

# CITY OF THIBODAUX

## SUBDIVISION APPLICATION FORM

DATE: 11/11/23

**OFFICIAL USE ONLY:** Application # 1

1. SUBDIVISION NAME: 1621 PLACE SUBDIVISION ADD-DOWN 2 PHASES

2. CLASSIFICATION:  Public Subdivision  Family Subdivision

Lot Extension/Redivision  Raw Land Sale

3. TOTAL ACREAGE: 44.15 AC NUMBER OF LOTS INVOLVED: 46

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

and 550 feet N from ROSEDOWN AND ST. DELPHINE  
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: RYAN DICKERLY 711 W. THIRD ST.  
(Street No. and Name) (P.O. Box)

THIBODAUX, LA 70301  
(City, State, Zip Code)

6. AGENTS NAME: BRYAN BREAUD PHONE: 985-637-7032

ADDRESS: 816 BAYOU RD  
(Street No. and Name) (P.O. Box)

THIBODAUX, LA 70301  
(City, State, Zip Code)

### 7. ENGINEER/SURVEYOR'S

NAME: BRYAN BREAUD PHONE: 985-637-7032

ADDRESS: 816 BAYOU RD.  
(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? MAY 4<sup>TH</sup>, 2021 What approval(s) were Given? APPROVED.

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

If so, please describe: DIFFERENT LAYOUT. MORE LOTS.

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)

211 ST. DELPHINE - CHERELLE M. JOHNSON

100 SMITHFIELD - ALLISON ROUSE

296 WATERFORD - DANIEL WANKO

287 WATERFORD - RICHARD BREUX

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following will serve as an affidavit of ownership indicting the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Office of the Lafourche Parish Clerk of Court. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract sale was executed. **IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**AFFIDAVIT OF OWNERSHIP**

**STATE OF LOUISIANA  
PARISH OF LAFOURCHE**

**BEFORE ME**, the undersigned authority, Notary Public, personally came and appeared J. B. Levert Land Company, LLC, who after being duly sworn did depose and declare,  
(Name of Owner(s))

under oath, that he/she/they acquired ownership (use percentages of ownership of appl.) of land of land subdivided by virtue of the following act(s) of sale:

Dated and recorded December 30, 1922, in COB 54, page 38, under Entry number 7710 in the Office of the Clerk of Court for the Parish of Lafourche.

I, Troy Bellanger, hereby depose and say that after reading of the whole, all of the above statements and the statements contained in the papers submitted herewith are true.

  
(Owner's Signature)

Mailing Address P.O. Box 351  
Thibodaux, LA 70302

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

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

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

**A. SKETCH PLAT REVIEW**

**I. GENERAL INFORMATION:**

Subdivision Name: RIENZI PLACE SUBDIVISION ADDENDUM 2, PHASE 5  
Number of Lots: 46  
Types of Dedications:  
Street Rights of Way 50'  
Easements \_\_\_\_\_  
Utility Servitudes 17'

Applicant/Agent: BRYAN BREAUD Owner: Ryan DeBerry  
Address: 816 BAYOU RD. Address: 711 W. THIRD ST  
THIBODAUX, LA 70301 THIBODAUX, LA 70301  
Telephone: 985-637-7032 Telephone: 225-268-5317

**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) \_\_\_\_\_ Foodplain 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 11/11/23

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

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

**PUBLIC SUBDIVISION  
Checklist/Status Report**

**B. PRELIMINARY PLAT REVIEW**

**II. APPLICATION CHECKLIST**  
(Your Responsibility)

- 1)  \$150 Preliminary Plat Fee
- 2)  9 copies of Preliminary Plat with information on attached list
- 3)  Review (if applicable) of Preliminary Plat by adjoining parishes, school and special Districts, etc. *Date:* \_\_\_\_\_
- 4)  3 sets of construction drawings of proposed improvements (if applicable)
- 5)  Include layout of all property within 100 ft. of proposed development including names and addresses of owners, (may be shown on Plat or separate current tax map from the Assessor's Office)
- 7)  Letters from other agencies/utilities approving proposed utility locations
 

|                         |                    |
|-------------------------|--------------------|
| <i>Gas Company</i>      | <i>Date:</i> _____ |
| <i>Water District</i>   | <i>Date:</i> _____ |
| <i>Electric Company</i> | <i>Date:</i> _____ |
| <i>Other:</i> _____     | <i>Date:</i> _____ |
| <i>Other:</i> _____     | <i>Date:</i> _____ |

**III. STATUS REPORT**  
(Planning Department Responsibility)

- 1)  Review Preliminary Plat with Applicant / *Date:* \_\_\_\_\_
  - 2)  Send letters notifying adjacent property owners within 100 feet of public hearing
  - 3)  Publish Public Hearing *Notice Date:* \_\_\_\_\_
  - 4)  Public Hearing *Notice Date:* \_\_\_\_\_
  - 5)  Planning Commission review of Preliminary Plat / *Date:* \_\_\_\_\_
- Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Preliminary Plat Application 11/11/23 Date Completed \_\_\_\_\_

SKETCH / PRELIMINARY PLAT OF RIENZI PLACE SUBDIVISION  
ADDENDUM NO. 2, PHASE 5

LOCATED IN SECTIONS 44 & 45, TOWNSHIP 14 SOUTH - RANGE 16 EAST,  
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER  
CITY OF THIBODAUX  
LAFOURCHE PARISH, LOUISIANA

J.B. LEVERT LAND CO. INC.



VICINITY MAP  
Scale: 1"=2,000'±



816 BAYOU ROAD  
THIBODAUX, LA 70301

www.midamericacontracting.com

NOTES:

**BUILDING SETBACKS**

|                    |      |
|--------------------|------|
| FRONT YARD         | 20'  |
| INTERIOR SIDE YARD | 5'   |
| CORNER SIDE YARD   | 17'  |
| REAR YARD          | 10'+ |

\*SETBACK LINES SHALL BE VERIFIED BY OWNER, DEVELOPER, AND CONTRACTOR PRIOR TO CONSTRUCTION.

**FLOOD ZONE:**

|  |                |
|--|----------------|
| FLOOD ZONE   | C              |
| BFE  | NOT SHOWN      |
| COMMUNITY PANEL  | 225202 0135 C  |
| EFFECTIVE DATE   | APRIL 17, 1985 |
| *CONTACT LAFOURCHE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS. |                |

| No. | By  | Description | Date  |
|-----|-----|-------------|-------|
| 1   | BMB | PERMIT SET  | 10/23 |
|     |     |             |       |
|     |     |             |       |
|     |     |             |       |

Client



Dicharry Homes - Rienzi  
711 W. Third St.  
Thibodaux, LA 70301

Project  
**RIENZI PLACE SUBDIVISION  
ADDENDUM #2 (PHASE 5)**  
Sheet Title  
**SKETCH / PRELIMINARY  
PLAT**

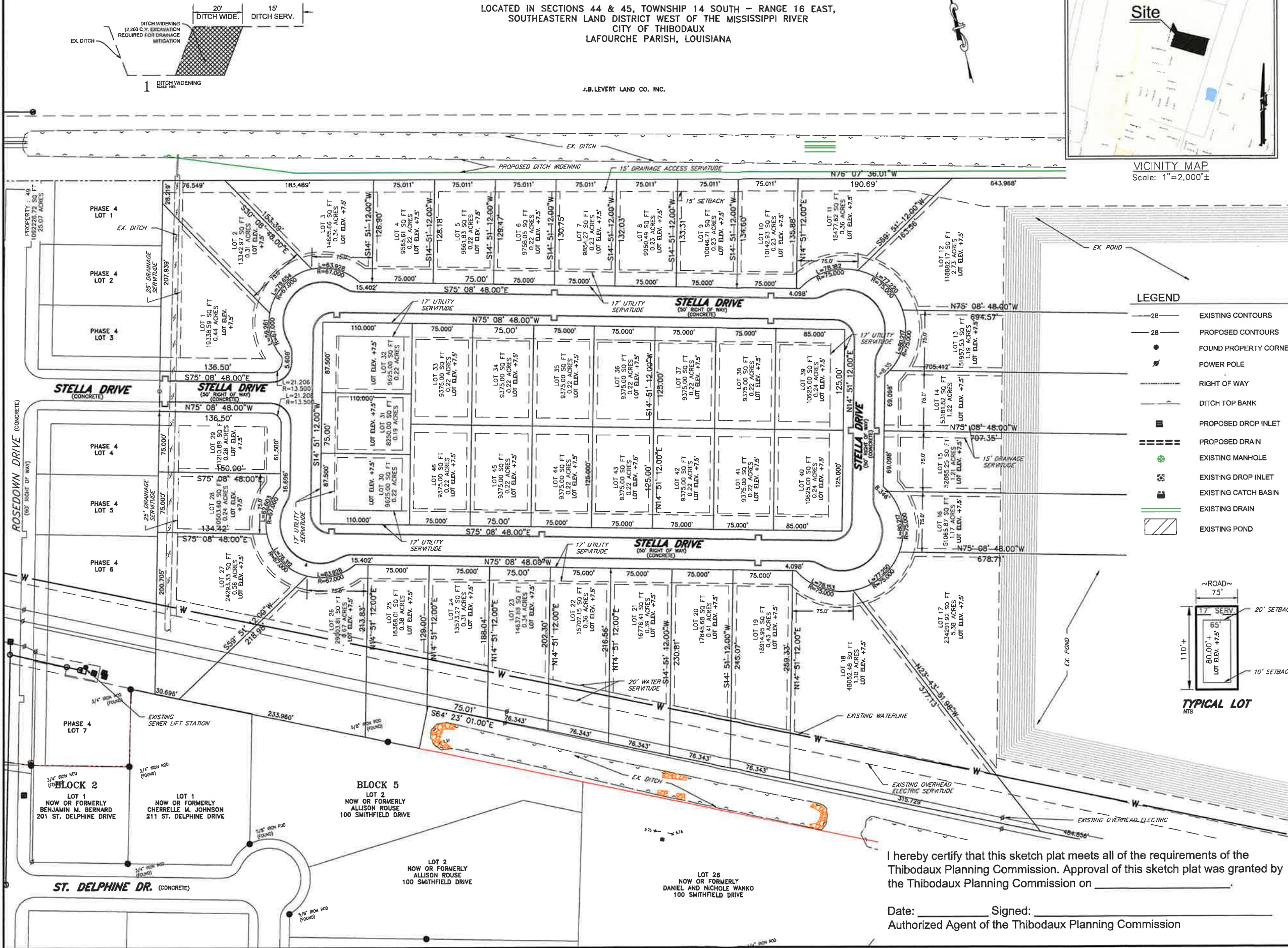
Seal



|                |            |
|----------------|------------|
| Project Number | 110-006    |
| Date           | 10/31/2023 |
| Drawn By       | MJP        |
| Checked By     | BMB        |
| Approved By    | BMB        |

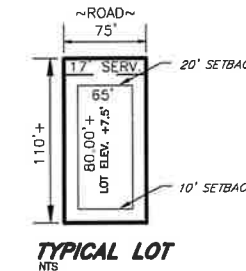
5.1

Scale 1" = 60'



LEGEND

- 28— EXISTING CONTOURS
- 28— PROPOSED CONTOURS
- FOUND PROPERTY CORNER
- ⊕ POWER POLE
- RIGHT OF WAY
- DITCH TOP BANK
- PROPOSED DROP INLET
- PROPOSED DRAIN
- ⊕ EXISTING MANHOLE
- EXISTING DROP INLET
- EXISTING CATCH BASIN
- EXISTING DRAIN
- EXISTING POND



I hereby certify that this sketch plat meets all of the requirements of the Thibodaux Planning Commission. Approval of this sketch plat was granted by the Thibodaux Planning Commission on \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Agent of the Thibodaux Planning Commission