

# CITY OF THIBODAUX

## SUBDIVISION APPLICATION FORM

DATE: 11/9/23

**OFFICIAL USE ONLY:** Application # 2

1. **SUBDIVISION NAME:** Redivision of Tracts Owned by Wolf Bayou LLC into Tracts WB1, WB2, WB3, WB4 & WB5, Located in Sec. 118, T15S-R16E, City of Thibodaux, Lafourche Parish

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

3. **TOTAL ACREAGE:** 0.474 **NUMBER OF LOTS INVOLVED:** 5

4. **PROPERTY LOCATION:** On the S side of Bayou Road (Hwy. 308)  
(N, S, E, or W) (Street, Hwy.)  
and 50 feet E from Intersection of Bayou Rd. & Lafourche Dr.  
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. **OWNER'S NAME:** Wolf Bayou, LLC 504 Hwy. 308  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

6. **AGENTS NAME:** Leonard Chauvin PE, PLS, Inc. **PHONE:** 985-449-1376

**ADDRESS:** 627 Jackson Street,  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

### 7. ENGINEER/SURVEYOR'S

**NAME:** Leonard J. Chauvin III, PE, PLS **PHONE:** 985-449-1376

**ADDRESS:** 627 Jackson Street  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

8. Was this subdivision ever before the Commission? Yes \_\_\_\_\_ No ✓

If so, when? \_\_\_\_\_ What approval(s) were Given? \_\_\_\_\_  
\_\_\_\_\_

9. Have any changes been made since this plat was last before the Commission? \_\_\_\_\_

If so, please describe: \_\_\_\_\_  
\_\_\_\_\_

10. Is any variance from the subdivision regulations being requested at this time? No

If so, please describe: \_\_\_\_\_  
\_\_\_\_\_

Enclose check or money order for \$50.00 made payable to the City of Thibodaux if a variance is being requested.

11. Please provide the list of names of property owners within 100 feet of your property division. (A list can be obtained from the Clerk of Court's Office and attached to this form)

MAB Properties, 119 Bourgeois Lane, Thibodaux, LA 70301

Martinez Electric Motor Services, Inc., 755-A Bayou Road, Thibodaux, LA 70301

Jo Ann Adams Barbier, 757 Bayou Road, Thibodaux, LA 70301

John Caldarera, 755 Bayou Road, Thibodaux, LA 70301

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**CITY OF THIBODAUX  
DEPARTMENT OF PLANNING  
(985) 446-7208**

**PUBLIC SUBDIVISION  
Checklist/Status Report**

**A. SKETCH PLAT REVIEW**

**I. GENERAL INFORMATION:**

Subdivision Name: A Redivision of Tracts Owned by Wolf Bayou, LLC into Tracts WB1, WB2, WB3, WB4, & WB5,  
Located in Sec.118 T15S-R16E, City of Thibodaux, Lafourche Parish

Number of Lots: 5

Types of Dedications:

Street Rights of Way \_\_\_\_\_

Easements \_\_\_\_\_

Utility Servitudes \_\_\_\_\_

Applicant/Agent: Leonard Chauvin P.E., P.L.S., Inc.

Owner: Wolf Bayou, LLC

Address: 627 Jackson St.  
Thibodaux, LA 70301

Address: 504 Hwy. 308  
Thibodaux, LA 70301

Telephone: 985-449-1376

Telephone: 770-294-8716

**II. APPLICATION CHECKLIST:**

(Your Responsibility)

- 1)  Application
- 2)  Affidavit of ownership
- 3)  \$100 Sketch Plat fee made payable to the City of Thibodaux
- 4)  9 copies of Sketch Plat with information on attached list
- 5)  Street name request form(if applicable)
- 6)  Letters from other agencies/utilities confirming availability of services  
*Gas Company*                      *Date* \_\_\_\_\_  
*Water District*                      *Date* \_\_\_\_\_  
*Electrical Company*                      *Date* \_\_\_\_\_  
*Other:* \_\_\_\_\_ *Date* \_\_\_\_\_  
*Other:* \_\_\_\_\_ *Date* \_\_\_\_\_

**III. STATUS REPORT:**

(Planning Department Responsibility)

- 1)  Review plans for proposed subdivision with Applicant *Date:* \_\_\_\_\_
- 2)  Floodplain management review of proposed plans *Date:* \_\_\_\_\_
- 3)  911 Addressing review of proposed plans *Date:* \_\_\_\_\_
- 4)  Department of Public Works review of proposed plans *Date:* \_\_\_\_\_
- 5)  Review of proposed plans by Planning Commission *Date:* \_\_\_\_\_

Date of Sketch Plat Application \_\_\_\_\_

Date Completed \_\_\_\_\_

**CITY OF THIBODAUX**  
**DEPARTMENT OF PLANNING**  
**(985) 446-7208**

**PUBLIC SUBDIVISION**  
**Checklist/Status Report**

**C. FINAL PLAT APPROVAL**

**II. APPLICATION CHECKLIST**

(Your responsibility)

- 1)  \$15 per lot final plat fee
- 2)  \$300 per street light fee (refundable)
- 3)  Formal offer of dedication of street right-of-ways, easements and/or servitudes to the City on 10 final plats
- 4)  Maintenance bond posted in the amount specified. *Amount:* \_\_\_\_\_
- 5)  Written certification that all street signs shown in construction drawings have been installed and all required public facilities have been installed in accordance with approved plans and specifications
- 6)  Written confirmation by engineer of "as built" public improvements with request for inspection by DPW *Date:* \_\_\_\_\_
- 7)  Written report from Department of Public Works *Date:* \_\_\_\_\_
- 8)  Written report from utility companies confirming proper installation of services:  
 Gas                       Water  
 Sewerage               Streets  
 Drainage               Fire Department  
 Electric Co. (lighting facilities)  
 Other: \_\_\_\_\_  
 Other: \_\_\_\_\_
- 9)  Signed plat recorded in Clerk of Court's office, Assessor's office and 1 original mylar and 2 copies provided to the City Planning Department

**III. STATUS REPORT**

(Planning Department responsibility)

- 1)  Planning Department review of Final Plat *Date:* \_\_\_\_\_
- 2)  Final Plat approval by Planning Commission *Date:* \_\_\_\_\_
- 3)  Final Plat signed by Planning Comm. Chairman *Date:* \_\_\_\_\_
- 4)  Draw up and present ordinance for passage by City Council accepting dedications into the City system. *Date presented to City Council:* \_\_\_\_\_
- 5)  Final Plat approval by City Council *Date:* \_\_\_\_\_
- 6)  Copies of recorded plat received from surveyor with all required signatures *Date:* \_\_\_\_\_

Date Final Plat Process Started: \_\_\_\_\_ Date Completed: \_\_\_\_\_



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
March 22, 2023**

The Board of Adjustments of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, Wednesday, March 22, 2023 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, and Malcolm Hodnett

Also present: Monique Reulet, Kevin Clement, Jacques Thibodeaux

Absent: Renee Brinkley

There was a quorum present.

The minutes of the February 22, 2023 Board of Adjustments meeting were approved as written.

**YEAS:** Erwin, Soignet, Savoie, & Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brinkley

Hodnett introduced a request by Mitch Bourgeois (Wolf Bayou, LLC) to vary from minimum lot size requirement of 5,000 sf. by 441.06 sf. for proposed parcel WB1, vary 1,287.52 sf. for proposed parcel WB2, vary 1,094.79 sf. for proposed parcel WB3, vary 819.70 sf. for proposed parcel WB4 & vary 741.04 sf. for proposed parcel WB5 to redivide properties located at 746, 748, 754, 756 & 758 W. Bayou Road within a C-1 Zoning District.

Mitch Bourgeois, 504 Highway 308, was present to represent his request to vary from the minimum lot size requirements for five (5) proposed parcels. Bourgeois owns all three (3) properties which have five (5) houses in total. He stated that he intends to re-divide the properties so that each house sits on its own parcel. He added that at least three (3) of the houses have been there since the 1930's. He renovated the houses located at 746, 748, and 758 W. Bayou Rd, but in order to renovate the remaining two (2) houses, he will likely need to sell one, or finance the renovation through a bank. In order to do those things, he would need to have the houses on their own parcels. The surveyor who drew the plat was able to get a lot width of 60 feet for each proposed parcel, but he was not able to meet the minimum lot size.

Erwin questioned the shed location for the property located at 748 W. Bayou Road. Adam Papa, 211 E 12<sup>th</sup> Street, Leonard Chauvin PLS, LLC, stated that the drawings for the lot lines for 748 W. Bayou Road are just preliminary lot lines, but it could be adjusted. He added that the line could be moved and the shed could be moved.

Hodnett stated that he believed the proposal is a fairly equitable division for the properties.

Erwin asked if The City of Thibodaux has any remarks on the request. Jacques Thibodeaux, 135 Lynn Court, temporary Public Works Director, stated that he reviewed the plat and the City has no objection to the request.

Soignet questioned if the awning for 748 W. Bayou Road was across the proposed property line. Papa stated that it is right up against the proposed line. Soignet then asked if the shed could be moved. Bourgeois stated it would have to be torn down, which he would prefer not to do.

- Soignet noted for the record that this would not set a precedent for future new construction projects.

Soignet requested the shed be moved, then redacted his request.

On motion of Savoie, seconded by Soignet, the Board voted on a motion to approve the request by Mitch Bourgeois (Wolf Bayou, LLC) to vary from minimum lot size requirement of 5,000 sf. by 441.06 sf. for proposed parcel WB1, vary 1,287.52 sf. for proposed parcel WB2, vary 1,094.79 sf. for proposed parcel WB3, vary 819.70 sf. for proposed parcel WB4 & vary 741.04 sf. for proposed parcel WB5 to redivide properties located at 746, 748, 754, 756 & 758 W. Bayou Road within a C-1 Zoning District.

.....Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie, & Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brinkley

Erwin noted to Bourgeois that this approval is just for the minimum lot size variance, & Bourgeois will have to go to Planning & Zoning for the re-division approval.

There being no further business the meeting was adjourned.



**NOTES:**

- REFERENCE MAP:  
A. "SURVEY SHOWING REVISION OF PROPERTY LINE BETWEEN EDWIN H. CHAISSON JR. AND MITCH BOURGEOIS LOCATED IN SECTION 118, T15S-R16E CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA."  
PREPARED BY: LEONARD J. CHAUVIN JR., P.L.S., LEONARD CHAUVIN, P.E., P.L.S., INC. DATED: JULY 22, 2015
- BEARINGS SHOWN HEREON ARE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702.
- ELEVATIONS SHOWN HEREON ARE NAVD83, GEOID18.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- LOTS DRAIN TO BAYOU LAFOURCHE. LAND OWNERS WILL PERPETUALLY MAINTAIN DRAINAGE PATTERNS.
- TRACTS ARE LOCATED IN ZONE C-2.
- METHOD OF SEWAGE DISPOSAL: COMMUNITY SEWER
- BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED ON NOVEMBER OF 2022.
- BEARING AND DISTANCE BETWEEN THE NORTHEAST CORNER, 5/8" IRON ROD FOUND, TO THE NEAREST N.G.S. MONUMENT CLUB P.I.D. AU0286, N=467947.09, E 3454860.04 IS S70°39'11"E-13144.84'.

**FEMA FLOOD ZONE AND HAZARDS:**

FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 220111 0005 C, DATED DECEMBER 15, 1989, FOR THE CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA INDICATES THESE LOTS ARE LOCATED IN ZONE X (NO SHADE), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

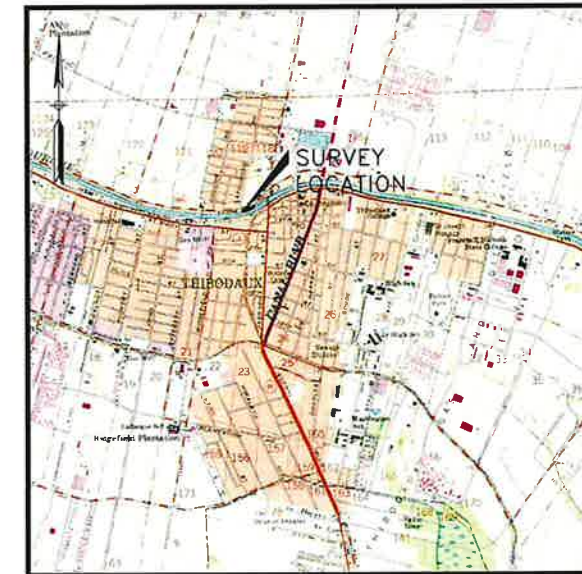
LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION MAP LA-X99, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF THE STUDY.

\* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

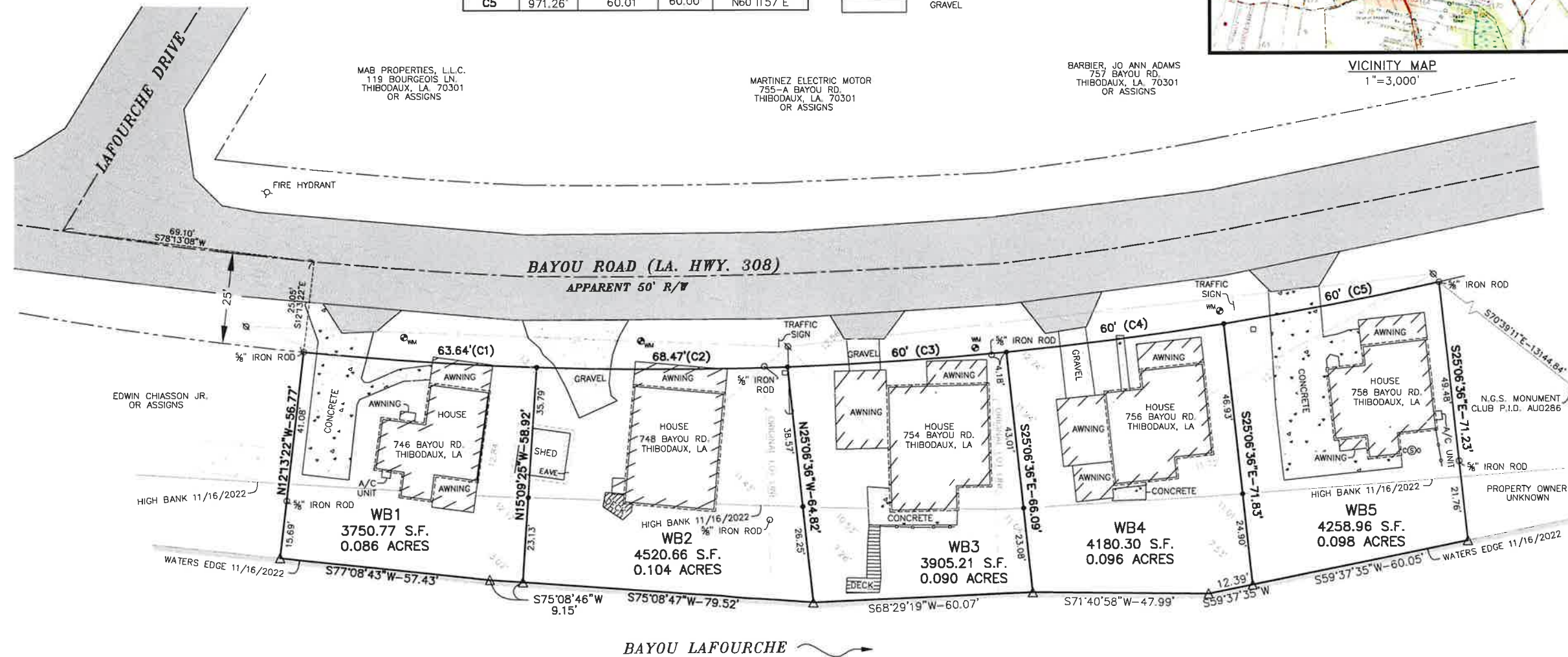
CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	971.26'	63.64'	63.62'	N74°57'56"E
C2	971.26'	68.47'	68.46'	N71°04'08"E
C3	971.26'	60.01'	60.00'	N67°16'45"E
C4	971.26'	60.01'	60.00'	N63°44'21"E
C5	971.26'	60.01'	60.00'	N60°11'57"E

**LEGEND**

- ROAD CENTERLINE
- WOODEN FENCE
- OVERHEAD ELECTRIC
- RIGHT OF WAY
- DRAINAGE DIRECTION
- 5/8" IRON ROD SET
- FOUND IRON MARKER
- TYPE AND SIZE AS NOTED
- CALCULATED POINT
- FIRE HYDRANT
- POWER POLE
- SPOT ELEVATION
- WATER METER
- TELEPHONE PEDISTAL
- ANCHOR WIRE
- SEWER CLEAN OUT
- CONCRETE
- ASPHALT
- GRAVEL



VICINITY MAP  
1"=3,000'



**PRELIMINARY DOCUMENT:**

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE CITY OF THIBODAUX DEPARTMENT OF PLANNING. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**PRELIMINARY**

APPROVED: LEONARD J. CHAUVIN, III, P.L.S. REG NO. 5260

**LEONARD CHAUVIN P.E., P.L.S., INC.**  
CIVIL ENGINEER - LAND SURVEYOR  
627 JACKSON ST. THIBODAUX, LA.  
PHONE: (985) 449-1376

**APPROVALS:**

APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR CITY OF THIBODAUX \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER:**

(OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY SHOWING**  
REDIVISION OF TRACTS OWNED BY WOLF BAYOU L.L.C. INTO TRACTS WB1, WB2, WB3, WB4, & WB5. LOCATED IN SECTION 118, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA  
DATE: NOVEMBER 9, 2023

