, D, E and F on a survey by ALTA/NSPS Land Title Survey dated September 27, 2017. The property is located along Louisiana Highway 20 in Vacherie, Louisiana. Motioned by Matherne and seconded by Boudreaux to grant preliminary approval of Subject Lots A, B and C for public sale and will remain in Sugarcane Production, and Subjects Lots D, E and F for public sale. Motion carried.

**ADJOURNMENT**

Motion by Boudreaux and seconded by D. Millet to adjourn. Meeting adjourned at 8:03 p.m. Motion carried.

s/ \_\_\_\_\_  
Glen Millet, Chairman

s/ \_\_\_\_\_  
Michael Krumholt, Secretary



17-36

December 18, 2017

Tract B of the Morgan Roussel Tract; Lots 3-B, 5-B1 thru 5-B9

St James Parish Planning Commission;

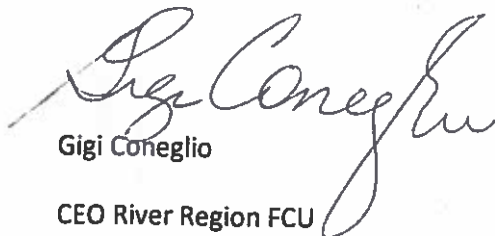
As requested by the commission, River Region is requesting a petition for a hardship variance for the property mentioned above. River Region has acquired this property thru a dation en payment in lieu of a foreclosure. The credit union is not and will never be in the business to sell real estate. This is a unique situation, and should be distinguished not as an inconvenience, but as a necessity. We are requesting your help in moving forward to take care of the issue at hand. Without the help of the Planning Commission the credit union would suffer a detrimental loss.

The above mention property was originally classified as a "Family Subdivision" with the St James Parish Planning Commission. At the commission meeting of October 25, 2017, they voted to acknowledge that the lots described may be conveyed at public sale. It was at this October meeting the credit union was told that to change the layout of the property, such as a resub divide, a new survey would be required and a letter explaining the reason for the new layout of the property.

River Region Federal Credit Union is requesting to re divide the lots into half acre lots. We feel that due to the economics of the area there is a demand for smaller, more affordable priced lots. River Region plans on working closely with the parish to ensure that all parties are under agreement.

If we are granted the Variance we do not feel this would be detrimental to the safety of the public's health or welfare.

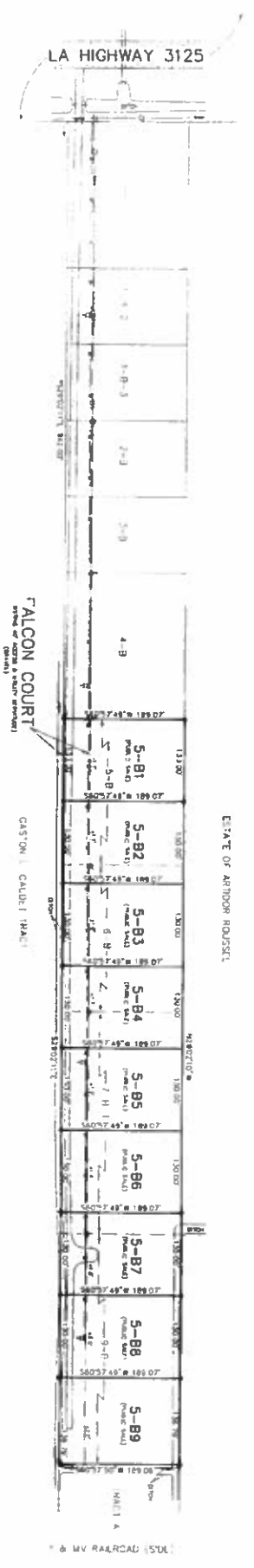
The credit union is requesting to be placed on the agenda for the December 2017 meeting. I am also submitting the new survey from Riverland's Surveying in Laplace.

  
Gigi Coneglio  
CEO River Region FCU



P.O. Drawer 309 • 1625 Lutchter Ave. • Lutchter, LA 70071 • 225-869-9762 • Fax: 225-869-9763

**SURVEY PLAT AND RESUBDIVISION OF  
LOTS 5-B, 6-B, 7-B-1 & 9-B OF THE MORGAN ROUSSEL TRACT INTO LOTS HEREIN DESIGNATED AS  
LOTS 5-B1, 5-B2, 5-B3, 5-B4, 5-B5, 5-B6, 5-B7, 5-B8 & 5-B9 OF THE MORGAN ROUSSEL TRACT  
SITUATED IN SECTIONS 27, 28, 57 AND 88, 7-11-S, R-5-E  
FAULCON, ST. JAMES PARISH, LOUISIANA**



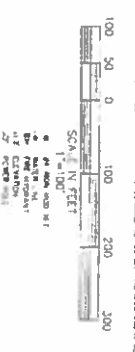
THE LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT SHOWN AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH UTILITIES. THE LOCATION OF ANY SUCH UTILITIES SHOULD BE DETERMINED BY THE PROPERTY OWNER OR BY A UTILITY COMPANY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES.

**SURVEY REFERENCE:** 1. Survey of 1/2 Section 27, 28, 57 and 88, 7-11-S, R-5-E, St. James Parish, Louisiana, recorded in Public Land and Survey Records, Book 14, Page 100.

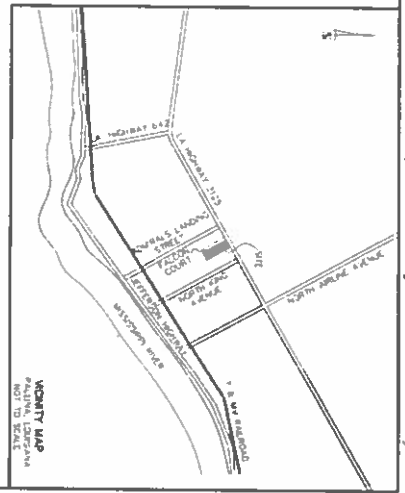
**BASES OF BEARING:** True North as shown on the Survey of 1/2 Section 27, 28, 57 and 88, 7-11-S, R-5-E, St. James Parish, Louisiana, recorded in Public Land and Survey Records, Book 14, Page 100.

**FLOOD NOTE:** No flooding shown on this survey.

**SURVEYOR'S NOTES:** This survey was made from a true north line. The bearings and distances were measured with a surveying instrument. The survey was made on the ground. The survey was made on the day of the month of the year.



LOT	AREA
LOT 5-B1	24,519 SQ. FT.
LOT 5-B2	24,519 SQ. FT.
LOT 5-B3	24,519 SQ. FT.
LOT 5-B4	24,519 SQ. FT.
LOT 5-B5	24,519 SQ. FT.
LOT 5-B6	24,519 SQ. FT.
LOT 5-B7	24,519 SQ. FT.
LOT 5-B8	24,519 SQ. FT.
LOT 5-B9	24,519 SQ. FT.



**RIVERLANDS SURVEYING COMPANY**  
509 PINEHURST STREET  
BOGALUSA, LA 70001  
1-800-248-8882  
909-652-8700

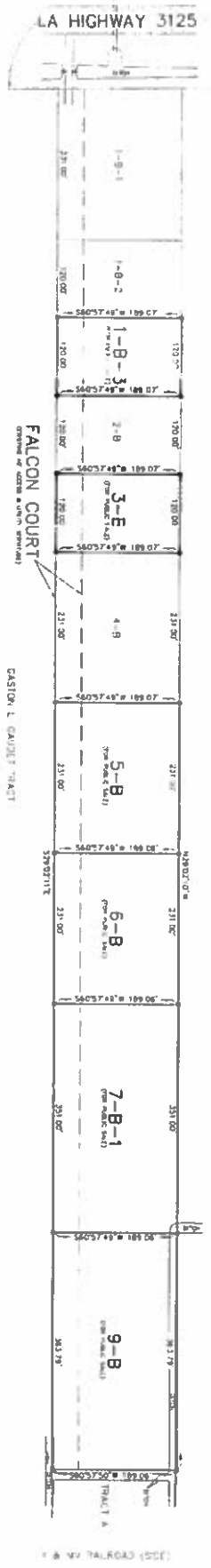
**ALBERT P. STANLEY**  
REGISTERED SURVEYOR  
No. 5, S.A. 51, REC. NO. 4888

DATE RECORDED: 12/10/2011  
BOOK: 14, PAGE: 100

Map 36  
1/25 321 0750  
6/8

17-36

**EXHIBIT PLAT OF LOTS 1-B-3, 3-B, 5-B, 6-B, 7-B-1 & 9-B  
OF THE MORGAN ROUSSEL TRACT  
TO SHOW THE CHANGE FROM "NOT FOR PUBLIC SALE" TO "PUBLIC SALE"  
SITUATED IN SECTIONS 27, 28, 57 AND 88, T-11-S, R-5-E  
PAULINA, ST. JAMES PARISH, LOUISIANA**



THE PLAT OF LAND HEREON IS MADE, FOR A PURPOSES  
AND IN THE MANNER PROVIDED BY THE STATUTES OF  
LOUISIANA, IN THE COUNTY OF ST. JAMES, PARISH OF  
ST. JAMES, LOUISIANA, AND IS SUBJECT TO THE  
RECORDS OF THE PUBLIC LANDS OFFICE, U.S. DEPARTMENT  
OF THE INTERIOR, WASHINGTON, D.C. THE PLAT  
HEREON IS NOT TO BE CONSIDERED AS A WARRANTY  
OF TITLE OR AS A GUARANTEE OF ACCURACY OF  
THE DIMENSIONS OR AREA OF THE LAND HEREON  
SHOWN, BUT IS TO BE CONSIDERED AS A  
DECLARATION OF THE INTENT OF THE PLATTEE  
TO HOLD THE LAND HEREON AS SHOWN  
HEREON AND TO HOLD THE SAME AS  
INDICATED BY THE PLAT HEREON.

**MAP REFERENCE:** 1. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
2. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
3. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
4. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
5. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
6. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
7. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
8. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
9. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.  
10. Section 27, 28, 57 and 88, Township 11 North, Range 5 East, Meridian 1 West, Louisiana.



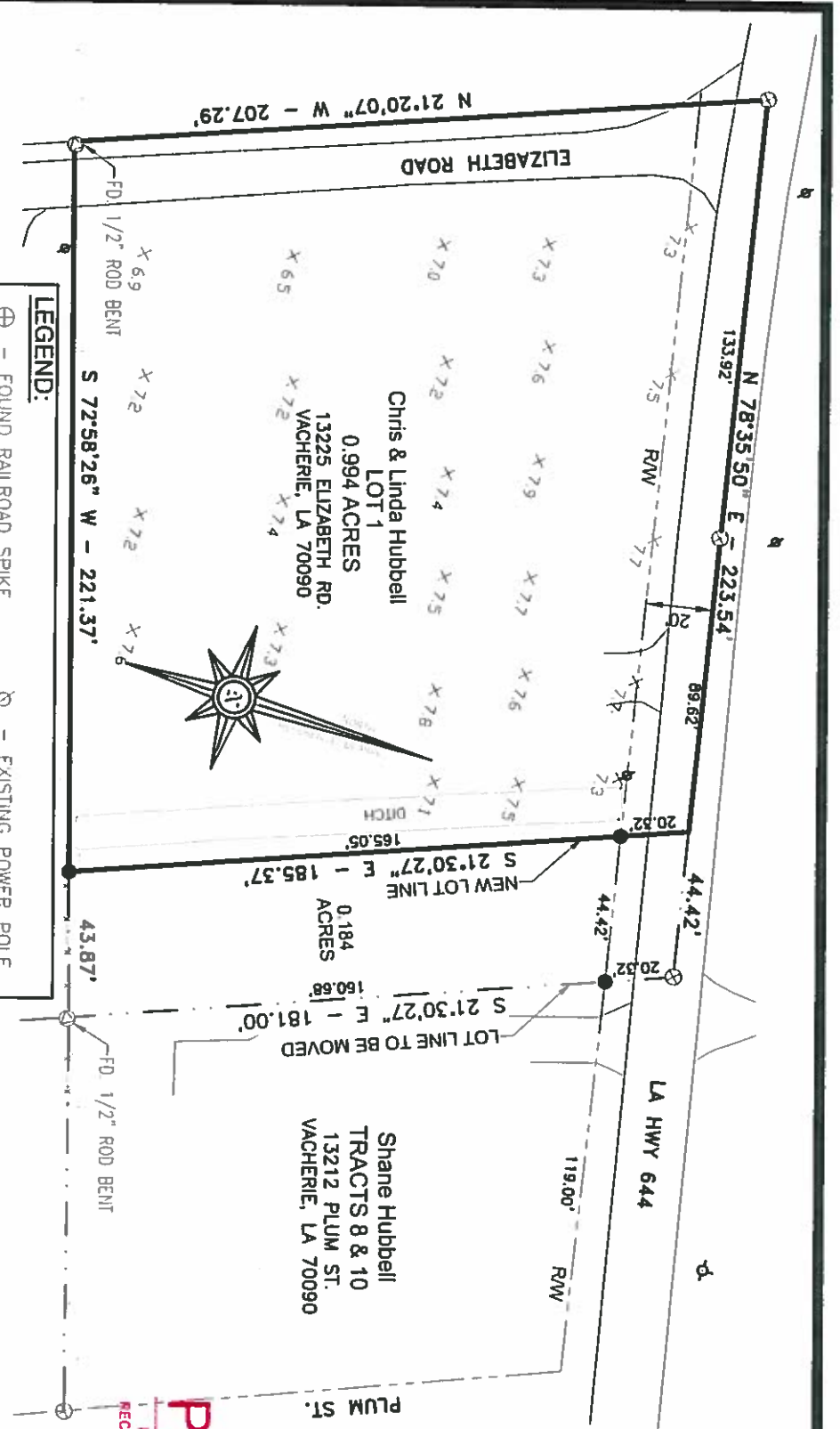
<p><b>RIVERLANDS SURVEYING COMPANY</b> 509 HENRIK'S STREET LAKE CHARLES, LA 70608 705-659-8398</p>	<p>DATE: 10/1/2017 SHEET: 1 OF 1 PROJECT: MORGAN ROUSSEL TRACT DRAWN BY: J. B. [Signature] CHECKED BY: J. B. [Signature]</p>	<p>STATE OF LOUISIANA COUNTY OF ST. JAMES PARISH OF ST. JAMES P. L. S. 18 51 REC. NO. 4668</p>
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1-7-39

**SURVEY SHOWING  
PROPERTY LINE SHIFT  
BETWEEN PROPERTY BELONGING TO  
CHRIS & LINDA HUBBELL AND  
SHANE HUBBELL**

LOCATED IN  
SECTION 42, T13S-R17E  
ST. JAMES PARISH, LOUISIANA  
DATE: DEC. 13, 2017  
SCALE: 1"=50'



**LEGEND:**

⊕	- FOUND RAILROAD SPIKE	⊗	- EXISTING POWER POLE
⊙	- FOUND 1/2" IRON ROD	⊖	- EXISTING FIRE HYDRANT
●	- SET 3/4" IRON PIPE	x 1.5	- GROUND ELEV. NAVD88
---	- EXISTING FENCE LINE	---	- EXISTING PROPERTY LINE
---	- EXISTING ROW LINE		

- GENERAL NOTES:**
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:  
A. "LOUIS KRAEMER FAMILY SUBDIVISION-LOCATED IN SECTION 42, TOWNSHIP 13 SOUTH, RANGE 17 EAST, AND PREPARED BY W. J. TAYLOR, JR. SURVEYOR, DATED DECEMBER 19, 1987."
  - THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
  - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  - FEMA INSURANCE FLOOD MAP 22093C-0200C (ST. JAMES PARISH) SHOWS PROPERTY TO BE LOCATED IN ZONE "X" (NO B.F.E.)
  - THE DRAINAGE FOR EACH LOT WILL BE MAINTAINED BY EACH OWNER.

**CERTIFICATION:**  
APPROVED BY THE ST. JAMES PARISH COUNCIL  
PRESIDENT, ST. JAMES COUNCIL  
DATE

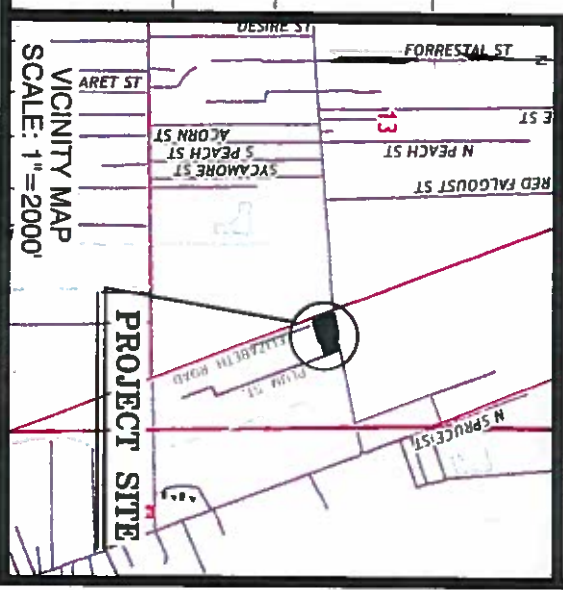
APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION  
CHAIRMAN, ST. JAMES PARISH PLANNING COMMISSION  
DATE

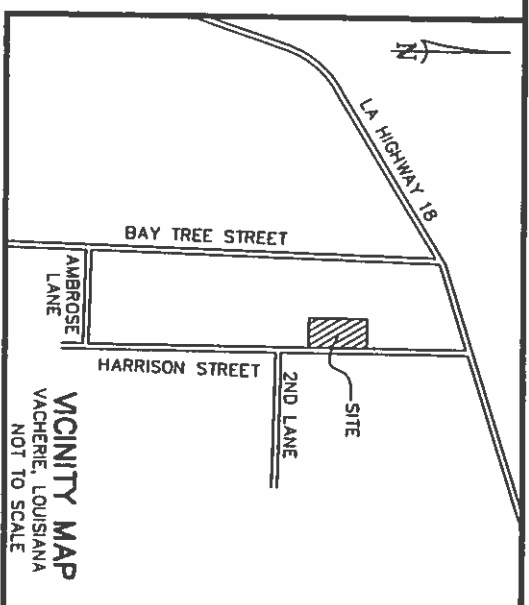
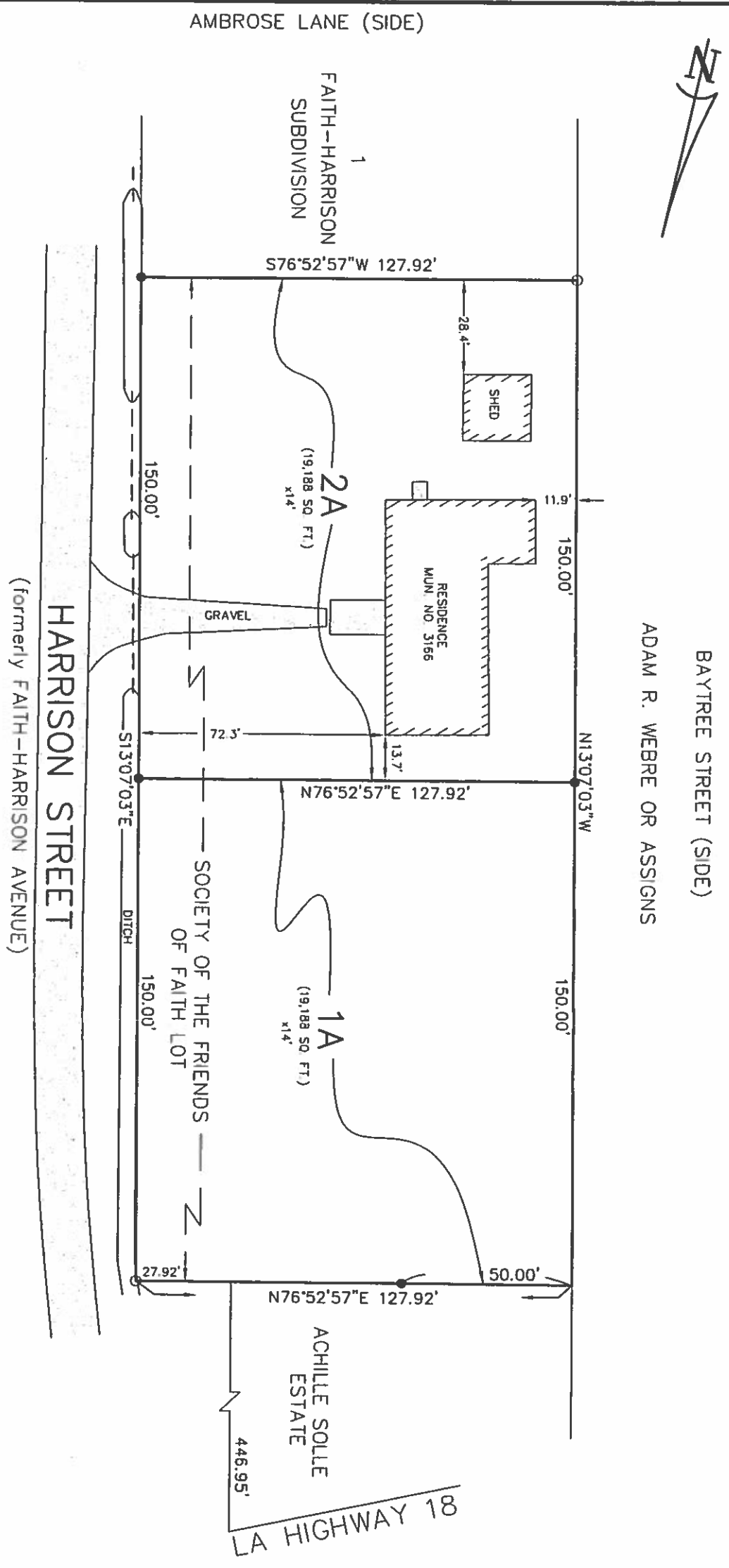
OWNER  
DATE

**PROVIDENCE ENGINEERING AND DESIGN, LLC**  
TERRAL J. MARTIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LA. LICENSE NO. 5030

NOT TO BE USED IN CONNECTION WITH ANY RECORDATION, CONVEYANCE SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

**PROVIDENCE**  
Providence Engineering and Design, LLC  
90 Grand Canal Road  
Houma, LA 70363  
(504) 551-1110  
www.providenceeng.com





**OWNER:** JOHN F. DUMAS, SR.  
TRICHELLE MARIE DUMAS  
3166 HARRISON STREET  
VACHERIE, LA 70090  
504-957-6443

**APPROVED:**

ST. JAMES PARISH COUNCIL

PARISH PRESIDENT

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN

DATE

**TITLE:** SURVEY PLAT AND RESUBDIVISION OF THE SOCIETY OF THE FRIENDS OF FAITH LOT (FUTURE HALL SITE) OF FAITH-HARRISON SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 1A & LOT 2A SITUATED IN SECTION 4, T-12-S, R-17-E, VACHERIE, ST. JAMES PARISH, LOUISIANA.

**DATE:** OCTOBER 11, 2017

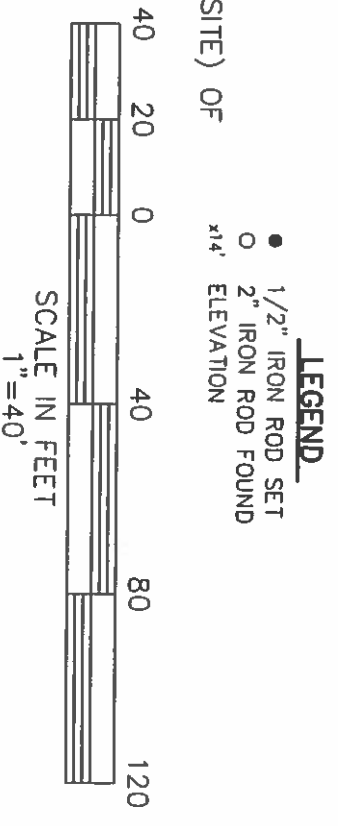
**SURVEY REFERENCE:** FAITH HARRISON SUBDIVISION BY F.L. DORNER, JR., R.L.S. DATED 8/27/1979.

**BASIS OF BEARING:** BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH 1702 ZONE USING LEICA SMARTNET SOLUTION 10/11/2017 NAD 83.

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22093C-0175C DATED 7/4/2011.

**SURVEYOR'S NOTES:**

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- ADJOINING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



**DRAWN BY:** KPB **DRAWING NO.:** MM1604

**RIVERLANDS SURVEYING COMPANY**

505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

*Stephen P. Flynn*  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

17-40

17-41

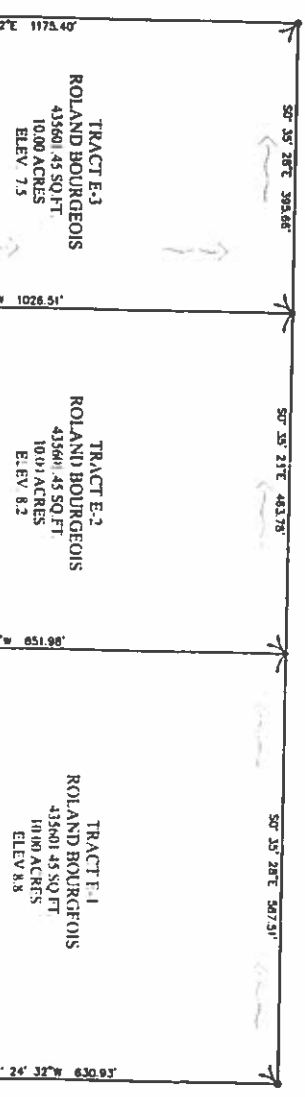
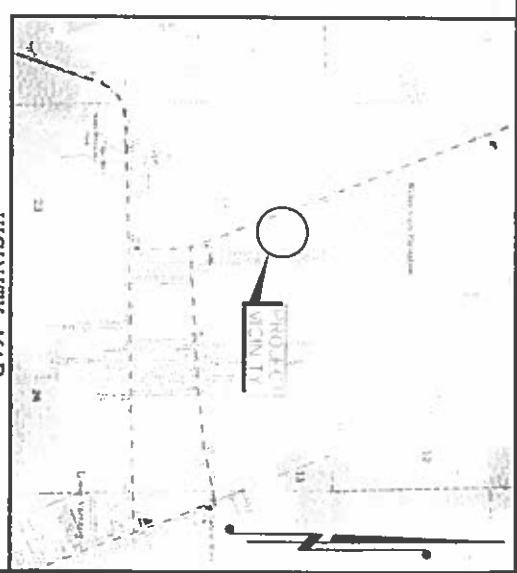
SECTION 14, 113E, N13E  
ST. JAMES PARISH, LOUISIANA

HIGH RIDGE  
SUBDIVISION

HIGH RIDGE  
SUBDIVISION

TEDDY  
BOURGEOIS

E.O.C. 3/4" G.I.P.  
X=347980.01'  
Y=528048.12'

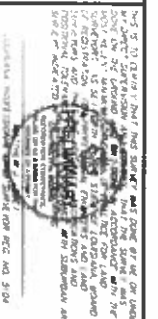


RESOURCE  
ENVIRONMENTAL  
SOLUTIONS LLC

RESOURCE  
ENVIRONMENTAL  
SOLUTIONS, LLC

NOTES:  
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLATS OF THE HIGH RIDGE SUBDIVISION.  
3. THE PROPOSED POINTS OF BEGINNING (POB) ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.  
4. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA.  
5. THIS PLAN IS THE PROPERTY OF RESOURCE ENVIRONMENTAL SOLUTIONS, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RESOURCE ENVIRONMENTAL SOLUTIONS, LLC.

REV NO.	REV DATE	REV DESCRIPTION	REVISIONS



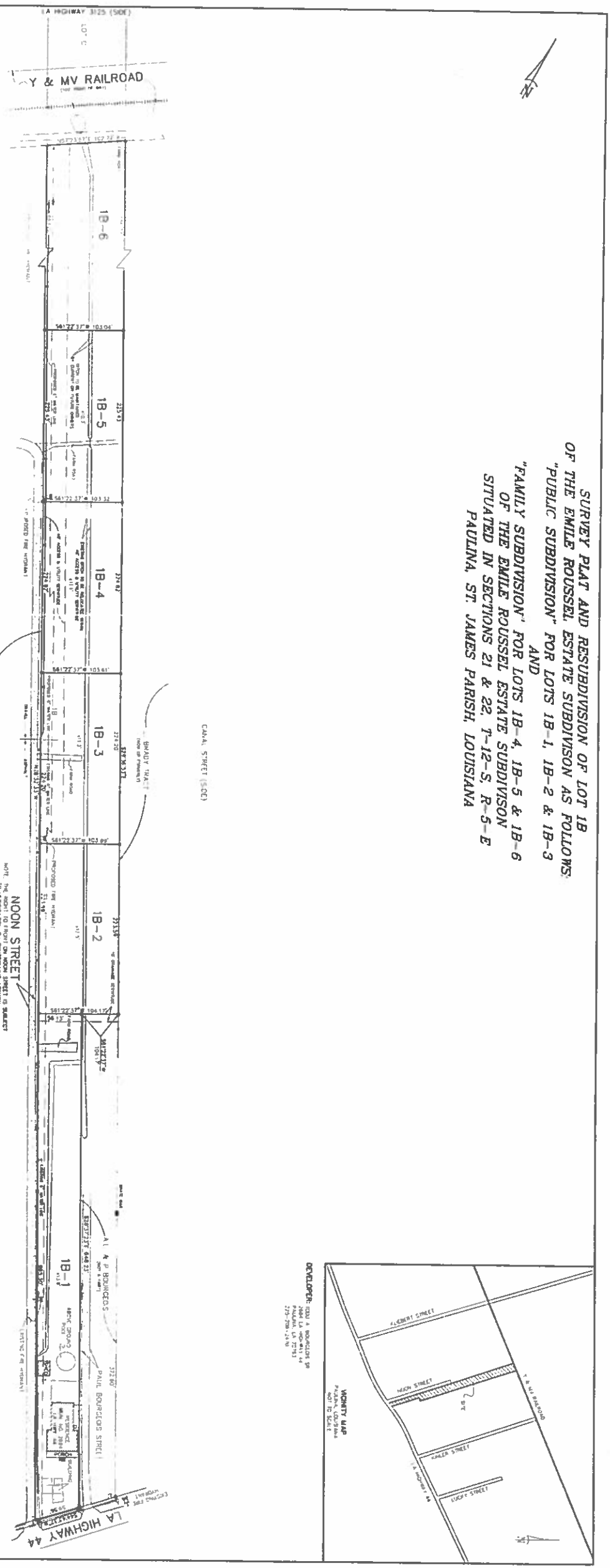
DATE	BY	APPROVED BY	SCALE
12/27/17	J.M.C.	J.M.C.	AS SHOWN

**PLAN**  
BOURGEOIS PROPERTY  
DIVISION OF LOT E INTO LOTS E-1, E-2, AND E-3  
ON ROLAND BOURGEOIS 37 ACRE TRACT  
SEC. 14, 113E, N13E  
VACHERIE, ST. JAMES PARISH, LOUISIANA

LEGEND:  
● DENOTES POINT  
○ DENOTES POINT  
- - - DENOTES TELECOMMUNICATIONS WAYSIDE  
- - - DENOTES DITCH ROW

DATE: 12/27/17  
BY: J.M.C.  
APPROVED BY: J.M.C.  
SCALE: AS SHOWN

**SURVEY PLAT AND RESUBDIVISION OF LOT 1B OF THE EMILE ROUSSEL ESTATE SUBDIVISION AS FOLLOWS "PUBLIC SUBDIVISION" FOR LOTS 1B-1, 1B-2 & 1B-3 AND "FAMILY SUBDIVISION" FOR LOTS 1B-4, 1B-5 & 1B-6 OF THE EMILE ROUSSEL ESTATE SUBDIVISION SITUATED IN SECTIONS 21 & 22, T-12-S, R-5-E PAULINA, ST. JAMES PARISH, LOUISIANA**



LOT	AREA
1B-1	1.1710 AC
1B-2	2.1380 AC
1B-3	2.1380 AC
1B-4	2.1380 AC
1B-5	2.1380 AC
1B-6	2.1380 AC

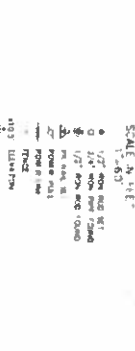
ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF. THIS SURVEY WAS MADE BY MEASUREMENT AND CALCULATION FROM THE CORNERS OF THE EMILE ROUSSEL ESTATE SUBDIVISION AS SHOWN ON THE SURVEY PLAT OF THE EMILE ROUSSEL ESTATE SUBDIVISION AS FOLLOWS "PUBLIC SUBDIVISION" FOR LOTS 1B-1, 1B-2 & 1B-3 AND "FAMILY SUBDIVISION" FOR LOTS 1B-4, 1B-5 & 1B-6 OF THE EMILE ROUSSEL ESTATE SUBDIVISION SITUATED IN SECTIONS 21 & 22, T-12-S, R-5-E PAULINA, ST. JAMES PARISH, LOUISIANA. THE SURVEY WAS MADE BY MEASUREMENT AND CALCULATION FROM THE CORNERS OF THE EMILE ROUSSEL ESTATE SUBDIVISION AS SHOWN ON THE SURVEY PLAT OF THE EMILE ROUSSEL ESTATE SUBDIVISION AS FOLLOWS "PUBLIC SUBDIVISION" FOR LOTS 1B-1, 1B-2 & 1B-3 AND "FAMILY SUBDIVISION" FOR LOTS 1B-4, 1B-5 & 1B-6 OF THE EMILE ROUSSEL ESTATE SUBDIVISION SITUATED IN SECTIONS 21 & 22, T-12-S, R-5-E PAULINA, ST. JAMES PARISH, LOUISIANA.

**SURVEY REFERENCE:** A map of the Parish of St. James, Louisiana, showing the location of the land hereon, is on file in the office of the Clerk of the Parish, St. James, Louisiana, and is referred to as the "EMILE ROUSSEL ESTATE SUBDIVISION" in the Parish records.

**BASE OF BEARING:** The bearings and distances are given in the following table, which is a true and correct copy of the original survey, as shown on the survey plat of the Emile Roussel Estate Subdivision as follows "Public Subdivision" for lots 1B-1, 1B-2 & 1B-3 and "Family Subdivision" for lots 1B-4, 1B-5 & 1B-6 of the Emile Roussel Estate Subdivision situated in sections 21 & 22, T-12-S, R-5-E Paulina, St. James Parish, Louisiana.

**FLOOD NOTE:** The land hereon is situated in a flood plain and is subject to flooding. The land hereon is situated in a flood plain and is subject to flooding. The land hereon is situated in a flood plain and is subject to flooding.

**SURVEYOR'S NOTES:** The survey was made by measurement and calculation from the corners of the Emile Roussel Estate Subdivision as shown on the survey plat of the Emile Roussel Estate Subdivision as follows "Public Subdivision" for lots 1B-1, 1B-2 & 1B-3 and "Family Subdivision" for lots 1B-4, 1B-5 & 1B-6 of the Emile Roussel Estate Subdivision situated in sections 21 & 22, T-12-S, R-5-E Paulina, St. James Parish, Louisiana.



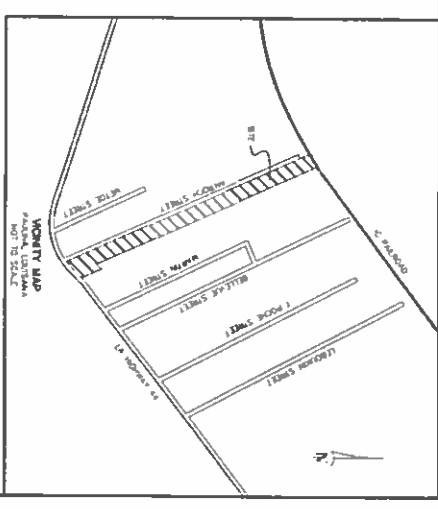
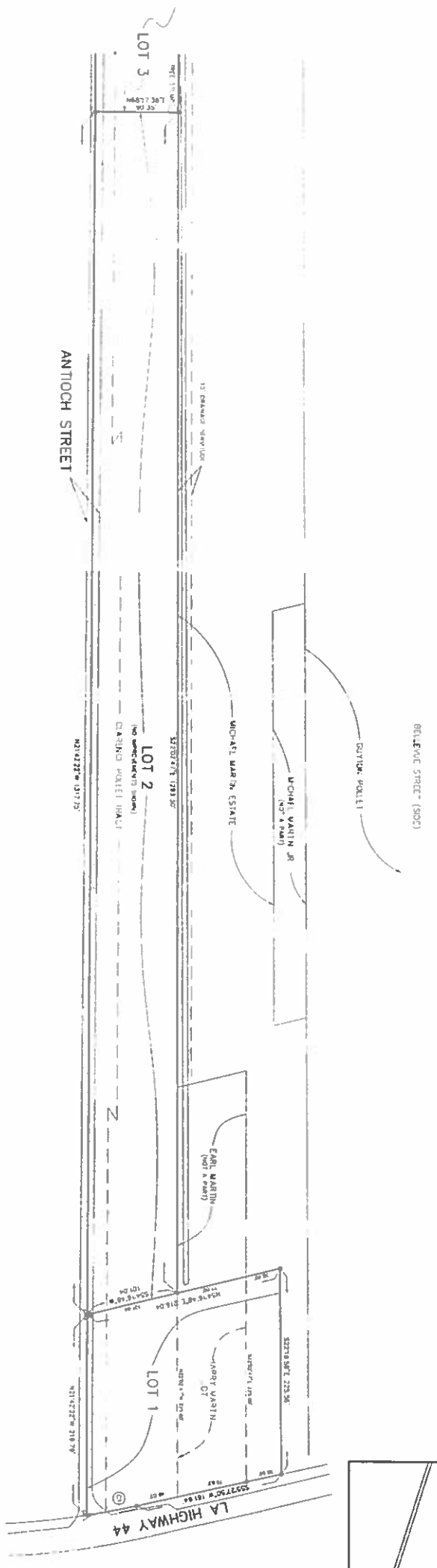
DATE	12/15/2023
BY	STEVEN P. STANLEY
FOR	PAULINA, ST. JAMES PARISH, LOUISIANA

**RIVERLANDS SURVEYING COMPANY**  
509 HENRIK STREET  
LAFAYETTE, LA 70503  
707-281-8282

STEVEN P. STANLEY  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 15151

17-43

**SURVEY PLAT AND RESUBDIVISION OF (1) THAT PORTION OF THE CLARENCE POLLET TRACT LYING NORTH OF LA HIGHWAY 44 TO THE SOUTH RIGHT OF WAY OF THE IC RAILROAD, (2) THE HARRY MARTIN LOT AND (3) THE FRONT 38.98' BY 225' DEPTH PORTION OF THE MICHEL MARTIN ESTATE INTO LOTS 1, 2, 3 & 4 OF THE KEITH MARTIN PROPERTY SITUATED IN SECTIONS 15 & 16, T-12-S, R-5-E PAULINA ST. JAMES PARISH, LOUISIANA**



**AREA**

LOT	AREA
LOT 1	41.74 SQ. FT.
LOT 2	12,515.55 SQ. FT.
LOT 3	12,515.55 SQ. FT.
LOT 4	12,515.55 SQ. FT.

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE
1+00.00	S 89° 57' 54" W	119.88
1+100.00	S 89° 57' 54" W	119.88

THE DISTRICT OF COMMERCE HAS REVIEWED THIS SURVEY PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT OF COMMERCE. THIS SURVEY PLAT IS SUBJECT TO THE REQUIREMENTS OF THE DISTRICT OF COMMERCE. THE DISTRICT OF COMMERCE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY PLAT.

**SURVEY NOTES:** 1. SURVEY MADE BY MICHEL MARTIN, PAULINA, LA. MICHEL MARTIN HAS THE SURVEY SUBJECT & WEDNESDAY, FEBRUARY 14, 1979. 2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT OF COMMERCE. 3. THE SURVEY SUBJECT IS LOCATED IN SECTIONS 15 & 16, T-12-S, R-5-E, PAULINA ST. JAMES PARISH, LOUISIANA. 4. THE SURVEY SUBJECT IS BOUND BY LA HIGHWAY 44 TO THE SOUTH AND THE IC RAILROAD TO THE NORTH. 5. THE SURVEY SUBJECT IS DIVIDED INTO LOTS 1, 2, 3 & 4. 6. THE SURVEY SUBJECT IS BOUND BY MICHEL MARTIN, HARRY MARTIN, & KEITH MARTIN TO THE EAST AND WEST. 7. THE SURVEY SUBJECT IS BOUND BY BELVIDERE STREET, SUTTER STREET, MICHEL MARTIN STREET, & HARRY MARTIN STREET TO THE NORTH. 8. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE SOUTH. 9. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE WEST. 10. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE EAST. 11. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE NORTH. 12. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE SOUTH. 13. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE WEST. 14. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE EAST. 15. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE NORTH. 16. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE SOUTH. 17. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE WEST. 18. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE EAST. 19. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE NORTH. 20. THE SURVEY SUBJECT IS BOUND BY AN UNIDENTIFIED TRACT TO THE SOUTH.

**DECLARATION:** MICHEL MARTIN, Surveyor, Paulina, Louisiana, 70751, 225-408-1298.

**PREPARED BY:** MICHEL MARTIN, Surveyor, Paulina, Louisiana, 70751, 225-408-1298.

**DATE:** FEBRUARY 14, 1979.

**SCALE:** 1" = 60'

**PROJECT:** SURVEY PLAT AND RESUBDIVISION OF (1) THAT PORTION OF THE CLARENCE POLLET TRACT LYING NORTH OF LA HIGHWAY 44 TO THE SOUTH RIGHT OF WAY OF THE IC RAILROAD, (2) THE HARRY MARTIN LOT AND (3) THE FRONT 38.98' BY 225' DEPTH PORTION OF THE MICHEL MARTIN ESTATE INTO LOTS 1, 2, 3 & 4 OF THE KEITH MARTIN PROPERTY SITUATED IN SECTIONS 15 & 16, T-12-S, R-5-E PAULINA ST. JAMES PARISH, LOUISIANA.

**RIVERLANDS SURVEYING COMPANY**  
509 HENRIE STREET  
LAVACA, LA 70088  
1-800-248-0822  
409 632 6328

**PRELIMINARY**  
SILVAIN P. EVANS  
415 S. LA ST. REC. NO. 4688

**NOTES:**

- 1) REFERENCE MAP AND BEARING.
- A. SURVEY PLAT SHOWING PROPERTY OF VACHERIE MAINTENANCE SOCIETY, INC. LOCATED IN THE EAST END OF LA 20 AND THE SOUTH PART OF ST. JAMES PARISH, LOUISIANA, SECTION 1 & 46, 113S-R17E, PREPARED BY WARREN & ASSOCIATES, INC. DATE: MARCH 8, 2000
- B. SURVEY FOR WATERLINE FOR ST. JAMES HIGH SCHOOL, SITE LOCATED IN ST. JAMES PARISH, LOUISIANA, SECTION 2, 11, & 46, 113S-R17E, PREPARED BY T. BAKER SMITH DATE: 7/21/12
- C. PLAT SHOWING A 2.003 ACRE TRACT BEING PORTION OF THE VACHERIE MAINTENANCE SOCIETY, INC. 20007 ACRES TRACT LOCATED IN SECTION 11 AND SECTION 2, 11, AND 46 113S-R17E, ST. JAMES PARISH, LOUISIANA, PREPARED BY JULES A. TOUPS, JR. LLC DATE: 8/21/2009
- D. SURVEY SHOWING THE DIVISION OF PROPERTY BELONGING TO VACHERIE MAINTENANCE SOCIETY, INC. INTO TRACT 1 & TRACT 2 LOCATED IN SECTION 2, 11, AND 46 113S-R17E, ST. JAMES PARISH, LOUISIANA, PREPARED BY JULES A. TOUPS, JR. LLC DATE: MARCH 10, 2012
- 2) VERTICAL CURVE - H&V 88
- 3) THE 60' SETBACK FOR ACCESS TO LA HWY 3127 ALONG THE REAR OF TRACT 1 AND TRACT 2 SHALL ONLY BE USED BY THE OWNER OF TRACT 1.

**UTILITY NOTE:**

A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES. UNLESS OTHERWISE SHOWN, THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH UTILITIES OR FROM RECORDS KEPT BY THE STATE OF LOUISIANA. THE AGENCIES CONTROLLING SUCH UTILITIES ARE THE STATE OF LOUISIANA, THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

**FEMA FLOOD ZONE AND HAZARDS:**

1) THESE LOTS ARE LOCATED IN AN AREA WITH A 0.2% ANNUAL CHANCE OF FLOODING FEDERAL INSURANCE RATE MAP NUMBER 22093C-0700C DATED 7/1/2011.

LINE	BEARING	DISTANCE
L1	N171°37'34"E	178.83'
L2	N171°37'34"E	110.00'
L3	N171°37'34"E	110.00'
L4	N24°42'46"W	110.00'

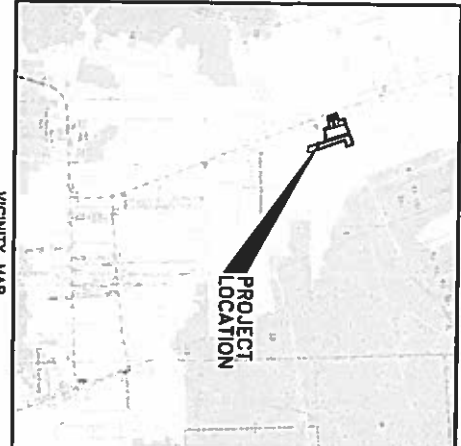
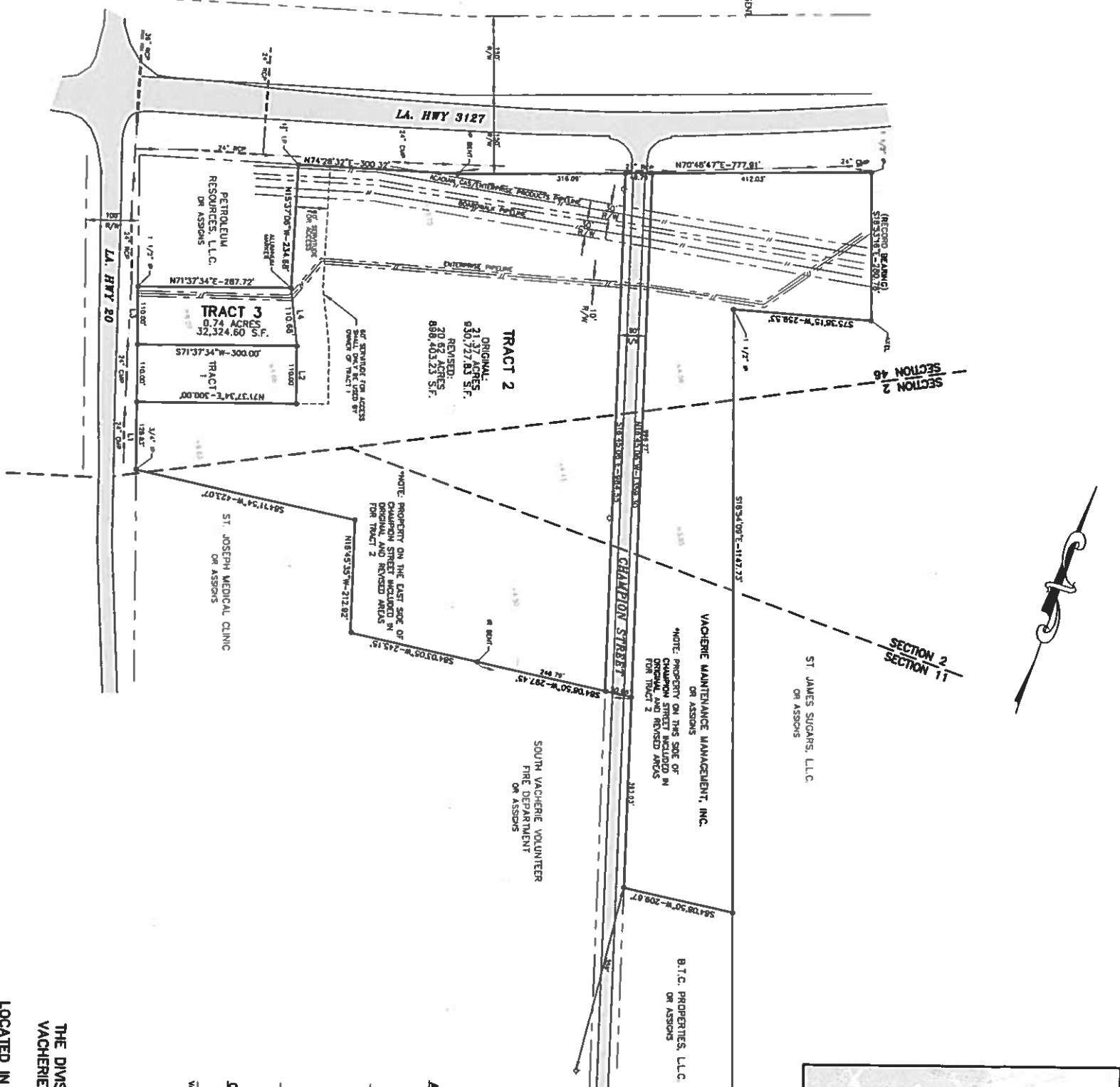
**LEGEND**

- FOUND 5/8" R OR AS NOTED
- SET 5/8" I.R.
- EXISTING POWER POLE
- EXISTING FINE HYDRAUL
- EXISTING DITCH
- EXISTING PRELIMINE
- EXISTING DRAIN PIPE
- SPOT ELEVATION

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

APPROVED: **PRELIMINARY**  
LEONARD CHAUVEN P.E., P.L.S., INC.  
CIVIL ENGINEER - LAND SURVEYOR  
837 JACKSON ST., THIBODOUX, LA.

FILE # 120417-20417 (Tract 1 map 44)



**APPROVALS:**

ST. JAMES PARISH COUNCIL  
PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
ST. JAMES PARISH PLANNING COMMISSION  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER: VACHERIE MAINTENANCE MANAGEMENT, INC. DATE \_\_\_\_\_

**SURVEY SHOWING**  
THE DIVISION OF PROPERTY BELONGING TO  
VACHERIE MAINTENANCE MANAGEMENT, INC.  
TO CREATE TRACT 3  
LOCATED IN SECTION 2, 11, AND 46 113S-R17E,  
ST. JAMES PARISH, LOUISIANA  
DECEMBER 14, 2017



17-44