

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: SEPTEMBER 6, 2018

OFFICIAL USE ONLY: Application # _____

1. SUBDIVISION NAME: RIENZI COMMONS

2. CLASSIFICATION: Public Subdivision Family Subdivision
 Lot Extension/Redivision Raw Land Sale

3. TOTAL ACREAGE: 4.3

NUMBER OF LOTS INVOLVED: 20

4. PROPERTY LOCATION: On the EAST side of ROSEDOWN DRIVE
(N, S, E, or W) (Street, Hwy.)

and _____ feet _____ from INTERSECTION OF ROSEDOWN DR. & LA. HWY. 308
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: RUTTER LAND COMPANY, INC. P. O. BOX 745
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70302
(City, State, Zip Code)

6. AGENTS NAME: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. PHONE: 985-447-4017

ADDRESS: 1107 CANAL BLVD. P. O. BOX 1203
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70302
(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. PHONE: 985-447-4017

ADDRESS: 1107 CANAL BLVD. P. O. BOX 1203
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70302
(City, State, Zip Code)

RIENZI COMMONS
LOCATED IN SECTION 115, T15S-R16E,
CITY OF THIBODAUX, LAFOURCHE PARISH,
LOUISIANA

ADJACENT PROPERTY OWNERS:

1. DARLENE TOUPS ADAMS
246 EAST BAYOU ROAD
THIBODAUX, LA 70301
2. DAIN JOSEPH FONTENOT
242 EAST BAYOU ROAD
THIBODAUX, LA 70301
3. BRIAN P. CLAUSEN
238 EAST BAYOU ROAD
THIBODAUX, LA 70301
4. ERIC WAGUESPACK
234 EAST BAYOU ROAD
THIBODAUX, LA 70301
5. JACE A. ALLEMAND
230 EAST BAYOU ROAD
THIBODAUX, LA 70301
6. INNOVATIVE HOMES, L.L.C.
222 EAST BAYOU ROAD
THIBODAUX, LA 70301
7. SYNERGY BANK
209 EAST BAYOU ROAD
THIBODAUX, LA 70301
8. JOHN LAFARGUE
215 EAST BAYOU ROAD
THIBODAUX, LA 70301
9. LYNN FRANCIS BARRIOS
111 ROSEDOWN DR.
THIBODAUX, LA 70301
10. ALTON BOLDEN
109 ROSEDOWN DR.
THIBODAUX, LA 70301
11. CLAYTON KRAMER
107 ROSEDOWN DR.
THIBODAUX, LA 70301
12. DAVID SCOTT FONTENOT
101 LONGWOOD DR.
THIBODAUX, LA 70301
13. MICHAEL WAGUESPACK
205 HOMESTEAD DR.
THIBODAUX, LA 70301
14. CAROL GRAVOIS
203 HOMESTEAD DR.
THIBODAUX, LA 70301
15. SHANE HARRIS
201 HOMESTEAD DR.
THIBODAUX, LA 70301



AT&T – Southeast Region T: 985-580-7165
Specialist – OSP Facility Design F: 985-580-7166
Network Operations S. La.
5565 Hwy 311
Houma, La. 70360

September 12, 2018

David A. Waitz Eng. & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

**RE: SUBMITTAL OF SUBDIVISION PLAT – APPLICANT/DEVELOPER: RUTTER
LAND COMPANY, INC. – RIENZI COMMONS LOCATED IN SECTION 115,
T15S-R16E, LAFOURCHE PARISH, LOUISIANA**

Dear Sir:

This is to advise that the above-described tract of land lies within the service area of AT&T, a public utility company regulated by the Louisiana Public Service Commission.

Telephone service will be made available as quickly as circumstances permit, but we can not guarantee its availability upon completion of the development.

If any additional information is required, contact Kent Guidry at 985-580-7165.

Yours truly,

Kent J. Guidry
Specialist – OSP Facility Design
AT&T



Entergy Louisiana, Inc.

2587 Highway 1
Labadieville, LA 70372
Tel 985 526 7102
Fax 985 526 7137
ssoigne@entergy.com

Shannon Soignet
Engineering Associate

Date: 09/17/18

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
1107 CANAL BLVD.
P.O. BOX 1203 THIBODAUX, LOUISIANA 70302

Attn: David A. Waitz

**RE: SUBMITTAL OF SUBDIVISION PLAT – APPLICANT: RUTTER LAND
COMPANY, INC. – RIENZE COMMONS LOCATED IN SECTION 115, T15S-R16E,
CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA – ENGINEER’S
PROJECT NO. 2018-105**

Mr. Waitz:

Entergy Louisiana, LLC will be able to provide electrical service to the above mentioned project on the property, in accordance with existing Entergy policies and standards, provided all necessary right of way servitude's are granted. Any relocation of existing facilities will be the financial responsibility of the property's developer. If the developer chooses to have electrical facilities installed underground, there will also be a cost to the developer. Please contact me at 985-526-7102 to discuss any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Soignet".

Shannon Soignet
Engineering Associate
Entergy Louisiana LLC



September 11, 2018

David A. Waitz Engineering and Surveying, Inc.

Attn: Ms. Donna Hotard

1707 Canal Blvd

Thibodaux, LA 70301

REFERENCE: Provision of Cable TV Service

**RE: SUBMITTAL OF SUBDIVISION PLAT - APPLICANT: RUTTER LAND COMPANY, INC -
RIENZI COMMONS LOCATED IN SECTION 115, T15S-R16E, CITY OF THIBODAUX,
LAFOURCHE PARISH, LOUISIANA - ENGINEER'S PROJECT NO 2018-105**

To Whom It May Concern:

- Yes – Charter has the capability to furnish cable to the above referenced property.
- No, Charter does not have the capability to furnish cable to the above referenced property.
- Other Comments: Some construction cost may be passed on to the developer. Please forward all correspondence to the supervisor at the address listed below.

Sincerely,

CHARTER

Brett A. Benoit

Construction Supervisor

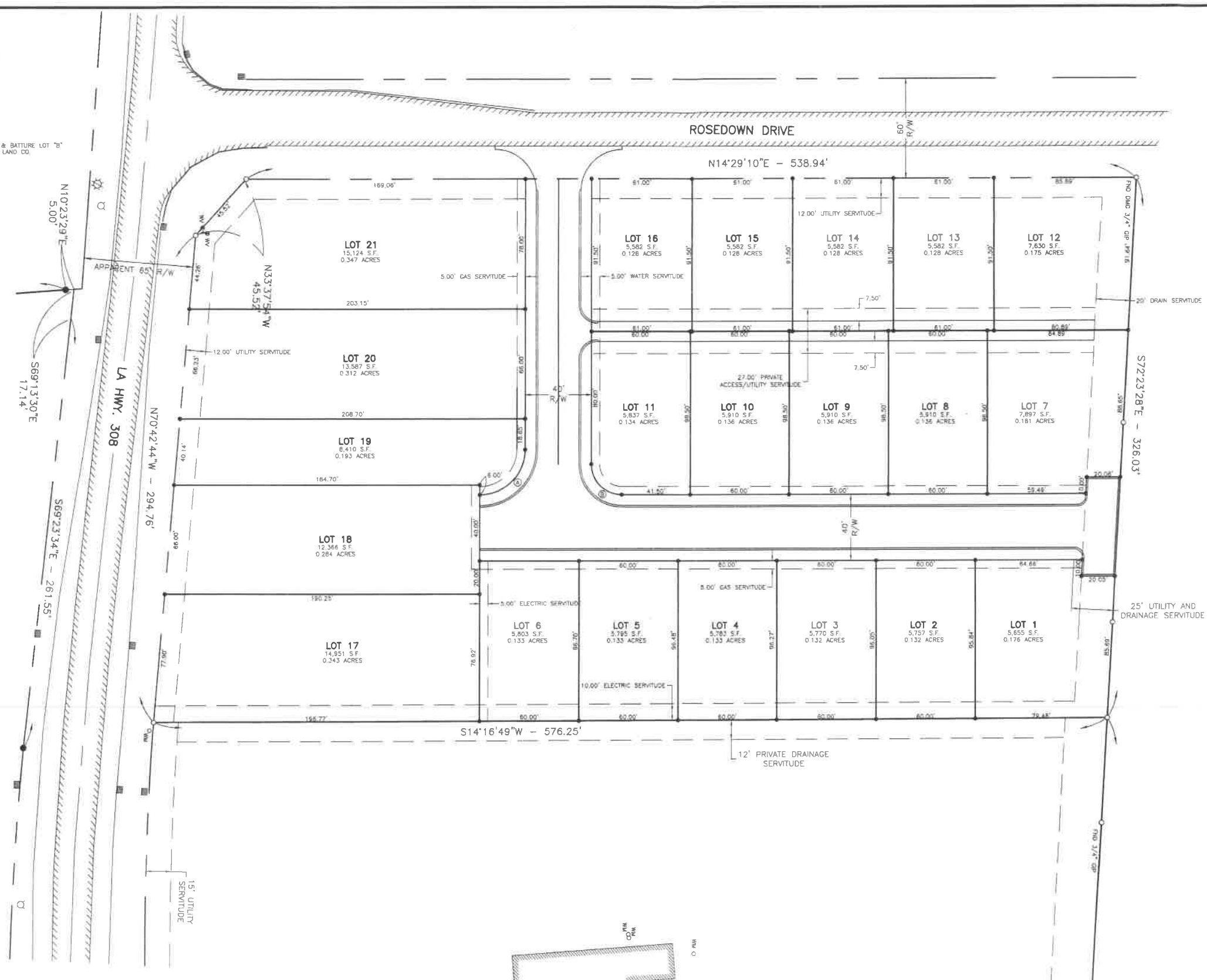
BABdlk

1306 Ridgefield Road / Thibodaux, LA 70301 / 985-493-7710

REFERENCE MAPS & BEARINGS:
 RIENZI ESTATES SUBDIVISION
 A SUBDIVISION OF PROPERTY BELONGING
 TO THE J.B. LEVERT LAND COMPANY, INC.
 LOCATED IN T14S & T15S-R16E
 LAFOURCHE PARISH, LOUISIANA
 DATED: APRIL 2, 1973
 BY: CARL HECK ENGINEERS, INC.

RIENZI MANOR SUBDIVISION
 LOCATED IN SECTION 39, R18E-T15S
 CITY OF THIBODAUX
 LAFOURCHE PARISH, LOUISIANA
 DATED: JANUARY 3, 1996
 BY: BODJAIN & ASSOCIATES
 INCORPORATED

SURVEY PLAT SHOWING BATTURE LOT "A" & BATTURE LOT "B"
 CARVED FROM PROPERTY OF J.B. LEVERT LAND CO.
 AS REQUESTED BY WILTZ P. DUPLANTIS
 LOCATED IN SECTION 115, T15S-R16E
 DATED: JANUARY 4, 1996
 BY: BOBBY F. WARREN



VICINITY MAP
 SCALE 1" = 2000'

CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	42.96'	27.35'	N112°12'E - 38.68'
B	29.04'	18.5'	S78°57'48"W - 26.14'



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.

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
POWER POLE	⊙
GUY WIRE	→
TELEPHONE PEDESTAL	⊞
FIRE HYDRANT	⊞
SIGN	⊞
CATCH BASIN	⊞
WATER METER	○ W
POWER LINE	— P —
FENCE LINE	— F —

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING
 FEMA MAP COMMUNITY PANEL NUMBER 225202 0140 C & 225202 0145 C DATED: APRIL 17, 1985

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 DEED.

APPROVED: James M. Templeton Reg. No. 5129



DATE	DESCRIPTION	BY	CHECKED

REINZI COMMONS
 CITY OF THIBODAUX
 LOCATED IN SECTION 115, T15S-R16E
 LAFOURCHE PARISH, LOUISIANA

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

DESIGNED: JAW	DETAILED: JAW	TRACED:
CHECKED: JAW	CHECKED: JAW	CHECKED:
DATED: AUGUST 24, 2018	FILE: F:\WORKS\2018\18-VPLAT	JOB NO: 2018-