

Houma-Terrebonne Regional Planning Commission

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L. Arnold “Budd” Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

OCTOBER 29, 2008, WEDNESDAY

5:00 P.M.

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

A • G • E • N • D • A

CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. COMMUNICATIONS

D. APPLICATIONS:

1. a) *Public Hearing*
Subdivision: Rebecca Plantation, Phase 2, Division of ±2.2 acres along LA Hwy. 311 within the Rebecca Plantation (Lot 1, Block 2)
Approval Requested: Process D, Minor Subdivision
Location: Section10, T16S-R16E, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Rebecca Plantation, L.L.C., c/o Jacob A. Giardina
Surveyor: T. Baker Smith, Inc.

b) Consider Approval of Said Application

E. OLD BUSINESS:

1. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 2, Phases A & B
Approval Requested: Process C, Major Subdivision-Engineering
Location: Section 4, T16S-R17E, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cropland Investment Group, L.L.C., c/o Mr. Ronald J. Shaw
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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
- B. ☐ Mobile Home Park
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision
- ☐ Master Proposal
☐ Conceptual

☐ Variance(s) (detailed description):

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

- Name of Subdivision: Rebecca Plantation, Phase 2, Block 2 - Lot 1
- Developer's Name & Address: Rebecca Plantation, LLC, 1575 Hwy. 304
Thibodaux, LA 70301
*Owner's Name & Address: Rebecca Plantation, LLC, 1575 Hwy. 304
Thibodaux, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

- Physical Address: East side of LA Highway 311 at U.S. Highway 90
- Location by Section, Township, Range: Sections 9 & 10, T16S – R16E
- Purpose of Development: Commercial Tract
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 10/20/08; 1:60
- Council District: 2
- Number of Lots: 1
- Filing Fees: \$125.00

I, Benjamin D. Elliott, EI, LSI, certify this application including the attached date to be true and correct.

Benjamin D. Elliott, EI, LSI

Print Applicant or Agent

10/21/08

Date


Signature of Applicant or Agent

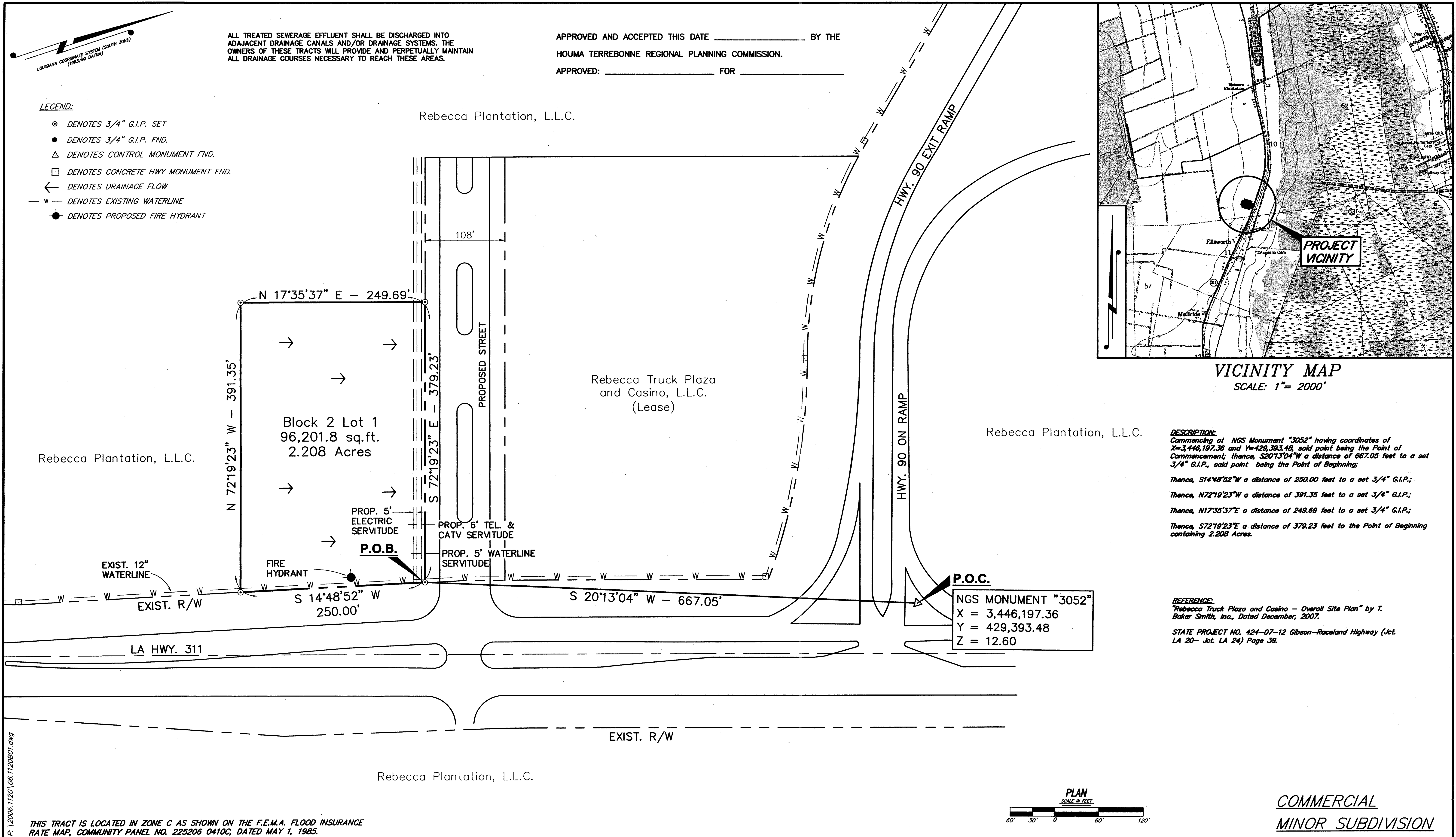
The undersigned certifies: N/A 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

Jacob A. Giardina

Print Name

Signature

Date



P:\2006.1120\06.1120B01.dwg

NOTES: THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.					 T. BAKER SMITH PROFESSIONAL CONSULTANTS SINCE 1913 (985) 868-1050 www.tbsmith.com	<small>THIS IS TO CERTIFY THAT THIS CLASS A 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 SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS LOCATED IN THE AREA</small>  DAVID L. MARTINEZ REGISTERED PROFESSIONAL LOUISIANA PROFESSIONAL LAND SURVEYOR NO. 4614	FILE NAME: 06.1120B01.dwg	Rebecca Plantation, L.L.C. DIVISION OF ±2.2 ACRES ALONG LA HWY 311 WITHIN REBECCA PLANTATION SECTIONS 10, T16S - R16E TERREBONNE PARISH	1 OF 1
							TBS NO.: 2006.1120		
							DATE: 10/20/08		
							PLOT SCALE: 1" = 60'		
							DRAWN BY: MJL		
							APPROVED: DLM		
							MAP NO.		
	DATE	REVISIONS	DRAWN BY	APPROVED BY					
		REVISIONS							

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 878-6798 - Fax (985) 580-8141

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☐ 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: ENERGY CENTER OF SOUTHEAST LOUISIANA, ADDENDUM NO. 2, PHASE A & B
2. Developer's Name & Address: CROPLAND INVESTMENT GROUP, L.L.C.
*Owner's Name & Address: RONALD J. SHAW, P.O. BOX 869, HOUMA, LA 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: EXTENSION OF TECHNOLOGY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: COMMERCIAL LOTS AND LIGHT INDUSTRIAL LOTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial (LIGHT)
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: 9/29/08 and 1" = 60'
11. Council District: 2 Schriever Fire Dist.
12. Number of Lots: 24
13. Filing Fees: \$860.00 bmb

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

F.E. MILFORD, III

Print Applicant or Agent

29 Sep 08
Date

[Signature]
Signature of Applicant or Agent

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

8/27/08
Date

[Signature]
Signature

PC08/ 10 - 9 - 74

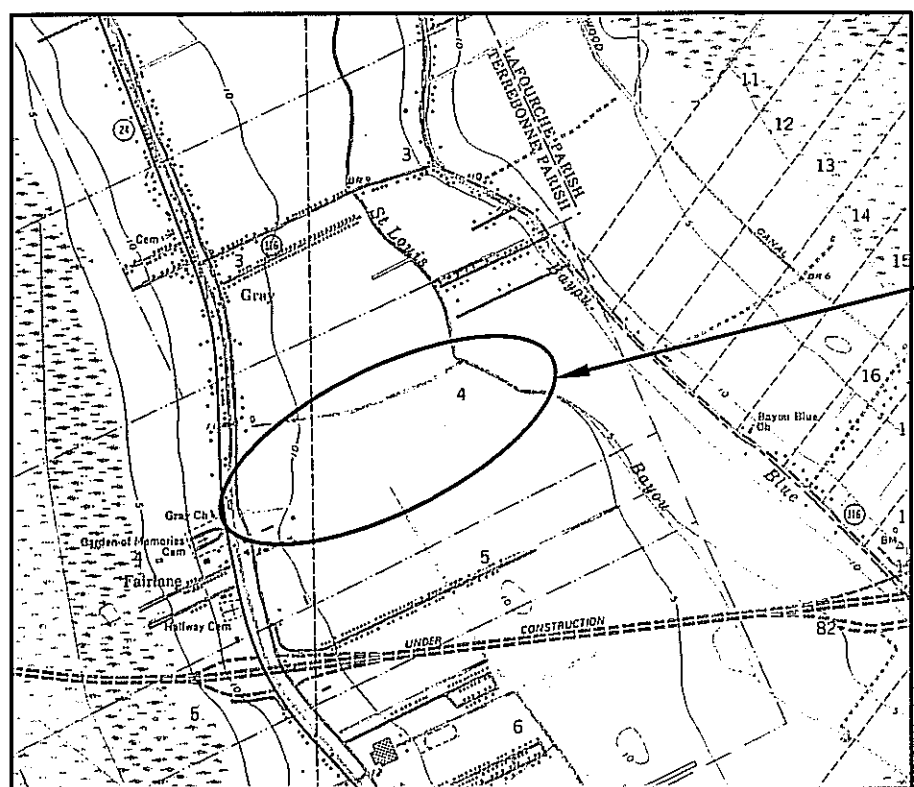
Record # 76

Revised 5/3/07

PROJECT NO.	PARISH	SHEET NO.
08-90	TERREBONNE	2

CULVERT TABLE	
BLOCK 3	BLOCK 4
LOT 1 30" PVC	LOT 1 30" PVC
LOT 2 24" PVC	LOT 2 24" PVC
LOT 3 24" PVC	LOT 3 24" PVC
LOT 4 18" PVC	LOT 4 18" PVC
LOT 5 15" PVC	LOT 5 15" PVC
LOT 6 15" PVC	LOT 6 15" PVC
LOT 7 18" PVC	LOT 7 18" PVC
LOT 8 24" PVC	LOT 8 24" PVC
LOT 9 24" PVC	LOT 9 24" PVC
LOT 10 24" x 35" RCPA	LOT 10 24" x 35" RCPA
LOT 11 30" PVC	LOT 11 30" PVC
LOT 12 33" x 49" BCCMPA	LOT 12 33" x 49" BCCMPA

PVC, RCP, HDPE, OR
EQUIVALENT CMP, CMPA



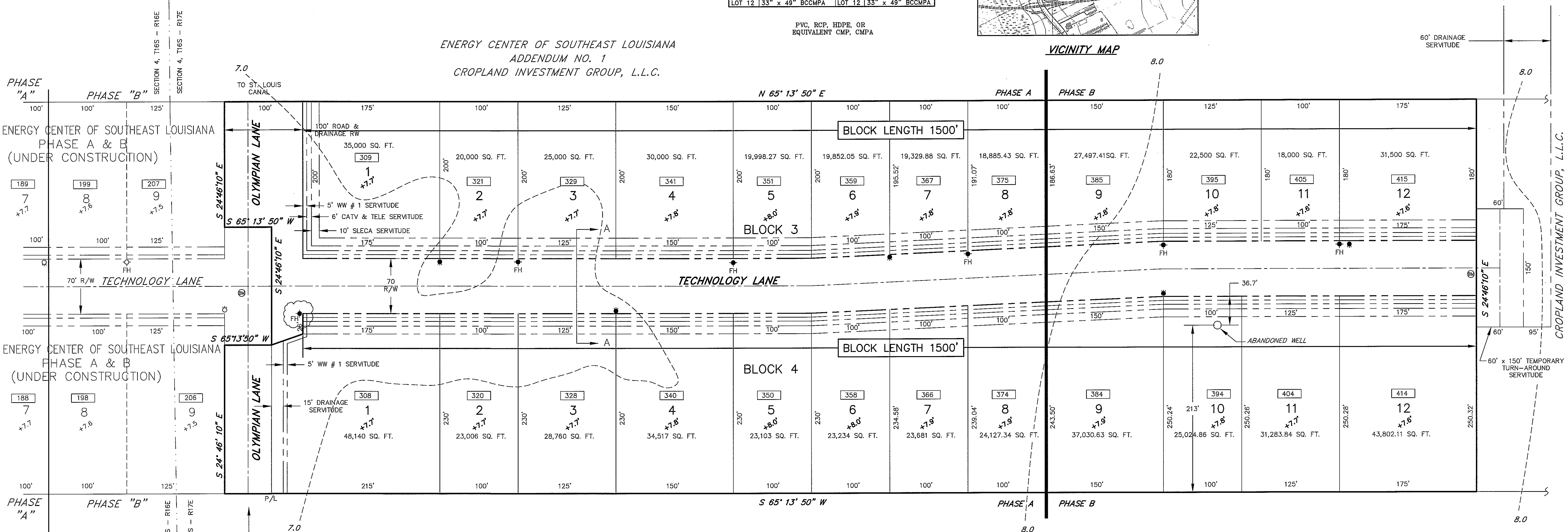
VICINITY MAP

PROJECT SITE

60' DRAINAGE
SERVITUDE

8.0

CROPLAND INVESTMENT GROUP, L.L.C.



PHASE
"A"

PHASE "B"

ENERGY CENTER OF SOUTHEAST LOUISIANA
PHASE A & B
(UNDER CONSTRUCTION)

ENERGY CENTER OF SOUTHEAST LOUISIANA
PHASE A & B
(UNDER CONSTRUCTION)

PHASE
"A"

PHASE "B"

SOUTHLAND INTERNATIONAL
OF LOUISIANA, INC.
OR ASSIGNS

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 IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS
SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL
NO. 0255, SURVEY "C", AND DATED MAY 1, 1985.
F.E.M.A. ADVISORY PANEL NO. LA-1701 DOES NOT AFFECT THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY
AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

REFERENCE MAPS:

1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX
ET AL SECTIONS 4 & 5, T16S-R16&17E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.

2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY
LOCATED IN SECTION 3, T16S-R16E & SECTION 3, T16S-R17E, TERREBONNE
PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED
FEBRUARY 6, 1994.

3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHREVER HIGHWAY (Lo 3052 -
GRAY) TERREBONNE PARISH Lo 650" PREPARED BY CARL HECK ENGINEERS, INC.
DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS SURVEY BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE
RESEARCH WAS MADE BY KENNETH L. REMBERT, SURVEYOR. BEARINGS SHOWN HEREON
ARE BASED ON ABOVE REFERENCED MAP NO. 1.

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
the above standards.

APPROVED: _____

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

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.

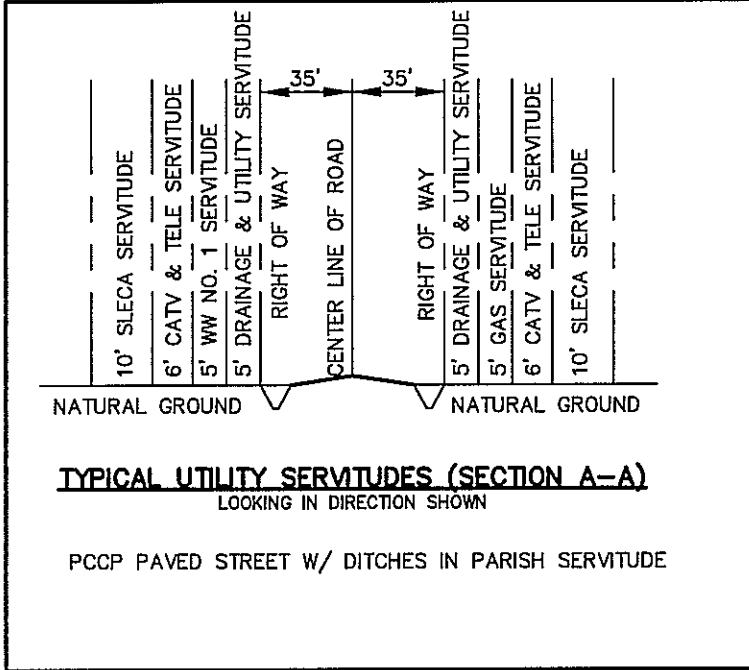
AUTHORIZED OWNER

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

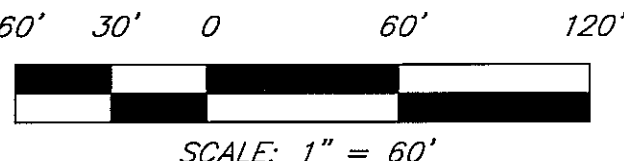
FLOYD E. MILFORD III, P.E.

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

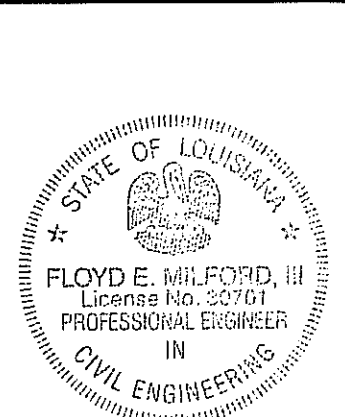
_____ FOR _____



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
x.50	LOT ELEVATIONS
999	HOUSE NUMBERS



23OCT08	RELOCATED FH	CCP
DATE	REVISION	BY



LAND USE: COMMERCIAL AND LIGHT INDUSTRIAL
INDIVIDUAL SEWER
OPEN DITCHES

PHASE A - 16 LOTS
PHASE B - 8 LOTS
24 - TOTAL LOTS

SUBDIVISION PLAN

ENERGY CENTER OF SOUTHEAST LOUISIANA
ADDENDUM NO. 2, PHASES A & B
CROPLAND INVESTMENT GROUP, L.L.C. - DEVELOPER
SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: CCP	CHK'D: F.E.M. III
SCALE: 1" = 60'	DATE: 07OCT08
APPROVED BY: _____	
JOB # 08-90	CAD # 0890-SD_1
FILE #	