CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 09-24-2026 **OFFICIAL USE ONLY:** Application # 1

1. SUBDIVISION NAME: A Re-division of Property Belonging to RBG Holdings, LLC to Create Tracts B-1, Tract T H-1 & TH-2 Located in Section 30, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana

2. CLASSIFICATION: _____ Public Subdivision _____ Family Subdivision

✓ Lot Extension/Redivision _____ Raw Land Sale

3. TOTAL ACREAGE: 18,760.84 S.F. **NUMBER OF LOTS INVOLVED:** 3

4. PROPERTY LOCATION: On the N (N, S, E, or W) side of East 1st Street (Street, Hwy.)

and 1080.00 (Distance) feet W (N, S, E, or W) from Intersection of East 1st Street and Audubon Ave. (Intersection, Street, Landmark)

5. OWNER'S NAME: RBG Holdings, LLC, Ryan Danos

(Street No. and Name) (P.O. Box)

110 Blosson Ct. Thibodaux, LA 70301

(City, State, Zip Code)

6. AGENTS NAME: Leonard Chauvin, P.E., P.L.S., Inc **PHONE:** 9854491376

ADDRESS: 627 Jackson St,

(Street No. and Name) (P.O. Box)

Thibodaux, LA 70301

(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: Leonard "Tre" Chauvin, III **PHONE:** 9854491376

ADDRESS: _____

(Street No. and Name) (P.O. Box)

_____

(City, State, Zip Code)

8. Was this subdivision ever before the Commission? Yes _____ No X

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

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

If so, please describe: _____

10. Is any variance from the subdivision regulations being requested at this time? X

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)

JSC Jones Properties, LLC, 701 East 1st Street

Guy Diebold, 714 East 1st Street

Charisse Iver, 712 East 1st street

Dex Gonzales, 700 East 1st Street

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

RBG Holdings, LLC, Ryan Danos, 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 02/12/2025, in COB _____, page _____, under Entry number 1383579 in the Office of the Clerk of Court for the Parish of Lafourche.

I, RBG Holdings, LLC, Ryan Danos, 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.

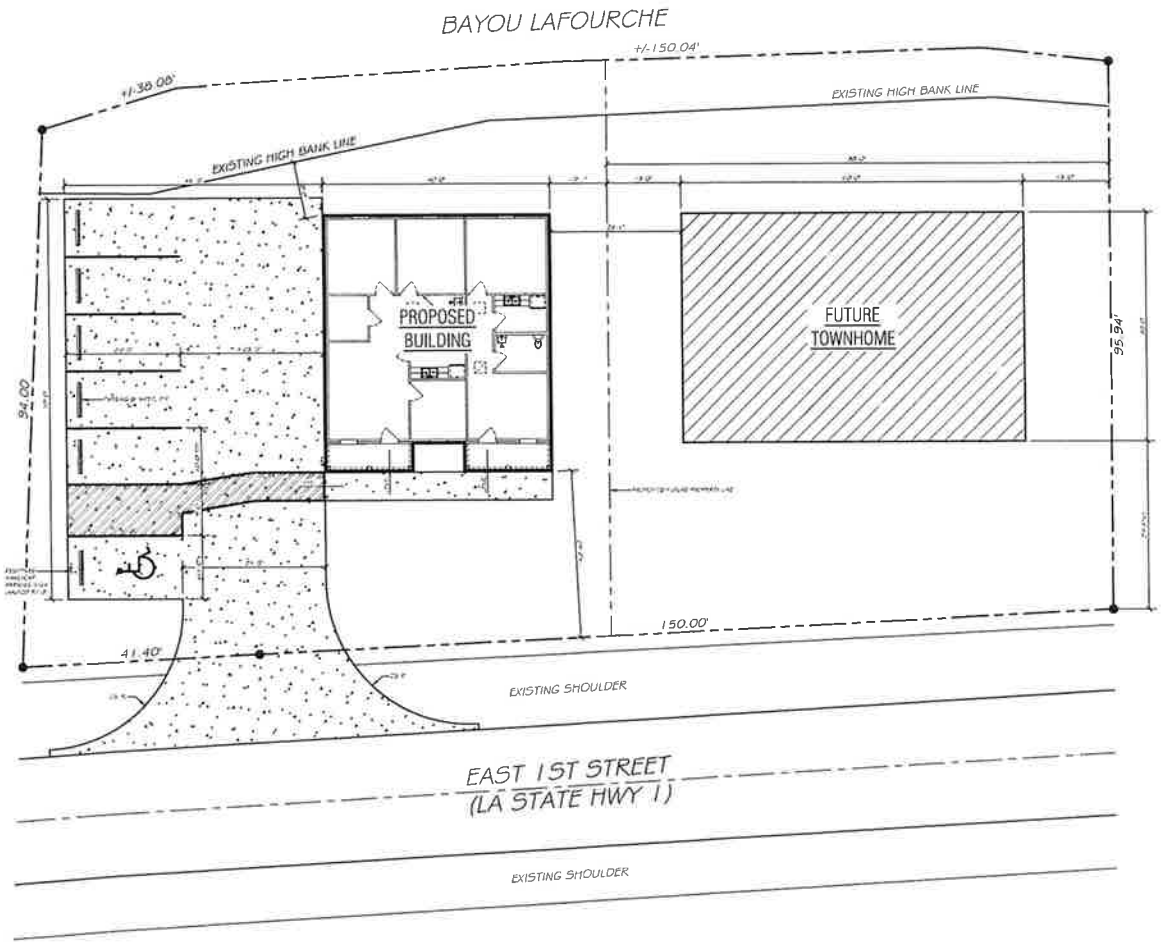
(Owner's Signature)

Mailing Address 124 W Edward Way
Lockport, LA 70374

Subscribed and Sworn to before me this 1st day of October, 2026.

NOTARY PUBLIC

Dollie Duet
Notary Public
Notary ID No. 177592
Lafourche Parish, Louisiana



711 EAST 1ST STREET
THIBODAUX, LA 70301
LAFOURCHE PARISH

SITE PLAN

PRELIMINARY No.2

TOTAL PROJECT SERVICES, LLC
294 MEADOW VIEW COURT
THIBODAUX, LA 70301
(985) 859-8571

TPS ENGR. CONSULTING PROJECT MANAGEMENT

RBG HOLDINGS, LLC

ELEVATIONS

REVISIONS
FOLDER: 2026
FILE: Bldg
DATE: 3/25/2026
SCALE: NOTED
SHEET NO. X

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION

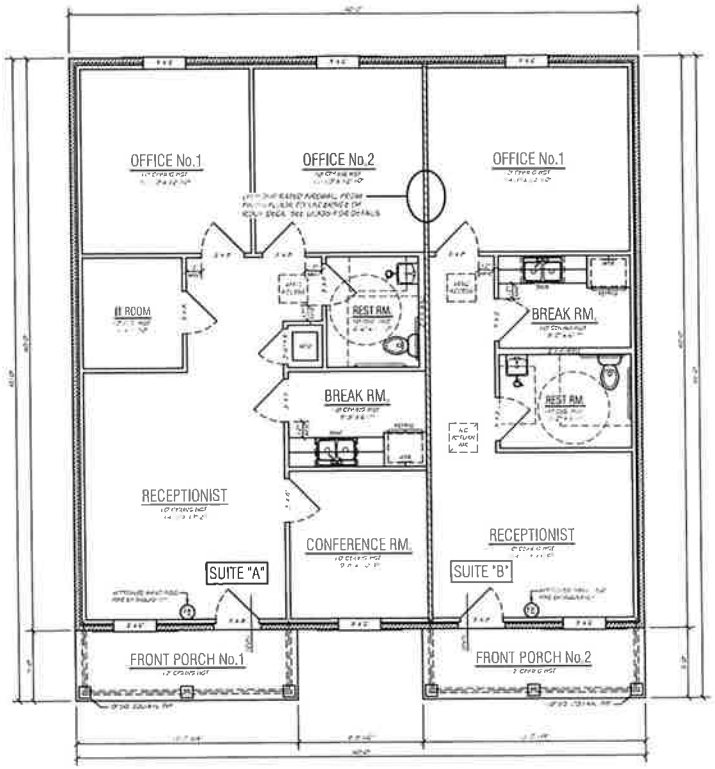
WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION

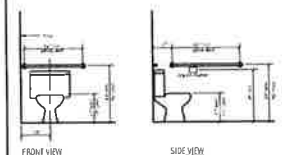
FOOTAGE DATA

SYMBOLS SCHEDULE

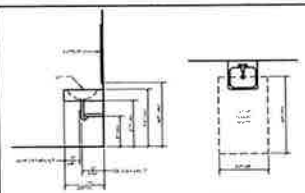
SYMBOL	DESCRIPTION



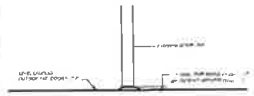
FLOOR PLAN



DETAIL AT HANDICAP TOILET



DETAIL AT HANDICAP LAVATORY



DETAIL AT THRESHOLD, TYPICAL

PRELIMINARY No.2

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294 MEADOW VIEW COURT
THIBODAUX, LA 70301
(985) 859-8571

TPS ENGR. CONSULTING PROJECT MANAGEMENT

RBG HOLDINGS, LLC

FLOOR PLAN

REVISIONS
FOLDER: 2026
FILE: Bldg
DATE: 3/25/2026
SCALE: NOTED
SHEET NO. X



FRONT ELEVATION

Scale: 1/4" = 1'-0"

PRELIMINARY No.2

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THIBODAUX, LA 70301
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TPS ENGR. CONSULTING PROJECT MANAGEMENT

RBG HOLDINGS, LLC

ELEVATIONS

REVISIONS
FOLDER: 2026
FILE: Bldg
DATE: 3/25/2026
SCALE: NOTED
SHEET NO.
X


Edward Jones
REGIONAL
50'
PARKING LOT
40'
COMMERCIAL BUILDING
25'
GRASS / LANDSCAPE
TOWNHOMES (DUPLEX)

NOTES:

1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. LOTS DRAINS ALONG TRACTS TOWARDS BAYOU LAFOURCHE. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. LAFOURCHE PARISH IS TO PERPETUALLY MAINTAIN DRAINAGE PATTERS OF BAYOU LAFOURCHE.
6. SEWAGE DISPOSAL: INDIVIDUAL DISPOSAL SYSTEM
7. PROPERTY IS LOCATED IN ZONE R-B; RESIDENTIAL BUSINESS
8. TRACT TH-1 & TRACT TH-2 ARE DESIGNED WITH THE INTENTION OF A TOWNHOME TO BE BUILT.

FEMA FLOOD ZONE AND HAZARDS

FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 225202 0145 C, DATED APRIL 17, 1985, FOR THE UNINCORPORATED AREA OF LAFOURCHE PARISH, LOUISIANA INDICATES THAT THESE LOTS ARE LOCATED IN ZONE A, AREAS OF MINIMAL FLOODING.

LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) MAP LA-X100, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF A.B.F.E. ZONES.

* 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.

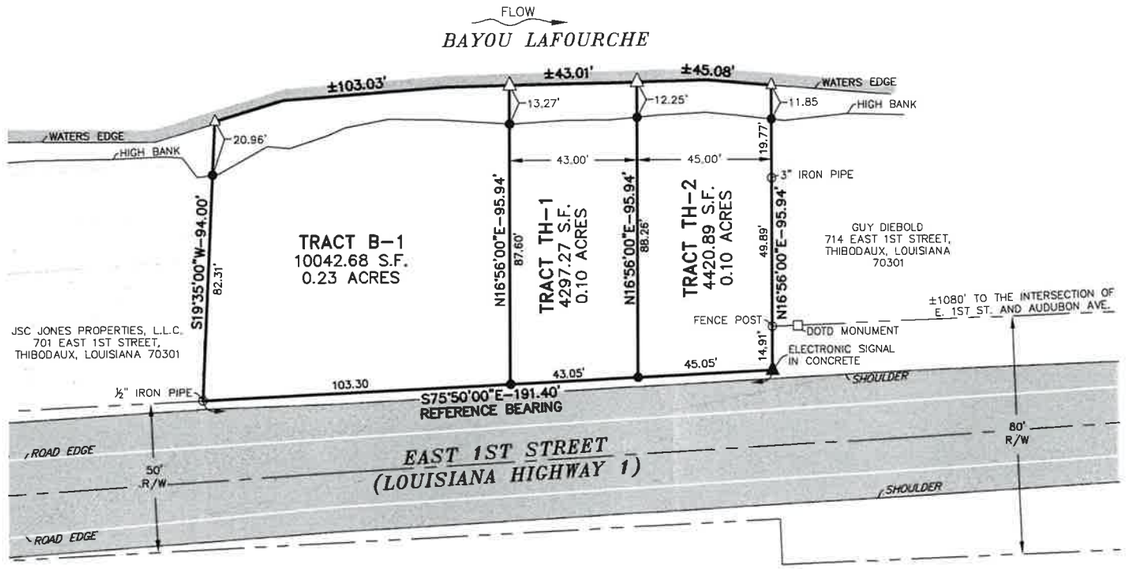
REFERENCE MAPS AND BEARINGS:

A. "BOUNDARY & TOPOGRAPHY PROPERTY OF DR. PAUL T. RAY CITY OF THIBODAUX, LA"
PREPARED BY: J.F. HOFFMAN
DATED: 10/01/1959 REVISED: 10/27/1959

B. "SURVEY SHOWING PROPERTY CURRENTLY OWNED BY RBG HOLDINGS, LLC LOCATED IN SECTION 30, T15S-R16E, CITY OF THIBODAUX, LOUISIANA"
PREPARED BY: LEONARD CHAUVIN P.E., P.L.S., INC
DATED: 03/24/2026



VICINITY MAP
1"=3,000'





LEGEND:

- FOUND AS NOTED ○
- SET ⅝" IRON ROD ●
- CALCULATED POINT △
- RIGHT OF WAY
- ROAD CENTERLINE
- WATERS EDGE

APPROVALS:

APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN — DATE

MAYOR OF THIBODAUX — DATE

OWNERS:

REPRESENTATIVE OF RGB HOLDINGS, LLC — DATE

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE LAFOURCHE PARISH 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.

APPROVED: **PRELIMINARY**

LEONARD J. CHAUVIN, III. REG. NO. 5260

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

OWNER:

RBG HOLDINGS, LLC
ATTN: RYAN DANOS
110 BLOSSOM CT.
THIBODAUX, LA 70301

SETBACKS:

FRONT: 15'
SIDE: 5'
REAR: 5'

SURVEY SHOWING

A RE-DIVISION OF PROPERTY BELONGING TO
RBG HOLDINGS, LLC TO CREATE
TRACTS B-1, TRACT TH-1 & TH-2
LOCATED IN SECTION 30, T15S-R16E,
CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA
DATE: SEPTEMBER 24, 2026

SCALE IN FEET
30' 15' 0 30' 60' 90'

\\SERVER\SHARED FOLDERS\COMPANY\CAD\26-3805 REGIONAL BUILDERS GROUP, LLC\26-3805 REGIONAL BUILDERS GROUP, LLC.DWG