

Houma-Terrebonne Regional Planning Commission

L. A. “Budd” Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 26, 2015, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 15, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS**
 - 1. Home Occupation:
Establish a massage therapy business; 419 Prevost Drive; Angela Strickland, applicant
 - 2. Planned Building Group:
Placement of an additional residence; 370 Monarch Drive; Paula H. Roddy, applicant
 - 3. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 5, Block A, Naquin Street, Georgetown (300 Naquin Street); Earl & Elsie Bolden, applicant; and call a Public Hearing on said matter for Thursday, March 19, 2015
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 15, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 15, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 26, 2015 INVOICES AND TREASURER’S REPORT OF JANUARY 2015**
- E. PLANNING:**
 - 1. Planning Commissioners’ Comments
 - 2. Administration’s Comments
 - 3. Chairman’s Comments
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Pintail Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 1908 Butcher Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC; c/o Ronald J. Shaw
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Tract 3, Property belonging to Ryan Gaspard into Tract A & Tract B
Approval Requested: Process D, Minor Subdivision
Location: 1609 Bayou Dularge Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Ryan Gaspard
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Resubdivision of Lot 1 of Block 6 of Rebecca Light Industrial & Commercial Subdivision into Lot 1 & Lot 1A
Approval Requested: Process D, Minor Subdivision
Location: Corner of Cynthia Plantation Dr. & LA Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Rebecca Plantation, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase C
Approval Requested: Process D, Minor Subdivision
Location: Deep Water Lane & Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: South Manchester Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: Manchester Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: West Terrebonne Properties, Inc., c/o Gil Hebert
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application
5. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase A & B
Approval Requested: Process C, Major Subdivision-Final
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action with regard to the proposed RV Park Regulations
2. Discussion and possible action with regard to the 2015 National Planning Conference to be held April 18-21, 2015 in Seattle, Washington
3. Discussion with regard to the annual Ethics Training Course as required by the State Legislature for 2015

J. ADMINISTRATIVE APPROVALS:

1. Reconfiguration of Lot 7, Block 1 of Lacarpe Industrial Subdivision & Tract SS-3, Section 101, T17S-R17E, Terrebonne Parish, LA
2. Revision of Lot Lines for Lot 1, 2, 3, 4, & 5 of Block 1 of Patrick LeBlanc Subdivision into Lot 1, Lot 2-3, & Lot 4-5, Section 72, T15S-R16E, Terrebonne Parish, LA
3. Revised Lots 15 & 16 of Block 1, A Redivision of Lots 14, 15, 16, & 17 of Block 1, Addendum No. 1 to Sugar Pointe Industrial Park, Section 102, T17S-R17E, Terrebonne Parish, LA
4. Reconfiguration of Lots 65, 66, & 67 of Patrick L. LeBlanc Subdivision, Sections 71, 72, & 75, T15S-R16E, Terrebonne Parish, LA
5. Revised Tracts A, B, C, & D, Property of S & A Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 15, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of January 15, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:15 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret, Secretary/Treasurer. Also present Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor. Mr. Pat Gordon, Director, was away at a conference.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 18, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Thibodeaux; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 18, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Thibodeaux; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the January 15, 2015 invoices and approve the Treasurer’s Report of December 2014.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
- Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT Old Business Item G.1 be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman stated the next item on the agenda under Old Business was an application by Walter Land Company requesting approval for Process D, Minor Subdivision for Tracts 1-A & 1-B, Redivision of Property belonging to Walter Land Company.
- a) Mr. Ken Rembert, Kenneth L. Rembert L and Surveyors, stated he believed Engineering reviewed, inspected, and approved the drainage and requested approval of the minor subdivision.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- c) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1-A & 1-B, Redivision of Property belonging to Walter Land Company.”

- d) Discussion was held with regard to the nature of the drainage improvements and the flow.

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YE AS: Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Elfert; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting approval for Process C, Major Subdivision for Pintail Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) The Chairman recognized Ms. Melinda Duncan who expressed concerns of drainage, the paving of Butcher Road which is now a shell road, her livestock that will be next door to this subdivision, and the type of homes that are proposed.
- c) Discussion was held with regard to the development being 1000' from the nearest hard-surfaced road which is Bull Run Road as well as the history of Butcher Road and whether there were any plans to hard-surface the road by the Parish or the Developer.
- d) Discussion ensued with regard to there being a history of inconsistencies with waterlines along Butcher Road.
- e) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Discussion was held with regard to the history of Butcher Road and if the surrounding property was ever intended to be developed and whether the Developer would be responsible for paving the road for access to a 16-lot subdivision. Discussion ensued with regard to tabling the matter in order to have Administration look into the road, weight limits, regulations, etc.
- g) Mr. Schouest moved, seconded by Mr. Ostheimer: "THAT the HTRPC table the application for Process C, Major Subdivision for Pintail Subdivision until the next regular meeting of February 26, 2015."
- h) Discussion ensued with regard as to discrepancies as to the owner of the road and if it's maintained by the Parish.

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

- i) It was requested that Administration look into the history of the property and how it was initially subdivided.

- 2. The Chairman called to order the Public Hearing for an application by West Terrebonne Properties, Inc. requesting conceptual & preliminary approval for Process C, Major Subdivision, for South Manchester Subdivision, Addendum Nos. 1, 2, & 3.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) The Chairman recognized Mr. Don Robinson, 110 Nottingham Trail, who expressed concerns of having too much thru traffic with three exits to Valhi Boulevard.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS : None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conceptual & preliminary approval provided utility letters were received and flood zone determinations were depicted on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision, for South Manchester Subdivision, Addendum Nos. 1, 2, & 3 conditioned upon the submittal of all utility letters and that flood zone determinations are depicted on the plat."
- f) Discussion was held with regard to all three streets having to be connected to Valhi Boulevard.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None ; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Claude Triche requesting approval for Process D, Minor Subdivision, for Tract A and remaining portion of Property of Claude & Debbie Triche.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None ; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to the remaining property being labeled.
- e) Mr. Pulaski discussed the Staff Report and stated the drainage calculations have been submitted and approved and utility letters were received. He stated Staff would recommend approval provided addressing be depicted on the plat and the remaining property be depicted as Tract B.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: " THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract A and remaining portion of Property of Claude & Debbie Triche conditioned upon addressing being depicted on the plat and the remaining property be labeled as Tract B."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None ; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman stated the next item on the agenda under Applications was an application by Thompson Construction Company, Inc. requesting engineering approval for Process C, Major Subdivision, for Safe Zone Business Park.

- a) Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo with regard to the punch list items for the development dated January 15, 2015 [See ATTACHMENT A].
- b) Mr. Shaun Sherrow, CSRS, Inc., stated they would comply/resolve all punch list items.

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “ THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Safe Zone Business Park conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated January 15, 2015 [See ATTACHMENT A].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. Discussion was held with regard to the proposed RV Park Regulations and there still needs to be more review by the Commissioners and there being some concerns that need to be addressed. Discussions ensued with regard to the grandfather period for existing RV parks.
2. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC table the discussion and possible action with regard to the proposed RV Park Regulations until the next regular meeting of February 26, 2015.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Pulaski reminded the Commission that the Louisiana APA conference is next week and the Updated Comprehensive Master Plan is up for an award for Excellence in a Plan that will be presented on Friday, January 23rd.
4. Discussion was held with regard to the National American Planning Association having a Planning Commissioner Committee that discusses matters and concerns of Commissioners via conference call three to four times a year. Mr. Pulaski stated they were looking for nominations from each chapter/section for a volunteer to be on this committee. The Chairman requested members to let him know if they were interested and if not, he would submit himself.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Survey of Revised Lots 22 & 23, Block 1, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 3 of Block 3, Gibson Trails Subdivision and Revised Tract 3 being a Redivision of a portion of property belonging to Keith P. Broussard, et al, Sections 101 & 102, T16S-R15E, Terrebonne Parish, LA
3. Lot Line Adjustment for Property belonging to Richard R. Duplantis, Sr., et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
4. Survey of Revised Lots 8 & 10 of Block 1, A Redivision of Lots 8, 9, & 10 of Block 1, Valhi Commercial Park, Sections 82, 83, 84, & 102, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

- M. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:12 p.m.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



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HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 15, 2015
1st Review
Item No. G-4

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**

SUBJECT: **Safe Zone Business Park
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.6.5; R.S.33:5051 Plat needs to be submitted.
2. 24.5.3.3 No specifications provided.
3. 24.7.6.1.7 Plans should use current LaDOTD construction standards.
4. 24.7.6.1.9, 24.7.6.1.10 Test cylinders (2,750 psi @ 7 days or 4,000 psi @ 28 days) & 2 per 500' of pavement
5. 27.7.6.1.7 Street and Traffic signs should be in accordance with Manual on Uniform Traffic Control Devices.
6. Virtue Street needs to be shown constructed to the property line.
7. 24.7.6.4 Benchmark: brass or aluminum disk located in the street near the centerline of each road intersection shown on engineering plan
8. 24.7.6.2.6 Does not conform to the SDDM:
 - a. Incomplete drainage calculations. The calculations are from a pervious building permit and do not address the whole development.
 - b. V.A.2 Not enough information provided showing where the water goes when it leaves the pond.
 - c. V.A.3 Plan/profile for the ditch along Hwy 24 should be provided.
 - d. V.A.3 Plan/profile/cross section of rear swales not provided.
 - e. V.A.6 All lots not graded to drain to the street or to a Major Drainage artery. Outside of the Urban Services District and Urban Planning Area the HTRPC can allow a portion to drain to the rear if it to be perpetually privately maintained.
 - f. V.A.7 LaDOTD standard plans are not provided.
 - g. V.B.9 Catchbasins at the intersection of Virtue Street and Safety Zone Boulevard should be standard catchbasins with stub out culverts instead of the side weir inlets.
 - h. V.C.10 Roadside ditch slopes are inconsistent throughout the plans.
 - i. Roadside drainage is not provided on the west side of Virtue Street.

Saltwater Fishing Capital of the World®

- j. V.C.18 Future driveway culvert sizes should be shown on the plat.
- k. V.C.18 Culverts are not sized as though the entire subdivision was subsurface.
- l. V.A.8 Cross-sections at maximum 100' intervals showing roadway, ditch, and lot grades need to be provided.
- m. VI. Typical cross-section of the pond needs to be shown.
- n. VI. Not enough information provided showing the pond meets the requirements of the SDDM.
- o. VIII. If the pond is to remain private there will need to be a flowage easement through the pond and across the remaining property to the pump canal. If the pond is to become public there will need to be a minimum 15 ft access servitude around the pond and a servitude for the drainage of the pond to the pump canal.
- p. VIII. No servitude provided on the rear swales.
- 9. 24.7.5.2 No information provided on type of street lights to be installed.
- 10. No approval from the following utilities:
 - a. Waterworks 24.5.4.6.7, 24.7.5.6
 - b. Gas Utility 24.5.4.6.7
 - c. TPCG Utilities for lighting
 - d. Department of Health and Hospitals 24.5.4.6.7
 - e. Pollution Control 24.5.4.6.7

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder if you have any questions or comments.

GEB/beb

cc: Tom Bourg
Stephanie Sewall
J. Shaun Sherrow, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
☐ Variance(s) (detailed description): _____
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: PINTAIL SUBDIVISION
S & A CAPITAL INVESTMENTS, LLC, 123 BOCAGE DR., HOUMA,
2. Developer's Name & Address: LA 70360
S & A CAPITAL INVESTMENTS, LLC, 123 BOCAGE DR., HOUMA,
*Owner's Name & Address: LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: 1908 BUTCHER ROAD
5. Location by Section, Township, Range: SECTION 101, T15S-R16E
6. Purpose of Development: SINGLE/MULTI FAMILY RESIDENTIAL LOTS
7. Land Use:
☒ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 02DEC14 SCALE: 1" = 40'
11. Council District: 4 / Schriever Ave
12. Number of Lots: 16
13. Filing Fees: \$113.94

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

Date

12/29/14

[Signature]
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Print Name of Signature

Date

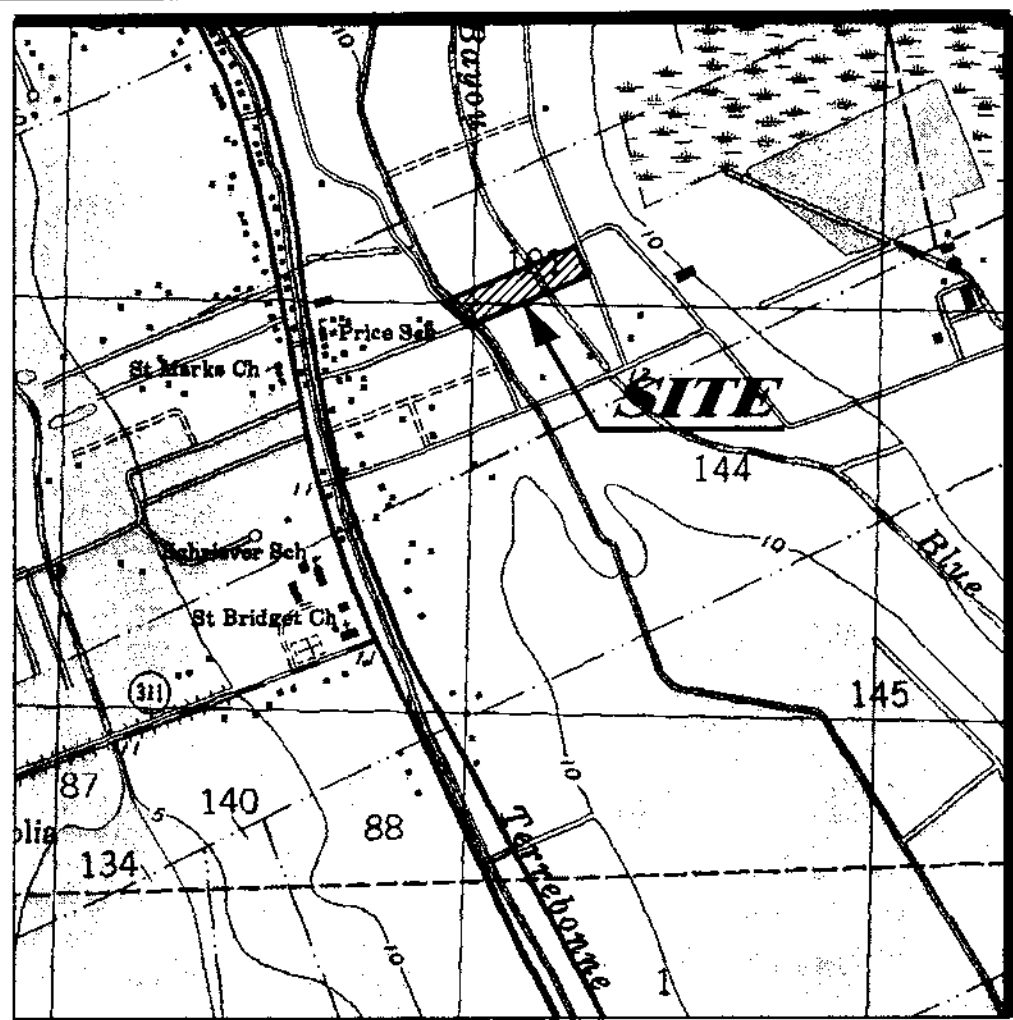
RONALD J. SNOW

12/29/14

Signature

[Signature]

PC15/ 1 - 1 - 1



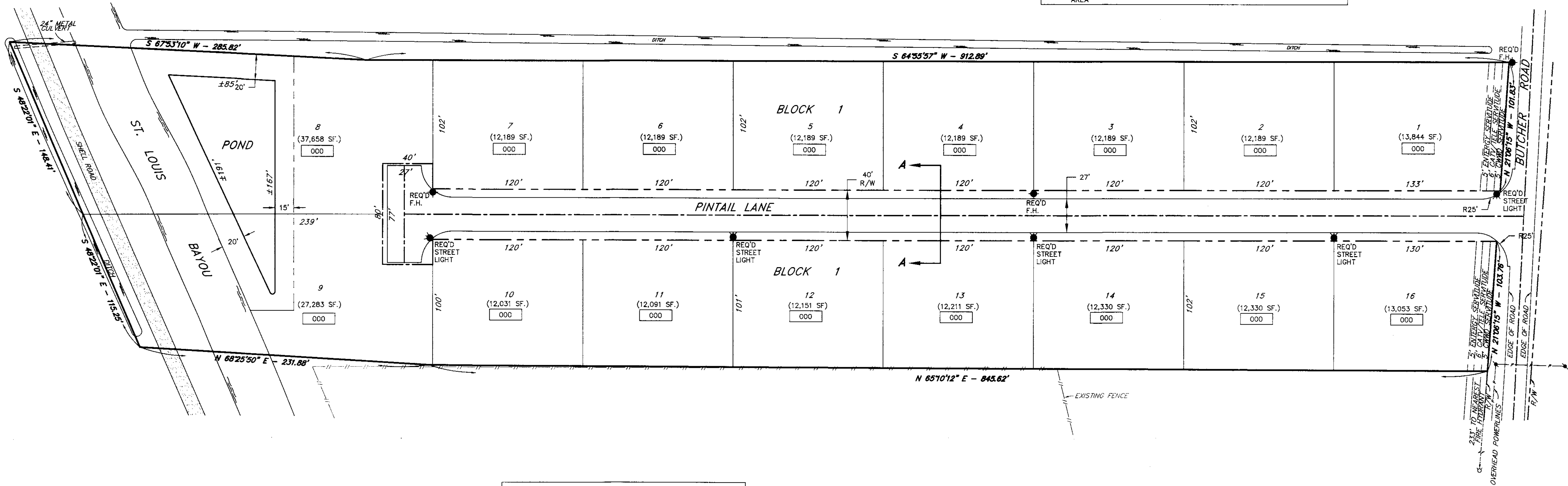
VICINITY MAP

PROJECT NO.	PARISH	SHEET NO.
13-55	TERREBONNE	1

LEGEND

- F.H. EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA



CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III., P.E.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

COUNCIL DISTRICT 8	
SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	CHARTER
FIRE	SCHRIEVER

PRELIMINARY
This drawing is not to be used for construction, bidding recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701

LAND USE:
RESIDENTIAL: SINGLE/MULTI
INDIVIDUAL SEWER
CURB GUTTER
CONCEPTUAL PRELIMINARY
SUBDIVISION PLAN

16 LOTS: TOTAL

TYPICAL UTILITY SERVITUDES (SECTION A-A)
LOOKING IN DIRECTION SHOWN
NTS

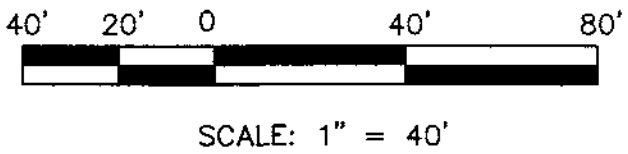
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

FOR _____

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in



DATE	REVISION	BY

PINTAIL SUBDIVISION
DEVELOPER S & A CAPITAL INVESTMENTS, LLC
LOCATED IN SECTION 101, T15S-R16E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

DRAWN: KKT	CHK'D.: F.E.M. III
SCALE: 1" = 40'	DATE: 02DEC14
JOB # 13-55	CAD # 1355-C&P
FILE #	

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

**APPLICATION
SUBDIVISION OF PROPERTY**

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
B. ☐ Mobile Home Park
D. ☐ ** Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: MAP SHOWING THE REDIVISION OF TRACT 3 PROPERTY BELONGING TO RYAN GASPARD INTO TRACT A & TRACT B
2. Developer's Name & Address: Ryan Gaspard 1609 Bayou DuLarge Road
*Owner's Name & Address: Ryan Gaspard 1609 Bayou DuLarge Road
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

SITE INFORMATION:

4. Physical Address: 1609 Bayou DuLarge Road
5. Location by Section, Township, Range: Section 47, T19S-R17E
6. Purpose of Development: To create two legal tracts of land
7. Land Use:
☐ ** Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☐ ** Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ ** Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 5 January 2015 - 1" = 100'
11. Council District: 7 Babin / Bayou DuLarge Fire
12. Number of Lots: 2
13. Filing Fees: \$144.47

I, Alisa Champagne, certify this application including the attached date to be true and correct.

ALISA CHAMPAGNE

Print Applicant or Agent

5 January 2015

Date

The undersigned certifies: RG 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RYAN GASPARD

Print Name

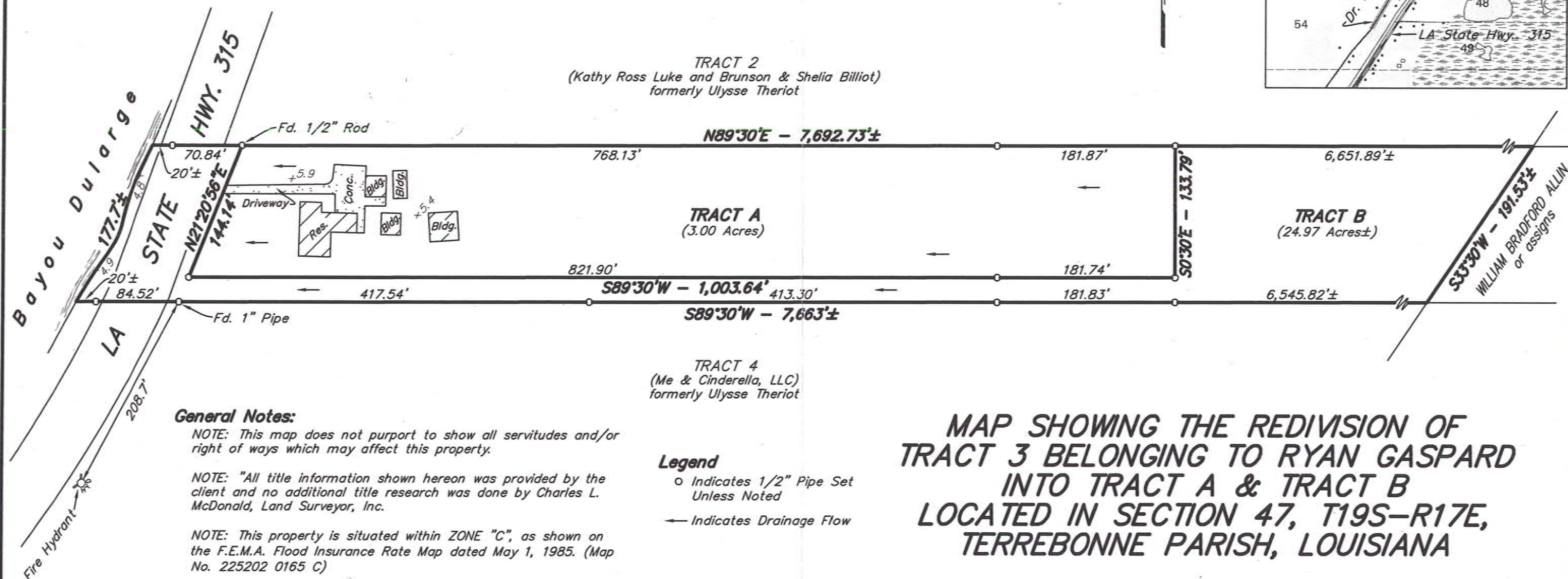
1-14-15

Date

Signature

PC15/ 2 - 1 - 5

NOTE: BEARINGS INDICATED HEREON ARE
BASED ON THE REFERENCED SURVEY MAP(S).



SCALE: 1" = 100'

5 JANUARY 2015

CHARLES L. McDONALD

LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Resubdivision of Lot 2 of Block 6 of Rebecca Light Industrial +
2. Developer's Name & Address: Rebecca Plantation, LLC, 110 Rue Angelique Thibodaux
*Owner's Name & Address: Same as developer LA 70301
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

4. Physical Address: Corner of Cynthia Plantation Dr. + Hwy 311
5. Location by Section, Township, Range: Sections 10, 11 T16S-R16E
6. Purpose of Development: Create 2 smaller lots for Commercial use
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 1/7/15 1"=50'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$150.96

I, Matthew Ledet, certify this application including the attached date to be true and correct.

Matthew Ledet

Print Applicant or Agent

1/21/15

Date

Matthew Ledet

Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

JACOB GIARDINA

Print Name of Signature

1/27/15

Date

Jacob Giardina

Signature

PC15/ 2 - 2 - 6

Revised 3/25/2010

Commercial Subdivision into Lot 2 + Lot 1A

- 1) "BOUNDARY SURVEY OF PROPERTY FOR REBECCA PLANTATION L.L.C." DATED 8/25/09 BY T. BAKER SMITH.
- 2) "DIVISION OF BLOCK 2 LOT 3 WITHIN THE REBECCA PLANTATION" DATED 3/30/09 BY T. BAKER SMITH.
- 3) "LEASE OF 5.5 ACRES WITHIN REBECCA PLANTATION FOR REBECCA TRUCK STOP AND CASINO DATED" 12/26/07 BY T. BAKER SMITH.
- 4) "DIVISION OF 2.208 ACRES ALONG HWY 311 WITHIN REBECCA PLANTATION" LOT 1, BLOCK 2 DATED 3/25/06 BY T. BAKER SMITH.

APPROVED: _____ FOR _____

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DESCRIPTION:

LOT 1:
COMMENCING AT NGS MONUMENT "3052" HAVING COORDINATES
OF X=3,446,197.33 AND Y=429,393.41, SAID POINT BEING THE
POINT OF COMMENCEMENT; THENCE, S 17°48'28" W A
DISTANCE OF 1278.22 FEET TO A SET 3/4" G.I.P., SAID POINT
BEING THE POINT OF BEGINNING 1 (P.O.B.);
THENCE, S 18°36'45" W A DISTANCE OF 218.00 FEET TO A
FOUND POINT AND CORNER;
THENCE, S 84°10'13" W A DISTANCE OF 773.94 FEET TO A
FOUND 3/4" G.I.P.;
THENCE, N 17°40'37" E A DISTANCE OF 526.67 FEET TO A
SET 3/4" G.I.P.;
THENCE, S 72°19'23" E A DISTANCE OF 713.27 FEET TO THE
POINT OF BEGINNING CONTAINING 6.07 ACRES.

LOT 1A:
COMMENCING AT NGS MONUMENT "3052" HAVING COORDINATES
OF X=3,448,197.33 AND Y=428,393.41, SAID POINT BEING THE
POINT OF COMMENCEMENT; THENCE, S 17°48'28" W A
DISTANCE OF 1278.22 FEET TO A SET 3/4" G.I.P., THENCE, N
72°19'23" W A DISTANCE OF 713.27 FEET TO A SET 3/4"
G.I.P.; SAID POINT BEING THE POINT OF BEGINNING 2 (P.O.B.2);
THENCE, S 17°40'37" W A DISTANCE OF 526.67 FEET TO A
FOUND 3/4" G.I.P.;
THENCE, S 84°10'13" W A DISTANCE OF 363.70 FEET TO A
FOUND 3/4" G.I.P.;
THENCE, N 9°35'01" W A DISTANCE OF 696.15 FEET TO A SET
3/4" G.I.P.;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF
2400.00 FEET AN ARC LENGTH OF 504.81 FEET AND A CHORD
LENGTH OF 503.88 FEET THAT BEARS S 78°20'56" E TO A
SET 3/4" G.I.P.;
THENCE, S 72°19'23" E A DISTANCE OF 151.29 FEET TO THE
POINT OF BEGINNING CONTAINING 7.04 ACRES.

VICINITY MAP
SCALE IN FEET

P.O.C.

NGS MONUMENT "3052"
X = 3,446,197.33
Y = 429,393.41
Z = 12.60

LEGEND:

- DENOTES 3/4" G.I.P. SET
- ⊙ DENOTES 3/4" G.I.P. FOUND
- ☼ DENOTES EXIST. LIGHT POLE
- ⊕ DENOTES EXIST. FIRE HYDRANT
- DENOTES CONCRETE MONUMENT FND.
- △ DENOTES CONTROL MONUMENT FND.
- DENOTES DRAINAGE FLOW
- ~→ DENOTES DITCH FLOW

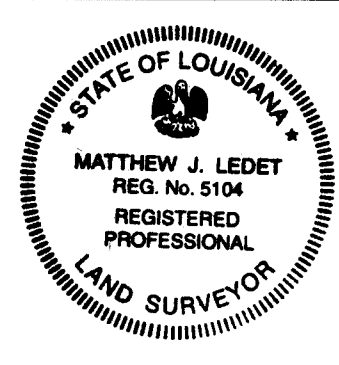
REBECCA PLANTATION L.L.C.

**RESUBDIVISION OF LOT 1 OF BLOCK 6 OF REBECCA LIGHT
INDUSTRIAL & COMMERCIAL SUBDIVISION INTO LOT 1 &
LOT 1A LOCATED WITHIN REBECCA PLANTATION
SECTIONS 10, 11, T16S - R16E SCHRIEVER, LOUISIANA
TERREBONE PARISH**

SHEET NO.

1
OF
1

ES:
S SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY
SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE
COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH
MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
N: UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
AERIAL PHOTOGRAPHY, FIELD SURVEY, AND PREVIOUS CONSTRUCTION DRAWINGS.
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR
EXACT LOCATION.
LOCATION AND LOCATIONS ARE APPROXIMATE AND WERE NOT
LOCATED ON THE GROUND.
THESE COORDINATES ARE BEARING BASED ON LOUISIANA STATE PLANE COORDINATE
SYSTEM NAD 83, SOUTH ZONE, US SURVEY FEET.

[illegible]

T. BAKER SMITH
A CENTURY OF SOLUTIONS
1100 South Acadia Road, Thibodaux, LA 703
(225)744-2100 - tbsmith.com

1913
2013

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 BOUNDARY SURVEYS (LAND SURVEYORS) AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

Matthew J. LeDet
MATTHEW J. LEDET
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 5104

FILE NAME:	FINAL PLAT
TBS NO.:	2012.0781
DATE:	JAN. 7, 2015
PLOT SCALE:	1"=50'
DRAWN BY:	SMB
APPROVED:	MJL
MAP NO.	

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
☐ Variance(s) (detailed description): _____
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE C
2. Developer's Name & Address: ANNIE 1, LLC, 123 Botage Drive, Houma, LA 70360
NORTH TERREBONNE INVESTORS, LLC, 123 Botage Drive,
*Owner's Name & Address: Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: DEEP WATER LANE AND TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATING 5 LOTS
7. Land Use:
☒ Single-Family Residential
☒ Multi-Family Residential
☒ Commercial
☒ Light Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map: 06FEB15 SCALE 1" = 40'
11. Council District: 2
12. Number of Lots: 5
13. Filing Fees: \$296.00

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III

Print Applicant or Agent

2/9/15
Date



Signature of Applicant or Agent

The undersigned certifies: RJS 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Ronald J. Shaw

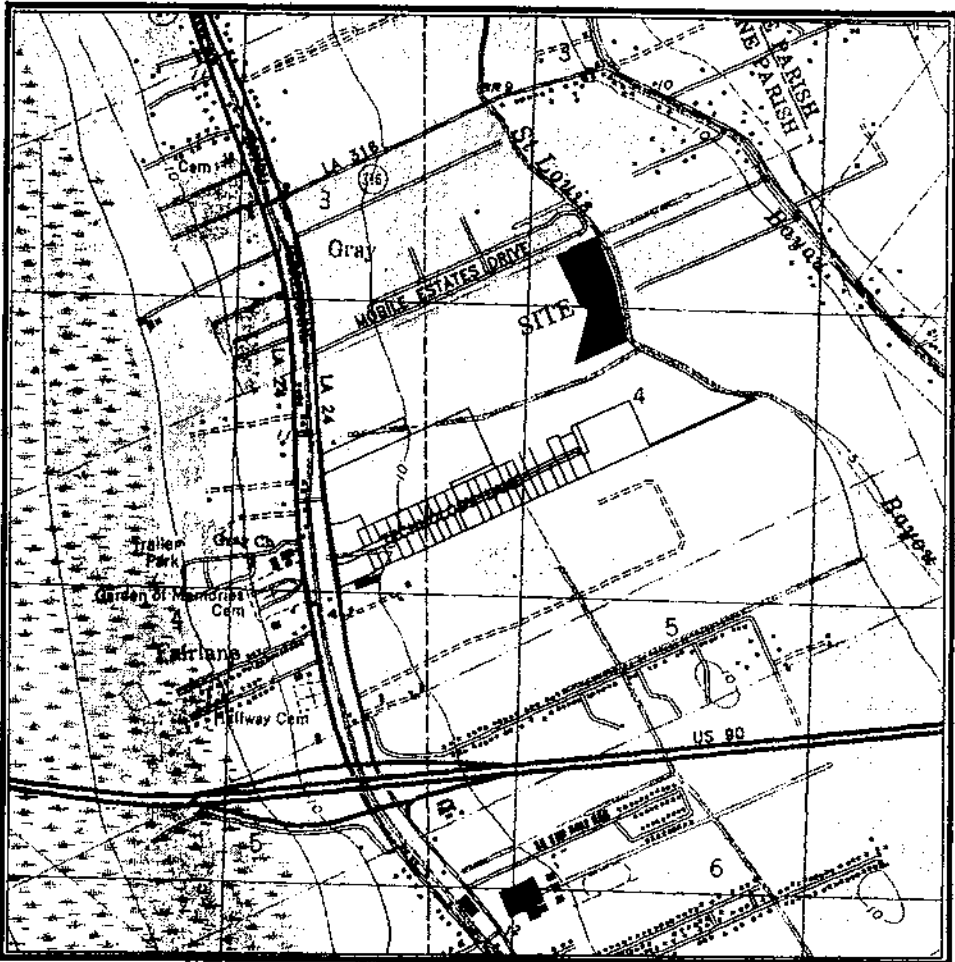
Print Name of Signature

2/9/15
Date


Signature

PC15/ 2 - 3 - 7

PROJECT NO.	PARISH	SHEET NO.
15-17	TERREBONNE	1



VICINITY MAP

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: KENETH L. REMBERT, P.L.S. REG. P.L.S. No. 331

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III, P.E.

N65°00'47"E - 371.62'

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY. THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

APPROVED AND ACCEPTED THIS DATE BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

LAND USE:
LOT 8 - 9 COMMERCIAL INDUSTRIAL
LOTS 10 - 12 COMMERCIAL, LIGHT INDUSTRIAL, SINGLE FAMILY, MULTIFAMILY

SEWER: INDIVIDUAL
MINOR
5 - TOTAL LOTS SUBDIVISION PLAN

TRINITY COMMERCIAL PARK ADD. 2 -C
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
DEVELOPER: ANNIE 1, LLC
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

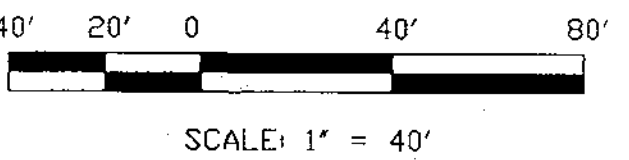
JOB # 15-17 CAD # 1517-MINOR_SD FILE #

COUNCIL DISTRICT 6	
SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	
FIRE	SCHRIEVER
ZONED	N/A

PRELIMINARY

This drawing is not to be used for construction, bidding recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701

NOTE: NO STRUCTURE, FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE



DATE	REVISION	BY

LEGEND

F.H. EXISTING FIRE HYDRANT

F.H. PROPOSED FIRE HYDRANT

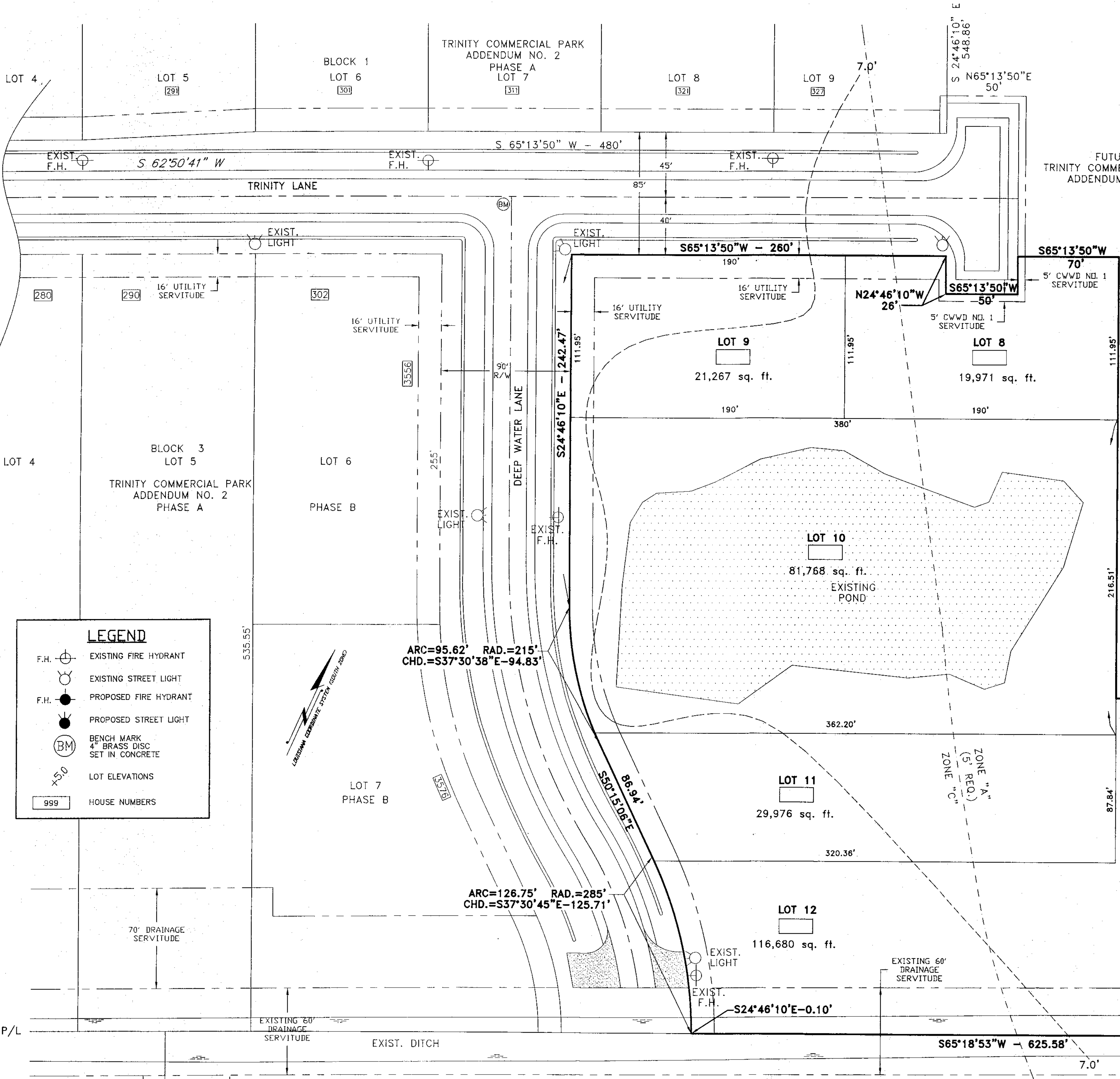
EXISTING STREET LIGHT

PROPOSED STREET LIGHT

BM BENCH MARK
4" BRASS DISC
SET IN CONCRETE

+5.0 LOT ELEVATIONS

999 HOUSE NUMBERS



THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO ST. LOUIS BAYOU WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

RICKIE A. PITRE
ET UX
OR ASSIGNS

FARREL J. ROBERTSON
OR ASSIGNS

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

A. ☐ Raw Land

B. ☐ Mobile Home Park

☐ Re-Subdivision

☐ Residential Building Park

C. ☒ Major Subdivision

☐ Conceptual/Preliminary

☐ Conceptual

☐ Engineering

☐ Preliminary

☐ Final

☒ Engineering

D. ☐ Minor Subdivision

☐ Final

☐ Variance(s) (detailed description): _____

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SOUTH MANCHESTER SUBDIVISION

WEST TERREBONNE PROPERTIES INC, P.O. BOX 6031, HOUMA,

2. Developer's Name & Address: LA 70361

TRI-STATE LAND COMPANY, P.O. BOX 6031, HOUMA, LA

*Owner's Name & Address: 70361

[* All owners must be listed, attach additional sheet if necessary]

3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: MANCHESTER DRIVE

5. Location by Section, Township, Range: SECTION 74, T17S-R16E

6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL

7. Land Use:

☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial

8. Sewerage Type:

☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other

9. Drainage:

☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other

10. Date and Scale of Map:

06FEB15 SCALE 1" = 60'

11. Council District:

6 / Bayou Cane Fire

12. Number of Lots: 21

13. Filing Fees: \$860.00

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III

Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

Date

The undersigned certifies: [Signature]

initial

1) That he/she is the owner of the entire land included within the proposal,

and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Gil Hebert

Print Name of Signature

[Signature]
Signature

Date

PC15/ 2 - 4 - 8

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☒ Final
☐ Variance(s) (detailed description): _____
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE A & B
2. Developer's Name & Address: ANNIE I, LLC, 123 BOTAGE DR., HOUMA LA 70360
NORTH TERREBONNE INVESTORS, LLC, 123 BOTAGE DR.,
*Owner's Name & Address: HOUMA LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: COMMERCIAL & INDUSTRIAL LOTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: _____
1" = 100'
11. Council District:
2 / Schriever Fire
12. Number of Lots: 13
13. Filing Fees: \$170.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

2/9/15
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: RSJ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RONALD J. SHAW

Print Name of Signature

2/9/15
Date

[Signature]
Signature

PC15/ 2 - 5 - 9

PROJECT NO.	PARISH	SHEET NO.
14-15	TERREBONNE	2

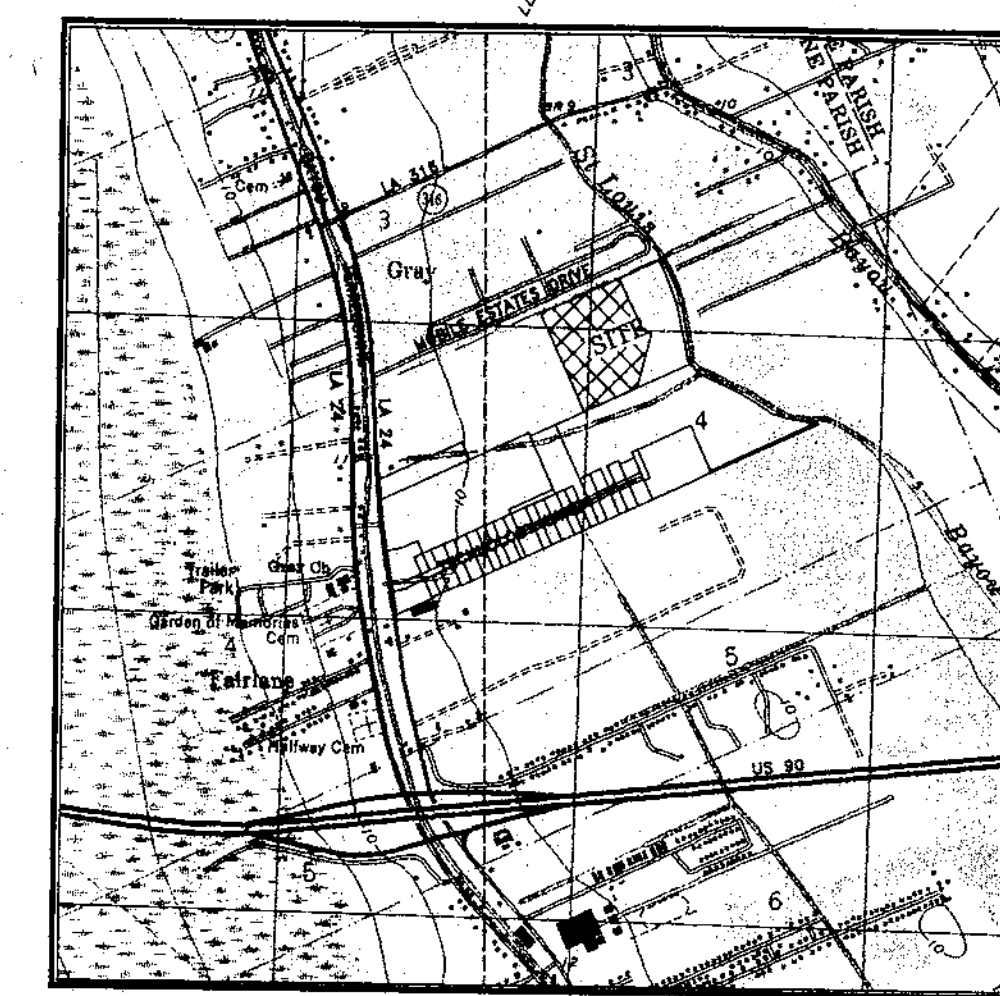
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY. THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: KENNETH L. REMBERT, P.L.S. REG. P.L.S. No. 331

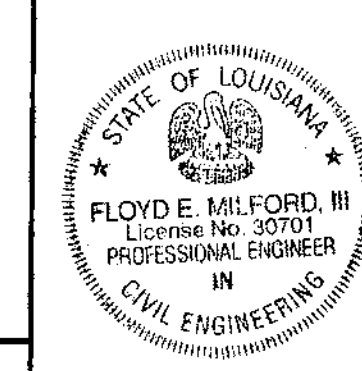
CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III, P.E.

FINAL PLAT
INDIVIDUAL SEWER
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL
TRINITY COMMERCIAL PARK
ADDENDUM NO. 2, PHASES A & B
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
DEVELOPER: ANNIE 1, LLC
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

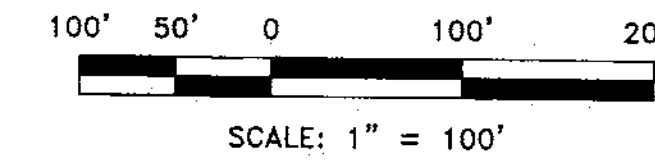


MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
DATE: 9FEB15
JOB # 14-15 CAD # 14-15_SD_FINAL FILE #

BLK	SIZE	LENGTH	TYPE	SLOPE %
LOT 3	18	100	RPVC	0.7
LOT 4	24	120	RPVC	0.41
LOT 5	33x49	120	CMPA	0.4
LOT 6	33x49	120	CMPA	0.4
LOT 7	36	100	RPVC	0.2
LOT 8	30	120	RPVC	0.2
LOT 9	15	120	RPVC	0.74
BLK 3				
LOT 3	15	100	RPVC	0.2
LOT 4	18	120	RPVC	0.2
LOT 5	24	120	RPVC	0.2
LOT 6	24	120	RPVC	0.2
FRONT SIDE	24"	120	RPVC	0.2
LOT 7	47x71	200	CMPA	0.2
LOT 8	54	150	HDPE	0.2

NOTE: NO STRUCTURE, FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE



DATE	REVISION	BY

- LEGEND:**
- × CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - FIRE HYDRANT
 - EXISTING STREET LIGHT
 - STREET LIGHT
 - BENCHMARK - 4" BRASS DISK SET IN CONCRETE

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS PROPERTY DRAINS TO EXISTING DITCHES ON THIS PROPERTY THEN TO ST. LOUIS CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

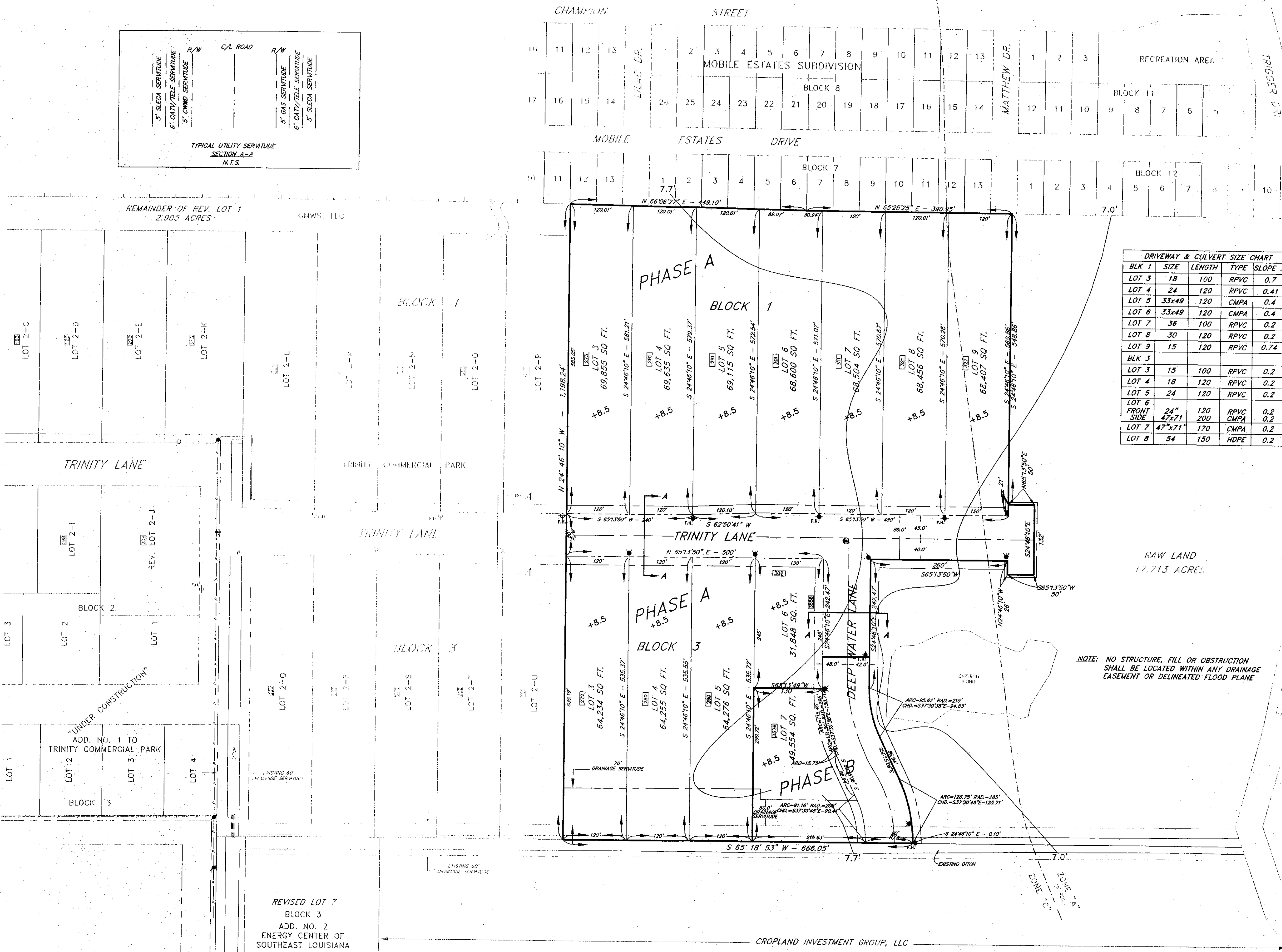
THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0403, SUFFIX "C", AND DATED MAY 1, 1985. ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'. F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

REFERENCE MAPS:

- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 4, T16S - R17E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- "STATE PROJECT NO. 655-06-15 HOUMA-SCHIREVEY HIGHWAY (L.O. 3052 - GRAY) TERREBONNE PARISH L.O. 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1992 AND LAST REVISED APRIL 20, 1993.

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOTS 1 & 2 NORTH TERREBONNE COMMERCIAL PARK A REDIVISION OF REVISED LOTS 1 & 2 PROPERTY OF NORTH TERREBONNE INVESTORS, L.L.C. ET AL LOCATED IN SECTION 4, T16S-R17E & SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED OCTOBER 2, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.



R/W	C/L ROAD	R/W
5' SIDE SERVITUDE		5' SIDE SERVITUDE
6' CATV/TEL SERVITUDE		6' CATV/TEL SERVITUDE
5' CMPA SERVITUDE		5' CMPA SERVITUDE
5' GAS SERVITUDE		5' GAS SERVITUDE
6' CATV/TEL SERVITUDE		6' CATV/TEL SERVITUDE
5' SIDE SERVITUDE		5' SIDE SERVITUDE

TYPICAL UTILITY SERVITUDE SECTION A-A N.T.S.