

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
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

JANUARY 15, 2009, 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 December 18, 2008

D. COMMUNICATIONS

E. OLD BUSINESS:

1. a) Rezone from R-2M (Two-Family Residential District, High Density) to C-2 (General Commercial District) 3.719 acre tract, property belonging to Dixie Rice Agricultural, Inc., Section 101, T17S-R17E, Terrebonne Parish, Louisiana; Dixie Rice Agricultural, Inc., applicant
- b) Action on Public Hearing

F. PUBLIC HEARING:

1. a) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Lisa Park Subdivision, 6601 West Park Avenue; Harry H. & Ann S. Green, applicants
2. b) Rezone from R2-M (Two-Family Residential District, High Density) to C-2 (General Commercial District) Tract A consisting of 3.621 acres along LA Highway 311, Section 101, T17S-R17E, Terrebonne Parish, Louisiana; John L. Saia, applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 December 18, 2008
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 18, 2008

D. APPROVE EMITTENCE OF PAYMENT FOR JANUARY 15, 2009 INVOICES AND TREASURER'S REPORT OF DECEMBER 2008

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) *Public Hearing*
Subdivision: Mulligan Mobile Home Park
Approval Requested: Process B, Mobile Home Park
Location: Section 105, T17S-R17E, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Aaron Mulligan
Surveyor: GSE Associates, Inc.

b) Consider Approval of Said Application
2. a) *Public Hearing*
Subdivision: Division of Tract 13 belonging to Harold Callahan of the Leo Joseph Callahan Estate into Tracts H.C.1 and H.C.2
Approval Requested: Process D, Minor Subdivision
Location: Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Harold J. Callahan
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
3. a) *Public Hearing*
Subdivision: Lot Extensions 15E thru 27E to Morris Chauvin Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Section 86, T15S-R16E, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Benny & Patty Rhodes
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Jolie Oaks Subdivision, Phase 3
Approval Requested: Process C, Major Subdivision-Final
Location: Section 79, T15S-R16E, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: McCoy Properties, L.L.C.
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVAL(S):

1. Map showing Lots 1 and 2 of Property belonging to Edward E. Wright, Section 104, T17S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORT(S):

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update Committee

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 18, 2008

- A. The Chairman called the meeting of December 18, 2008 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: L.A. “Budd” Cloutier, Vice-Chairman; Daniel Babin, Chairman; Mr. Richard Elfert; Mr. James Erny; Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Ms. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Ms. Beryl Amedée. Also present were Patrick Gordon, Planning & Zoning Director and Laddie Freeman, Legal Advisor.

The Chairman informed the Commission that Ms. Amedée was going to be late.

- C. Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, of the Zoning and Land Use Commission for the regular meeting of November 20, 2008.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS:

1. Mr. Gordon read a letter from Mr. F.E. Milford, III requesting to withdraw her rezoning application for Dixie Rice Agricultural Corporation, Inc. and place the item on the next meeting agenda of January 15, 2009 [See *ATTACHMENT A*].

- a) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC withdraw Item F1(a) from the agenda and place the matter on the next meeting agenda of January 15, 2009.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. OLD BUSINESS:

Mr. Erny moved, seconded by Dr. Cloutier: “THAT the HTRPC remove Item E1 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. Public Hearing:

- a) The Chairman called to order the Public Hearing for an application by Arthur Eschete to rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial District) Lot 120' front on west side of Dug Road by depth of 506.8' along Sylvia Street, bounded north by Mrs. Cyril T. Hellier, et als, bounded south by Sylvia Street, less Lot 120' along west side of LA Hwy. 57 x 300' sold to Harry V. Lottinger, et al, 1607 Sylvia Street.
- b) Mr. Gordon stated that, without the support of the Parish Council or Staff for this rezoning request, the Eschete's withdrew their application.

F. PUBLIC HEARINGS:

1. WITHDRAWN [See *ATTACHMENT A*], Dixie Rice Agricultural Corporation, Inc.

2. The Chairman called to order the Public Hearing for an application by Marfo, Inc. to rezone from I-2 (Heavy Industrial District) and R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) 5.500 acres of Tract “B” of Edward E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana.
 - a) Mr. Gordon read a letter from Robert Hale regarding issues concerning Mr. Folse’s development [See *ATTACHMENT B*].
 - b) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - c) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing Marfo, Inc., stated their only request at this time was to rezone the property and would address Mr. Hale’s concerns at the engineering stage of Lorraine Estates Subdivision.
 - d) Mr. Gordon discussed the staff report; whereas, Staff recommended approval based on the property being down-zoned to conform to the Master Plan for the proposed development.
 - e) Mr. Elfert moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from I-2 (Heavy Industrial District) and R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) 5.500 acres of Tract “B” of Edward E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana to the Terrebonne Parish Council.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Marfo, Inc. to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 14.5 acres of land belonging to E.E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana.
 - a) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - b) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing Marfo, Inc., stated this request was to not have industrial near residential.
 - c) Mr. Gordon discussed the staff report; whereas, Staff recommended approval based on the property not having a detrimental effect on the surrounding land use and will be part of an overall master plan for the development.
 - d) Mr. Erny moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 14.5 acres of land belonging to E.E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana to the Terrebonne Parish Council.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Marfo, Inc. to rezone from I-2 (Heavy Industrial District) and R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) 43.749 acres of Tract "B" of Edward E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana.

- a) Dr. Cloutier moved, seconded by Mr. Elfert: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing Marfo, Inc., requested the property to be rezoned and that it conforms with the master plan for the development.
- c) Mr. Gordon discussed the staff report; whereas, Staff recommended approval based on the property being down-zoned to conform to the Master Plan for the proposed development.
- d) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from I-2 (Heavy Industrial District) and R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District) 43.749 acres of Tract "B" of Edward E. Wright, Section 104, T17S-R17E, Terrebonne Parish, Louisiana to the Terrebonne Parish Council."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Gordon stated the letter he read from Mr. Hale pertained more to Planning Commission rather than the Zoning and Land Use Commission and his concerns would be addressed at the Engineering Stage of the same.

G. NEW BUSINESS:

1. Preliminary Hearing(s):

- a) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Lisa Park Subdivision, 6601 West Park Avenue; Harry H. & Ann S. Green, applicants; and call a public hearing on said matter for Thursday, January 15, 2009 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from R2-M (Two-Family Residential District, High Density) to C-2 (General Commercial District) Tract A consisting of 3.621 acres along LA Highway 311, Section 101, T17S-R17E, Terrebonne Parish, Louisiana; John L. Saia, applicant; and call a public hearing on said matter for Thursday, January 15, 2009 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Chairman's Comments: None.

2. Planning Commissioners' Comments:

- a) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the HTRPC add-on and item to the agenda specifically to call a preliminary hearing on rezoning the northernmost 100.5' of Lot 1, Block 3 of Daigle Place Subdivision from it's current commercial zoning district back to R-1 (Single-Family Residential District), property belonging to Doyle Properties."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Ms. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Ostheimer discussed the Daigle Place lot and it's previous rezoning to a commercial zoning district and the proposed division of property on the Planning Commission agenda. He further discussed the previous rezoning and it's approval whereas the lot should have had two separate zoning classifications; commercial where the structure sat and the rest of the lot residential that is adjacent to the other residents.
- c) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) the northernmost 100.5' of Lot 1, Block 3 of Daigle Place Subdivision; and call a public hearing on said matter for Thursday, January 15, 2009 at 6:00 p.m. and request Staff to complete the formal application for the file."
- d) Discussion was held with regard to procedure and how property can be rezoned before the property is divided.
- e) The Chairman recognized Mr. Brad Doyle who questioned Mr. Ostheimer taking his property to rezone and clarified the zoning of the lots adjacent to his property. He questioned as to whether if he would decide to withdraw his application, if he could still then rezone a portion of his property.
- f) The Chairman recognized Ms. Peggy T. Wurzlow, 126 Maple Avenue, who stated had they known Mr. Doyle would have further divided his property, they would not have agreed to the previous rezoning. She stated they objected to the division of property by Mr. Doyle.
- g) The Chairman recognized Ms. Barbara Picard, 139 Wilson Ave., who stated her home backs up to Mr. Doyle's property and was strongly against the division of property.
- h) Mr. Gordon read a letter from William K. Wurzlow, 202 Maple Avenue, expressing his opposition to the division of property for commercial use facing Maple Avenue [See ATTACHMENT C].
- i) Discussion was held with regard to the original zoning of the property at the time of purchase and the request by Mr. Doyle to rezone to commercial due to the property facing Park Avenue.
- j) Discussion ensued with regard to the procedure on rezoning a portion of a lot that is not legally subdivided; whereas, Mr. Freeman stated there was no prohibition of rezoning a portion of a lot that he was aware of. Mr. Gordon stated that a plat was submitted to the Planning Commission and it could be utilized in order to rezone by those dimensions.
- k) Mr. Freeman stated this matter was only preliminary and stated the zoning regulations allowing the Planning Commission and/or Parish Council to initiate rezoning of any property. Mr. Gordon gave the example of the property at the intersection of Hwy. 311 and Savanne Road as well as the two (2) new development zones.
- l) Upon questioning, Mr. Doyle stated the property was initially only for his office but circumstances changed and he planned to build an office that looked similar to a residence to get back some revenue that he spend on his investment. He stated he kept his word to the neighbors on not putting the parking lot in the front. He stated he opposed Mr. Ostheimer's position to rezone a portion of his property. Discussion was held with regard to the neighbors and that they would rather see residential than commercial on the vacant lot if divided.

- m) Discussion ensued among the Chairman and Mr. Freeman on the procedure of the zoning matter versus the planning commission matter.

NOTE: Ms. Amedée arrived at the meeting at this time – 6:52 p.m

- n) Mr. Freeman stated that calling a public hearing for the next meeting to address this issue was intended to save Mr. Doyle time and speed up the process if the Planning Commission item was approved possibly with the condition that it be subject to rezoning.
- o) Mr. Doyle disagreed and stated that this was a planned move between Mr. Freeman and Mr. Ostheimer to circumvent what was being done.
- p) Mr. Ostheimer discussed his position and stated he made a mistake when the property was originally rezoned and should have left the 100.5' northernmost portion of the property residential and felt he was helping speed up the process by calling a public hearing tonight in case the Planning Commission item was conditioned upon the same.
- q) Discussion was held with regard with the previous rezoning and it not being a mistake because it was then rezoned as one piece of property.
- r) The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Ms. Williams; NAYS: Mr. Babin, Dr. Cloutier, Mr. Erny, and Mr. Navy; ABSTAINING: Ms. Amedée; ABSENT: None. THE CHAIRMAN DECLARED A TIE VOTE AND THE MOTION FAILED.

Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC return to the regular order of business.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. PUBLIC Comments: None.

K. Dr. Cloutier moved, seconded by Ms. Williams: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 7:00 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 18, 2008.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

December 1, 2008

Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, LA 70361

ATTN: Mr. Pat Gordon

**RE: Rezoning of Tract located on LA Hwy. 311 & Polk Street
from R2-M to C-2
Belonging to Dixie Rice Agricultural Corporation, Inc.
Section 101, T17S-R17E
Terrebonne Parish, LA**

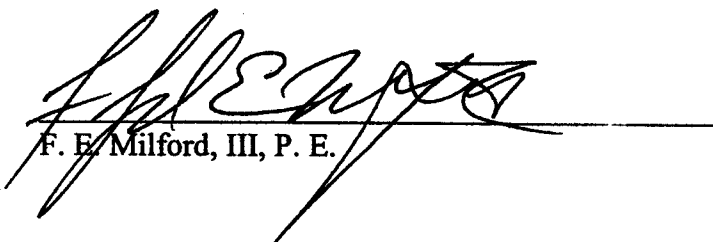
Dear Mr. Gordon:

We are requesting that the above referenced project, be withdrawn from the Zoning Commission meeting agenda, scheduled for Thursday, December 18, 2008, and be placed on the next meeting agenda for January 15, 2008.

If you have any questions or comments, please contact me at your convenience.

Very truly yours,

MILFORD & ASSOCIATES, INC.



F. E. Milford, III, P. E.

FEMIII/sr

cc: 08-110
Reading File

H-TRPC withdrawn from agenda

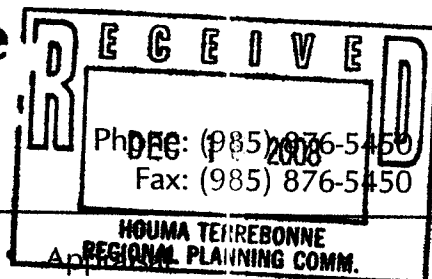
1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
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Page 1 of 1

Robert Hale Real Estate

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Houma Terrebonne Planning and Zoning Comm.
P.O.Box 1446
Houma, La. 70361

December 19, 2008

Attention: Mr. Danny Babin-Chairman

Dear Mr. Babin and members;

I am writing you in reference to Mr. Martin Folse's proposed Development behind Barrios S/D and am requesting that this letter be read into the record since I am unable to attend to-night.

There are several very serious issues that must be addressed by this body in order to protect the area subdivisions, MULberry, Mulberry Gardens and Estates Barrios and Lamar, from potential drainage, traffic and sewer problems that could develop as a result of the Folse Development.

These issues, as you should remember, were addressed by me as a requirement of the Planning Commission when I developed both MULberry Gardens and Mulberry Estates back in the 1999-2001 time period.

I was made to have studies done on the Sewer Systems ability to handle additional flow. After my Engineer completed same, you chose not to accept same and have a second study done by DeFraites. I was also told that no open ditches would be allowed in the City limits based on Parish Ordinance. I also was required to conduct a Traffic Study which was done by my Engineer. You would not accept that study and required me to employ an out of town Traffic Expert whose report said that upon full Development of my Mulberry Subdivisions that Cougar Drive could not accept any additional traffic. I was required to do improvements to the Sewer System and I had large canals to empty my Drainage runoff into.

In order that the residents of the area get fair treatment and "Equal Treatment Under the Law", I am requesting that you also require Mr. Folse to conduct a "Traffic Study done by someone other than an Engineer. Also, there needs to be an in depth study of the Sewer Systems' ability to handle additional flow and what down stream improvements need to be done by the Developer to assure same. There also needs to be enforcement of the "No new open ditch regulation" in this Development.

As to Traffic, Cougar Drive should not be allowed to be connected to the new Development until the Three new street connections are already in place at the rear of Barrios S/d.

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Please go visit Mulberry Elementary School in the morning at drop off time as well as the afternoon at the pickup and bus departure time. As congested as it will be at those times it is twice that congested when the School is having events. People park in front of and on the lawns of nearby Residents as well as block the street down to one lane. This has been getting progressively worse as the Schools' population has grown tremendously over the last few years with growth in area Subdivisions such as Terra Cane, Westgate, Sugarwood and several new 200-300 unit Apartment Complexes as well as Mulberry Gardens and Estates.

Gentlemen, I do not wish to stop this Development, in fact I looked seriously into this same property for a potential new project for me to Develop but I saw many potential problems with the lay of the land with the Lamar-Barrios Forced Drainage Levee that runs, basically, right through the middle of the property as well as the adjacent Commercial/Oilfield/Painting Companies. I decided that this property would be too expensive to Develop properly so I decided not to pursue this property. The biggest issue is that the property naturally drains to its' middle where there is a "BOWL". Without actual canals, this will be very difficult to drain without "Large Open Ditches".

Just for your information, I only have six lots left in all of Mulberry Gardens and Estates so this letter is in no way an attempt to stop a competitor, I am practically sold out.

The area is a wonderful place to live but Cougar Drive cannot handle any additional traffic both at the school and at the "Very Dangerous" Deadmans' Curve which has claimed many lives and many, many injuries and automobiles. All this new Subdivisions' traffic should be directed out of Barrios or Concord Road for the safety of our children and those residents already having to use Cougar Drive.

The other issues will only assure residents that this Development will not cause new Sewerage or Drainage problems for existing Residents.

Thank you for your consideration of these issues as well as for your "Public Service" as the responsibility for any future problems relating to these issues is in your hands today.

Sincerely,



Robert L. Hale III

(985)868-4212

WILLIAM K. WURZLOW
202 MAPLE AVENUE
HOUMA, LOUISIANA 70364

December 18, 2008

Houma-Terrebonne Regional Planning Commission
Houma, Louisiana

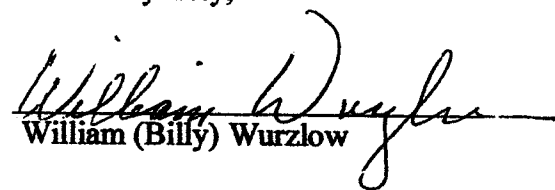
Dear Sirs and Madam:

I am unable to attend the meeting tonight, but I would like to express my opinion.

When Mr. Doyle requested rezoning his property for the purpose of establishing his law office on Park Avenue, I did not oppose.

I am against the Redivision of this property for commercial use, facing Maple Avenue.

Yours very truly,


William (Billy) Wurzlow

Bus (985) 873-6793 • Fax (985) 580-8141

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

- ☒ ERROR. There is a manifest error in the ordinance.
- ☐ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- ☒ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
- ☐ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:
- Land area to be affected;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - All existing and proposed structures with supporting open facilities;
 - The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.
3. Legal Description: The legal description of only the property to be rezoned.
4. Market Information: Applicable only if the following conditions are met:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

2. Separate Sheet amplifying items checked.

Error – The applicant had no proper notice of the adoption of the ordinance in its present form and was therefore denied due process and equal protection of the law relative to such adoption.

Change in conditions – The ordinance as adopted did not fit existing conditions relative to proper and reasonable use of the applicant's property, and therefore either changed or changing conditions at the outset, or since adoption of the ordinance, make change in the application of the ordinance necessary and desirable.

Increased need for sites for business or industry - Since all or most of Highway 311, Tunnel Blvd. and Martin Luther King have been developed for commercial use, there is an obvious need for additional space and property zoned to accommodate expansion of such use.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:
-

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:
-

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:
-
-

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:
-
-

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:
-
-

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 3.719 acres. A sum of \$35.50 dollars is enclosed and made a part of this application.

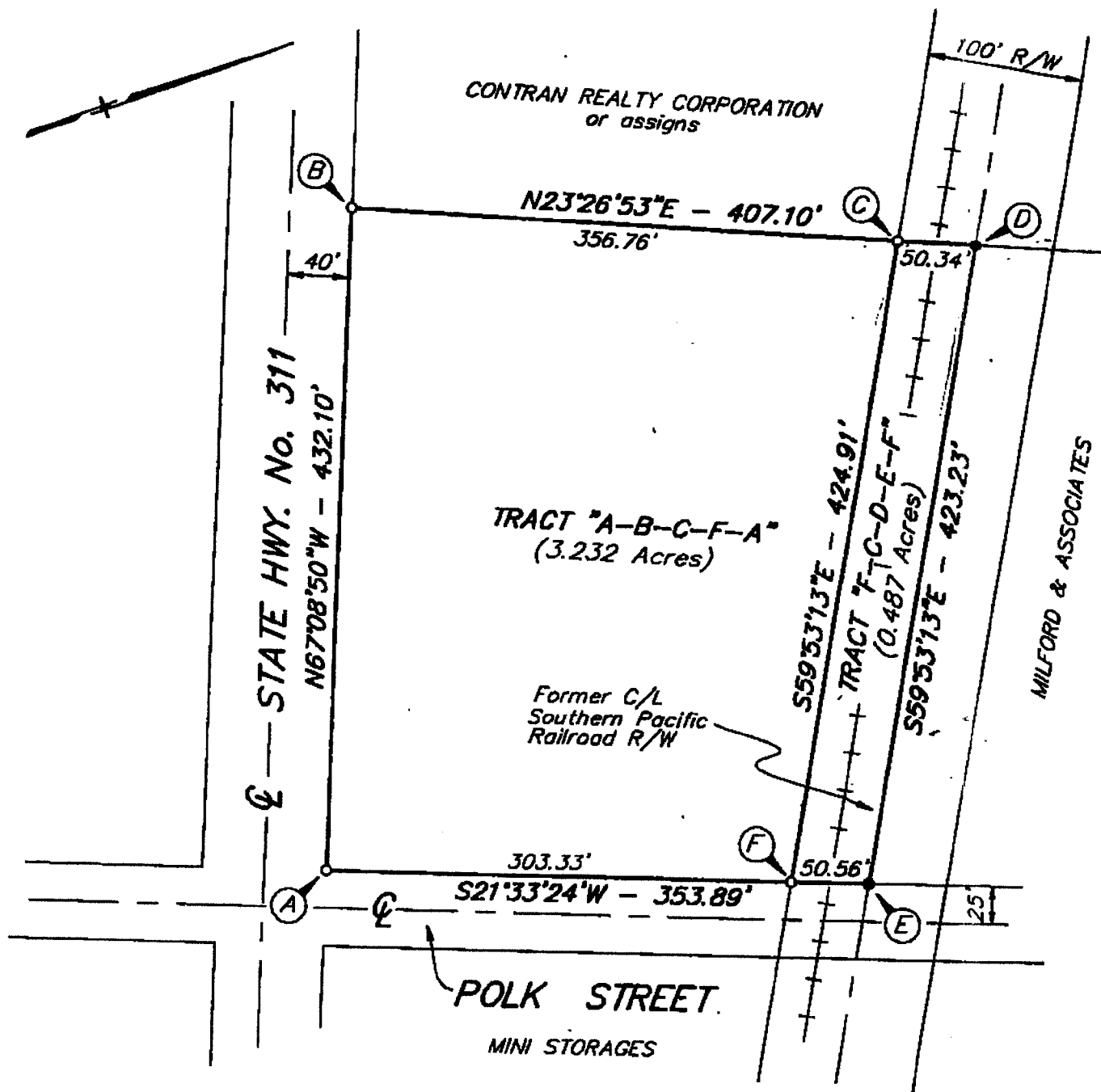
DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent

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



NOTE: This map does not purport to show
all servitudes and/or right of ways which
may affect this property.

Reference: "VARIANCE FOR RAW LAND SALE PROPERTY BELONGING
TO CONTRAN CORPORATION" prepared by Theta II Enterprises, Inc.
dated July 30, 1982 and revised January 14, 1983.

○ Indicates 1 1/2" Pipe Fd.

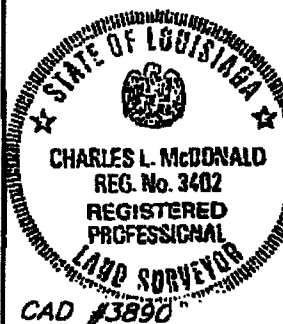
● Indicates 1/2" Rod Set

MAP SHOWING SURVEY
OF PROPERTY BELONGING TO
CONTRAN REALTY CORPORATION, or assigns
LOCATED IN SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

5 OCTOBER 2000

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA



I CERTIFY THAT THIS MAP REPRESENTS AN ACTUAL GROUND SURVEY AND THAT
NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY
LINES UNLESS SHOWN. 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:

Charles L. McDonald

REG. P.L.S. No. 3402

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

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

*Z2008-42
Dist. 3*

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 11-17-08

Harry H & Ann S Green
Applicant's Name

6601 W Park Ave Houma LA 70364
Address City State Zip

(985) 876-6067 cell 804-6601
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

6601 W. Park Ave. ; Lot 1, Block 1, Lisa Park Subdivision
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: C-3

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

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SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Same as applicant

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

X [Signature]

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n/a

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

n/a

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Minimum Charge - \$25.00;

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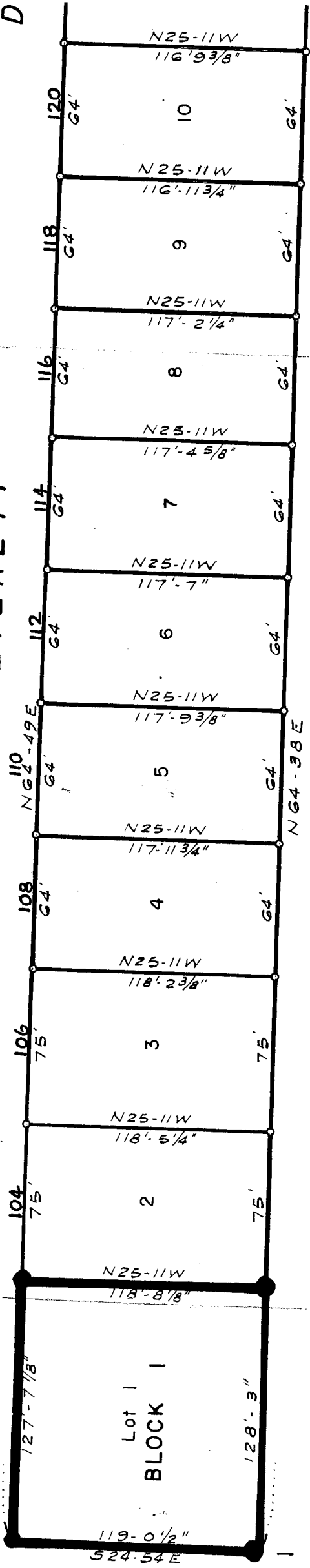
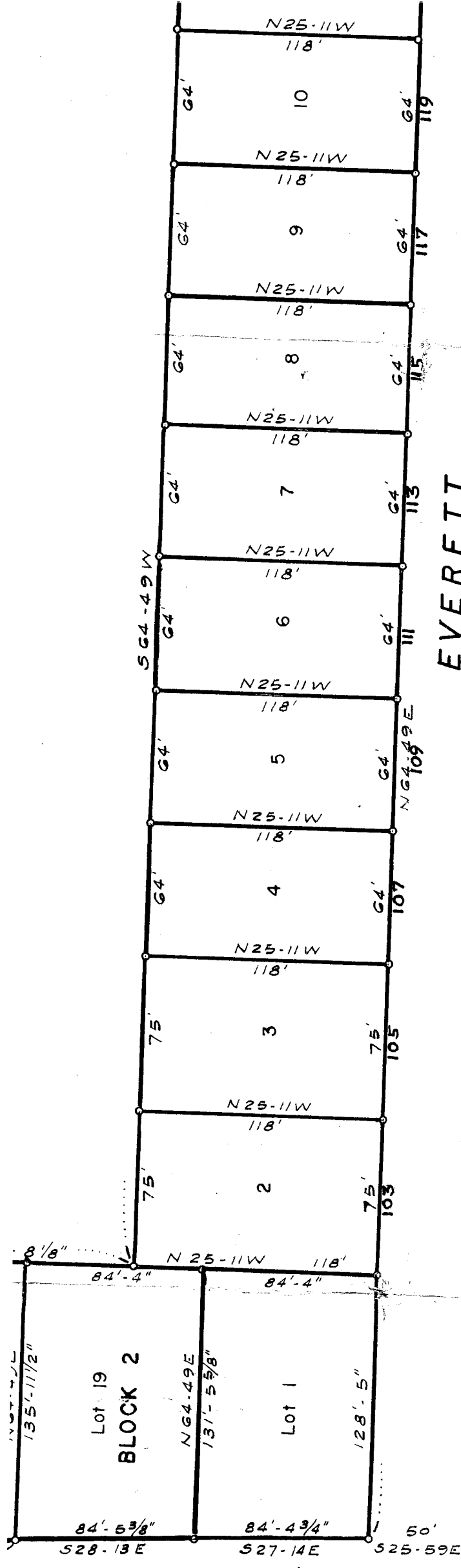
I (We) own < 1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

X [Signature]

Signature of Owner or Authorized Agent



Lisa Park Subd.

OSCAR LE BOUEF ET AL

o indicates 3/4" pipe

DESCRIPTION OF PROPERTY SUBDIVIDED

A CERTAIN TRACT OF LAND SITUATED IN THE PARISH OF TERREBONNE, IN SECTION 4, T17S-R17E, MEASURING 574'-9 3/8" ALONG THE EAST SIDE OF STATE ROUTE NO. 659, BY A DEPTH ALONG THE LOWER LINE

TE 9012 NO 659

Z2008-43
Dist. 2

If Yes, Date of Last Application: _____

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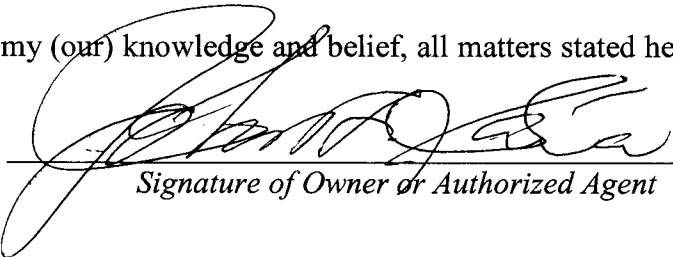
Maximum Charge - \$100.00

I (We) own 3.621 acres. A sum of \$35.50 dollars is enclosed and made a part of this application.

(~~\$34.12~~)

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



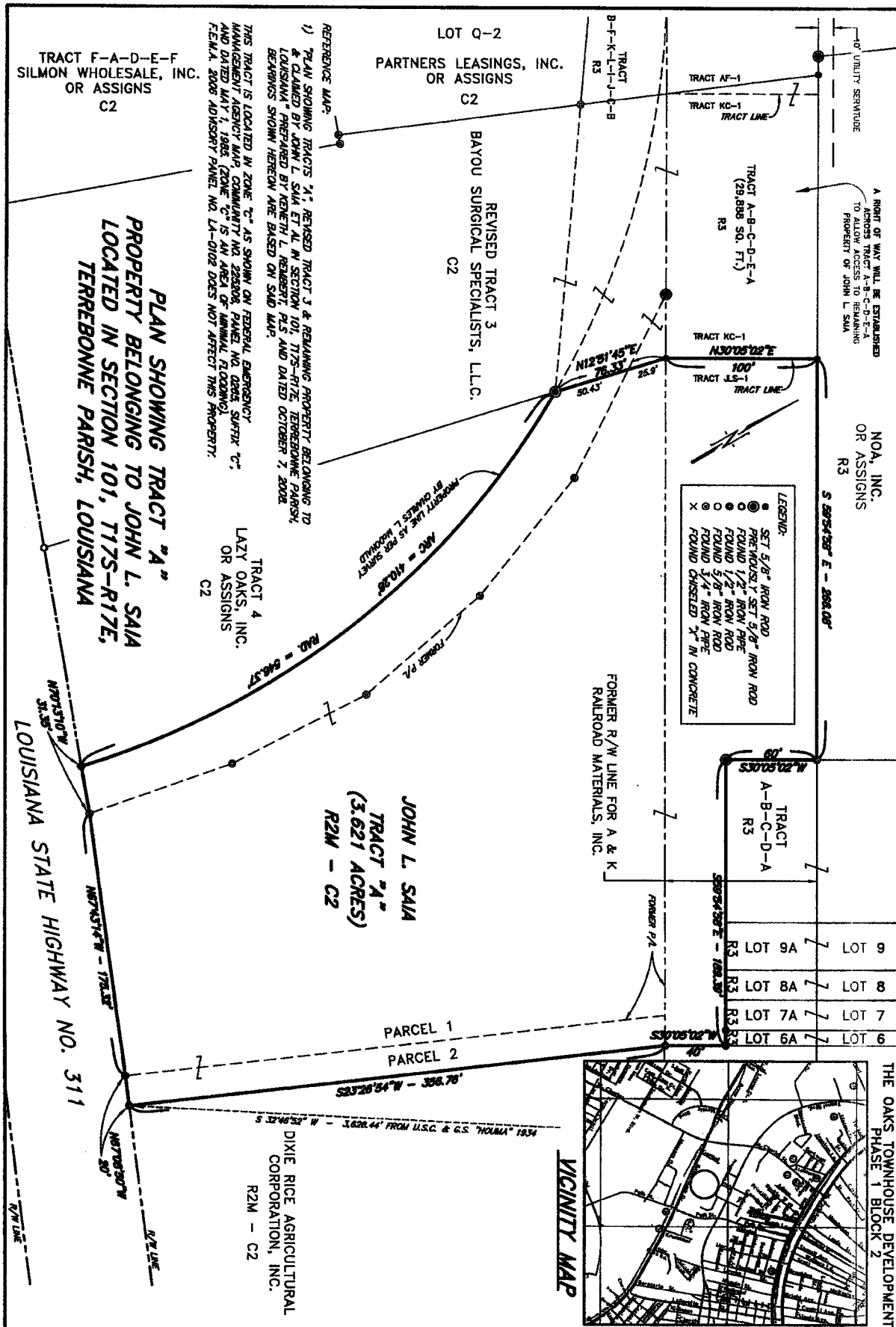
Signature of Owner or Authorized Agent

DESCRIPTION OF TRACT "A"
BELONGING TO JOHN L. SAIA
LOCATED IN SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA

Commencing at U.S.C. & G.S. Station "Houma-1934". Thence, S 32 deg. 46 min. 52 sec. W, for a distance of 3,628.44' to the intersection of the northern right-of-way line of LA State Hwy. No. 311 and the property line common to Dixie Rice Agricultural Corporation, Inc., or assigns and subject tract. Said point is the **POINT OF BEGINNING**.

Thence, N 67 deg. 08 min. 50 sec. W, for a distance of 20' to a point;
Thence, N 67 deg. 43 min. 14 sec. W, for a distance of 175.32' to a point;
Thence, N 70 deg. 13 min. 10 sec. W, for a distance of 31.35' to a point;
Thence along an arc to the left having a radius of 546.37' and an arc length of 410.28' to a point;
Thence, N 12 deg. 51 min. 45 sec. E, for a distance of 76.33' to a point;
Thence, N 30 deg. 05 min. 02 sec. E, for a distance of 100' to a point;
Thence, S 59 deg. 54 min. 58 sec. E, for a distance of 266.08' to a point;
Thence, S 30 deg. 05 min. 02 sec. W, for a distance of 60' to a point;
Thence, S 59 deg. 54 min. 58 sec. E, for a distance of 189.39' to a point;
Thence, S 30 deg. 05 min. 02 sec. W, for a distance of 40' to a point;
Thence, S 23 deg. 26 min. 54 sec. W, for a distance of 356.76' back to the **POINT OF BEGINNING**.

The above described tract contains an area of 3.621 acres and is more fully shown on a map prepared by Milford & Associates, Inc., PLS entitled "**PLAN SHOWING TRACT "A" PROPERTY BELONGING TO JOHN L. SAIA LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA**" dated December 2, 2008.



MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN BY : L.A.T.	CHECKED BY : F.E.M. III	DATE : 1DEC08
	JOB NO. : 08-114	CAD NO. : 08114-SITE	SCALE : 1" = 60'

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF DECEMBER 18, 2008

- A. The Chairman, Daniel Babin, called to order the regular meeting of December 18, 2008 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Budd Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Beryl Amedée; Daniel Babin, Chairman; L. Arnold "Budd" Cloutier, Vice-Chairman; Richard Elfert; James Erny; Keith Kurtz; John Navy; Alex Ostheimer; and Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present were Pat Gordon, Planning and Zoning Director and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Ms. Amedée: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 20, 2008."
 - The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Ms. Amedée: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 20, 2008."
 - The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Ms. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the December 18, 2008 invoices and approve the Treasurer's Report of November 2008."
- The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. ANNUAL ORGANIZATIONAL MEETING:
1. Ms. Williams informed the Commission that only one (1) firm, of three (3) total solicited, submitted a bid of \$2,500.00 to perform the 2008 audit.
 - a) Ms. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the bid in the amount of \$2,500.00 from Martin & Pellegrin to perform the 2008 audit."
 - The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded unanimously: "THAT the HTRPC open and close the nominations for the Election of Officers and re-elect all existing officers for 2009; Mr. Danny Babin, Chairman; Dr. Budd Cloutier, Vice-Chairman; and Ms. Marsha Williams, Secretary/Treasurer."
 - The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC remove Item G1 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman stated the next item on the agenda under old business was an application by Doyle Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Redivision of Lot 1, Block 3 of Daigle Place Subdivision.

- a) The Chairman recognized Mr. Brad Doyle, Developer, who withdrew his application and thanked everyone for their consideration.

Dr. Cloutier moved, seconded by Ms. Amedée: “THAT the HTRPC remove Item G2 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda under old business was an application by Bayou Terrebonne Subdivision, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Revised Lots 9 & 11, Block 1; Revised Lots 1, 11-15. 16, & 17, Block 2; Revised Lots 4-7 & 8, Block 3; Bayou Terrebonne Subdivision.

- a) Mr. Kurtz stated the neighbors he spoke to were only concerned as to whether mobile homes would be allowed in the development.
 - b) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, requested the location and division of property.
 - c) Mr. Gordon discussed the Staff Report and stated drainage calculations were done with the original subdivision and were still acceptable with this division. He recommended approval with no conditions.
 - d) Discussion was held with regard to the turn-around.
 - e) Mr. Erny moved, seconded by Ms. Williams: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Survey of Revised Lots 9 & 11, Block 1; Revised Lots 1, 11-15. 16, & 17, Block 2; Revised Lots 4-7 & 8, Block 3; Bayou Terrebonne Subdivision.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Ms. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC remove Item G3 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Ms. Williams. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman stated the next item on the agenda under old business was an application by Bart Chaisson requesting approval for Process B, Mobile Home Park for Chaisson Mobile Home Park, Property belonging to Bart Chaisson.

- a) The Chairman recognized Mr. Royce Allemand, adjacent property owner, who expressed concerns of a trailer park in his backyard, no access, no drainage, no servitudes for water or sewer, no right-of-ways, etc.
 - b) The Chairman recognized Ernest Allemand, 113 Darlene Street, who questioned why they were there because the matter went to court already and was shot down.
 - c) The Chairman recognized Cy Cenac, 355 Oak Manor Court, who stated the only access Mr. Chaisson had to get to his property was by his and he didn't want to give Mr. Chaisson any access for commercial use. Upon questioning by Mr. Erny, Mr. Cenac stated the property was sold to Mr. Chaisson by his sister who gave him access with the purchase of the property.

- d) The Chairman recognized Mr. Barry Trahan, adjacent property owner, who expressed concerns of property value, Mr. Chaisson trying to access by private property off of West Park Avenue, as well as private property on Alcee Street, to access his property.
- e) Upon questioning by Ms. Williams, Mr. Cenac stated the right-of-way was not drawn on the map when the property was purchased from his sister by Mr. Chaisson.
- f) Upon questioning by Mr. Erny, Mr. Trahan stated Mr. Chaisson was trying to gain access to the property through West Park Avenue by Mr. Larpenier's property and the court decided in favor of Mr. Larpenier.
- g) The Chairman recognized Harris Allemand, 111 Darlene Street, who expressed concerns of drainage and discussed a downshift ditch.
- h) The Chairman recognized Eva Larpenier, 4903 West Park Avenue, who stated he went to court with Mr. Chaisson and was denied access to Mr. Larpenier's property.
- i) Mr. Gordon read a letter from Councilwoman Teri Cavalier, dated December 17, 2008, expressing her opposition of the mobile home park [See *ATTACHMENT A*]. He also read a letter from Norman P. Fonseca, dated December 15, 2008, expressing his opposition as well [See *ATTACHMENT B*].
- j) The Chairman recognized Mr. Bart Chaisson, 291 Oak Manor Court, who stated he was the Developer of the mobile home park.
- k) Upon questioning by Mr. Erny, Mr. Chaisson stated he would access the property from Darlene Street, through Diamond C Court, and then through Oak Manor Court. Mr. Erny stated he didn't see that on the plat, and Mr. Lee Rembert, Kenneth L. Rembert Land Surveyors, stated another plat was submitted that showed the access across Mr. Cenac's property which access was given along with the purchase of the property.
- l) The Chairman allowed Mr. Cenac to re-approach the podium. He stated the 50' right-of-way was measured from a drainage ditch, and in his son's front yard, and there would not be enough room to run the utilities along with a street which was actually crossing a cattle guard.
- m) Dr. Cloutier moved, seconded by Ms. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- n) Mr. Lee Rembert discussed the location and proposed Mobile Home Park.
- o) Questions arose with regard to traffic along Darlene Street, no access from the front off of West Park Avenue, servitude of passage connecting to Darlene Street, drainage to the south side of the property line to a swale ditch heading easterly to the rear into the C.C.C. ditch, and a discontinuation of the swale ditch with a slight mound.
- p) Upon questioning by Mr. Gordon, Mr. Rembert stated they hoped to get water to the development by the right-of-way across Mr. Cenac's property.
- q) Mr. Gordon stated a plan was needed on the water issue and also discussed Waterworks' letter stating water service was not available but could be with applicable waterlines and not knowing how the waterlines would be laid. He discussed the Board of Health's concerns with regard to the existing home on the property but not with regard to the mobile home park; whereas, Mr. Rembert stated they would like to obtain community sewerage through Darlene Street. Mr. Gordon stated there were unanswered questions about water, sewer, ingress and egress, and servitudes of passage going through two (2) property owners. He recommended tabling the matter for (30) days for further research.
- r) Mr. Freeman discussed legal documents presented which showed no servitudes for utilities but only for passage of people.
- s) Mr. Ostheimer discussed the regulations, whereas, adequate access, sewerage, and drainage were required in order to approve an application.

- t) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC deny Process B, Mobile Home Park for Chaisson Mobile Home Park, Property belonging to Bart Chaisson because there is question about the access, there is question about the road, there is question about the access of utilities, and there are questions about the drainage.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- u) Discussion was held with regard to there being too many unanswered questions and existing drainage issues. Mr. Erny requested Staff to look further into the drainage in the area.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman stated the next item on the agenda under old business was an application by GBR Properties, Inc. requesting engineering approval for Process C, Major Subdivision for GBR Office Park.

- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., on behalf of the Terrebonne Parish Engineering Division, read a letter concerning the punch list items for the development [See *ATTACHMENT C*].
- b) Clarification was requested on item 1 with regard to the subdivision layout not matching the preliminary layout that was previously approved. The right-of-way/roadway along the south side of lot B-2-d has been eliminated.
- c) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, explained item 1, whereas after discussion with the developer, there was no need to tie in the road into the bank driveway in the rear. He stated they would comply/resolve with all items on the punch list.
- d) Discussion was held with regard to the elimination of the roadway and the public hearing previously held during the conceptual and preliminary phase showing a different layout. Discussion ensued with regard to the insignificance of the road in the first place.
- e) Mr. Freeman stated that under certain circumstances, it would be appropriate if the Commission required an additional public hearing. He stated it would be up to the Commission as if the change was substantial enough to require another public hearing. Discussion ensued with regard to the private development and the eliminated road that was subject of prior conversations of its necessity to begin with.
- f) Discussion was held with regard to there being no regulations for a barrier, but the Developer’s intentions of installing a 16”-18” barrier.
- g) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for GBR Office Park with an amendment to the conceptual and preliminary plan to accommodate the change in the roadway on item 1 and conditioned upon the Developer complying/resolving with all other punch list items per David A. Waitz Engineering and Surveying, Inc.’s letter dated December 17, 2008 [See *ATTACHMENT C*].”
- h) Discussion was held with regard to the 18” retaining wall being above the average fender height along with proper markings to be seen by drivers. Mr. Rizzo stated they intended to do so.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Jason and Stacy Henderson requesting approval for Process D, Minor Subdivision for the Division of Property belonging to Jason C. & Stacy T. Henderson.

- a) Ms. Amedée moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Ms. Amedée. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) The Chairman recognized Stacy and Jason Henderson, 612 Vice Road, who requested the division of property in order to sell a house and a portion of their property to a friend currently living in the house.
 - c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon a 25’ frontage for the flag lot be provided and an approval letter from Board of Health indicating an additional septic unit was installed and/or purchased.
 - d) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Division of Property belonging to Jason C. & Stacy T. Henderson conditioned the flag lot be widened to 25’ measuring perpendicular and submittal of a letter from the Board of Health approving the division.”
 - e) Mrs. Henderson stated it wouldn’t be an issue to provide 25’ frontage rather than 20’.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Ann Melancon Bodmer requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Ann Melancon Bodmer.

- a) Dr. Cloutier moved, seconded by Ms. Amedée: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- b) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Charles L. McDonald Land Surveyors who couldn’t have a representative at the meeting, discussed the location and division of property.
 - c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided Board of Health is adhered to, elevations are depicted on the plat, a drainage plan be depicted on the plat, and drainage calculations if it is determined the development is in a forced drainage area.
 - d) Dr. Cloutier moved, seconded by Ms. Williams: “THAT the HTRPC grant approval of Process D, Minor Subdivision for the Redivision of Property belonging to Ann Melancon Bodmer conditioned upon Staff’s recommendations; an approval letter from Board of Health, natural ground elevations depicted on the plat, a drainage plan depicted on the plat, and submittal of drainage calculations if the development is located within a forced drainage area.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Ostheimer, and Ms. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. Mr. Navy was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman stated the next item on the agenda was an application by Burnley Enterprises, L.L.C. requesting final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2 (Phase A).
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter from GSE Associates, Inc. concerning the punch list items for the development [See *ATTACHMENT D*].
 - b) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, stated they would comply with item 1 and requested to post a bond in the amount of \$1,000.00 for item 2 with (90) days to complete the work.
 - c) Discussion was held with regard to the removal of the pole and issues concerning Entergy's time schedule for the removal, proposed underground utilities, and the amount of bond requested. Ms. Schexnayder concurred with \$800 at 125% for a total bond of \$1,000.00.
 - d) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase A with the acceptance of a \$1,000.00 bond with (90) days to complete and conditioned upon the Developer adhering to item 1 of the punch list items per GSE Associates, Inc.'s letter dated December 17, 2008 [See *ATTACHMENT D*]."
 - e) Discussion was held with regard to the removal of the pole and bonds.
 - f) Dr. Cloutier made a substitute motion, seconded by Mr. Ostheimer: "THAT the HTRPC grant final approval for Process C, Major Subdivision for Acadian Villa Subdivision, Addendum No. 2, Phase A conditioned upon the Developer complying/resolving all punch list items per GSE Associates, Inc.'s letter dated December 17, 2008 [See *ATTACHMENT D*]."

The Chairman called for a vote on the substitute motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Ms. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Ms. Williams; NAYS: Mr. Kurtz; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Gordon informed the Commission that Staff would prefer approvals with conditions versus bonds. He stated that lots may not be sold based on conditional approval but can with bonds and then causing further issues with addressing, connecting utilities, etc.

J. Dr. Cloutier moved, seconded by Ms. Amedée: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-12."

1. Survey of Revised Lots 8, 9, & 11, Addendum No. 1 to Energy Center of Southeast Louisiana, Property of Cropland Investment Group, LLC
2. Revised Tracts "A", "B", "C", & "D", Property belonging to Charles David Chauvin, II, et al, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Survey of Tract "A-B-C-D-E-F-G-H-A" belonging to Eric Authement, Section 10 & 11, T18S-R17E, Terrebonne Parish, LA
4. Shift of Lot Lines belonging to Huey J. Hebert, Section 19, T17S-R16E, Terrebonne Parish, LA
5. Survey of Revised Tract "A" and Revised Tract "B", Property of Cutting Underwater Technologies USA, Inc., et al, Section 1, T18S-R17E, Terrebonne Parish, LA
6. Survey of Revised Lots 5 & 11, Addendum No. 1 to Energy Center of Southeast Louisiana, Property of Cropland Investment Group, L.L.C., Section 4, T16S-R16E and Section 4, T16S-R17E, Terrebonne Parish, LA
7. Revision to Tract B-1 & Tract B-2 Being a Redivision of Property belonging to Jake A. Billiot, Section 17, T19S-R20E, Terrebonne Parish, LA
8. Revised Parcel "A" and Property belonging to Terrebonne Land Partnership, et als, Section 102, T17S-R17E, Terrebonne Parish, LA
9. Revised Lot 5-A-2 & 5-B-2 of Block 1, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
10. Revised Lot 2-A-2 & 2-B-2 of Block 1, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
11. Revised Lot 6-B-2 of Block 1, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA
12. Revised Lot 1-A-2 & 1-B-2 of Block 1, Four Point Estates Subdivision, Section 22, T20S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORTS:

1. Mr. Ostheimer stated that a list of items was submitted to the Commission for the Subdivision Regulations Review. He requested anyone with additional items to add, to give to himself, Dr. Cloutier, or Mr. Elfert and they would have something by the next meeting. Upon questioning by Mr. Gordon, Mr. Ostheimer stated that mobile home regulations were included in the list.
2. Mr. Gordon discussed the update of the Terrebonne Comprehensive Master Plan submitted by Providence Engineering that was broken into three (3) parts; \$37,000 for Part 1, \$30,000 for Part 2, and \$133,000 for Part 3.
 - a) He stated discussion was held among the committee and the Consultant and Parts 1 & 2 could be completed in 2009 and Part 3 could be completed in 2010. He stated sufficient funds in the Planning Commission's account to handle Part 1 and Part 2 for a total of \$67,000 and submitting Part 3 to Administration for funding to be included in the 2010 budget.
 - b) Mr. Gordon stated the Master Plan was approved in 2003 and numerous projects have been completed since that time therefore the need for an update.
 - c) Discussion was held with regard to the funding of the update and who should be responsible for payment of the same. Discussion ensued with regard to getting a commitment on Part 3 before paying for Parts 1 and 2.
 - d) Ms. Amedée moved, seconded by Ms. Williams: "THAT the HTRPC choose Providence Engineering to conduct the 5-Year Comprehensive Master Plan Update and authorize completion of Part 1, Mobilization and Data Collection/Research, and Part 2, Public Involvement Process, in 2009 for a total cost of \$67,000.00; Part 3, The Formulation of Plan Components, is at a cost of \$133,000.00 and shall be submitted to the Terrebonne Parish Administration and Council for their consideration in the fiscal year 2010 budget hearings."
 - e) Discussion was held with regard to the need for the update, a meeting held by the Committee along with Mr. Gordon and Mr. Donald Picou with the Finance Department, the update being mandated in the original \$800,000 plan, and whether it is a good use of taxpayer money.
 - f) Mr. Gordon suggested a letter be sent to the Parish President and the Parish Council indicating the Planning Commission has committed to Phase 1 and 2 of the update and would appreciate their cooperation with Phase 3 to be placed in the budget hearing file for next year.
 - g) Discussion ensued with regard to applying for more grants, as previously done and did not get, that may supplement the \$133,000 for Part 3.

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

K. COMMISSION COMMENTS:

1. CHAIRMAN'S COMMENTS:
 - a) The Chairman thanked the Commission for their support in the elections. He discussed the mini-workshops that he would like to get started with.
2. PLANNING COMMISSIONERS' COMMENTS:
 - a) Mr. Ostheimer reiterated that he was not opposed to funding Parts 1 and 2 of the Update to the Comprehensive Master Plan but feel as though Administration should fund Part 3.

K. PUBLIC COMMENTS: None.

- L. Ms. Williams moved, seconded Dr. Cloutier: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:02 p.m.”

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

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

DISTRICT 4

MS. TERI CHATAGNIER CAVALIER
307 LOLA STREET
GRAY, LA 70359-3017
RES.: (985) 879-4521
E-mail: tcavalier@tpcg.org

PARISH COUNCIL

PARISH OF TERREBONNE

POST OFFICE BOX 2768

HOUMA, LOUISIANA 70361

(985) 873-6425

FAX (985) 873-6521

December 17, 2008

Mr. Danny Babin, Chairman
Houma-Terrebonne Regional Planning Commission

"Hand Delivered"

RE: Chaisson Mobile Home Park

Dear Danny:

I'd like to apologize for not being at the meeting tomorrow in person, but as the Councilwoman representing District 4, I did wish to offer comments on a proposal that is on your agenda. I want to express by opposition to the application by Mr. Bart Chaisson for Chaisson Mobile Home Park.

The reasons for my opposition are that I do not believe that the mobile home park is compatible with nearby land uses; there is improper ingress and egress to the development; additional drainage problems, which may be created, are certainly not needed in this area; and I am concerned about the increase of vehicular traffic in the area. I'm certain the developer is a fine individual, but I cannot support a new multi-family development in this area until all my concerns are addressed.

I'd respectfully ask that the Planning Commission take my concerns into consideration when addressing this matter. Thank you.

Sincerely,



TERI C. CAVALIER, District 4
Terrebonne Parish Council

TC/pal
cc: Pat Gordon

**NORMAN P FONSECA
1108 SCHOOL STREET
HOUMA, LOUISIANA 70360
985-879-4470**

December 15, 2008

Mr Daniel J Babin, Chairman
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, Louisiana 70361-1446

Dear Mr Babin,

RE: Process B, Mobile Home Park, Developer Bart Chaisson

I am writing to address my concerns regarding the captioned proposed subdivision. As a neighboring property owner(within 250 feet), I will not be able to attend the Public Hearing on this matter as I have a prior commitment. However, in lieu of a personal appearance, you may enter this letter into the record as regards my position on this matter.

First of all, I am all for bringing stagnate property into commerce and I recognize that a mobile home park is a means of adding an alternative to the parish's supply of housing.. "The question is whether it is a positive alternative". The obvious problems, when considering these developments are: Environmental(Raw sewage), Adequacy of Water Supply(how will it effect neighboring properties), Surface Drainage(where will the open ditches run off & empty), Crime & Disorder(national statistics indicate that police receive a disproportionate numbers of calls from mobile home parks vs. traditional fixed housing).

Secondly, what are the development standards of the proposed park? Has a development plan been submitted? I haven't had an opportunity to review anything other than what's on the HTRPC website

And lastly, do we need another mobile home park in this district? There seems to be more than an adequate supply of mobile home parks within a Five(5)mile radius of this property. And that's not considering the multiple mobile home parks in Lafourche Parish within 3 miles driving distance from this proposed subdivision.

I am obviously concerned regarding a potential negative impact of such a development on existing neighbors, neighborhoods, and neighboring property values.

Sincerely,



Norman P Fonseca

attachments

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors

1107 Canal Blvd.

P.O. Box 1203

Thibodaux, Louisiana 70302

David A. Waitz, P.E., P.L.S.

(985) 447-4017 (phone) (985) 447-1998 (fax)

December 17, 2008

Terrebonne Parish Consolidated Government
P.O. Box 2768
Houma, LA 70361

RE: **GBR Office Park Subdivision;
Engineering Approval Review**

Dear T.P.C.G. Engineering Dept.:

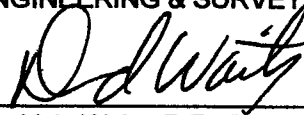
We have reviewed the set of plans submitted by the engineering firm of T. Baker Smith, Inc. for engineering approval on the above referenced project. These plans and calculations fail to comply with the conditions and variances for Engineering Approval set forth by Parish ordinances and Subdivision Regulations in the following areas:

- 1) Subdivision layout does not match that which was approved for preliminary layout on 7/17/08. Right-of-way/roadway along the south side of lot B-2-d has been eliminated.
- 2) It shall be stated on the drainage plan and the subdivision plat that the drainage structures located at the rear of lots B-2-a and B-2-b shall be perpetually privately maintained.
- 3) FH and street light locations shall be shown on the subdivision plat.
- 4) More than one typical section shall be provided in order accurately depict location of utilities.
- 5) Back-up must be provided from TPCG Engineering department that the tailwater elevation is +6.2'.
- 6) PCCP must be 4,000 psi at 28 days.
- 7) Existing site plan shall include one foot contours.
- 8) Drainage plans shall include plan, profile and cross sections of the detention facilities together with size, length and inverts of pipes and structures, design volume of detention ponds and bottom elevation of ditches, channels, swales, ponds and parking lots, and maximum stage elevations.
- 9) No existing cross sections at maximum hundred foot intervals showing proposed roadway, drainage, and lot grades.
- 10) It should be indicated that Type 3 joints must be used in joining all drain pipe under roadway.
- 11) Flow in inlet calculations do not match HYDR 6020 calculations.
- 12) Catch basin layout and description on plans do not match with inlet calculations.
- 13) Maximum gutter flow depth shall be 0.20'.
- 14) Back-up is required for gutter/inlet calculations.
- 15) Existing pavement that the proposed roadway will tie into shall be inspected at time of final approval to determine if construction is satisfactory.
- 16) An erosion control and storm water pollution prevention plan shall be provided.
- 17) LADOTD driveway permit is required.
- 18) No approval letters from waterworks, gas utility, DHH, or pollution control.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Thank you for your assistance in this matter and if you should require any additional information pertaining to this matter, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ
ENGINEERING & SURVEYING, INC.



David A. Waitz, P.E., P.L.S.

DAW/bma

Cc: File & Reading File



GSE

Associates, Inc.

Engineers • Architects • Planners • Surveyors

GSE Project No. 99425.09

December 17, 2008

Terrebonne Parish Consolidated Government
Department of Engineering
P. O. Box 2768
Houma, LA 70361

Re: Acadian Villa Subdivision
Addendum No. 2 (Phase A)
Process C, Major Subdivision - Final
Section 80, T15S-R16E
Terrebonne Parish, LA

Dear Engineering Department:

A final inspection of the construction for the referenced project was conducted on December 16, 2008. The following items were noted as incomplete or not furnished to the Parish:

- 1) Final plat shall include public dedication of outfall ditch from Phase A development to outfall canal.
- 2) Existing electric service pole within street right-of-way at the end of Acadian Villa Street shall be relocated outside of road right-of-way.

Thank you for your assistance in this matter. Should you have any questions or need additional information, please contact myself or Mr. Clay Breaud.

Sincerely,

GSE Associates, Inc.

Arthur A. De Fraites, Jr., P.E., P.L.S.
President

AADjr/dbp

cc: Mr. David A. Waitz - David A. Waitz Engineering and Surveying, Inc.
Mr. Pat Gordon, Interim Parish Manager - TPCG
Mr. Clay Breaud - GSE Associates, Inc.

HOUMA OFFICE:

991 GRAND CAILLOU ROAD
HOUMA, LOUISIANA 70363-5705
PHONE (985) 876-6380
FAX (985) 876-0621
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MORGAN CITY OFFICE:

800 YOUNGS ROAD
MORGAN CITY, LOUISIANA 70380
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PHONE (985) 384-6033

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METAIRIE OFFICE:

2315 NORTH WOODLAWN AVENUE
SUITE 201
METAIRIE, LOUISIANA 70001-7402
PHONE (504) 454-1710
FAX (504) 454-1781
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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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: Mulligan Mobile Home Park
- Developer's Name & Address: Aaron Mulligan
*Owner's Name & Address: 146 Raymond Street, Houma, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Arthur A. DeFraites, Jr. P.E., P.L.S.

SITE INFORMATION:

- Physical Address: 146 Raymond Street
- Location by Section, Township, Range: Section 105, T17S-R17E
- Purpose of Development: To create privately maintained mobile home park.
- 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: 12/24/08 Scale: 1" = 20'
- Council District: 1 - Illman / City of Houma
- Number of Lots: 7 spaces
- Filing Fees: \$135.50

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Terral J. Martin Jr.

Print Applicant or Agent

Date

12/24/08

Terral J. Martin Jr.
Signature of Applicant or Agent

The undersigned certifies: Am

and concurs with the Application, or Am

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

Aaron Mulligan

Print Name

Date

12/26/08

Aaron Mulligan
Signature

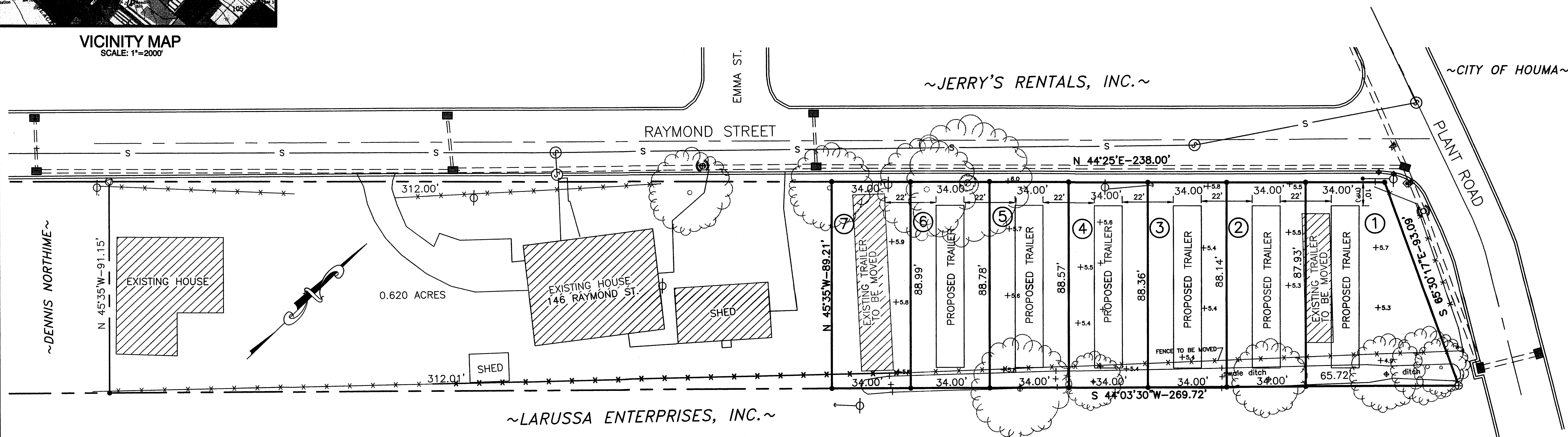
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Record # 2

Revised 5/3/07



VICINITY MAP
SCALE: 1"=2000'

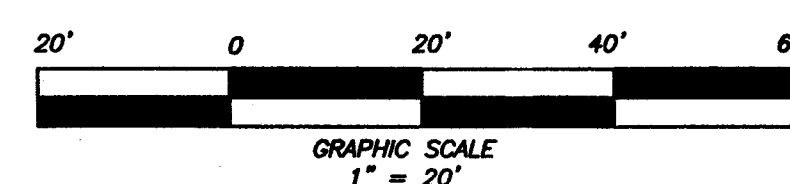


"MULLIGAN MOBILE HOME PARK"
PROPOSED PRIVATELY MAINTAINED MOBILE HOME PARK
ON THE PROPERTY OF AARON MULLIGAN

(0.541 ACRES)

LOCATED IN
SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DATE: DECEMBER 24, 2008



GENERAL NOTES:

- ALL DISTANCES AND BEARINGS ARE REFERENCED TO THE FOLLOWING PLAT ENTITLED:
A. "SURVEY OF A PORTION OF THE PROPERTY FOR N. DOUGLAS MAIER ESTATE IN LOT 143 OF HONDURAS PLANTATION SUBDIVISION, SEC. 105, T17S-R17E IN THE CITY OF HOUMA, LOUISIANA," PREPARED BY T. BAKER SMITH & SON, INC. AND DATED JANUARY 12, 1979.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- THE PROPERTY IS LOCATED IN ZONE "A1" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0005 C AND DATED MAY 19, 1981. ZONE "A1" REQUIRES A FIRST FLOOR ELEVATION OF +8.00' NGVD29. RITA FLOOD MAP LA-Q103 - REQUIRES A FIRST FLOOR ELEVATION OF +9.00' NGVD29.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

LEGEND

- - SET 3/4" IRON ROD
- ⊙ - FOUND 3/4" G.I.P.
- ⊕ - FOUND 3/4" IRON ROD
- ⊙ - DENOTES GROUND ELEVATIONS
- ⊙ - DENOTES SEWER MANHOLE
- S— - DENOTES SEWERLINE
- X—X— - DENOTES CHAINLINK FENCE
- ⊙ - DENOTES TREE
- ⊙ - DENOTES WATER METER
- ⊙ - DENOTES WATER VALVE
- ⊙ - DENOTES POWER POLE
- ⊙ - DENOTES TELEPHONE PEDESTAL
- ⊙ - DENOTES DROP INLET
- ⊙ - DENOTES DRAIN MANHOLE

Prepared By:

GSE Associates, Inc.

Engineers • Architects • Planners • Surveyors

991 Grand Caillon Road
Houma, Louisiana 70363-5705
Phone (985) 876-6380
Fax (985) 876-0621

2315 North Woodlawn Avenue
Suite 201
Metairie, Louisiana 70002-7402
Phone (504) 454-1710 Fax (504) 454-1781

800 Youngs Road Morgan City, Louisiana 70381 Phone
(985) 384-2521 Fax (985) 876-0621

CERTIFICATION:

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

BY _____
PROCESS B - MOBILE HOME PARK APPROVAL



Arthur A. DeFrait, Jr.
12/24/08
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 1199

DATE	DESCRIPTION	BY
	REVISIONS	

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:

- Name of Subdivision: Division of Tract 13 belonging to Harold Callahan
- Developer's Name & Address: Harold J. Callahan, Jr. 164 Waterplant Rd. Schriever, LA 70395
*Owner's Name & Address: Harold J. Callahan, Jr., 164 Waterplant Rd. Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Leonard Chauvin P.E., P.L.S., Inc. 627 Jackson Street, Thibodaux, LA 70301

SITE INFORMATION:

- Physical Address: 164 Waterplant Road, Schriever, LA 70395
- Location by Section, Township, Range: Sections 101 and 144, T15S-R16E
- Purpose of Development: Lot Partition
- 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: December 28, 2008 1" = 100'
- Council District: 2 - Williams / Schriever Fire
- Number of Lots: 2
- Filing Fees: _____

I, Leonard Chauvin, certify this application including the attached data to be true and correct.

Leonard Chauvin

Print Applicant or Agent

December 29, 2008

Date


Signature of Applicant or Agent

The undersigned certifies: HC 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.

Harold J Callahan Jr
Print Name


Signature

12-29-08

Date

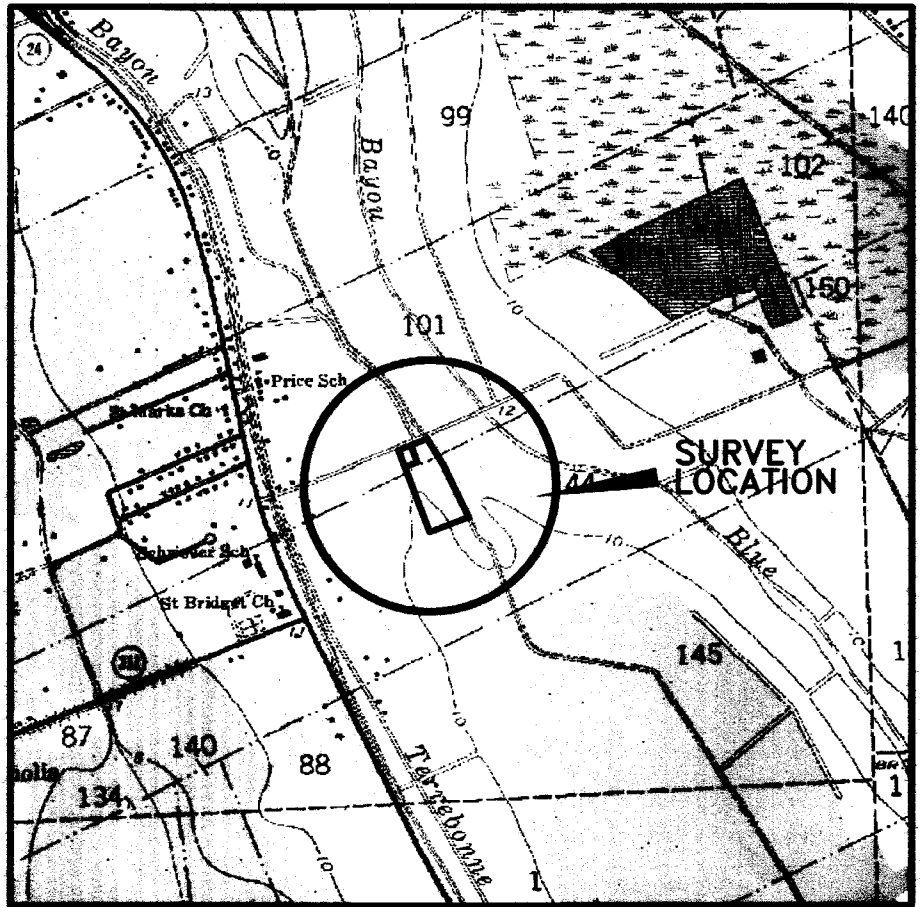
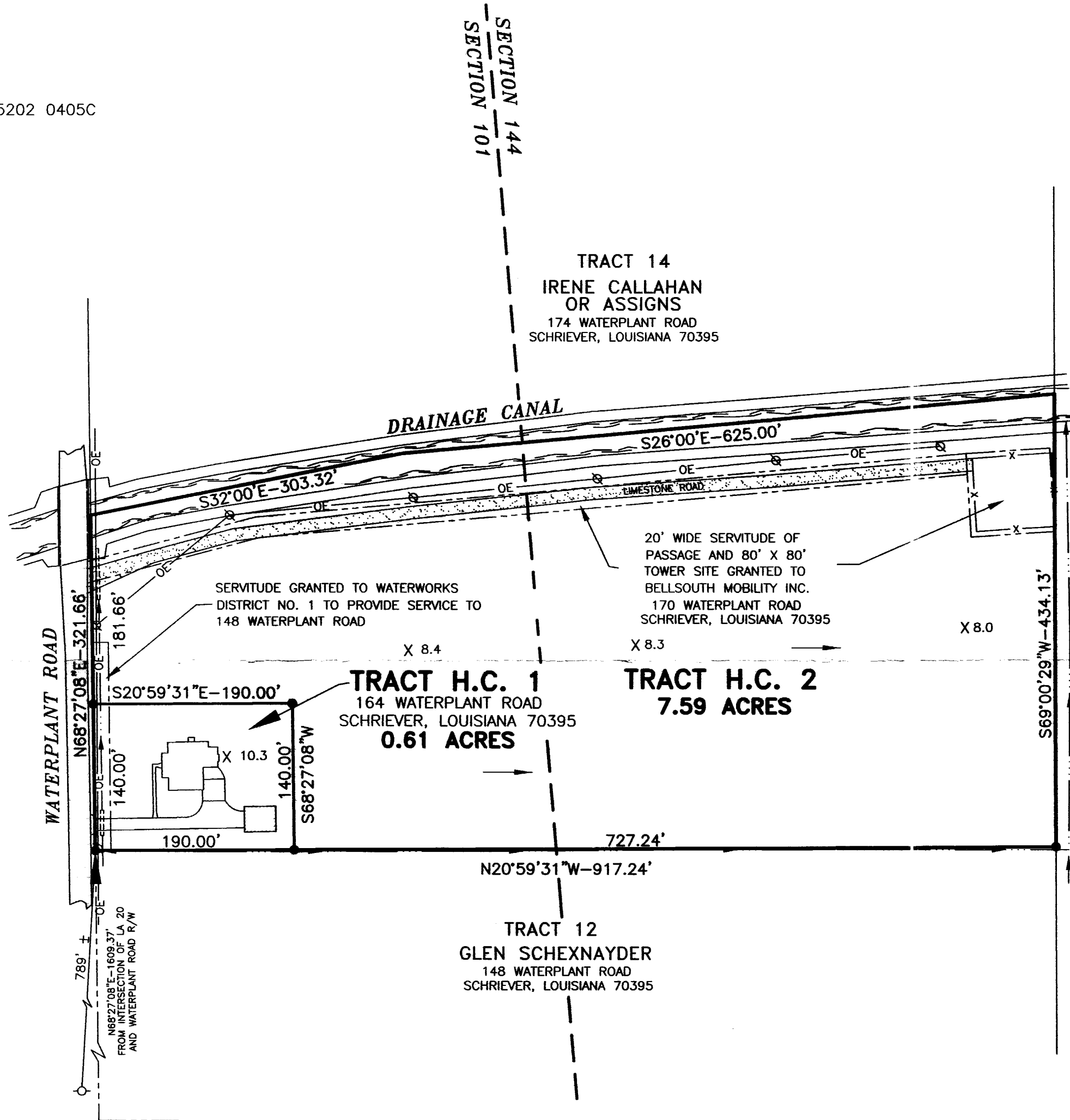
PC041 1 - 2 - 2

Record # 3

T15S-R16E

NOTES:

- 1) REFERENCE MAP AND BEARING:
"MAP SHOWING THE DIVISION OF THE LEO JOS. CALLAHAN ESTATE INTO TRACTS 1 THRU 20, LOCATED IN SECTIONS 101 AND 144, T-15-S, R-16-E, TERREBONNE PARISH, LOUISIANA"
PREPARED BY; CARL HECK ENGINEERS, INC.
DATED: APRIL 30, 1982
- 2) THE PROPERTY IS LOCATED ALL IN ZONE C.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 225202 0405C
DATE OF FIRM: MAY 1, 1985
ZONE C - AREAS OF MINIMAL FLOODING
- 3) HURRICANE RITA BASE FLOOD ELEVATION MAP
NUMBER LA-V100 DATED FEBRUARY 23, 2006 INDICATES
THIS AREA IS OUTSIDE THE ABFE STUDY LIMITS WITH
AN ESTIMATED STORM SURGE OF 6-7 FEET.
- 4) THIS MAP DOES NOT PURPORT TO SHOW SERVITUDES,
RIGHTS OF WAYS OR OTHER ENCUMBRANCES OTHER THAN
ONES SHOWN. NO RESEARCH WAS REQUESTED WITH
THE INFORMATION SHOWN HEREON PROVIDED BY THE
OWNERS THEREOF.
- 5) SECTION LINE SCALED FROM REFERENCE MAP.



VICINITY MAP
1"=2000'

LEGEND

- SET 5/8" IRON ROD
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING POWER POLE
- DIRECTION OF DRAINAGE
- X SPOT ELEVATION
- x- FENCE
- OE- OVERHEAD ELECTRICITY
- - - - - CENTERLINE DITCH

SURVEY SHOWING

THE DIVISION OF TRACT 13
BELONGING TO HAROLD CALLAHAN OF
THE LEO JOSEPH CALLAHAN ESTATE
INTO TRACTS H.C. 1 AND H.C. 2
LOCATED IN SECTIONS 101 and 144, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
DECEMBER 28, 2008

CERTIFICATION:

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 SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVAL:

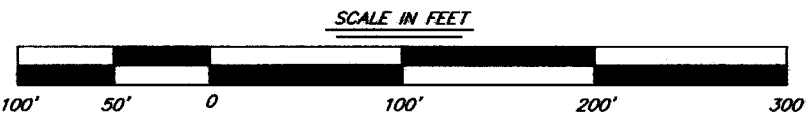
 **LEONARD CHAUVIN P.E., P.L.S., INC.**
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.

APPROVALS:

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

BY: _____

BY: _____



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

- Name of Subdivision: MAP SHOWING LOT EXTENSIONS 15E THRU 27E TO MORRIS CHAUVIN SUBDIVISION
- Developer's Name & Address: BENNY & PATTY RHODES
4027 BENTON DRIVE
HOUMA, LA 70364
[All owners must be listed, attach additional sheet if necessary]*
- Owner's Name & Address: HOUMA, LA 70364
- Name of Surveyor, Engineer, or Architect: LEONARD J. CHAUVIN, JR.

SITE INFORMATION:

- Physical Address: 600 MAIN PROJECT ROAD, SCHRIEVER, LA 70395
- Location by Section, Township, Range: SECTION 86, T15S-R16E
- Purpose of Development: LOT EXTENSIONS
- 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: 12/29/08 1"=60'
- Council District: 6-Voisin / Schriever
- Number of Lots: 13
- Filing Fees:

- LEONARD J. CHAUVIN, JR. Certify this application including the attached data to be true and correct.

LEONARD J. CHAUVIN, JR.

Print Applicant or Agent

12/29/08

Date

Signature of Applicant or Agent

The undersigned certifies: Benny Rhodes 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.

Print Name

Benny J. Rhodes

Date

Signature

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: Jolie Oaks S/D, Phase 3
- Developer's Name & Address: McCoy Properties, L.L.C., 601 Hollygrove Avenue, Houma, LA 70360
*Owner's Name & Address: Scott A. McCoy, 601 Hollygrove Avenue, Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: LA HWY. 20
- Location by Section, Township, Range: Section 79, T15S-R16E
- Purpose of Development: Single-Family Residential
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☒ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 22DEC08 Scale 1" = 60'
- Council District: # 2 bmb / Schriever, Fire
- Number of Lots: 84 & 5 LOT
EXTENSIONS
- Filing Fees: \$1,235.00 bmb

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

Floyd E. Milford, III

Print Applicant or Agent

12/23/08

Date

[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.

Scott A. McCoy

Print Name

12/23/08

Date

[Signature]

Signature

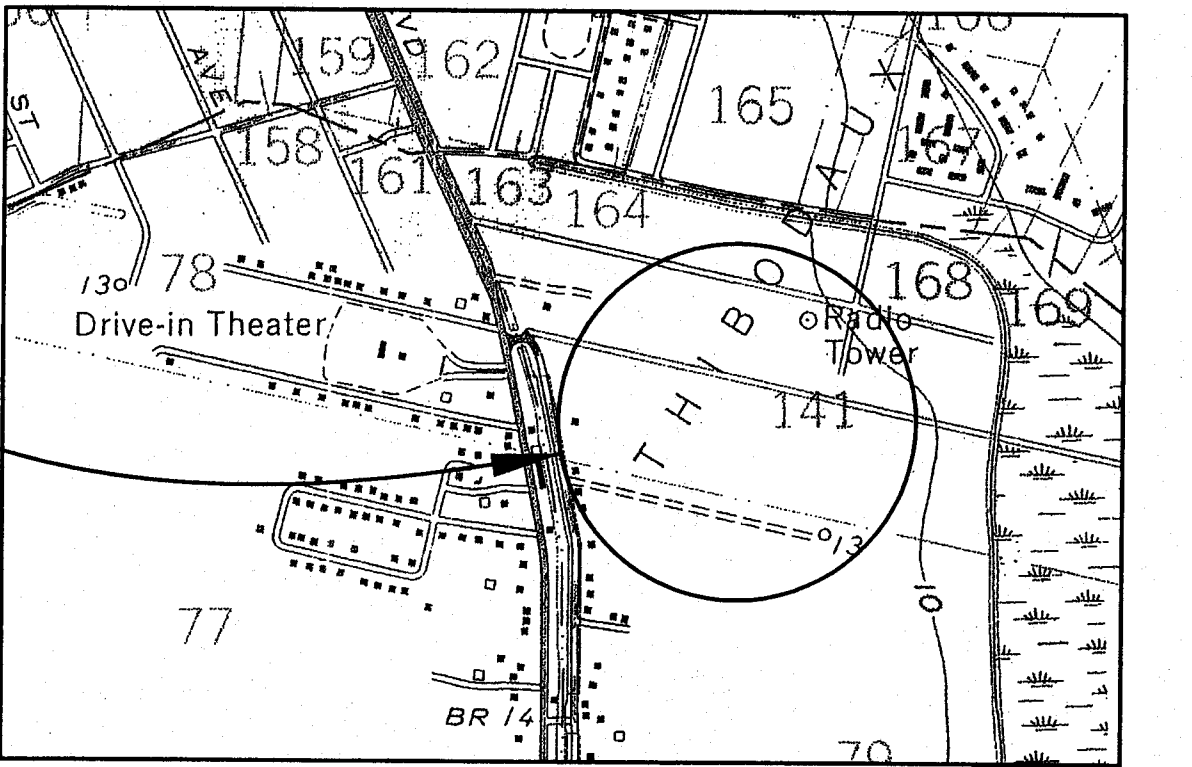
PC09/ 1 - 4 - 4

Record # 5

Revised 5/3/07

ERNEST BOUDREAU et al,
or assigns

PROJECT NO.	PARISH	SHEET NO.
05-69	TERREBONNE	2



VICINITY MAP

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

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

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

BY _____ 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 urban area surveys indicated in the above standards.

APPROVED:

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

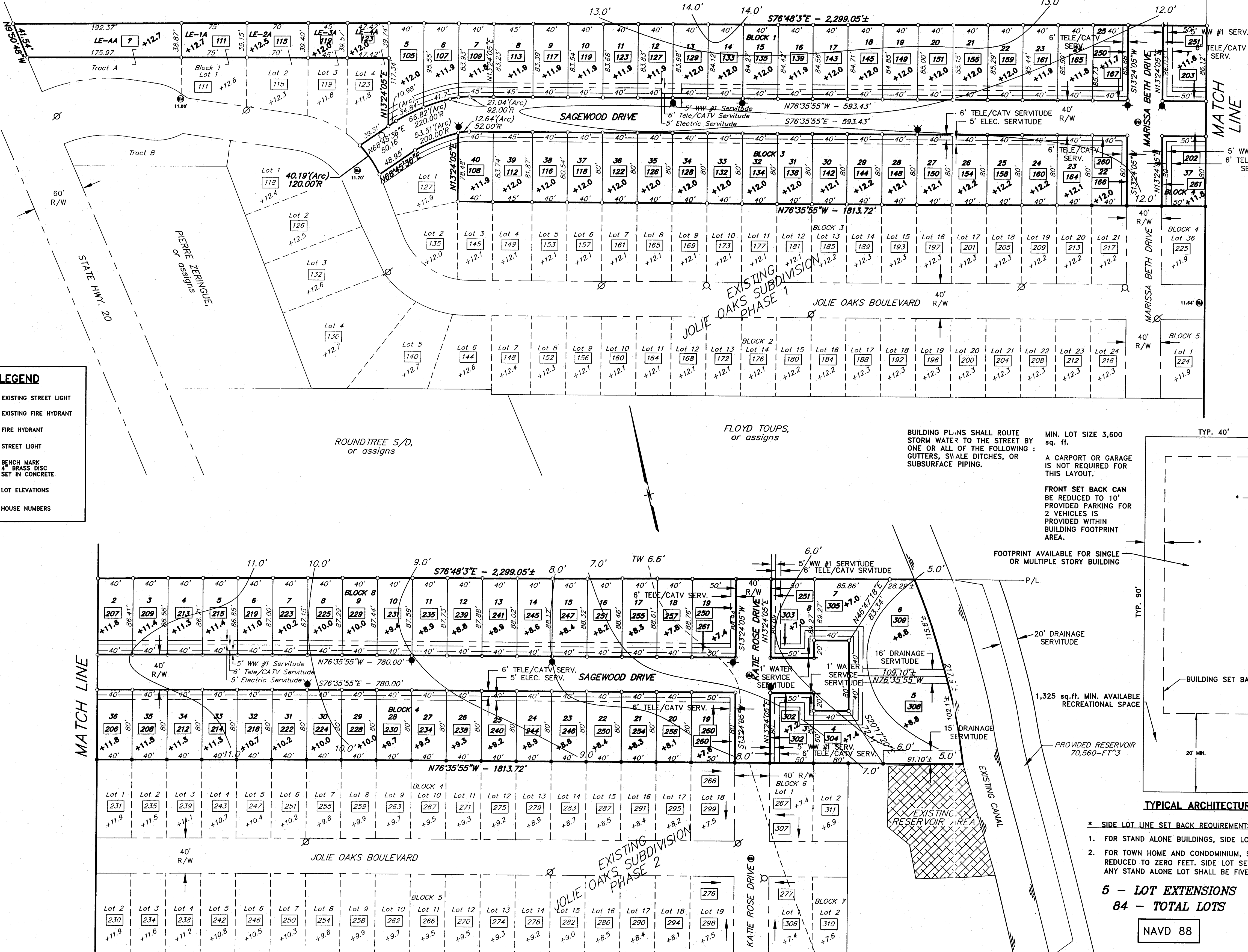
LAND USE: RESIDENTIAL PLAN UNIT DEVELOPMENT
SUBDIVISION PLAN

JOLIE OAKS SUBDIVISION
PHASE 3
A TOWN HOME DEVELOPMENT BY
McCoy PROPERTIES, L.L.C.
SECTION 79, T15S - R16E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*
DATE: 22DEC08

JOB # 05-69 CAD # 0569-SD_FINAL FILE #



LEGEND

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

ROUND TREE S/D,
or assigns

FLOYD TOUPS,
or assigns

BUILDING PLANS SHALL ROUTE
STORM WATER TO THE STREET BY
ONE OR ALL OF THE FOLLOWING:
GUTTERS, SWALE DITCHES, OR
SUBSURFACE PIPING.

MIN. LOT SIZE 3,600
sq. ft.
A CARPORT OR GARAGE
IS NOT REQUIRED FOR
THIS LAYOUT.

FRONT SET BACK CAN
BE REDUCED TO 10'
PROVIDED PARKING FOR
2 VEHICLES IS
PROVIDED WITHIN
BUILDING FOOTPRINT
AREA.

FOOTPRINT AVAILABLE FOR SINGLE
OR MULTIPLE STORY BUILDING

20' DRAINAGE
SERVITUDE

1,325 sq. ft. MIN. AVAILABLE
RECREATIONAL SPACE

PROVIDED RESERVOIR
70,560-FT³

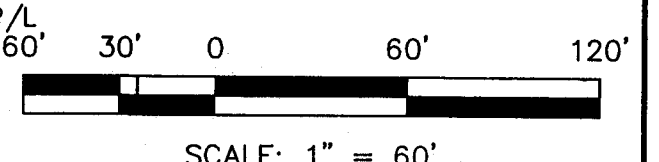
TYPICAL ARCHITECTURAL DETAIL

* SIDE LOT LINE SET BACK REQUIREMENTS

- FOR STAND ALONE BUILDINGS, SIDE LOT SET BACK SHALL BE FIVE FOOT MIN.
- FOR TOWN HOME AND CONDOMINIUM, SIDE LOT SET BACK MAY BE REDUCED TO ZERO FEET. SIDE LOT SET BACK ADJACENT TO ANY STAND ALONE LOT SHALL BE FIVE FOOT MIN.

5 - LOT EXTENSIONS
84 - TOTAL LOTS

NAVD 88



GENERAL NOTES:

FIRST FLOOR ELEVATION WILL BE
MINIMUM 18" ABOVE G STREET
STREET SIGNS TO CONFORM TO THE
MANUAL OF TRAFFIC CONTROL DEVICES
(LATEST EDITION)
CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD
SPECIFICATION FOR ROADS AND BRIDGES,
LATEST EDITION, WHERE APPLICABLE.

NOTE: This map does not purport to show
all servitudes and/or right of ways which
may affect this property.

NOTE: This property is within Zones "A" and "C" as shown
shown on the F.E.M.A. Flood Insurance Rate Map dated
May 1, 1985. (Map Nos. 225206 0385 & 0395 C)

