

Houma-Terrebonne Regional Planning Commission

L.A. "Budd" Cloutier, O.D. Chairman
W. Alex Ostheimer Vice-Chairman
Angi Falgout Secretary/Treasurer
Joseph Cehan, Jr. Member
James A. Erny Member
Gloria Foret Member
Jeremy Kelley Member
Keith Kurtz Member
Wayne Thibodeaux Member

SPECIAL MEETING

JULY 13, 2017, THURSDAY

2:00 P.M.

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

REVISED (7/11/17)

A • G • E • N • D • A

CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPLICATION:

1. a) Subdivision: *A Subdivision of Property belonging to Low Land Investors, L.L.C. (Tracts 1-A, 1-B, 1-C, 1-D, & 1-E)*
Approval Requested: Process A, Raw Land Division
Location: Proposed Industrial Avenue A (extension), Terrebonne Parish, LA
Government Districts: Council Districts 1 & 9 / Bourg & Village East Fire Districts
Developer: Low Land Investors, L.L.C.
Surveyor: Morris P. Hebert, Inc.

- b) Public Hearing
- c) Variance Request:
- d) Consider Approval of Said Application

D. ADJOURN

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): See attached letter (JUNE 28, 2017)
REGARDING PROPOSED CONDITION OF APPROVAL (NOT A VARIANCE)

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

1. Name of Subdivision: High Land Development
2. Developer's Name & Address: Low Land Investors, LLC
*Owner's Name & Address: 206 Industrial Ave C, Houma, La. 70363
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor (Engineer) or Architect: Eugene P. Robichaux, P.E.

SITE INFORMATION:

4. Physical Address: _____
5. Location by Section, Township, Range: Sec. 2, 22 & 27 T.17S - R18E
6. Purpose of Development: Subdivision of land for sale
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: 6/22/17 1" = 100'
11. Council District: # 9 & Bourg
District 1 / Village East Fire
12. Number of Lots: 56 MAP
13. Filing Fees: _____

I, Eugene Robichaux, certify this application including the attached date to be true and correct.

Eugene Robichaux
Print Applicant or Agent

Eugene Robichaux
Signature of Applicant or Agent

6-28-17
Date

The undersigned certifies: _____ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ER 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.

Eugene Robichaux
Print Name of Signature

Eugene Robichaux
Signature

6-28-17
Date

PC171 7-1-195

LOW LAND INVESTORS, L.L.C.

206 Industrial Ave. C

Houma, La. 70363

Phone: 985-446-1314 Fax: 985-446-3456

June 28, 2017

Christopher Pulaski, PLA
Director
Department of Planning & Zoning
Terrebonne Parish Consolidated Government
P. O. Box 2768
Houma, La. 70361

2p
July 13

Re: Tract 1-B, 1-C, 1-D & 1-E as shown on a plat titled High Land Development, A Subdivision of Property Belonging To Low Land Investors, LLC Located In Sections 2,22 & 27, T17S-R18E, Terrebonne Parish Louisiana by Morris P. Hebert, Inc. dated June 22, 2017.

Dear Mr. Pulaski:

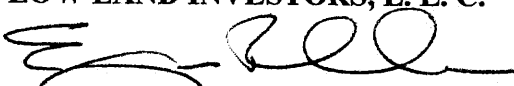
Transmitted herewith are the plat(s) of several tracts of raw land for the above referenced development to be included in the April 20, 2017 meeting. Please note the following:

1. We are requesting approval of the above referenced raw land division for provisions to be sold conditioned an industrial roadway to be constructed within 12 months of Planning Commission approval.
2. Phase 1 proposed concrete roadway to begin at the intersection of Ind. Ave. A and Ind. Ave. C traveling east approximately 1,423 linear feet and end at the intersection of Ind. Ave. A and Browning Ct.
3. All utility letters of no objection have been obtained and approval granted of all utilities along Industrial Avenue A (Extension). See attached letters, plans & details.

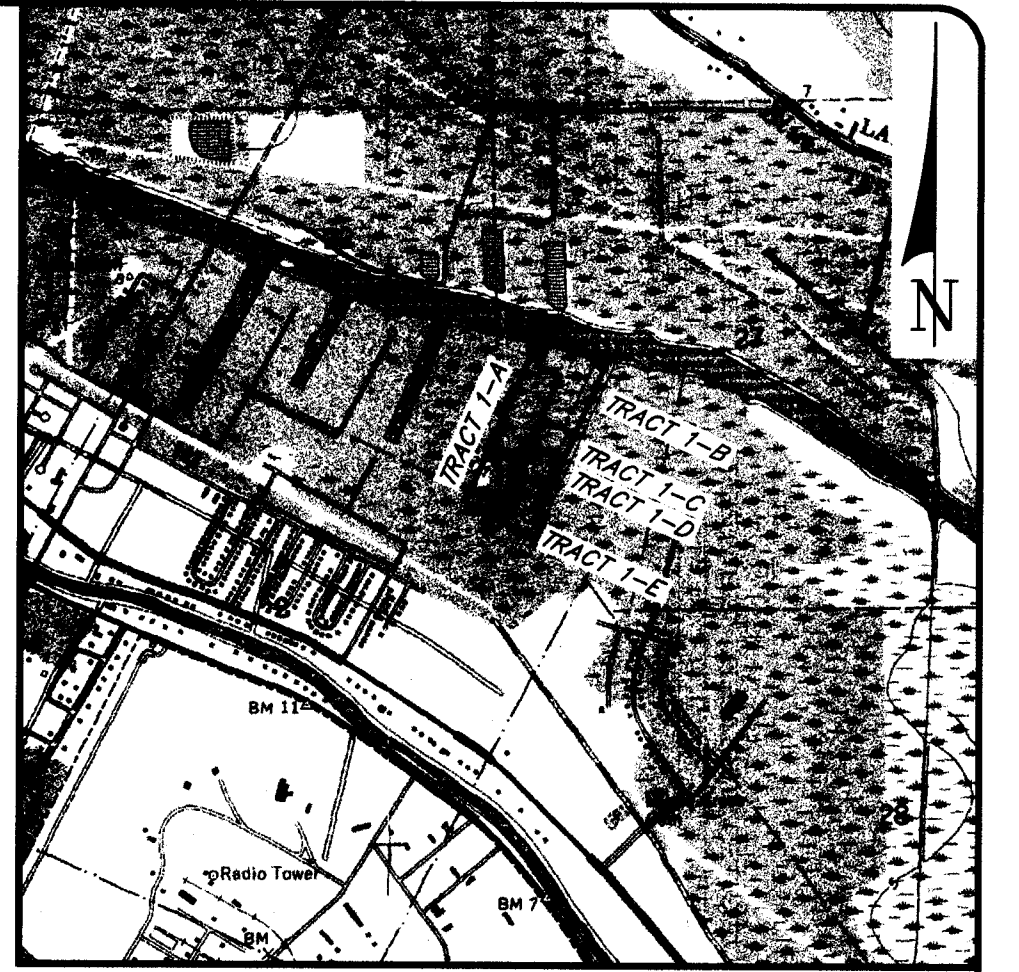
If you have any questions please feel free to call.

Sincerely,

LOW LAND INVESTORS, L. L. C.

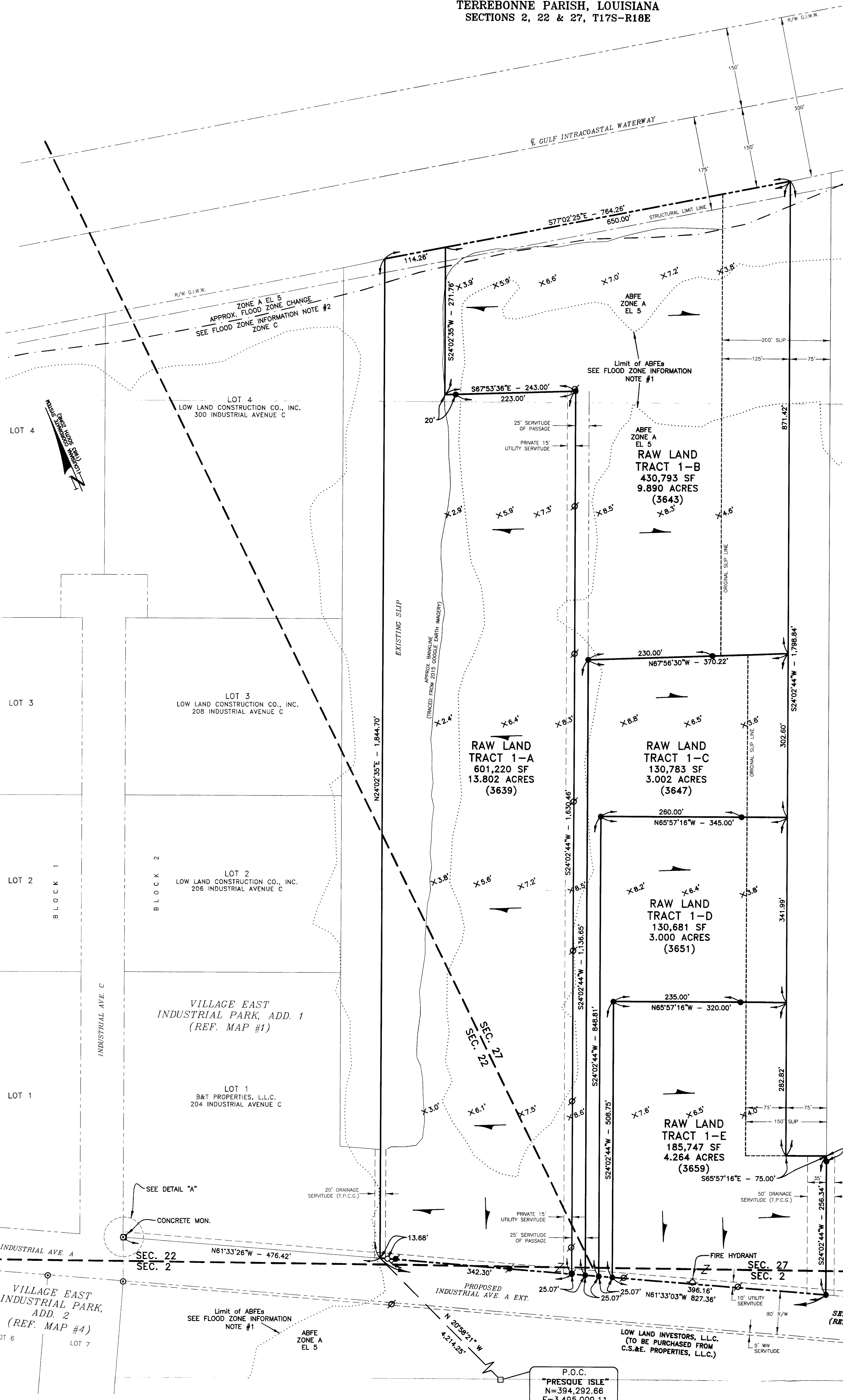
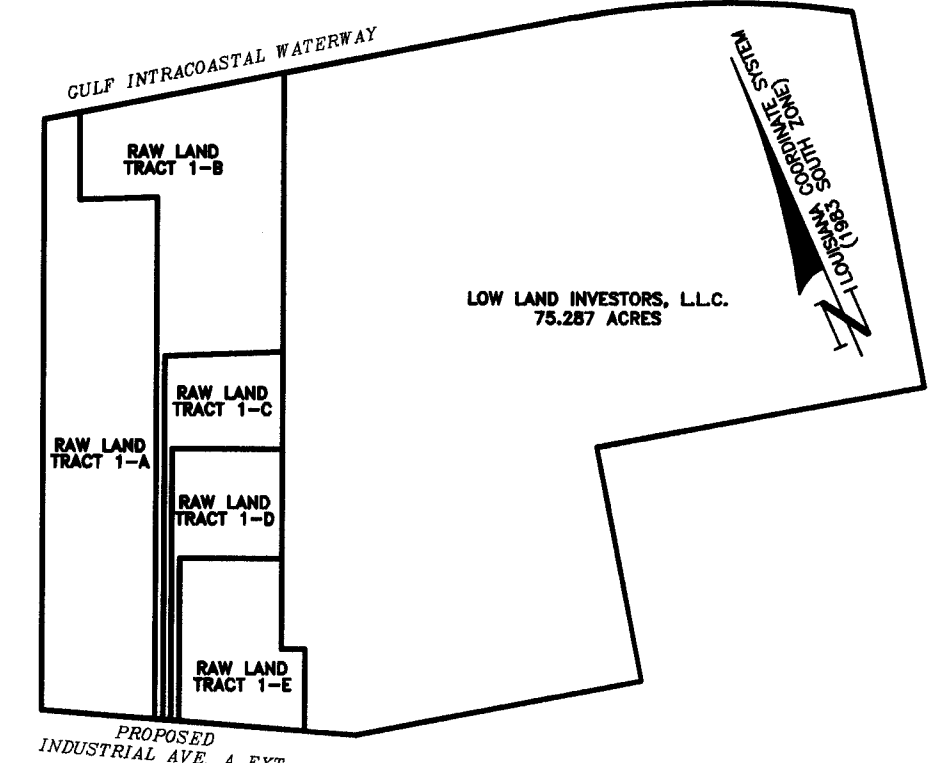

Eugene P. Robichaux, P. E., Member

TERREBONNE PARISH, LOUISIANA
SECTIONS 2, 22 & 27, T17S-R18E

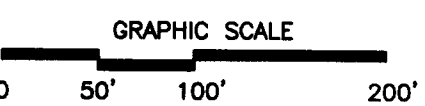


REFERENCE MAPS:

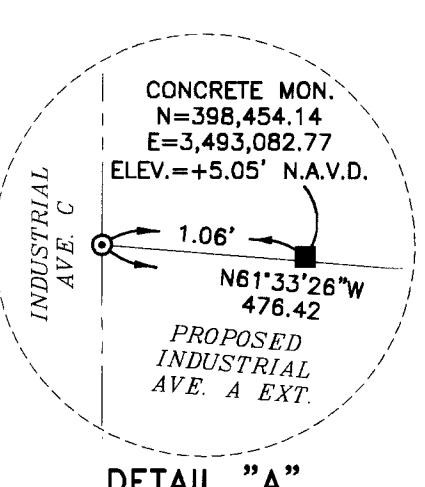
- "VILLAGE EAST INDUSTRIAL PARK ADDENDUM NO. 1 DEVELOPERS: ARTHUR R. GENAC, WM CLIFFORD SMITH AND DOROTHY ESCALANTE, T17S-R18E, SEC. 22, 27, & 2 - TERREBONNE PARISH, LA." PREPARED BY T. BAKER SMITH & SON INC. AND DATED JUNE 12, 1980.
- "BOUNDARY PLAT SURVEY OF 109.245 ACRE TRACT ALONG THE GULF INTRACOASTAL WATERWAY BELONGING TO LOWLAND INVESTORS, L.L.C. LOCATED IN SECTION 27, T17S-R18E TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH AND DATED DECEMBER 22, 2009.
- "SERVIDUTE MAP - MAP SHOWING ACCESS ACROSS A 109.245 ACRE TRACT ALONG THE INTRACOASTAL WATERWAY BELONGING TO LOWLAND INVESTORS, L.L.C. LOCATED IN SECTIONS 2, 3, 22, 27 & 28, T17S-R18E TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH AND DATED JANUARY 6, 2011.
- "DIVISION OF PROPERTY VILLAGE EAST INDUSTRIAL PARK, ADD. 2 DEVELOPER: C. S. & E. PROPERTIES, L.L.C. CONTAINING A TOTAL OF 5.303 ACRES LOCATED IN SECTIONS 2 & 22, T17S-R18E TERREBONNE PARISH LOUISIANA" PREPARED BY T. BAKER SMITH AND DATED FEBRUARY 27, 2015 AND FURTHER REVISED APRIL 8, 2015.



P.O.C.
"PRESQUE ISLE"
N=394,202.66
E=3,495,009.11



- LEGEND:
- DENOTES 3/4" IRON ROD SET
 - DENOTES 1/2" G.I.P. FND.
 - DENOTES 3/4" G.I.P. FND.
 - ⊕ DENOTES BRASS MONUMENT FND.
 - DENOTES CONCRETE MONUMENT FND.
 - ⊗ DENOTES POWER POLE
 - ⊙ DENOTES LIGHT POLE
 - ⊕ DENOTES FIRE HYDRANT
 - x8.2 DENOTES NATURAL GROUND ELEVATION
 - DENOTES RITA ABFE FLOOD ZONE CHANGE
 - - - DENOTES F.I.R.M. FLOOD ZONE CHANGE
 - DENOTES DRAINAGE FLOW



- FLOOD ZONE INFORMATION:
- THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE RITA ADVISORY MAPS COMMUNITY PANEL NO. Q104 & R104, DATED FEBRUARY 23, 2006. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.
 - THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0255C, DATED MAY 1, 1985. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 5.00 N.G.V.D.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVIDUTES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

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

APPROVED:
JOHN C. MATTINGLY
REGISTERED PROFESSIONAL SURVEYOR
NO. 4290
LA. LAND SURVEYORS BOARD

APPROVED AND ACCEPTED THIS DATE _____ BY THE
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED: _____ FOR _____

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LAND USE: INDUSTRIAL		ADDRESS TERREBONNE PARISH PLANNING DEPARTMENT COMMENTS	
NO.	DATE	REV.	REVISION
2	07/10/17	TPC	
LOW LAND INVESTORS, L.L.C.			
HIGH LAND DEVELOPMENT A SUBDIVISION OF PROPERTY BELONGING TO LOW LAND INVESTORS, L.L.C. LOCATED IN SECTIONS 2, 22 & 27, T17S-R18E TERREBONNE PARISH, LOUISIANA			
DRAWN BY:	TPC	SHEET:	1 OF 1
CHKD./APPD. BY:	DPM/JCM	SCALE:	AS SHOWN
UPDATED BY:	TPC	DATE:	06/22/17
DATA BASE:	N/A	JOB NO.:	12825
MPH CAD FILE: 12825-PC_1A2.DWG			

mph
Morris P. Hebert, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES • FIELD SERVICES • GPS
P.O. BOX 3108 • 283 CORPORATE DR. • HOUMA, LOUISIANA 70301 • (985) 885-2751
HOUMA, LA. • BATON ROUGE, LA. • HOUSTON, TX. • SAN ANTONIO, TX.
TEXAS SURVEY FIRM REGISTRATION NUMBER: 10185708 (HOUMA OFFICE)