

# 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

**APRIL 15, 2010, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 March 18, 2010

### **D. COMMUNICATIONS**

### **E. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Tract A-B-C-D-A in the possession of the Estate of Isaac Newton; Willie Newton, applicant

### **F. NEW BUSINESS:**

1. Home Occupation:  
Proposed massage therapy business; 204 Carolyn Avenue; Sandra & Dean Johnson, applicants
2. Planned Building Group:  
Placement of (2) additional storage units; 1133 Cottage Drive; ABCC Storage, applicant
3. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 24 & 24, Block A, Mechanicville; 210 Acklen Street; Rev. Saul Thomas, applicant; calling a public hearing on said matter for May 20, 2010 at 6:00 p.m.
  - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street; David W. Henthorn, applicant; calling a public hearing on said matter for May 20, 2010 at 6:00 p.m.
  - c) Rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive; calling a public hearing on said matter for May 20, 2010 at 6:00 p.m.

### **G. STAFF REPORT**

1. Discussion and possible action with regard to requiring certified plats for zoning and land use application submittals

### **H. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's 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 March 18, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 18, 2010

**D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 15, 2010 INVOICES AND TREASURER'S REPORT OF MARCH 2010**

**E. COMMUNICATIONS**

**F. OLD BUSINESS:**

1. a) Subdivision: Redivision of Property donated to the Heirs of Harold Hebert  
Approval Requested: Process D, Minor Subdivision  
Location: 1855, 1857, & 1861 Bayou Blue Road; Section 44, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Blue Fire District  
Developer: Bill Thomas  
Surveyor: Allen R. Woodard, P.L.S.  
  
b) Consider Approval of Said Application

**G. APPLICATIONS:**

1. a) Subdivision: Survey of Tracts "B-1", "B-2", & Revised Tract "C", A Redivision of Tracts "B" & "C" belonging to C & I of Houma, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Section 4, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: C & I of Houma, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Variance: Variance requested from the minimum lot size requirement  
d) Consider Approval of Said Application
2. a) Subdivision: Survey of the Revised South ½ of Lots 5 & 6 in Block 113, Boudreaux's Addition to the City of Houma  
Approval Requested: Process D, Minor Subdivision  
Location: Section 7, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 5 / City of Houma Fire District  
Developer: John Ewing Reding  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Survey of Lots 3-A & 3-B, A Redivision of Property belonging to ITI, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Section 96, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 5 / City of Houma Fire District  
Developer: ITI, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Survey of Tracts "A1" and "A2", A Redivision of Tract "A" belonging to Estate of Norma LeBouef Thibodeaux  
Approval Requested: Process D, Minor Subdivision  
Location: Sections 56, 57, & 86, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Estate of Norma L. Thibodeaux, % Brenda T. Rogers  
Surveyor: Keneth L. Rembert Land Surveyor  
  
b) Public Hearing  
c) Consider Approval of Said Application

5. a) Subdivision: Survey of Lots 1 thru 6 in Lot 182 of the Honduras Plantation Subdivision, Property belonging to Saadi-Simmons, Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: Section 105, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Saadi-Simmons, Inc.  
Surveyor: Keneth L. Rembert Land Surveyor
  - b) Public Hearing
  - c) Consider Approval of Said Application
6. a) Subdivision: Survey creating Parcel B (0.48 acre) from original Parcel A, Dudley Pontiff  
Approval Requested: Process D, Minor Subdivision  
Location: Section 31, T17S-R18E, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bayou Blue Fire District  
Developer: Dudley Pontiff, Sr.  
Surveyor: Montagnet and Domingue, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
7. a) Subdivision: Auto Spa Express, Parcel "D-2" belonging to Auto Spa Properties, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Section 3, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Auto Spa Properties, LLC, % Henry P. Marie  
Engineer: Milford & Associates, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
8. a) Subdivision: Parkwood Place Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Section 9, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Westgate Development, Inc., % Charles J. Giglio  
Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Variance: Variance requested from the minimum lot size requirement
  - d) Consider Approval of Said Application
9. a) Subdivision: Acadian Villa Subdivision, Addendum No. 2, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: Section 80, T15S-R16E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Burnley Enterprises, L.L.C., % Raymond Sonnier, Manager  
Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application

#### **H. STAFF REPORT**

1. *Public Hearing* Discussion and possible action with regard to a proposed Bike and Pedestrian Plan

#### **I. ADMINISTRATIVE APPROVALS:**

1. Map showing Survey of Tract 3 and Tract 3-A belonging to Jack Bunn, Section 89, T16S-R17E, Terrebonne Parish, LA
2. Map showing the Redivision of Tracts 1 & 2 of the Division of Property of John E. McCoy, Section 96, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 5 & 6 of Block 1, A Redivision of Lots 5, 6, 1-5 & 1-6 of Block 1, Catherine Subdivision, Property belonging to David W. Henthorn, Section 105, T17S-R17E, Terrebonne Parish, LA
4. Map Showing the Redivision of Property belonging to Dwayne M. Bourg, Section 65, T16S-R17E, Terrebonne Parish, LA

#### **J. COMMITTEE REPORTS:**

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

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 18, 2010**

- A. The Vice-Chairman called the meeting of March 18, 2010 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by himself and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Beryl Amedée and Mr. Daniel Babin, Chairman. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.
- C. Mr. Ostheimer informed Staff of an error on Item 1C with regard to the Planned Building Group being for an additional residential structure and not for two (2) mobile homes.

- a) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as corrected, for the Zoning and Land Use Commission for the regular meeting of February 25, 2010."

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

- D. COMMUNICATIONS: None.
- E. OLD BUSINESS:

Mr. Navy moved, seconded by Mrs. Williams: "THAT the HTRPC remove Old Business item 1 regarding the Planned Building Group application by Lenard Calloway from the table and be considered at this time.

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

1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Lenard Calloway requesting planned building group approval for the placement of an additional residential structure at 349 & 349A Naquin Street.
- a) The Vice-Chairman recognized Mr. Lenard Calloway, 437 Sugar Land Street, who requested approval of his planned building group application on Naquin Street.
- b) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.

*Note: James Erny arrived at the meeting at this time – 6:03 p.m.*

- c) Discussion was held with regard to the Zoning and Land Use Commission's regulations concerning approving and/or denying applications whether they meet the requirements, density and what is best for a particular neighborhood, and the measurements on the drawing.
- d) The Chairman stated he contacted Councilwoman Arlanda Williams and she was in favor of the planned building group request.
- e) Discussion was held with regard to the proposed development meeting all of the requirements.
- f) Mr. Erny moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of an additional residential structure at 349 & 349A Naquin Street."

- g) Discussion was held with regard to parking and accessibility.

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kurtz, Mr. Navy; NAYS: Mr. Elfert, Mr. Ostheimer, and Mrs. Williams; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée and Mr. Babin. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

F. PUBLIC HEARING:

- 1. The Vice-Chairman called to order the Public Hearing for an application by Matherne Realty Partnership, LLC requesting to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) and C-3 (Neighborhood Commercial District) a 4.673 acre tract and 9.380 acre tract, located in the 4600 block of LA Hwy. 311.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request.
- b) The Vice-Chairman recognized Jerome Snyder, 518 Natalie Drive, owner of Parcel P-1-A, who expressed concerns of proposed commercial and multi-family status that would surround his property for which he is bound to single-family. He also expressed concern of the intent of the proposed property and decrease in his property value.
- c) Mr. Rembert stated they wished to place a mobile home on the multi-family residential lot but have no intentions of forming a mobile home park.
- d) Mrs. Williams moved, seconded by Mr. Ostheimer: "THAT the Public Hearing be closed."

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

- e) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) and C-3 (Neighborhood Commercial District) a 4.673 acre tract and 9.380 acre tract, located in the 4600 block of LA Hwy. 311 to the Terrebonne Parish Council for further consideration."

The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Kurtz; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée and Mr. Babin. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

- 1. Preliminary Hearing:

- a) Mr. Navy moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Tract A-B-C-D-A in the possession of the Estate of Isaac Newton; Willie Newton, applicant for April 15, 2010 at 6:00 p.m."

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

H. STAFF REPORT:

- 1. The Vice-Chairman stated the next item on the agenda was the discussion and possible action with regard to requiring certified plats for zoning and land use application submittals.

- a) The Vice-Chairman discussed the recent problems with proper representation of zoning applications with regard to the drawings submitted.

- b) Mr. Ostheimer stated he didn't have a problem with handwritten notations but felt an official map be submitted with proper property lines, etc where the applicant/property owner would have some sort of legal claim to it. He also stated notations should also be to scale.
- c) Mr. Kurtz stated if a matter was tabled because of a questionable drawing, a revised drawing could be requested for the next meeting and didn't agree with the applicant having to pay more money than necessary for a certified map.
- d) Mrs. Robinson stated it was requested of Staff at the last meeting to look at other municipalities and requirements. She stated they looked at Jefferson and St. Charles Parishes and none have a requirement for planned building group as Terrebonne Parish. She stated they required scaled plans but not certified plans for all other submittals other than rezoning and subdivisions. She stated Staff would recommended the applicant be required to provide a scaled plan to ensure accuracy rather than a certified plan that would be an increased cost to the applicant.
- e) Discussion was held with regard to the costs for scaled plans versus certified plans. Mr. Gordon stated if he had to guess, the cost would be around \$900-\$1000 for a surveyed plan and anyone being able to do a scaled plan at no cost.
- f) Discussion ensued with regard to legal descriptions accompanying the application which is already required as well as Staff having the accessibility to research legal descriptions through the assessor's database, etc. Mrs. Robinson suggested we help them with a scaled plat if in our records or direct the applicant to the Clerk of Court's office if we do not have available.

*Note: Daniel Babin arrived at the meeting at this time – 6:45 p.m.*

- g) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, require legal description of the property in question and a scaled map of what is proposed."
- h) Mr. Ostheimer stated that it would give them something to start with and determine if that would suffice and look into further if not.
- i) Mr. Freeman discussed Section 28.93 of the Zoning Regulations and stated it already requires that they submit something showing the dimensions, boundaries, types of paving or other surfaces, etc. He stated it was a matter of how Staff would then interpret and require and if something were submitted unsatisfactorily, then the matter could be tabled and requested for the next meeting. He felt what was being asked for in the motion was already in the regulations and it should be suggested to Staff for stricter enforcement.
- j) Mrs. Robinson stated the regulations do not currently state that a scaled drawing be submitted.
- k) Discussion was held with regard to "scaled" drawings, interpretation as to "boundaries" and "dimensions" and obtaining accurate versus scaled drawings.
- l) Mr. Babin moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the discussion and possible action with regard to requiring certified plats for zoning and land use application submittals until the next regular meeting of April 15, 2010 to allow Mr. Laddie Freeman to review."

The Vice-Chairman called for a vote on the motion offered by Mr. Babin: THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée; Mr. Erny was not in the room at the time of the vote. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Babin moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:56 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-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 MARCH 18, 2010.**

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



**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

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: 3/1/10

Willie Newton for the Estate of Isaac Newton  
Applicant's Name

243 McKinley Street      Houma      LA      70364  
Address                                      City                                      State                                      Zip

381-6784  
Telephone Number (Home)                                      (Work)

100%  
Interest in Ownership (Owner, etc.)

Adjacent to 151 Smith Lane-a Portion of Lot H, Smithville Subd.  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1                                      To: C-2

Previous Zoning History:      X      No      \_\_\_\_\_      Yes

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:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses of 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:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. 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.

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

Will commence on approval.

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:

Yes, for Estate of Isaac Newton

\_\_\_\_\_  
\_\_\_\_\_

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;

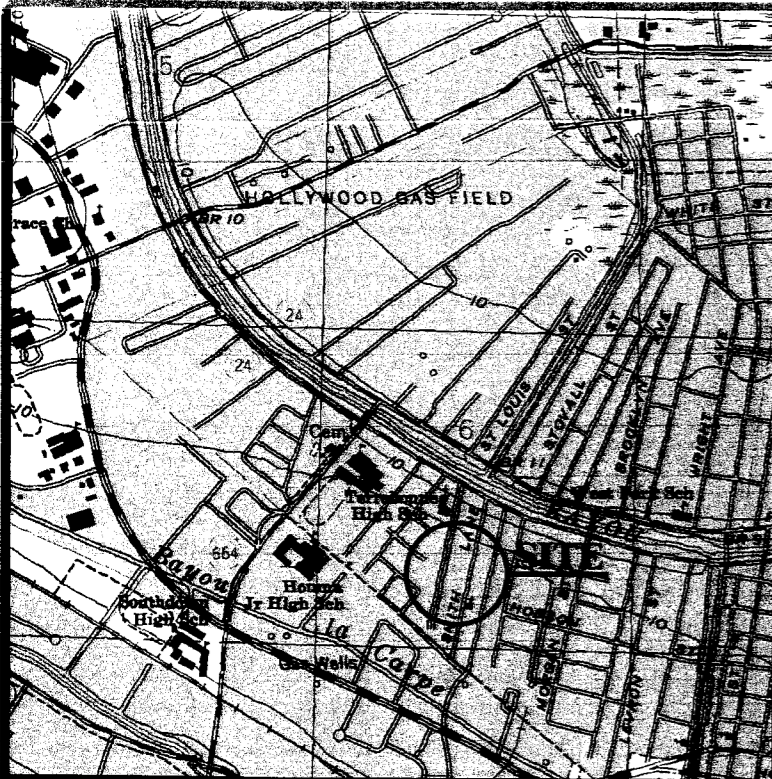
Maximum Charge - \$100.00

I (We) own 8,062 Sq. Ft. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

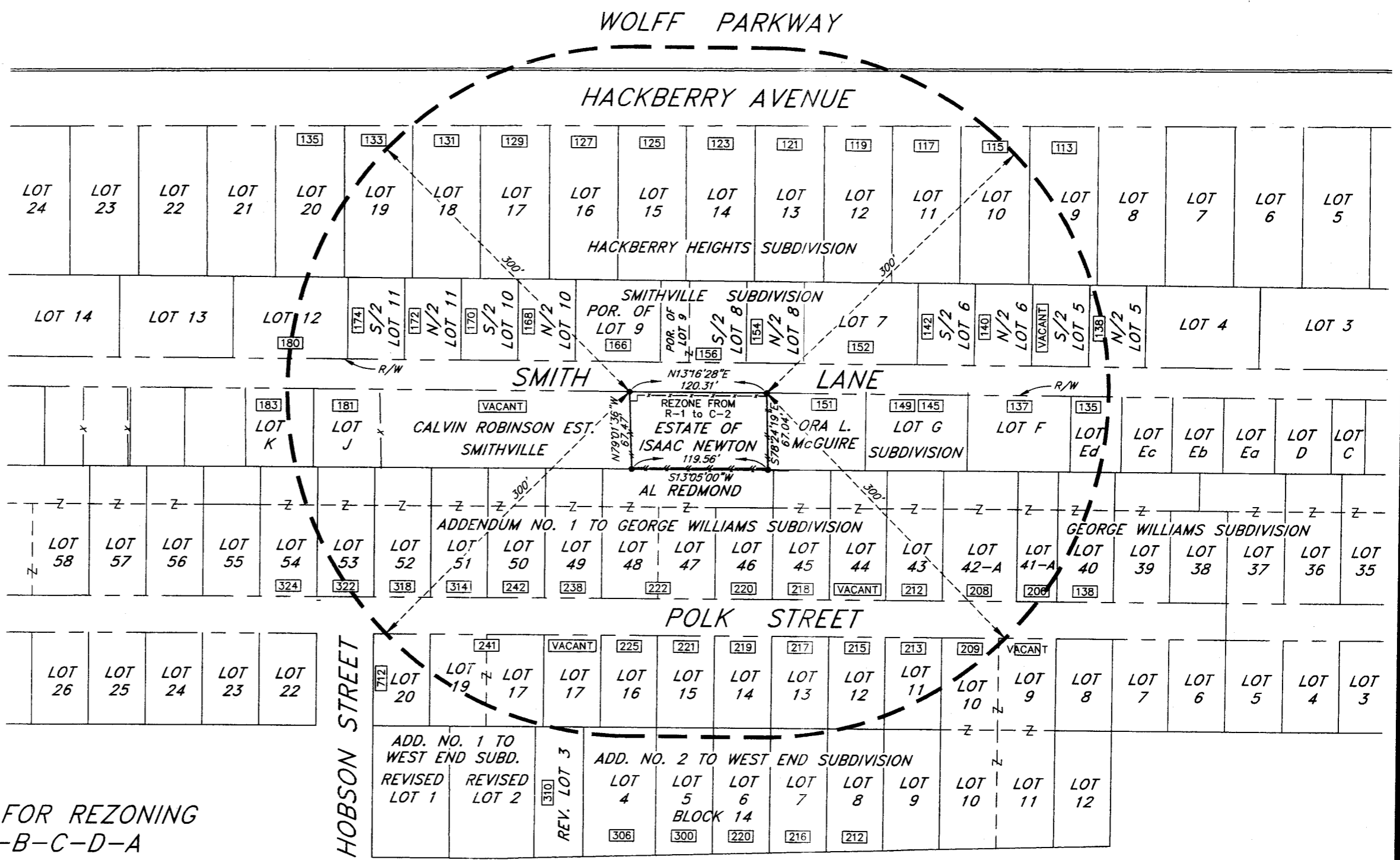
**DECLARATION**

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

Willie Newton  
Signature of Owner or Authorized Agent



VICINITY MAP



PLAT PREPARED FOR REZONING  
OF TRACT A-B-C-D-A  
PROPERTY IN THE POSSESSION OF  
THE ESTATE OF ISAAC NEWTON  
LOCATED IN SECTION 6, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

FEBRUARY 28, 2010 SCALE: 1" = 100'



*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

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

THIS MAP BASED ON MAP RECORDED UNDER MAP VOL. 1, FOLIO 17 AS  
FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO  
ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT  
SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,  
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL  
FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 DOES NOT  
AFFECT THIS PROPERTY.

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.

LEGEND:  
● INDICATES 5/8" IRON ROD SET

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

ZL110/11  
Dist. 1

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

**Zoning & Land Use Commission  
Application**

Name: Sandra & Dean Johnson

Address: 204 Carolyn Avenue, Houma LA 70363

Phone: (985) 688-1738 / (985) 873-5469

Application For: \_\_\_\_\_ Planning Approval X Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 204 Carolyn Avenue in a  
B-1 Zoning District. The legal description of the property involved in this application  
is: Lot 14, Block 3, Addendum 1, Grand Caillou  
Heights

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes X No

Applicant's interest in the premises affected: owner

Approximate cost of work involved: \$2500.00

Explanation of property use: massage therapy home occupation

Plot Plan attached: X Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes X No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

Address of adjacent property owners:

- Anthony & Wendy Quibodeaux 2. Ton Duong  
206 Carolyn Avenue 1942 Prospect Boulevard  
Houma, LA 70363 Houma, LA 70363

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sandra Johnson  
Signature of Applicant or Agent

(985) 688-1738  
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Sandra Johnson  
Signature of Applicant or Agent

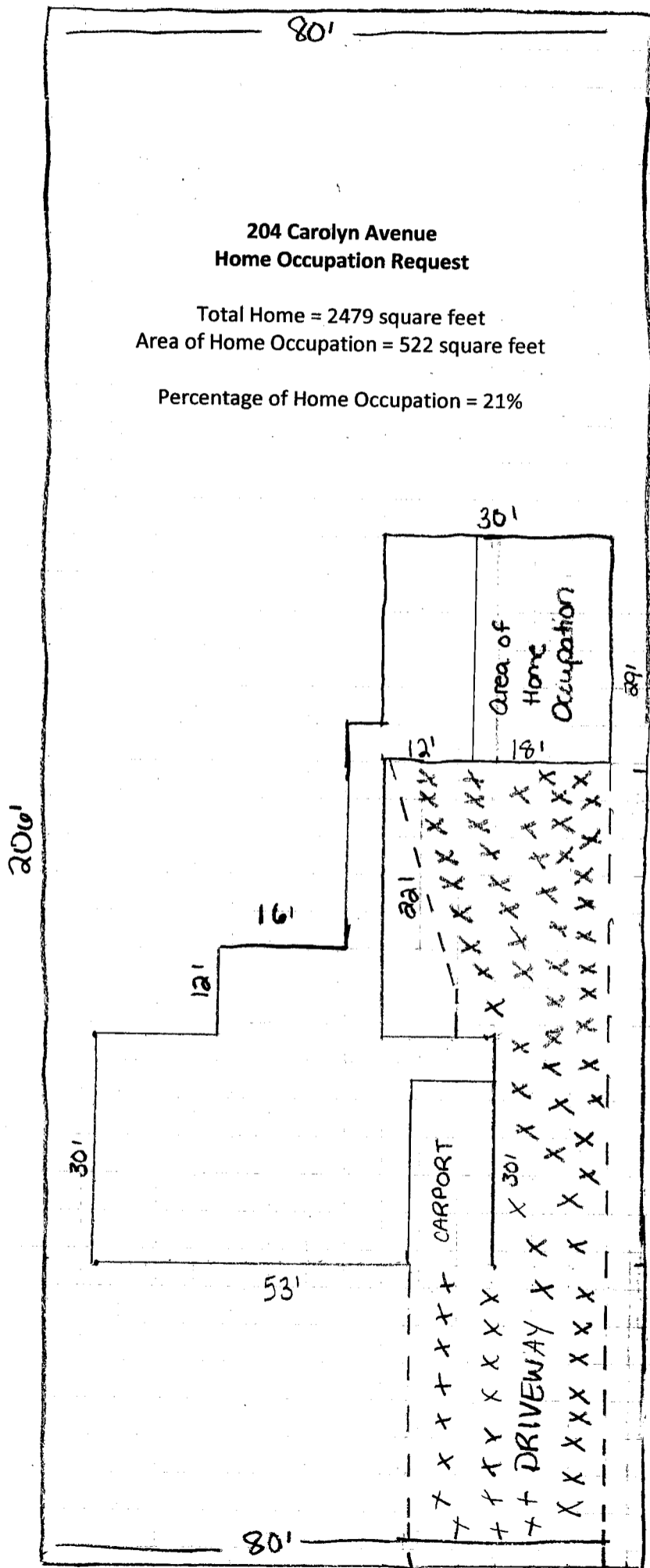
3-26-2010  
Date

# PROSPECT AVENUE

## 204 Carolyn Avenue Home Occupation Request

Total Home = 2479 square feet  
Area of Home Occupation = 522 square feet

Percentage of Home Occupation = 21%



1" = 20'

# CAROLYN AVENUE

ZLUI0/10

*Houma-Terrebonne Regional Planning Commission*  
*Zoning & Land Use Commission*  
P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

Dist. 6

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Alec Breaux  
Applicant's Name

1133 Cottage Drive      Houma      LA      70360  
Address                                      City                      State                      Zip Code

03-29-2010      /      (985) 860-6151  
Date                                      Telephone Number(s)

Owner  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

- 1. Name of Project: ABCC Storage
- 2. Location: 1133 Cottage Drive
- 3. Zoning District: C-3, Neighborhood Commercial
- 4. Total Land Area: 1.671 acres
- 5. Total Number of Units: 3 buildings
- 6. Gross Floor Area: 32,900 square feet
- 7. Total Parking Spaces Provided: 6  
Total Parking Spaces Required: \_\_\_\_\_
- 8. Approximate Cost of Work Involved: \_\_\_\_\_
- 9. Has any previous application been made: NO X YES \_\_\_\_\_  
If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- A. Site Plan Depicting the Following:
  - 1) All proposed structures and setbacks;
  - 2) Parking;
  - 3) Emergency vehicle access;
  - 4) Lighting;
  - 5) Fire hydrant locations;
  - 6) Loading areas (if applicable);
  - 7) All public and private easements and rights-of-ways;
  - 8) Driveways;
  - 9) Buffer protection (if applicable);
  - 10) Play areas (if applicable);
  - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

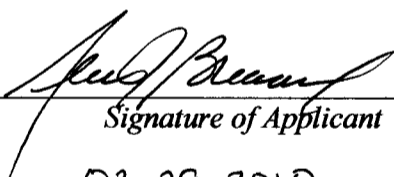
- 1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

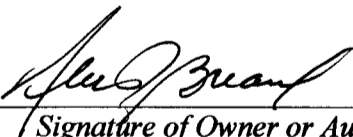
Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 1.671 acres. A sum of \$28.50 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant  
03-29-2010  
\_\_\_\_\_  
Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent  
03-29-2010  
\_\_\_\_\_  
Date



**LEGAL DESCRIPTION OF  
A 1.671 ACRE TRACT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA**

Commencing at the intersection of the southeasterly right-of-way line of Cottage Drive and the northeasterly right-of-way line of Angelle Court, said point being the Point of Commencement; thence, proceed N30°15'39"E a distance of 120 feet to a point, said point being the Point of Beginning;

Thence, N30°15'39"W a distance of 112.02 feet to a point;

Thence, along a curve to the right having a Delta of 34°24'15", a Radius of 425.00 feet, an Arc length of 255.20 feet, and a Chord Bearing and Distance of N47°27'47"E - 251.38 feet to a point;

Thence, along a curve to the left having a Delta of 21°33'41", a Radius of 1308.93 feet, an Arc length of 492.57 feet, and a Chord Bearing and Distance of S13°45'12"E - 489.67 feet to a point;

Thence, N59°44'21"W a distance of 414.59 feet to the Point of Beginning containing 1.671 acres.

All is more fully shown and depicted as Block 6 on a plat prepared by T. Baker Smith & Son, Inc. entitled "**Mystic Subdivision—Add. No. One – A Subdivision of Property Located Within the City of Houma in Section 102, T17S-R17E, Terrebonne Parish, Louisiana**" dated February 28, 1983.

April 21, 2008

Mr. Alec Breaux  
176 Lake Penchant Court  
Houma, Louisiana 70360

Dear Mr. Breaux:

**SUBJECT:** Application to Board of Adjustments for Special Exception  
Application for Rezoning of Property from R-3 (Multi-Family Residential, High Density  
to C-3 (Neighborhood Commercial)  
Cottage Drive/Houma, Louisiana

Please allow this correspondence to serve as your documentation of the following approvals granted to you to construct the mini-storage facility on Cottage Drive, between Mystic Boulevard and Angelle Drive:

**Special Exception Approval.**

On Tuesday, January 22, 2008, the Board of Zoning Adjustments met to discuss your request to construct a mini-storage facility on Cottage Drive in a C-3 (Neighborhood Commercial) Zoning District, located between Mystic Boulevard and Angelle Drive. The Board voted to allow the construction of the facility subsequent to the Terrebonne Parish Council amending the Zoning Map of Terrebonne Parish so as to rezone the property from R-3 (Multi-Family Residential, High Density) to C-3 (Neighborhood Commercial).

**Rezoning of the Property.**

On Wednesday, April 9, 2008, the Terrebonne Parish Council met to discuss your request to rezone from R-3 (Multi-Family Residential, High Density) to C-3 (Neighborhood Commercial) property located between Mystic Boulevard and Angelle Drive. After conducting the required public hearing, the Council voted to enact an ordinance rezoning the property.

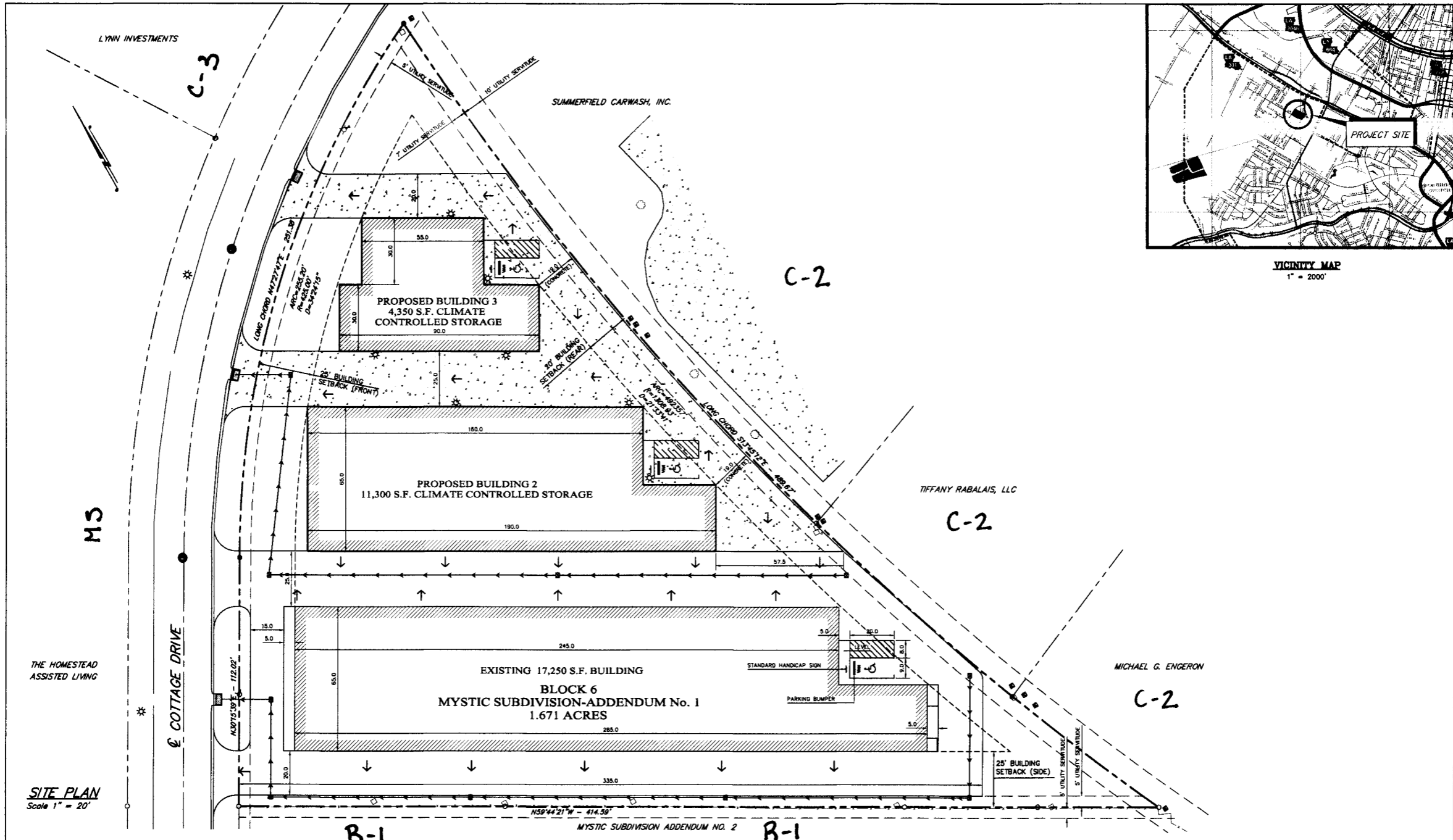
You may submit your application for a building permit to our office at this time.

If you have any questions, or require additional information in this matter, please do not hesitate in contacting our office at (985) 873-6565.

Sincerely yours,

Leesa M. Foreman  
Senior Planner

cc: Mr. Patrick Gordon  
Mr. Mitch McDonald  
Mr. Tommy Lajaunie



**SITE PLAN**  
Scale 1" = 20'

**VICINITY MAP**  
1" = 2000'

NOTES:	Zoned C-3					FILE NAME: 2010001P01	<b>SITE PLAN</b> COTTAGE DRIVE SELF STORAGE-PHASE II 1133 COTTAGE DRIVE HOUMA, LOUISIANA ABBC STORAGE, L.L.C. - OWNER/DEVELOPER	SHEET NO. <b>1</b> OF <b>1</b>
						TBS NO.: 2010.001		
DATE	REVISIONS	DRAWN BY	APPROVED BY			DRAWN BY: KPR		
	REVISIONS					APPROVED: KPR		

**CITY OF HOUMA ZONING COMMISSION**  
**P.O. BOX 6097**  
**HOUMA, LA 70361**  
**(985)873-6563**

ZLU10/7  
Dist. 1

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: 3/24/10

Rev. Saul Thomas  
Applicant's Name

2361 Truman Street                      Houma, LA 70363  
Address    City                                      State                                      Zip

688-0671  
Telephone Number (Home)    (Work)

100%  
Interest in Ownership (Owner, etc.)

210 Acklen Street, Lots 23 & 24, Block A, Mechanicville  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1    To: R-2

Previous Zoning History:                      x No    Yes

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:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. 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:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. 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.

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

upon approval

---

---

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:

100%

---

---

**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 14, 637 Sq. Ft. 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 of Owner or Authorized Agent

**DESCRIPTION OF REVISED LOT 24, BLOCK A  
MECHANISVILLE SUBDIVISION  
LOCATED IN SECTION 9, T17S-R17E  
TERREBONNE PARISH, LOUISIANA**

Commencing at the intersection of the western right of way line of Acklen Avenue and the property line common to Lot 25 and Revised Lot 24, Block A, Mechanicsville Subdivision. Said point is the **POINT OF BEGINNING**.

Thence N81°03'24"W, 172' to a point;

Thence N8°56'36"E, 120' to a point;

Thence S81°03'24"E, 39' to a point;

Thence S8°56'36"W, 25' to a point;

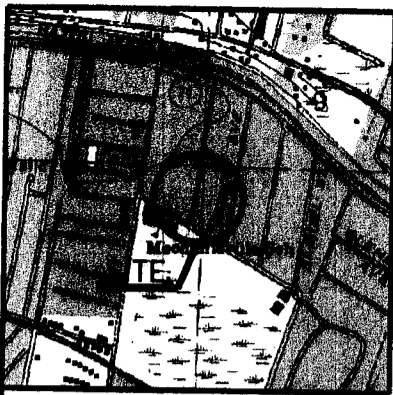
Thence S81°03'24"E, 30' to a point;

Thence S8°56'36"W, 26' to a point;

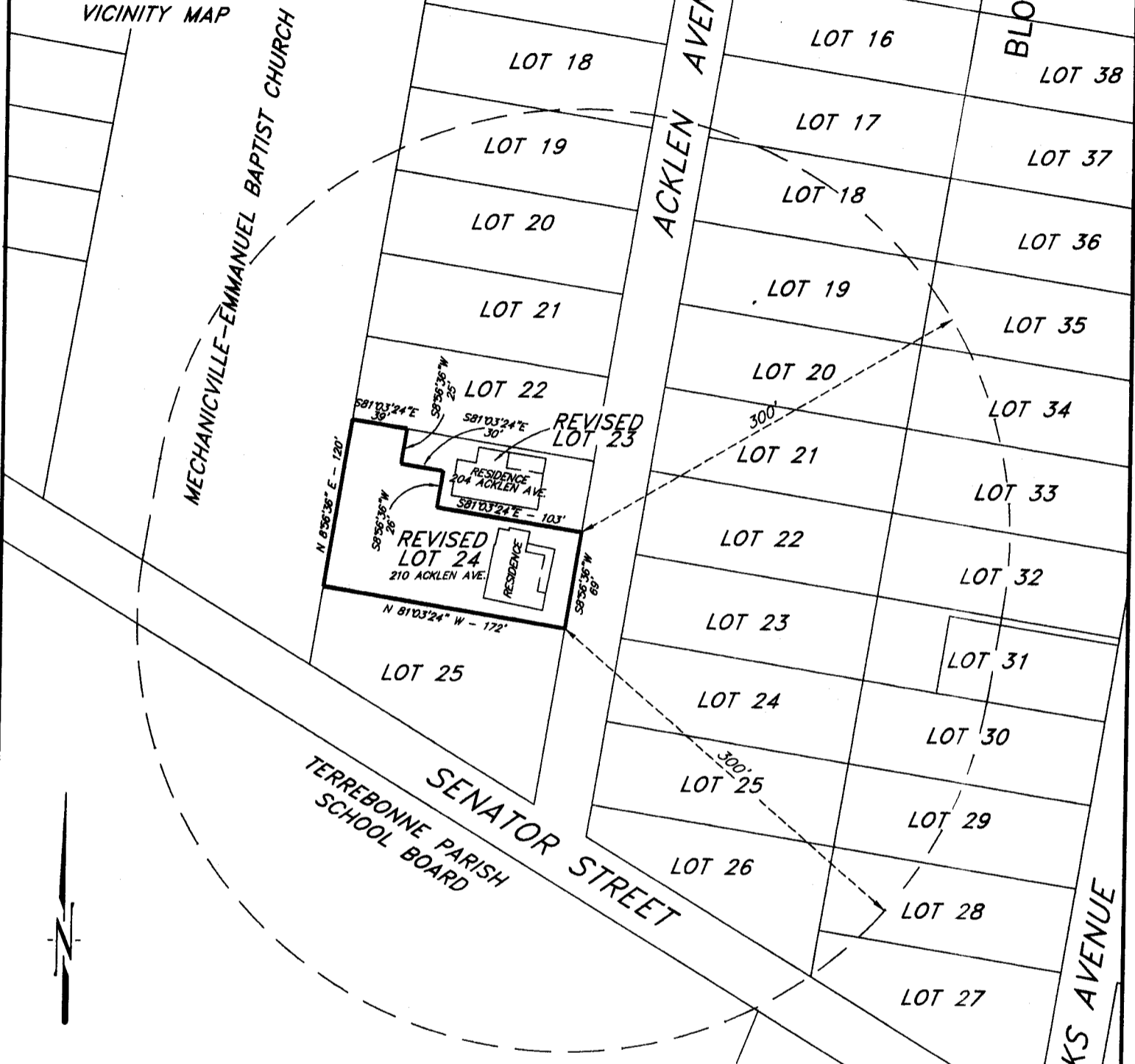
Thence S81°03'24"E, 103' to a point;

Thence S8°56'36"W, 69' back to the **POINT OF BEGINNING**.

Said Lot contains an area of 14,637 square feet and is more clearly shown on a plat prepared by Keneth L. Rembert, Surveyor dated October 6, 2009 and entitled "SURVEY OF REVISED LOTS 23 & 24, BLOCK A, MECHANISVILLE SUBDIVISION A REDIVISION OF PROPERTY BELONGING TO SAULMAN THOMAS ET UX LOCATED IN SECTION 9, T17S-R17E, TERREBONNE PARISH, LOUISIANA".



VICINITY MAP



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

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

PLAN SHOWING PROPERTY TO BE REZONED TO R-2 BELONGING TO SAULMAN THOMAS ET UX LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA

MARCH 23, 2010

SCALE: 1" = 100'

*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.





**CITY OF HOUMA ZONING COMMISSION**  
**P.O. BOX 6097**  
**HOUMA, LA 70361**  
**(985)873-6563**

ZLU10/8  
Dist. 1

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: 3/24/10

David W. Henthorn  
*Applicant's Name*

<u>1514 Savanne Road</u>	<u>Houma, LA 70360</u>
<i>Address</i>	<i>City State Zip</i>

<u>873-5000</u>	
<i>Telephone Number (Home)</i>	<i>(Work)</i>

100%  
*Interest in Ownership (Owner, etc.)*

8958 Norman Street Houma, LA  
*Address of Property to be Rezoned & Description (Lot, Block, Subdivision)*

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: x No        Yes

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:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses of 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:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. 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.

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

upon final approval

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:

self only

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:

yes

**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

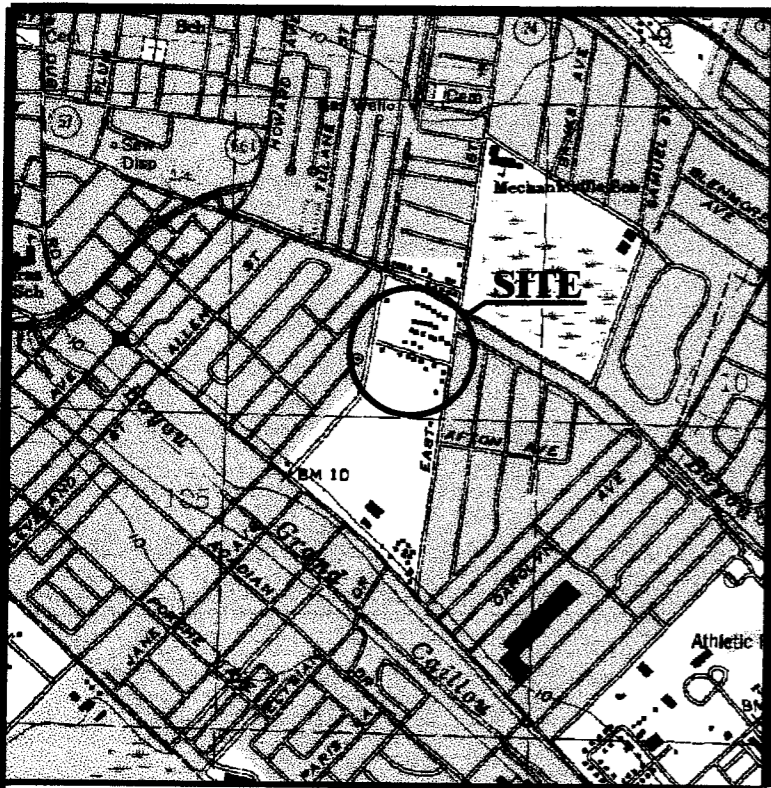
I (We) own 8233 sq. ft. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

**DECLARATION**

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



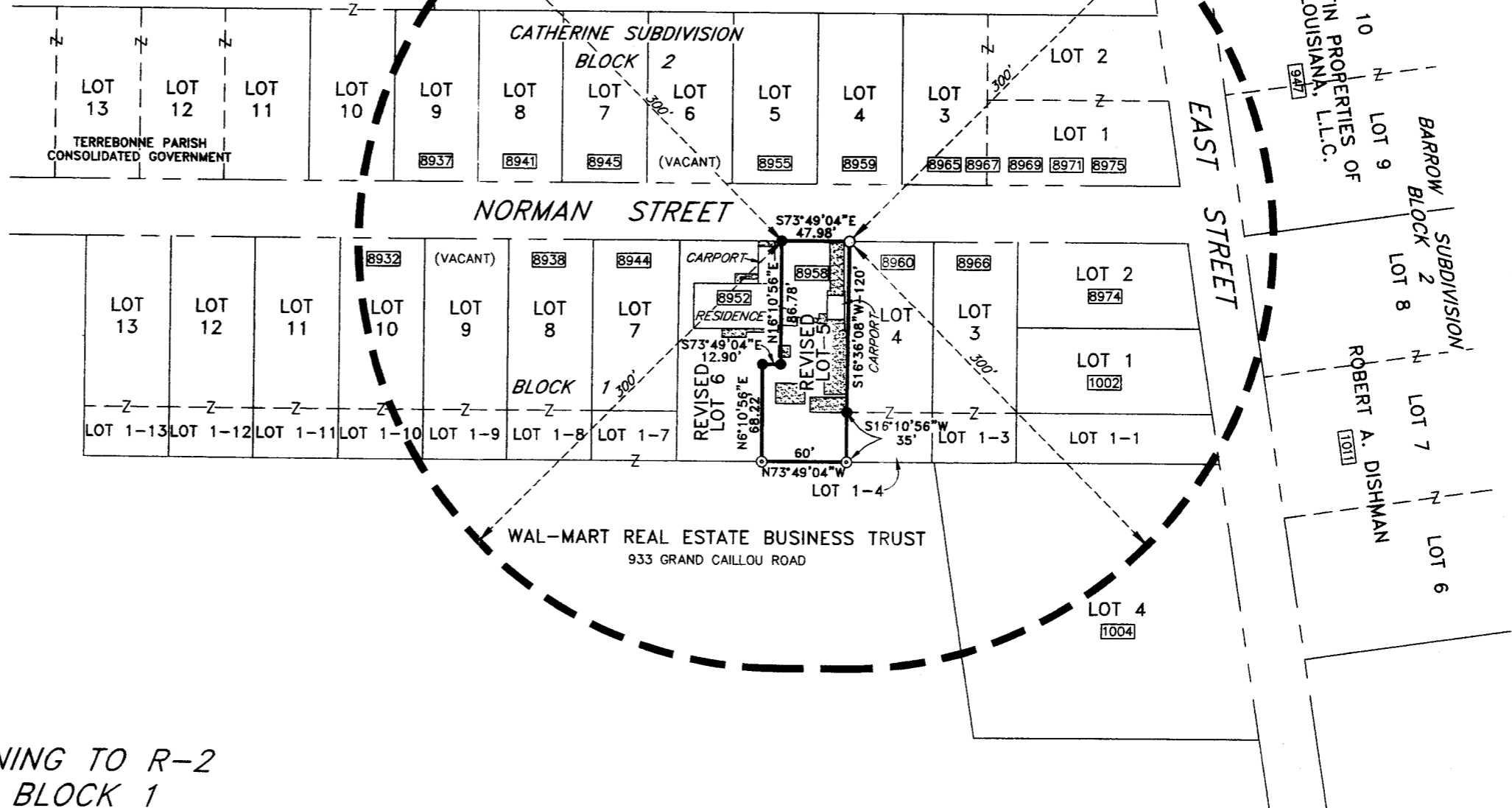
Signature of Owner or Authorized Agent



VICINITY MAP

ENTERGY LOUISIANA, INC.  
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.



PLAN PREPARED FOR REZONING TO R-2  
FOR REVISED LOT 5 OF BLOCK 1  
CATHERINE SUBDIVISION  
PROPERTY BELONGING TO DAVID W. HENTHORN  
LOCATED IN SECTION 105, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

MARCH 24, 2010

SCALE: 1" = 100'



*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON ROD FOUND

THIS MAP BASED ON MAP ENTITLED "MAP SHOWING LOT EXTENSIONS ONTO A  
PORTION OF LOTS 170, 171, & 173 OF HONDURAS PLANTATION SUBDIVISION  
INTO LOTS 4-3, 5-1 THRU 5-5, 6-1 THRU 6-6 & 7-1 THRU 73 OF RIDGEWAY  
SUBDIVISION AND LOTS 1-1, 1-3 THRU 1-14 OF CATHERINE SUBDIVISION LOCATED  
IN SECTION 105, T17S-R17E CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA FOR  
WAL-MART STORES EAST, INC." PREPARED BY ACADIA LAND SURVEYING, L.L.C. AND  
DATED 2/4/2002 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L.  
REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,  
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD  
REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103  
PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 9'.

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.

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

2LU10/9  
Dist. 2

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

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: March 29, 2010

Fritz & Denise Dryden

Applicant's Name

<u>708 Prevost Drive</u>	<u>Houma</u>	<u>LA</u>	<u>70364</u>
Address	City	State	Zip

<u>(985) 868-7941</u>	<u>(985)223-2842</u>
Telephone Number (Home)	(Work)

Owner

Interest in Ownership (Owner, etc.)

4852 Imperial Drive - Lot 13, Block 1, Imperial Park Subdivision

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

<u>From:</u>	<u>O-L</u>	<u>To:</u>	<u>R-1</u>
--------------	------------	------------	------------

Previous Zoning History:       X       No        Yes

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.

  X   **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:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. 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:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. 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.

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

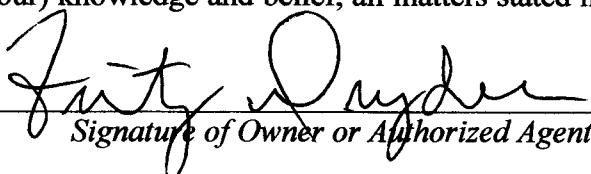
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

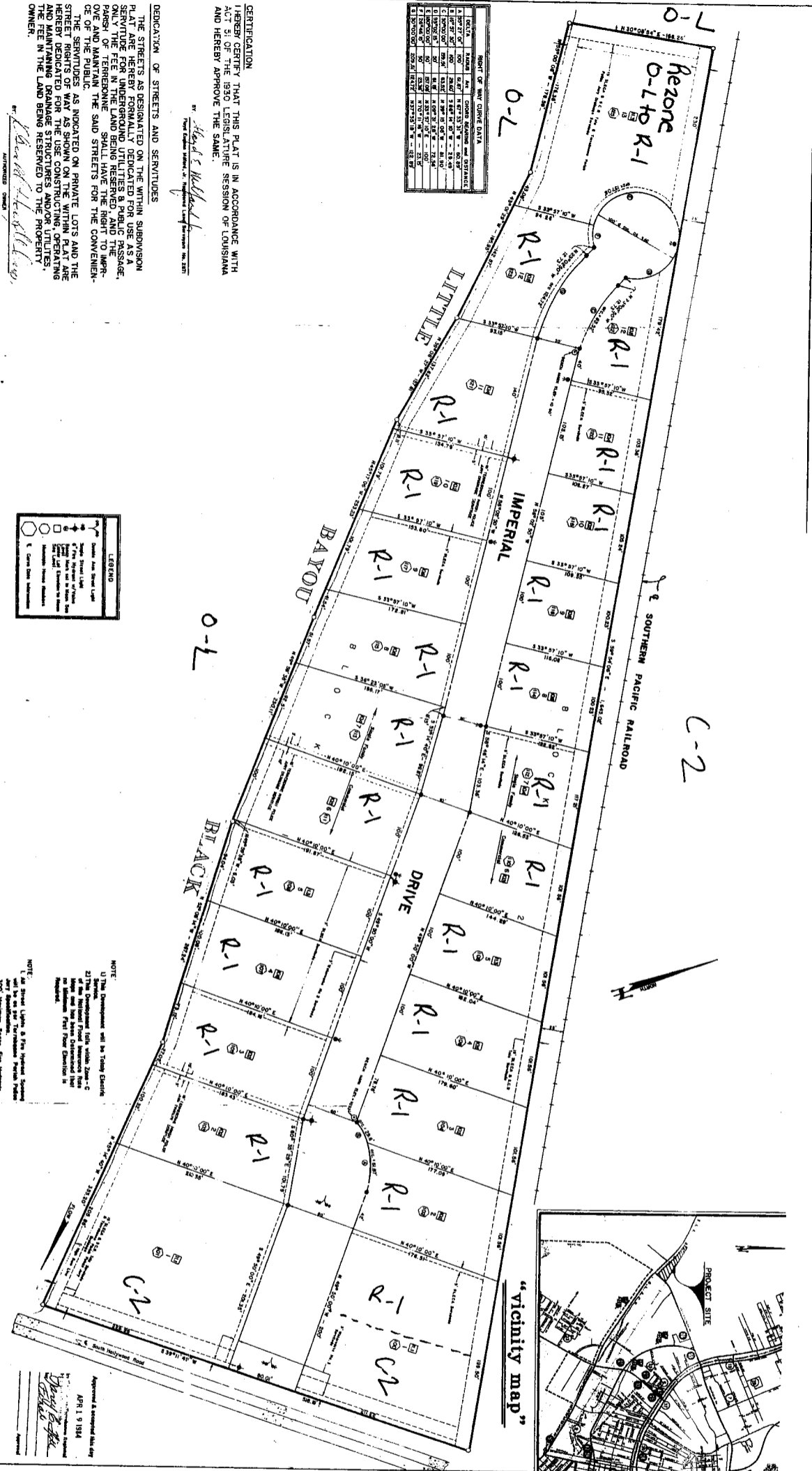
I (We) own >1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

**DECLARATION**

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

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

RIGHT OF WAY CORNER DATA	
SECTION	100.00'
FRONT	100.00'
RIGHT	100.00'
REAR	100.00'
LEFT	100.00'
AREA	100.00' x 100.00' = 10,000.00 SQ. FT.
PERMITS	100.00'
RECORD	100.00'
INDEX	100.00'
PLAN	100.00'
BOOK	100.00'
PAGE	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'
BY	100.00'
FOR	100.00'
REVISION	100.00'
NO.	100.00'
DATE	100.00'



**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH ACT 51 OF THE 1930 LEGISLATURE SESSION OF LOUISIANA AND HEREBY APPROVE THE SAME.

BY: *Handwritten Signature*  
 Notary Public for the State of Louisiana, No. 2871

**DEDICATION OF STREETS AND SERVITUDES**  
 THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A PUBLIC HIGHWAY AND THE LAND BEING HEREBY DEDICATED SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC AS INDICATED ON PRIVATE LOTS AND THE STREETS HEREBY DEDICATED FOR THE WITHIN PLAT ARE HEREBY DEDICATED FOR THE USE OF SEWER, WATER AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE IN THE LAND BEING RESERVED TO THE PROPERTY OWNER.

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

for \_\_\_\_\_

**LEGEND**

Symbol	Description
Circle with dot	Public Right of Way
Square with dot	Private Right of Way
Triangle with dot	Right of Way to be Acquired
Circle with cross	Right of Way to be Acquired
Square with cross	Right of Way to be Acquired
Circle with star	Right of Way to be Acquired
Square with star	Right of Way to be Acquired
Circle with triangle	Right of Way to be Acquired
Square with triangle	Right of Way to be Acquired
Circle with square	Right of Way to be Acquired
Square with square	Right of Way to be Acquired

**NOTE:**  
 1. This Development will be Zoned District C-2.  
 2. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 3. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 4. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 5. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 6. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 7. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 8. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 9. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.  
 10. The proposed 100' wide Zone-C-2 street shall be constructed in accordance with the Louisiana State Highway Design Manual.

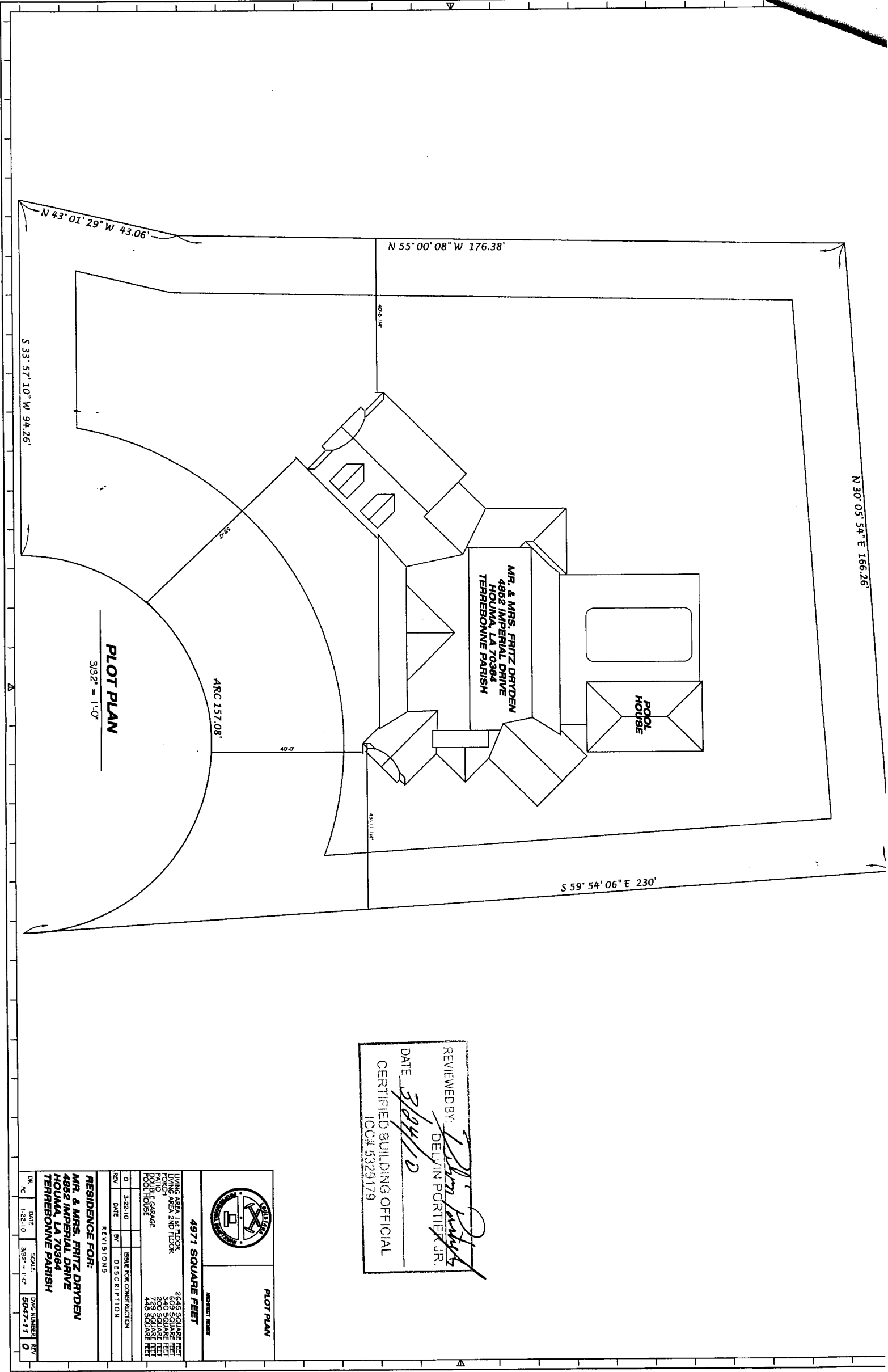
**(IMPERIAL PARK)**  
 (COMMERCIAL & SINGLE-FAMILY RESIDENTIAL DEVELOPMENT)  
 (Revised)

A SUBDIVISION OF PROPERTY LOCATED IN SECTION 10, T17S, R17E, TERREBONNE PARISH, STATE OF LOUISIANA.

**THETA - II ENTERPRISES, INC.**  
 CONSULTING ENGINEER


APR 19 1984





3/32" = 1'-0"  
**PLOT PLAN**

REVIEWED BY: *Delvin Portier Jr.*  
 DELVIN PORTIER JR.  
 CERTIFIED BUILDING OFFICIAL  
 ICC# 5329179  
 DATE: *3/24/10*

		<b>PLOT PLAN</b> <small>AMENDMENT NUMBER</small>	
<b>4971 SQUARE FEET</b>			
<small>LIVING AREA 1st FLOOR</small> <small>LIVING AREA AND FLOOR</small> <small>PORCH</small> <small>POOL GARAGE</small> <small>POOL HOUSE</small>		<small>2245 SQUARE FEET</small> <small>603 SQUARE FEET</small> <small>340 SQUARE FEET</small> <small>729 SQUARE FEET</small> <small>448 SQUARE FEET</small>	
<small>REVISIONS</small>			
NO.	DATE	BY	DESCRIPTION
0	3-22-10	ISB	ISSUE FOR CONSTRUCTION
<small>RESIDENCE FOR:</small>			
<b>MR. &amp; MRS. FRITZ DRYDEN</b> <b>4852 IMPERIAL DRIVE</b> <b>HOUMA, LA 70364</b> <b>TERREBONNE PARISH</b>			
DR	DATE	SCALE	DWG NUMBER
PC	1-23-10	3/32" = 1'-0"	3047-11

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF MARCH 18, 2010

- A. The Vice-Chairman, Dr. L. Arnold "Budd" Cloutier, called to order the regular meeting of March 18, 2010 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by himself and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mrs. Beryl Amedée. Also present was Pat Gordon, Director, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Babin: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 25, 2010."  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Ostheimer moved, seconded by Mr. Babin: "THAT the HTRPC accept the minutes, as corrected, for the Zoning & Land Use Commission for the regular meeting of February 25, 2010."  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Babin: "THAT the HTRPC emit payment for the March 18, 2010 invoices and approve the Treasurer's Report of February 2010."  
  
The Vice-Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Babette Scott for Process D, Minor Subdivision for the Survey of Tracts "A", "B", & "C", A Redivision of a portion of property belonging to Babette Scott, et als.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property and stated all parties involved have discussed the proposed division since the last meeting.
    - b) Mr. Gordon stated Mr. Rembert submitted a revised application and further discussed the Staff Report and stated Staff recommended approval with no conditions.
    - c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts "A", "B", & "C", A Redivision of a portion of property belonging to Babette Scott, et als."  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Bill Thomas requesting approval for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert.

- a) Mr. Gordon stated Mr. Woodward called to say he couldn't make tonight's meeting and requested Mr. Gordon to represent him. He also stated the applicant was present in case any questions needed to be answered.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon, representing Mr. Woodard and his client, discussed the location and division of property.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval conditioned upon Tract 2 providing 25' or frontage or it being attached to another piece of property, an approval letter from the Board of Health, and 911 addressing being depicted on the plat.
- f) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert until the next regular meeting of April 15, 2010."
- g) Discussion was held with regard to the matters not being big issues and the reasoning for tabling the matter.
- h) Mr. Ostheimer expressed concerns regarding to all surveyors/engineers using the same type of legend for all types on infrastructure such as fire hydrants, light poles, landhooks, etc.

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman stated the next item on the agenda was an application by S. Markey Stubbs, % L-M Management Co., Inc. requesting conceptual approval for Process C, Major Subdivision for L-M Management.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He requested the use of the aggregate roadway for access to some of the lots.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual approval for the application for Process C, Major Subdivision for L-M Management."
- d) Discussion was held with regard to existing lots included in the conceptual plan, the aggregate roadway, a meeting previously held with Waterworks and all parties involved, and no variance requested for the aggregate roadway.
- e) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Williams: "THAT the HTRPC accept the conceptual plan Process C, Major Subdivision for L-M Management and approve it for the information it presents based on the book as long as it is clear that nothing in this approval grants them permission to vary from the waterline requirements nor the street grade requirement or any other requirements not normally addressed at the conceptual stage."

- f) Discussion ensued with regard to the aggregate roadway and the development being existing industrial conditions.

The Vice-Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Babin and Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Vice-Chairman called to order the Public Hearing for the application by Dwayne M. Bourg requesting approval for Process D, Minor Subdivision for the Minor Subdivision of Tract "M" belonging to Dwayne M. Bourg.

- a) Mr. Gerard Legendre, Morris P. Hebert, Inc., representing the Developer, discussed the location and division of property.

- b) No one from the public was present to speak.

- c) Mr. Babin moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.

- e) Mr. Ostheimer reiterated the importance of consistency regarding symbols, etc. for landhooks, fire hydrants, light poles, etc.

- f) Discussion was held with regard to the confusing nature of the plat, notification to the public being different as the application is being submitted, and too many changes to the plat than as previously advertised.

- g) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Minor Subdivision of Tract "M" belonging to Dwayne M. Bourg until the next regular meeting of April 15, 2010."

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

- 4. The Vice-Chairman called to order the Public Hearing for the application by Poole D'eau Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) The Vice-Chairman recognized Jacob William Kaul, 6433 Highway 56, who expressed concerns of drainage but was in favor of the project.

- c) The Vice-Chairman recognized Robert Hale, representing his client Poole D'eau Properties, LLC, 207 Clayton Drive, who discussed the stub-out that is owned by the State and that his client would like to purchase. He stated the drainage ditch would moved and be dedicated to the parish.

- d) The Vice-Chairman recognized Gary Ducote, 6445 Highway 56, who stated he used the stub-out street as the only access to his property.

- e) Discussion was held with regard to the limestone road and ownership of the same. Mr. Rembert stated the State owned the road.

- f) The Vice-Chairman recognized Thomas Persac, 6435 Highway 56, who expressed concerns of drainage and building restrictions but was in favor of the project.

- g) Mr. Hale stated the drainage ditch should be between Mr. Persac's lot and Lot 1 and Mr. Ducote did have access along the front of his property rather than the through the stub-out.

- h) Mr. Babin moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- i) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided 911 addressing be depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, submit drawings of the ditch to Engineering and provide them with any and all servitudes that are necessary for the ditch, and provide any servitudes necessary for the levee as well.
- j) Clarification was given as to the ownership of Lot 4, as well as the roadway owned by the state and setting precedence of approving the application before acquiring the property. Discussion ensued with regard to approving the application contingent upon the Developer purchasing the property from the state.
- k) Mr. Freeman discussed the application and required list of all owners and/or signatures and the State not being listed as an additional owner of the proposed property.
- l) Discussion was held with regard to granting the standard conditional approval.
- m) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I until the next regular meeting of April 15, 2010.”
- n) Mr. Gordon stated had Staff known another owner was involved, they would have requested that signature on the application.
- o) Mr. Kurtz offered a substitute motion, seconded by Mr. Ostheimer: “THAT the HTRPC deny the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 4, Redfish Cove Subdivision, Phase I based on the lack of ownership of the entire property.”

The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Babin, Mr. Erny, and Mr. Navy; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Vice-Chairman called to order the Public Hearing for the application by Poole D’eau Properties, L.L.C. requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 22, Redfish Cove Subdivision, Phase II.

- a) Mr. Ken Rembert, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Vice-Chairman recognized Jacob William Kaul, 6433 Highway 56, who stated he was in favor of the development but wanted to see the levee preserved.
- c) The Vice-Chairman recognized Robert Hale, representing his client Poole D’eau Properties, LLC, stated they had no intention to do anything with the levee.
- d) Mr. Babin moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval provided additional fire hydrants are installed to the current regulation standards, 911 addressing be depicted on the plat, and servitudes are illustrated in favor on the existing levee.

- f) Mr. Babin moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 22, Redfish Cove Subdivision, Phase II conditioned upon the installation of additional fire hydrants to current regulation standards, 911 addressing being depicted on the plat, and servitudes illustrated on the existing levee.”

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

6. The Vice-Chairman called to order the Public Hearing for an application by S. Markey Stubbs, % L-M Management Co., Inc. requesting approval for Process D, Minor Subdivision for the Survey and Division of Property belonging to L-M Limited Partnership.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Babin moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided an additional fire hydrant is installed on Tract 3 and 911 addressing is depicted on the plat.
- e) Discussion was held with regard to the fire hydrant spacing and drainage arrows on the plat.
- f) Mr. Babin moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Survey and Division of Property belonging to L-M Limited Partnership conditioned upon an additional fire hydrant being installed on Tract 3 and 911 addressing is depicted on the plat.”

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

7. The Vice-Chairman stated the next item on the agenda was an application by Dr. Anil Chagarlamudi requesting final approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase I.

- a) Mrs. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT A*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all of the punch list items.
- c) Mr. Ostheimer moved, seconded by Mr. Babin: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase I conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated March 16, 2010.”

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

H. STAFF REPORT:

1. Mr. Gordon stated only two (2) Commissioners have registered to attend the 2010 National Planning Conference to be held April 10-13, 2010 in New Orleans. He had hoped more would have registered and he would not be obtaining a bus/van to transport members. He stated that members could still register if wanting to attend.

I. Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

1. Survey of Tracts "B-1" and "B-2", A Redivision of Property belonging to Mary Neal Gautreaux, et ux, Section 8, T18S-R19E, Terrebonne Parish, LA
2. Redivision of Lot 1A & Lot 2B, Block 27 and Tract B-5B into Lot 1B & Lot 2C, Block 27 and Tract B-5C to Sugar Mill Olde Towne, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Property Line Shift between Bradley Doyle and Martin Folse, Section 104, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: Mr. Ostheimer stated their next meeting would be April 1, 2010 at 5:15 p.m. He further stated they would complete certain items now and delay adding any until after the Comprehensive Plan Update is completed.
2. Comprehensive Master Plan Update: Mr. Gordon informed the Staff that the application has been submitted to LRA for funding for the 3<sup>rd</sup> phase of the Master Plan Update. He further stated they requested \$200,000.00 of the \$10 million dollars in funds for the impacted parishes in Louisiana and would hopefully hear something by the beginning of April.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
  - a) Mr. Babin stated there needed to be consistency amongst surveyors, etc. with plat layouts, symbols, etc.
2. Chairman's Comments:
  - a) The Vice-Chairman thanked everyone for their patience in his running the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mr. Babin: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:55 p.m."

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

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



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



P. O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

**TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT**

---

March 16, 2010  
Item G - 7

**TO: Pat Gordon**

**FROM: Gregory E. Bush, LTC, USA, Retired  
Director of Public Works**

**SUBJECT: Cascade Gardens Subdivision, Phase 1  
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. See the Pollution Control Division's letters dated March 11, 2010 attached.
2. 24.7.5.6 No approval letter from Waterworks.
3. 24.5.5 All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission (w/attachments)  
Gene Milford, III, P.E. (w/attachments)  
Engineering Division (w/attachments)  
Reading File (w/attachments)  
Council Reading File (w/attachments)





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




P. O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

Division of Pollution Control

MEMO TO: Mary Lou Davis  
Engineering Department

FROM: Donnie Porche 

DATE: March 11, 2010

SUBJECT: Cascade Gardens Subdivision, Phase 1  
Final Inspection

RECEIVED  
MAR 11 2010

ENGINEERING

This Division performed a video inspection on the subject development, on March 5, 2010, and attended the final inspection on March 9, 2010, and found no incomplete construction items. Below please find this Division's punch list item for the development:

1. This development is subject to a sewer connection charge. Applicable fees must be remitted, prior to final approval.

Should you have any questions, please feel free to contact this office.

DP/dr

cc: TPCG Planning Department  
Milford & Associates, Inc.

SCANNED

**Houma-Terrebonne Regional Planning Commission**

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

**APPLICATION  
SUBDIVISION OF PROPERTY**

**APPROVAL REQUESTED:**

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

Variance(s) (detailed description):

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

- 1. Name of Subdivision: Redivision of Property Donated to the HEIRS OF HAROLD HEBERT
- 2. Developer's Name & Address: Bill Thomas, 1861 Bayou Blue Rd, Houma LA 70364  
\*Owner's Name & Address: Bill Thomas 1861 Bayou Blue Houma LA 70364  
(\* All owners must be listed, attach additional sheet if necessary)
- 3. Name of Surveyor, Engineer, or Architect: Allen R. Woodard

**SITE INFORMATION:**

- 4. Physical Address: 1855, 1857, & 1861 Bayou Ave Rd.
- 5. Location by Section, Township, Range: Section 44, T16S - R17E
- 6. Purpose of Development: To divide donated land among Family
- 7. Land Use:
  - Single-Family Residential
  - Multi-Family Residential
  - Commercial
  - Industrial
- 8. Sewerage Type:
  - Community
  - Individual Treatment
  - Package Plant
  - Other
- 9. Drainage:
  - Curb & Gutter
  - Roadside Open Ditches
  - Rear Lot Open Ditches
  - Other
- 10. Date and Scale of Map: Feb. 23, 2010 / 1" = 200'
- 11. Council District: # 5 / Pignolatto
- 12. Number of Lots: 2
- 13. Filing Fees: # 141.65 Bayou Blue Fee

I, Bill Thomas, certify this application including the attached date to be true and correct.

Bill Thomas  
Print Applicant or Agent  
2/25/10  
Date

Bill Thomas  
Signature of Applicant or Agent

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

Annie Hebert  
Print Name  
2/25/10  
Date

Annie L. Hebert  
Signature

PC10/ 3 - 1 - 11  
Record # 12

# Houma-Terrebonne Regional Planning Commission

---

March 22, 2010

Mr. Wesley Woodard  
Allen R. Woodard, P.L.S.  
P.O. Box 1367  
Houma, LA 70361


**Re: Redivision of Property donated to the Heirs of Harold Hebert; Section 44, T16S-R17E, Terrebonne Parish, LA; Bill Thomas, Developer**

Dear Mr. Woodard:

The Houma-Terrebonne Regional Planning Commission, at its regular meeting of March 18, 2010, adopted a motion to **table** the above referenced minor subdivision until the next regular meeting of April 15, 2010 in order to resolve pending issues with the lot configuration.

Should you have any further questions, please advise.

Sincerely,



Patrick Gordon, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

PG/bmb

cc: Councilman Johnny Pizzolatto, *District 5*  
Engineering Division  
Correspondence File

---

DANIEL J. BABIN  
Chairman

LA. "BUDD" CLOUTIER, JR., O.D.  
Vice Chairman

MARSHA WILLIAMS  
Secretary / Treasurer

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

PATRICK GORDON Director  
Planning & Zoning Department  
Terrebonne Parish Consolidated Government

BERYL AMEDÉE  
RICHARD ELFERT  
JAMES ERNY  
KEITH KURTZ  
JOHN NAVY  
W. ALEX OSTHEIMER

G. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by Bill Thomas requesting approval for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert.

- a) Mr. Gordon stated Mr. Woodward called to say he couldn't make tonight's meeting and requested Mr. Gordon to represent him. He also stated the applicant was present in case any questions needed to be answered.
- b) No one was present from the public to speak.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

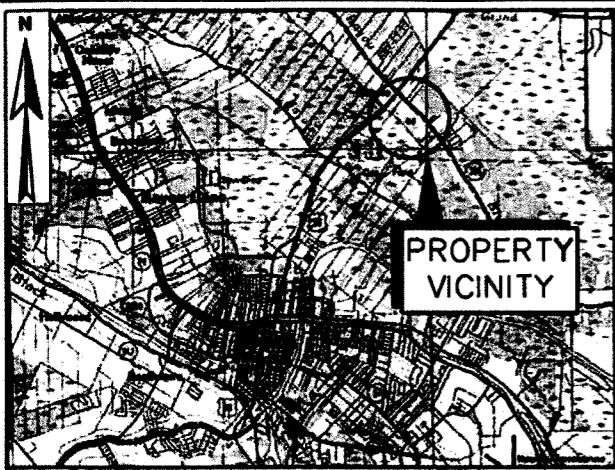
The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon, representing Mr. Woodard and his client, discussed the location and division of property.
- e) Mr. Gordon discussed the Staff Report and stated Staff recommended approval conditioned upon Tract 2 providing 25' or frontage or it being attached to another piece of property, an approval letter from the Board of Health, and 911 addressing being depicted on the plat.
- f) Mr. Babin moved, seconded by Mrs. Williams: "THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property donated to the Heirs of Harold Hebert until the next regular meeting of April 15, 2010."
- g) Discussion was held with regard to the matters not being big issues and the reasoning for tabling the matter.
- h) Mr. Ostheimer expressed concerns regarding to all surveyors/engineers using the same type of legend for all types on infrastructure such as fire hydrants, light poles, landhooks, etc.

The Vice-Chairman called for a vote on the motion offered by Mr. Babin. THERE WAS RECORDED: YEAS: Mr. Babin, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Amedée. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Vice-Chairman stated the next item on the agenda was an application by S. Markey Stubbs, % L-M Management Co., Inc. requesting conceptual approval for Process C, Major Subdivision for L-M Management.

- a) Mr. Ben Elliott, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He requested the use of the aggregate roadway for access to some of the lots.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- c) Mr. Babin moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual approval for the application for Process C, Major Subdivision for L-M Management."
- d) Discussion was held with regard to existing lots included in the conceptual plan, the aggregate roadway, a meeting previously held with Waterworks and all parties involved, and no variance requested for the aggregate roadway.
- e) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Williams: "THAT the HTRPC accept the conceptual plan Process C, Major Subdivision for L-M Management and approve it for the information it presents based on the book as long as it is clear that nothing in this approval grants them permission to vary from the waterline requirements nor the street grade requirement or any other requirements not normally addressed at the conceptual stage."



Found 1" Square Shaft in Cement

CARO CANAL

PROPERTY VICINITY

N 38°00'00" E - 1,353.25'

TRACT 1

367,533 FT<sup>2</sup>

RESIDENTIAL AND AGRICULTURAL LAND USE

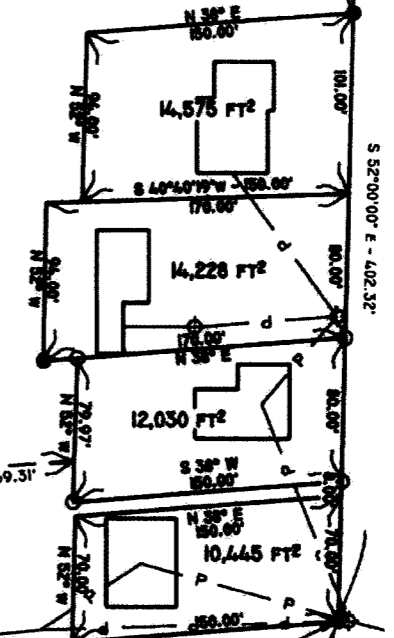
Proposed Property Line

N 38°00'00" E - 1,205.16'

TRACT 2

122,511 FT<sup>2</sup>

S 38°00'00" W - 1,360.57'



Found 2" Pipe

- DENOTES SET 3/4" REBAR
- DENOTES FOUND 3/4" GIP
- ⊕ DENOTES POWER POLE
- ▲ DENOTES FIRE HYDRANT
- DENOTES DRAINAGE DIRECTION

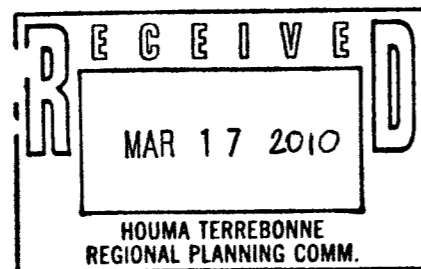
\*MAP REFERENCES:

1. SURVEY MAP OF A 37.494 ACRE TRACT OF LAND BELONGING TO HERMAN HEBERT, HAROLD HEBERT, AND HAZEL HEBERT PITRE LOCATED IN SECTION 44, T16S-R17E, TERREBONNE PARISH, LOUISIANA, FEB. 5, 1970

2. MAP SHOWING PROPOSED BOUNDARY AGREEMENT LINE Y - Z BETWEEN HAROLD HEBERT AND WILLIAM PAUL THOMAS LOCATED IN SECTION 44, T16S-R17E, TERREBONNE PARISH, LOUISIANA, NOV. 4, 1985

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

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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

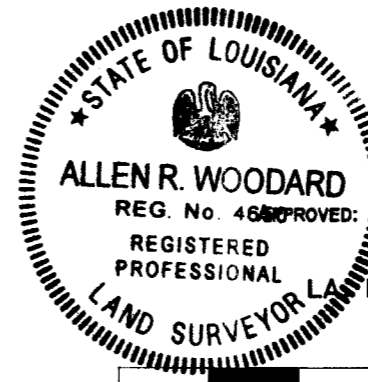


REDIVISION OF PROPERTY DONATED TO THE HEIRS OF HAROLD HEBERT SECTION 44, T16S - R17E TERREBONNE PARISH LOUISIANA

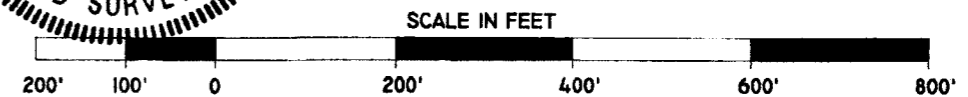
MAR 16, 2010

**R1**

THIS PLAT WAS APPROVED BY THE TERREBONNE PARISH PLANNING COMMISSION ON THIS DATE \_\_\_\_\_ BY \_\_\_\_\_



*Allen R. Woodard*  
ALLEN R. WOODARD  
LAND SURVEYOR REG. No. 4650



03/28/2010 22:18 985-879-1641

KEN REMBERT SURVEYOR

PAGE 02/02

# 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. <input type="checkbox"/> Raw Land          | B. <input type="checkbox"/> Mobile Home Park             |
| <input type="checkbox"/> Re-Subdivision       | <input type="checkbox"/> Residential Building Park       |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary          |
| <input type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering                     |
| <input type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                           |
| <input type="checkbox"/> Engineering          | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final                |  |

Variance(s) (detailed description):

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

- Name of Subdivision: TRACTS "B-1" & "B-2" & REVISED TRACT 'C', C&I OF HOUMA, LLC LAND
- Developer's Name & Address: C&I OF HOUMA, LLC, 6248 MILLBURN LANE, HOUMA, LA 70364  
 \*Owner's Name & Address: SAME  
(\* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

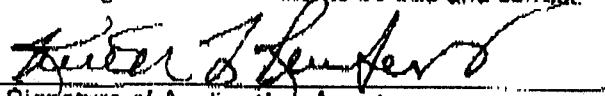
- Physical Address: 6269 WEST PARK AVE., HOUMA, LA
- Location by Section, Township, Range: SECTION 4, T17S-R17E
- Purpose of Development: CREATE 3 LOTS FROM 2
- Land Use:
 

<input checked="" type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input checked="" type="checkbox"/> Community
<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:
 

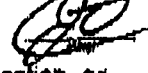
<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input checked="" type="checkbox"/> Roadside Open Ditches	<u>3/22/10 SCALE: 1"=30'</u>
<input type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>3 Rembert / Bayou Cane III</u>
- Number of Lots: 3
- Filing Fees: \$152.75

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

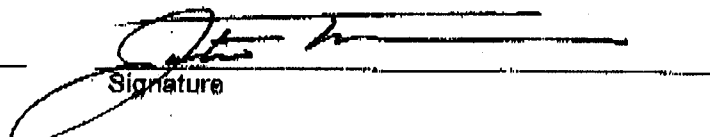
KENETH L. REMBERT  
Print Applicant or Agent

  
Signature of Applicant or Agent

3/26/10  
Date

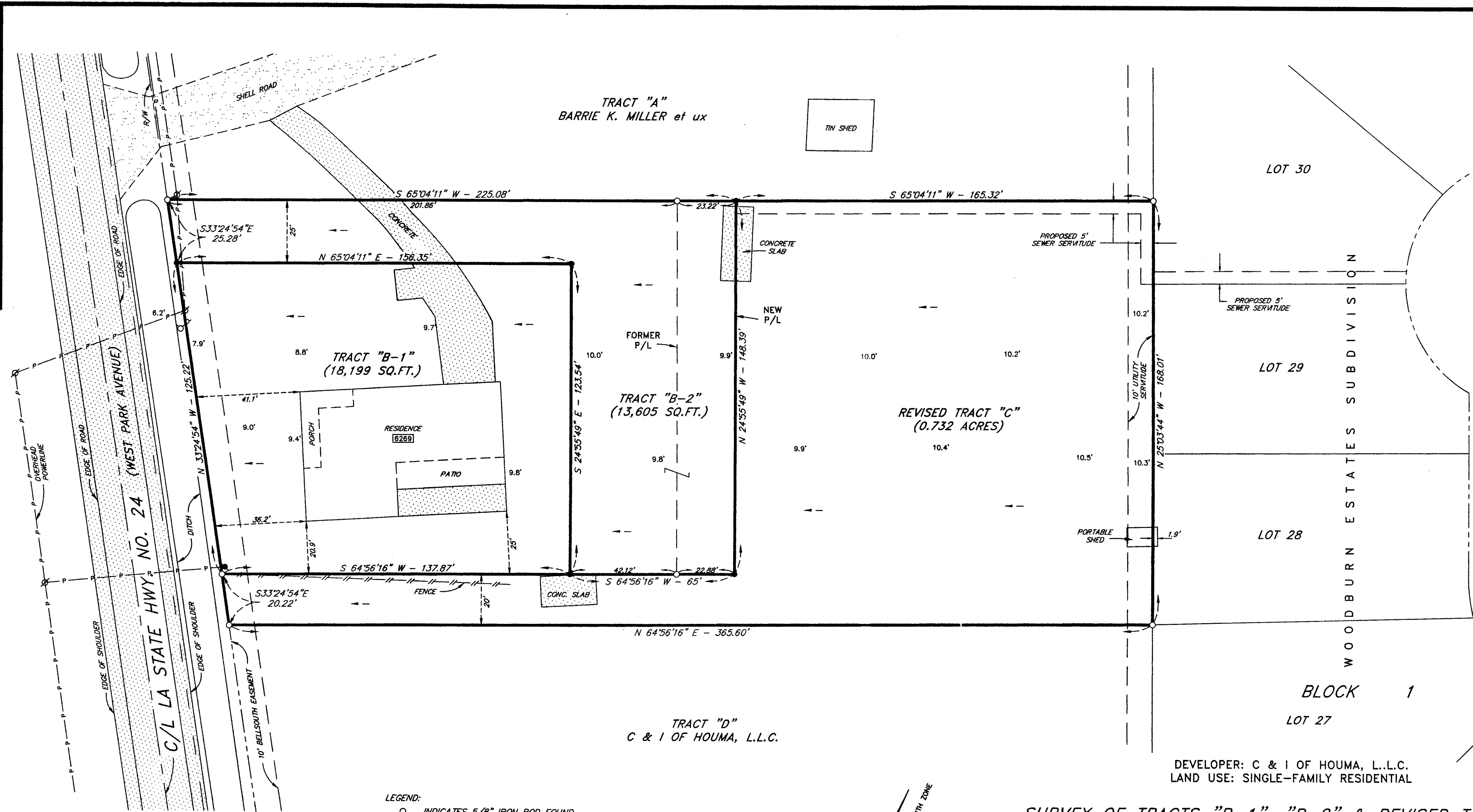
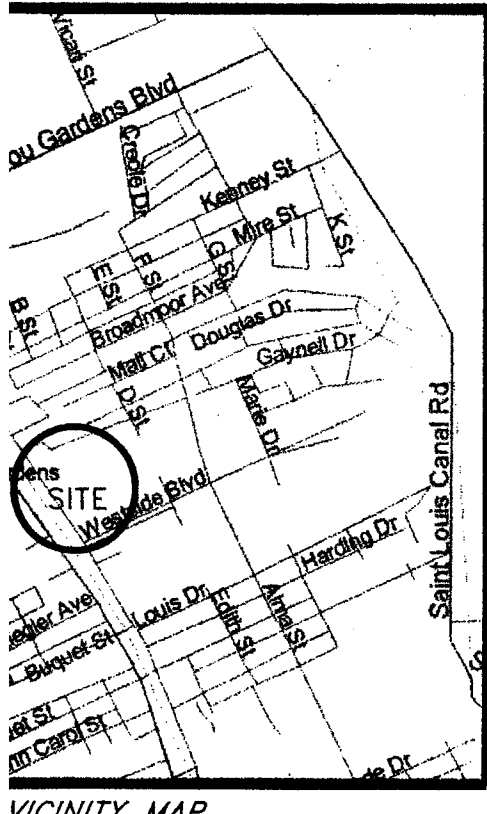
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

Justin Rembert  
Print Name of Signature

  
Signature

3/26/10  
Date

PC10/ 4 - 1 - 18  
Record # 19



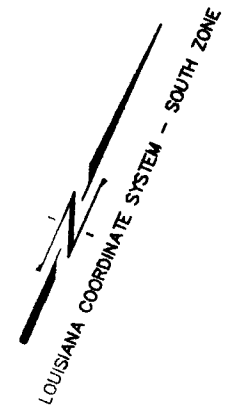
ACCEPTED THIS DATE \_\_\_\_\_  
 TERREBONNE REGIONAL PLANNING COMMISSION  
 FOR \_\_\_\_\_

NOTES TO ROADSIDE DITCH WHICH IS MAINTAINED BY STATE OF LOUISIANA. THIS DITCH NEEDS NO MAINTENANCE.  
 THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN THE NECESSARY AGE COURSES NECESSARY TO REACH THESE AREAS.  
 THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING. THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR (RURAL/URBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

- LEGEND:
- INDICATES 5/8" IRON ROD FOUND
  - INDICATES 5/8" IRON ROD SET
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - 3.3' SPOT ELEVATION (NAVD '88 2006 DATUM)
  - INDICATES DRAINAGE ARROW
  - 6269 INDICATES MUNICIPAL ADDRESS

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO.S 0245 & 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANELS DO NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACTS "A", "B", "C" & "D" A REDIVISION OF PROPERTY BELONGING TO C & I OF HOUMA, L.L.C. LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED MAY 24, 2000.



DEVELOPER: C & I OF HOUMA, L.L.C.  
 LAND USE: SINGLE-FAMILY RESIDENTIAL

**SURVEY OF TRACTS "B-1", "B-2" & REVISED TRACT "C"**  
 A REDIVISION OF TRACTS "B" & "C"  
 BELONGING TO C & I OF HOUMA, L.L.C.  
 LOCATED IN SECTION 4, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

MARCH 22, 2010

SCALE: 1" = 30'



*Kenneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.



**Houma-Terrebonne Regional Planning Commission**

P.O. Box 1448, Houma, Louisiana 70361  
Ph. (888) 878-8798 - Fax (888) 880-8141

**APPLICATION  
SUBDIVISION OF PROPERTY**

**APPROVAL REQUESTED:**

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

         Variance(s) (detailed description):

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

1. Name of Subdivision: REVISED SOUTH HALF LOTS 5 & 6, BLK. 113, BOUDREAUX'S ADDITION
2. Developer's Name & Address: 4764 HARRISON STREET PLEASSANTON, LA 70456-0000  
    Owner's Name & Address: SAME  
    (\* All owners must be listed, attach additional sheet if necessary)
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

4. Physical Address: 531 LIBERTY STREET AND 1005 VERRET STREET
5. Location by Section, Township, Range: SECTION 7, T13S-R17E
6. Purpose of Development: SEPARATE PROPERTY UNDER TWO STRUCTURES
7. Land Use:
  - Single-Family Residential
  - Multi-Family Residential
  - Commercial
  - Industrial
8. Sewerage Type:
  - Community
  - Individual Treatment
  - Package Plant
  - Other
9. Drainage:
  - Curb & Gutter
  - Roadside Open Ditches
  - Rear Lot Open Ditches
  - Other
10. Date and Scale of Map: 3/3/10 SCALE: 1"=20'
11. Council District: 5 Pignolatto / COH Jue
12. Number of Lots: 2
13. Filing Fees: \$136.12

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT  
Print Applicant or Agent

3/24/10  
Date

*Keneth Rembert*  
Signature of Applicant or Agent

The undersigned certifies: *JER* 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.

JOHN EWING REDING  
Print Name

3/24/10  
Date

*John Ewing Reding*  
Signature

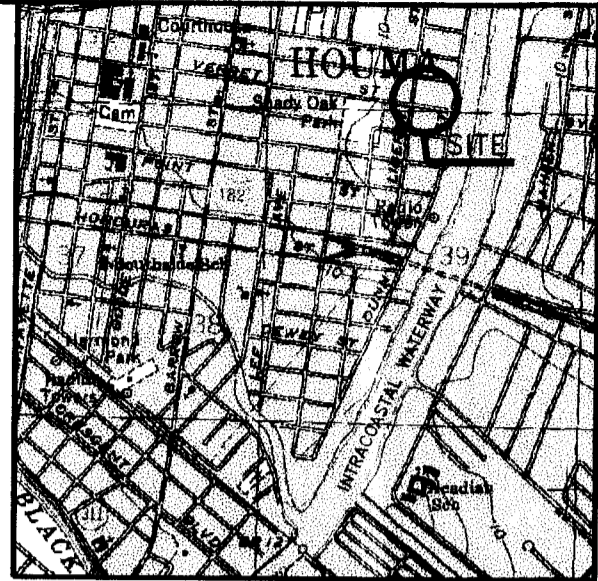
Revised 5/3/07

PC10/ 4 - 2 - 19  
Record # 20

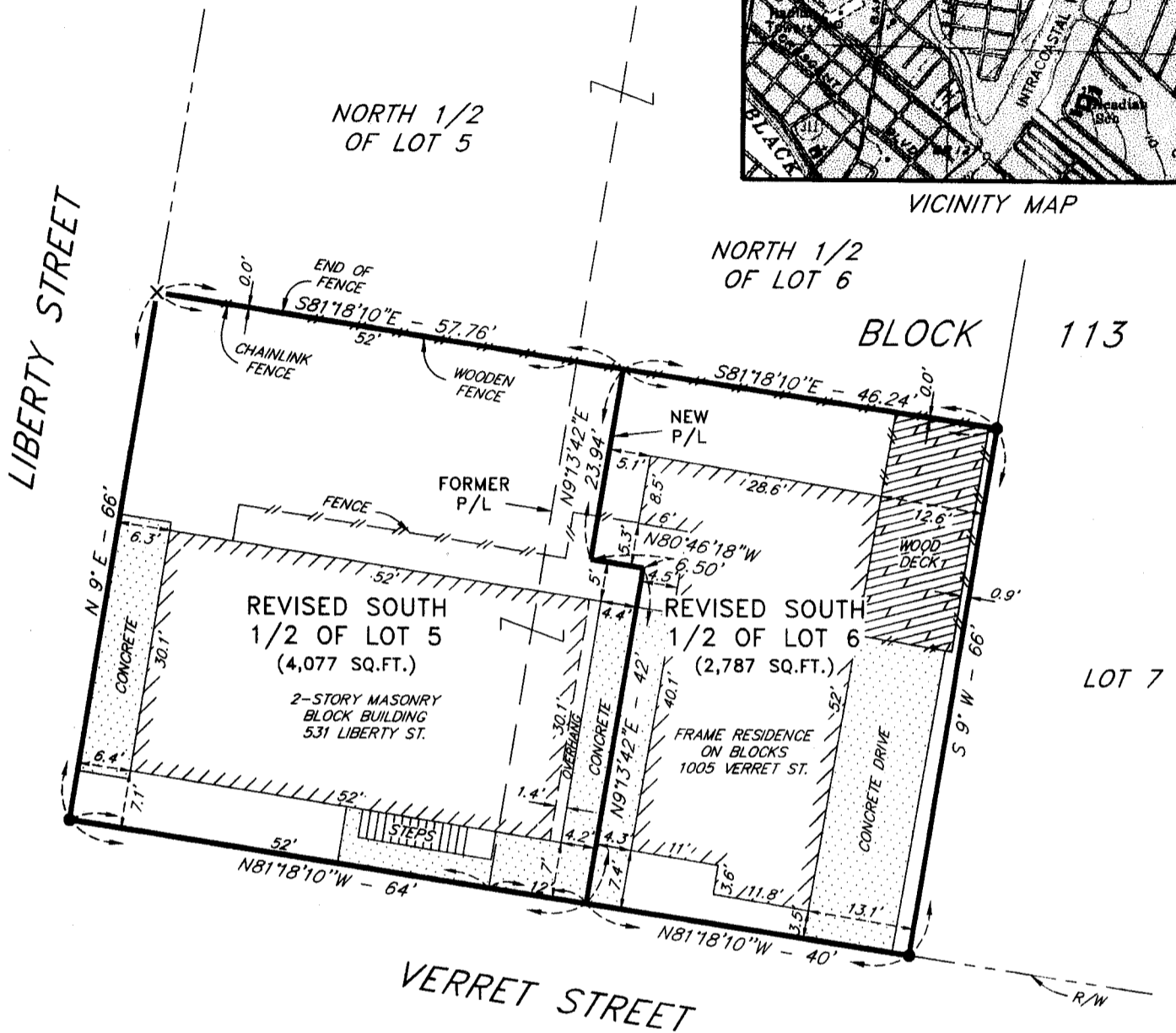


APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_



VICINITY MAP



THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER COB "XX", FOLIO 320 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

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.



**SURVEY OF THE REVISED SOUTH 1/2 OF  
 LOTS 5 & 6 IN BLOCK 113  
 BOUDREAUX'S ADDITION TO THE CITY OF HOUMA  
 LOCATED IN SECTION 7, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA**

MARCH 3, 2010

SCALE: 1" = 20'

*Keneth L. Rembert*

**KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.**



LEGEND:

- INDICATES 5/8" IRON ROD SET
- X PUNCH MARK SET IN CONCRETE

# 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.  X  Minor Subdivision

x  Variance(s) (detailed description):

Lots will be less than 6000 sq. ft. in size. Variance requested.

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

1. Name of Subdivision:  SURVEY OF LOTS 3-A & 3-B A REDIVISION OF PROPERTY BELONGING TO IT I, L.L.C.
2. Developer's Name & Address:  IT I, L.L.C. 139 VERSAILLES DRIVE HOUMA LA 70360   
\*Owner's Name & Address:  IT I, L.L.C. 139 VERSAILLES DRIVE HOUMA LA 70360   
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect:  KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address:  472 GOUAUX AVENUE & 474 GOUAUX AVENUE
5. Location by Section, Township, Range:  IN SECTION 96, T17S-R17E
6. Purpose of Development:  DIVIDE LOTS FOR PROPOSED SALE OF LOT 3-B
7. Land Use:  
 X  Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
 X  Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
 X  Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map:  MARCH 9, 2010 SCALE: 1"=20'
11. Council District:  5 Pizzolatto / COH Five
12. Number of Lots:  2
13. Filing Fees: \_\_\_\_\_

I,  KENETH L. REMBERT , certify this application including the attached date to be true and correct.



KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

   
Signature of Applicant or Agent

MARCH 9, 2010

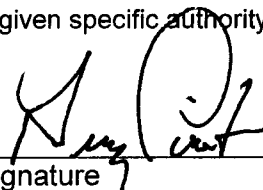
Date

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

IT I, L.L.C.

BY GREG PIZZOLATO

Print Name

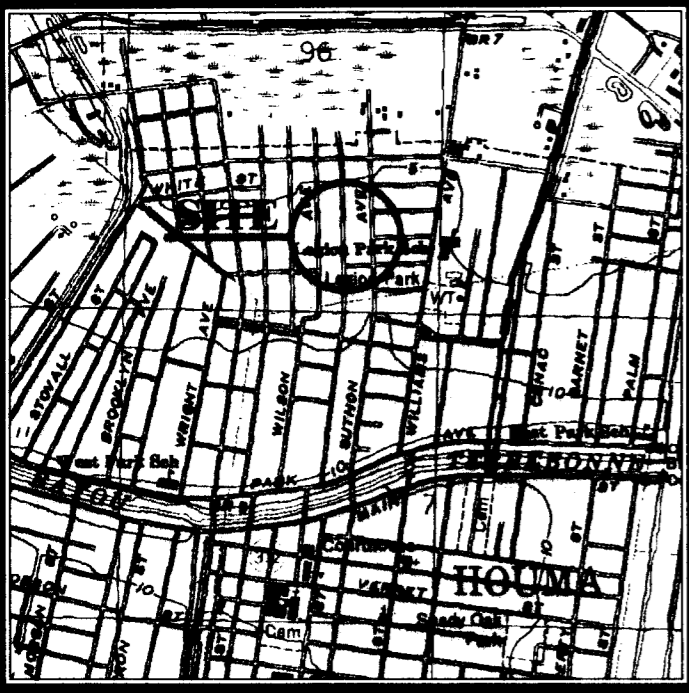
   
Signature

MARCH 9, 2010

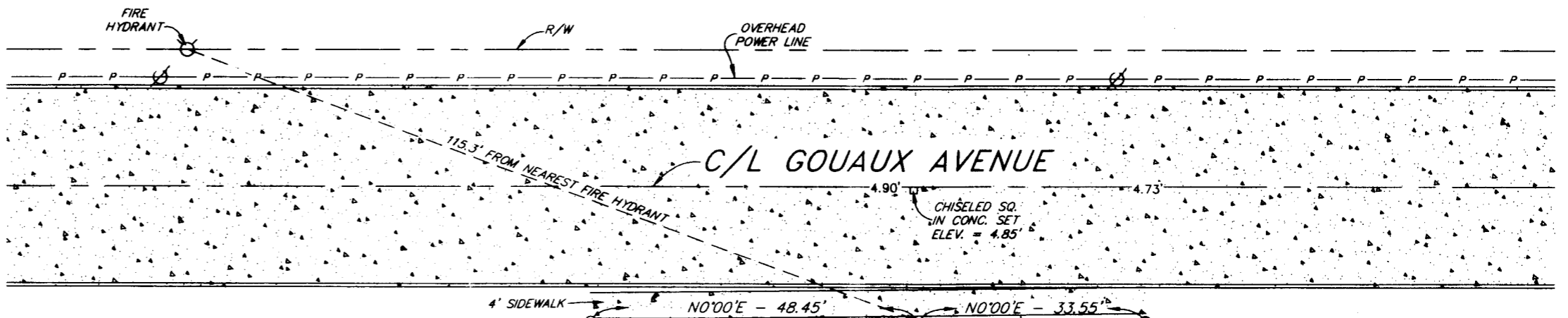
Date

PC10/  4 - 3 - 20

Record #  21



VICINITY MAP



DIVISION OF PROPERTY OF  
THE ESTATE OF J. P. TRAHAN, ET ALS

LOT 1

LOT 2

LOT 3-A  
(7,411 SQ. FT.)

LOT 3-B  
(4,691 SQ. FT.)

CHAD M. PIZZOLATO

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

THIS PROPERTY DRAINS TO THE SUBSURFACE DRAINAGE ALONG GOUAUX AVE. WHICH IS MAINTAINED BY THE T.P.C.G. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 485633 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED MAY 19, 1981 (ZONE "C" IS AN AREA ON MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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.

LAND USE: SINGLE-FAMILY RESIDENTIAL  
DEVELOPER: GREG PIZZOLATO

SURVEY OF LOTS 3-A & 3-B  
A REDIVISION OF PROPERTY  
BELONGING TO I T I, L.L.C.  
LOCATED IN SECTION 96, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

MARCH 9, 2010

SCALE: 1" = 20'



*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

LEGEND:

- INDICATES 5/8" IRON ROD SET
- ⊙ INDICATES 1/2" IRON PIPE FOUND
- INDICATES 3/4" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- INDICATES DRAINAGE ARROWS
- ⊕ EXISTING FIRE HYDRANT

# 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.   x   Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

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

1. Name of Subdivision: Tracts "A-1" and "A-2", redivision of Tract "A" belonging to Estate of Norma Lebouef Thibodeaux
2. Developer's Name & Address: Estate of Norma L. Thibodeaux, 101 Aubin Court, Houma, LA 70364  
\*Owner's Name & Address: Estate of Norma L. Thibodeaux, 101 Aubin Court, Houma, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

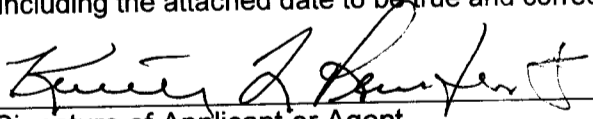
### SITE INFORMATION:

4. Physical Address: 101 Aubin Court, Houma, LA 70364
5. Location by Section, Township, Range: Sections 56, 57 & 86, T16S-R17E
6. Purpose of Development: To divide existing lot into 2 lots
7. Land Use:  
  x   Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ Community  
  x   Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
  x   Curb & Gutter  
  x   Roadside Open Ditches  
  x   Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: March 3, 2010 Scale: 1" = 50'
11. Council District: 4 Cavalier / Coteau Fire
12. Number of Lots:   2
13. Filing Fees:   \$130.55

I, Keneth L. Rembert, PLS, certify this application including the attached date to be true and correct.

Keneth L. Rembert  
Print Applicant or Agent

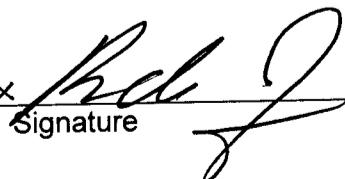
3/24/2010  
Date

  
Signature of Applicant or Agent

The undersigned certifies: \_\_\_\_\_ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or x B.R. 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.

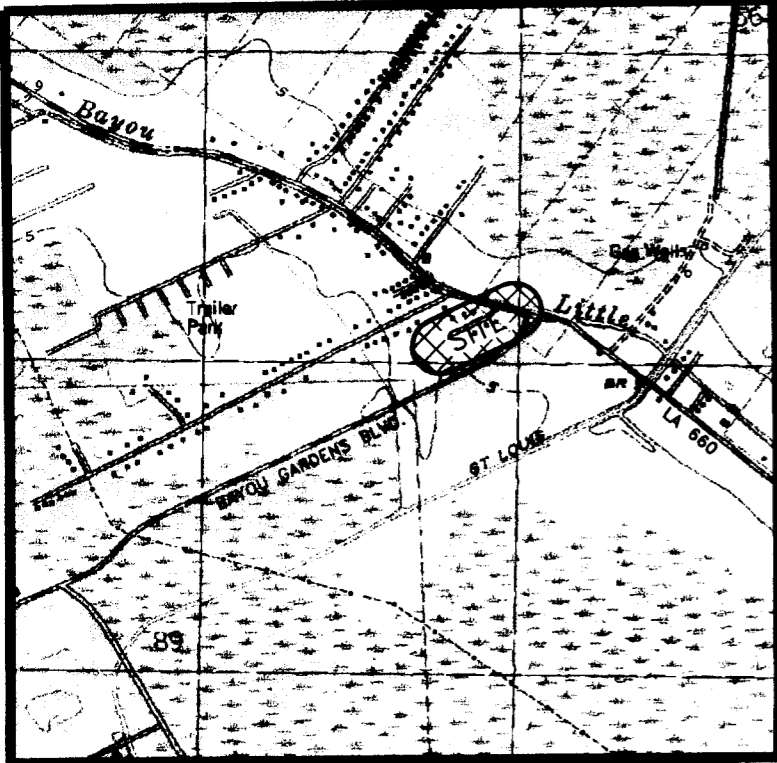
Estate of Norma Lebouef Thibodeaux  
by Brenda T. Rogers  
Print Name

3/24/2010  
Date

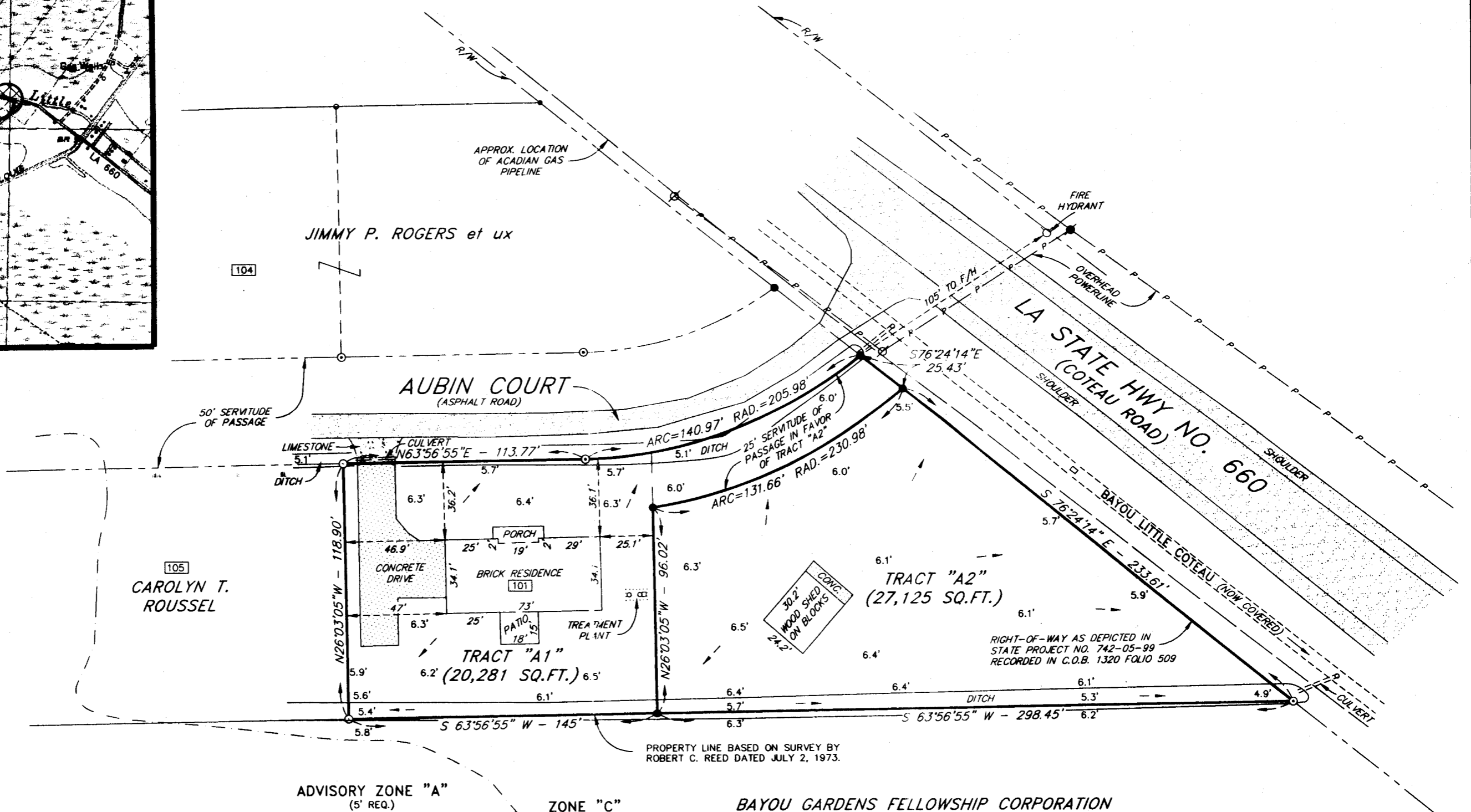
x   
Signature

PC10/   4   -   4   -   21  

Record #   22



VICINITY MAP



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

BY \_\_\_\_\_ FOR \_\_\_\_\_

REFERENCE MAPS:

- 1) MAP PREPARED BY ROBERT C. REED, PLS ENTITLED "PLAT OF SURVEY SHOWING PROPERTY BELONGING TO IVY J. THIBODEAUX LOCATED IN SECTIONS 56, 57, 85, 86 AND 89, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED JUNE 28, 2973.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT "A", "B" AND "C" A REDIVISION OF PROPERTY OF NORMA LEBOUF THIBODEAUX et als SECTIONS 56, 57, 85, 86 & 89, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 13, 2007 AND LAST REVISED SEPTEMBER 21, 2007. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985.  
F.E.M.A. 2006 ADVISORY PANEL NO. LA-S102 DOES NOT AFFECT THIS PROPERTY.

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

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU LITTLE COTEAU AND TO VARIOUS CANALS AND DITCHES ON THE PROPERTY WHICH NEED NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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.

LEGEND:

- INDICATES 3/4" IRON PIPE FOUND
- ◐ INDICATES 1/2" IRON PIPE FOUND
- ◑ INDICATES 1" IRON PIPE FOUND
- ⊕ INDICATES 1 1/4" IRON PIPE FOUND
- ⊙ INDICATES 2" IRON PIPE FOUND
- ⊘ INDICATES 5/8" IRON ROD FOUND
- ⊚ INDICATES 5/8" IRON ROD SET
- ⊛ EXISTING POWER POLE
- ⊜ EXISTING POWER POLE WITH LIGHT
- ⊝ EXISTING FIRE HYDRANT
- ⊞ SPOT ELEVATION (NAVD '88 2006 DATUM)
- INDICATES DRAINAGE ARROW
- 101 INDICATES MUNICIPAL ADDRESS

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE



LAND USE: SINGLE FAMILY RESIDENTIAL  
DEVELOPER: ESTATE OF NORMA L. THIBODEAUX

**SURVEY OF TRACTS "A1" AND "A2"**  
**A REDIVISION OF TRACT "A" BELONGING TO**  
**ESTATE OF NORMA LEBOUF THIBODEAUX**  
**IN SECTIONS 56, 57 & 86, T16S-R17E**  
**TERREBONNE PARISH, LOUISIANA**

MARCH 3, 2010

SCALE: 1" = 50'

*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.

# 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  
 Residential Building 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:

*SURVEY OF LOTS 1 THRU 6 IN LOT 182 OF THE HONDURAS PLANTATION*

1. Name of Subdivision: SUBDIVISION PROPERTY BELONGING TO SAADI-SIMMONS, INC.
2. Developer's Name & Address: SAADI-SIMMONS, INC. P O BOX 2716 HOUMA LA 70361  
\*Owner's Name & Address: SAADI-SIMMONS, INC. P O BOX 2716 HOUMA LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: ACADIAN DRIVE
5. Location by Section, Township, Range: IN SECTION 105, T17S-R17E
6. Purpose of Development: \_\_\_\_\_
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: MARCH 22, 2010 SCALE: 1"=40'
11. Council District: B Chan / COH Five
12. Number of Lots: 6
13. Filing Fees: \$ 199<sup>15</sup>

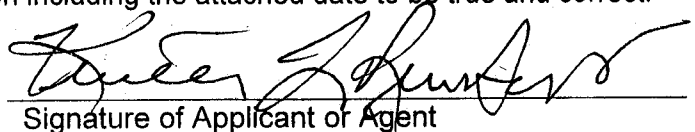
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.



KENETH L. REMBERT

Print Applicant or Agent


MARCH 26, 2010

Date

  
Signature of Applicant or Agent

The undersigned certifies:  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.

SAADI-SIMMONS, INC. by James P. Saadi  
Print Name of Signature

  
Signature

MARCH 26, 2010

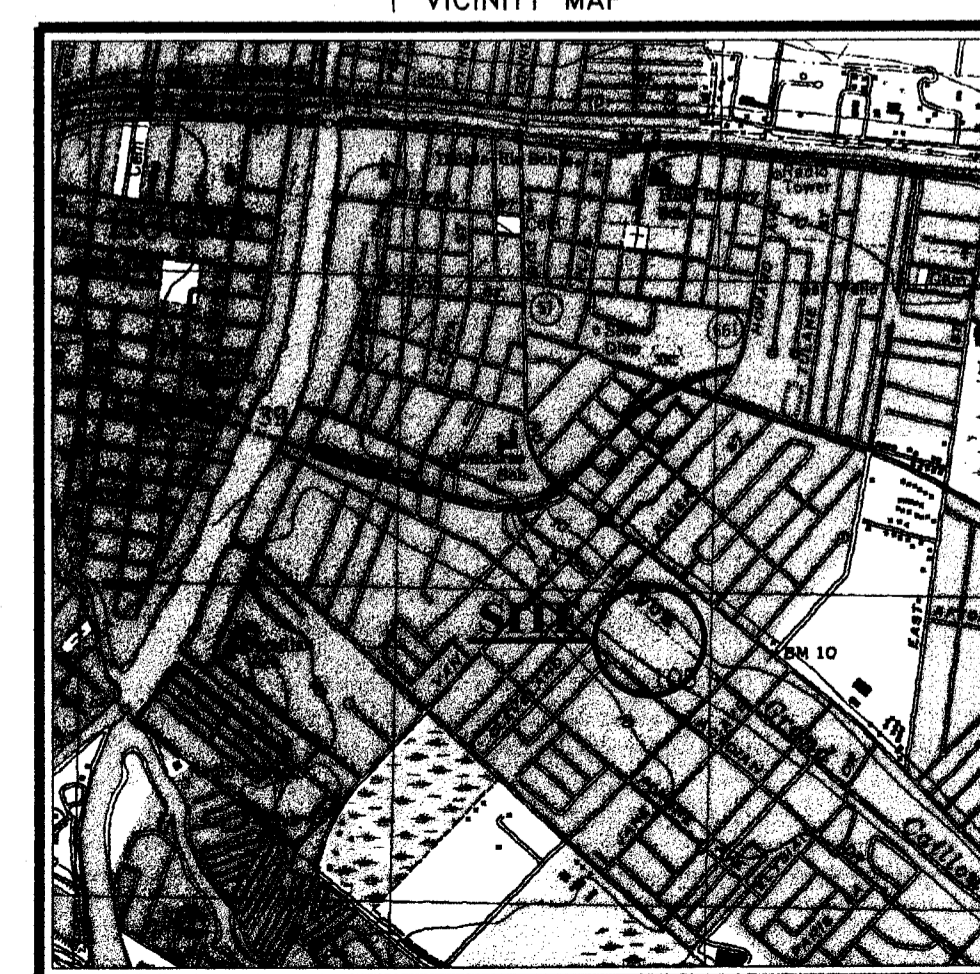
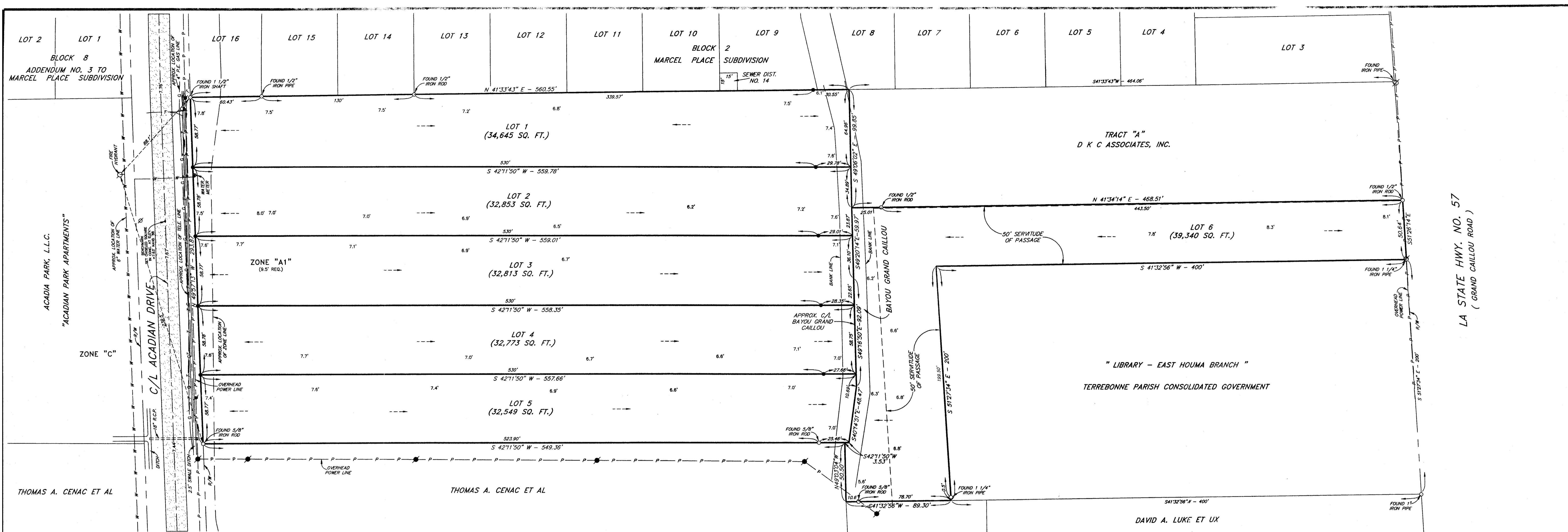
Date

PC10/ 4 - 5 - 22

Record # 23

Revised 3/25/2010





LAND USE: SINGLE-FAMILY RESIDENTIAL  
 DEVELOPER: SAADI-SIMMONS, INC.

**SURVEY OF LOTS 1 THRU 6  
 IN LOT 182 OF THE HONDURAS PLANTATION SUBDIVISION  
 PROPERTY BELONGING TO SAADI-SIMMONS, INC.  
 LOCATED IN SECTION 105, T17S-R17E,  
 TERREBONNE PARISH, LOUISIANA**



MARCH 22, 2010 SCALE: 1" = 40'

*Kenneth L. Rembert*  
**KENNETH L. REMBERT, SURVEYOR**  
 635 SCHOOL ST., HOUMA, LA.

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

- LEGEND:
- INDICATES 5/8" IRON ROD TO BE SET
  - INDICATES MARKER FOUND (AS SHOWN)
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES DRAINAGE ARROWS
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ INDICATES WATER METER
  - ⊕ INDICATES TELEPHONE PEDESTAL
  - W— INDICATES APPROX. LOCATION OF WATER LINE
  - G— INDICATES APPROX. LOCATION OF GAS LINE
  - T— INDICATES APPROX. LOCATION OF TELEPHONE LINE
  - P— INDICATES APPROX. LOCATION OF POWER LINE
  - 1600 INDICATES MUNICIPAL ADDRESS

- REFERENCE MAP:
- 1) "MARCEL PLACE BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO GILBERT G. MARCEL LOCATED IN SECTION 105, T17S-R17E" PREPARED BY S. ALLEN MUNSON, JR. AND DATED MARCH 6, 1946.
  - 2) "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO SAADI-SIMMONS PROPERTY LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED JULY 18, 2006.
  - 3) "PLAT SHOWING PORTION OF PROPERTY OF GEORGE SAADI, ET AL IN LOT 182 OF THE HONDURAS PLANTATION SUBDIVISION IN SEC. 105, T17S-R17E, TERREBONNE PARISH, LA." PREPARED BY ROBERT R. WRIGHT AND DATED SEPTEMBER 6, 1965.
  - 4) "PLAT SHOWING SURVEY OF A CERTAIN TRACT OF LAND LOCATED IN LOT 182 OF HONDURAS PLANTATION SUBDIVISION FOR FOOD TOWN, INC. SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED SEPTEMBER 20, 1957, CORRECTED JUNE 20, 1967.
  - 5) ELEVATIONS SHOWN ON TRACT 2 & TRACT 3 PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL SECTION 105, T17S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED AUGUST 12, 2003.

THIS SURVEY IS BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT, SURVEYOR. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

THIS PROPERTY DRAINS TO ROADSIDE DITCH ON ACADIAN DR. AND TO BAYOU GRAND CAILLOU IN THE REAR WHICH ARE BOTH MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED MAY 19, 1981 (ZONE "C" IS AN AREA OF MINIMAL FLOODING. ZONE "A1" HAS A BASE FLOOD REQUIREMENT OF 9.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0103 DOES NOT AFFECT THIS PROPERTY.

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

# Houma-Terrebonne Regional Planning Commission

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

*Deliver to Becluz*

## 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

None Variance(s) (detailed description):

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

- Name of Subdivision: Parcel B (0.48 Acre) from Original Parcel A
- Developer's Name & Address: Dudley Pontiff, Sr., 835 Bayou Blue Rd., Houma, LA 70364  
 \*Owner's Name & Address: same as developer  
 [\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: A.E. Montagnet

### SITE INFORMATION:

- Physical Address: Bayou Blue Rd., Houma, LA 70364
- Location by Section, Township, Range: Section 31, T-17-S, R-18-E
- Purpose of Development: Place a mobile home on the property
- 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: March 18, 2010 Scale = 1"=20'
- Council District: 9 Lambert / Bayou Blue Five
- Number of Lots: 1
- Filing Fees: \$141.65

I, Dudley Pontiff, Sr., certify this application including the attached data to be true and correct.

Dudley Pontiff, Sr.  
Print Applicant or Agent  
Dudley J PONTIFF SR  
Date

Dudley J Pontiff  
Signature of Applicant or Agent

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

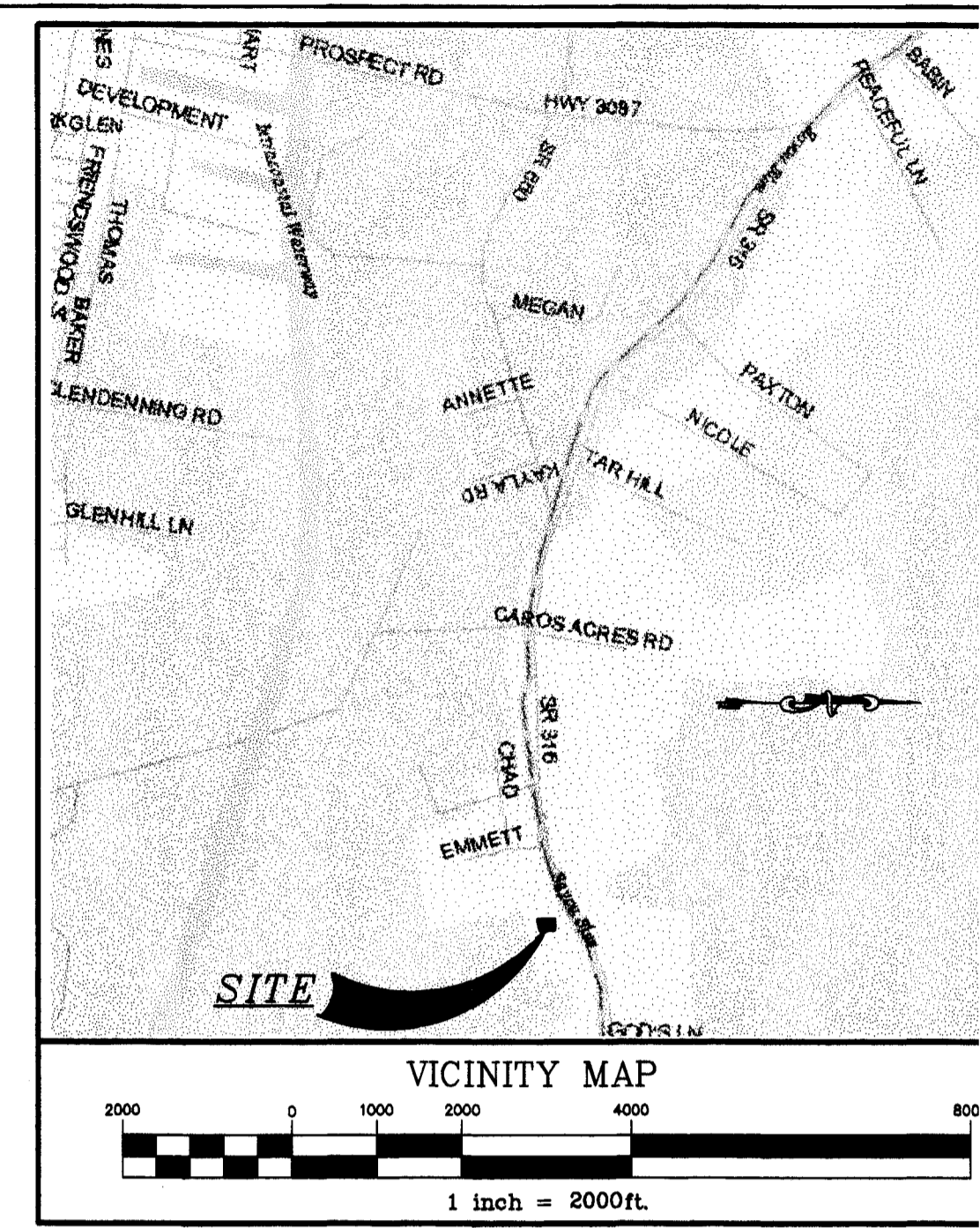
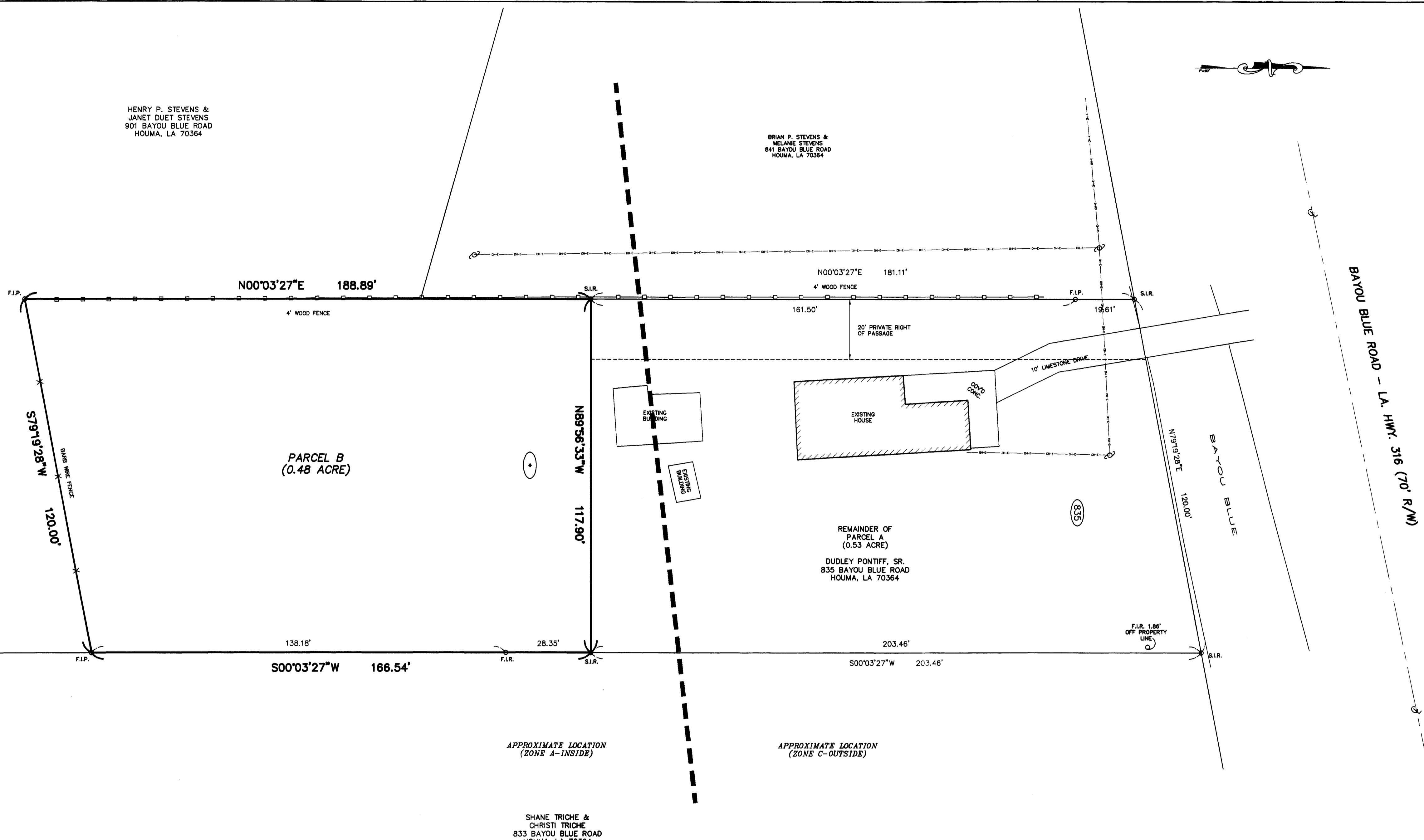
Dudley Pontiff, Sr.  
Print Name  
3-29-10  
Date

Dudley J Pontiff  
Signature

PC10/ 4 - 6 - 23  
Record # 24



DPontiff.dwg 3-24-10 9:10:24 am EST



HENRY P. STEVENS &  
JANET DUET STEVENS  
901 BAYOU BLUE ROAD  
HOUMA, LA 70364

HENRY P. STEVENS &  
JANET DUET STEVENS  
901 BAYOU BLUE ROAD  
HOUMA, LA 70364

BRIAN P. STEVENS &  
MELANIE STEVENS  
841 BAYOU BLUE ROAD  
HOUMA, LA 70364

REMAINDER OF  
PARCEL A  
(0.53 ACRE)  
DUDLEY PONTIFF, SR.  
835 BAYOU BLUE ROAD  
HOUMA, LA 70364

SHANE TRICHE &  
CHRISTI TRICHE  
833 BAYOU BLUE ROAD  
HOUMA, LA 70364

REFERENCE PLAT:  
ENTRY NO. 873624  
MAP #8521  
PROPERTY OF HENRY P. STEVENS  
AND JANET DUET STEVENS  
BY: DAVID L. MARTINEZ, P.L.S.  
DATED: NOVEMBER 29, 1990

"THIS SURVEY WAS CONDUCTED BY ME OR  
UNDER MY DIRECT SUPERVISION BASED ON  
STANDARDS FOR CLASS C SURVEYS IN  
ACCORDANCE WITH THE MINIMUM STANDARDS  
FOR PROPERTY BOUNDARY SURVEYS AS  
ADOPTED BY THE BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS.

NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN  
A FLOOD HAZARD AREA ACCORDING TO THE  
F.E.M.A. FLOOD INSURANCE RATE MAP  
DATED: MAY 1, 1985 (ZONE C & A)  
Community Panel No. 225206 0225C.

NOTE: MONTAGNET & DOMINGUE, INC IS NOT  
RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF  
WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM  
HAS DONE NO PUBLIC RECORDS SEARCH TO  
LOCATE SUCH ITEMS OF RECORD.

NO.	DATE	DESCRIPTION	BY

REVISIONS

**TYPES OF IMPROVEMENTS**

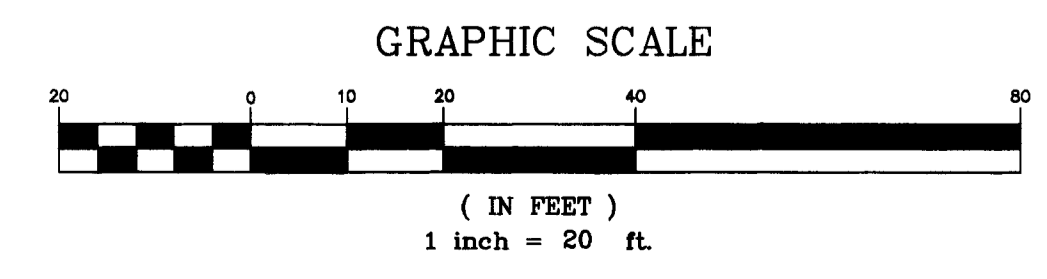
- WATER ----- CONSOLIDATED WATERWORKS DISTRICT #1  
(985) 879-2495
- SEWER ----- CONSOLIDATED WATERWORKS DISTRICT #1  
(985) 879-2495
- ELECTRIC ----- ENTERGY  
(1-800-ENTERGY)
- GAS ----- ATMOS  
(1-888-286-6700)
- TELEPHONE ----- BELL SOUTH
- DRAINAGE ----- OPEN DITCH (EXISTING)
- ROADWAY ----- EXISTING ASPHALT

**GENERAL NOTES**

- TOTAL NUMBER OF LOTS ----- 1
- TOTAL AREA OF DEVELOPMENT -- 0.48 ACRE
- MINIMUM FRONTAGE ----- 117.90'
- MINIMUM LOT SIZE ----- 0.48 ACRE
- ----- MUNICIPAL ADDRESS

**OWNER/APPLICANT**

DUDLEY PONTIFF, SR.  
835 BAYOU BLUE ROAD  
HOUMA, LA 70364  
(985) 209-5699



These documents are not to be used for  
construction, bidding, recordation,  
conveyance, sales or as the basis for the  
issuance of a permit.

A PRELIMINARY MAP OF SURVEY CREATING  
**PARCEL B (0.48 ACRE) FROM  
ORIGINAL PARCEL A**

(A REFERENCE TO THE DEVELOPMENT)  
SITUATED ALONG BAYOU BLUE ROAD  
HOUMA, LA 70364  
LOCALITY T-17-S, R-18-E  
TERMINATING IN LOUISIANA

PREPARED BY: **PRELIMINARY**



MONTAGNET AND DOMINGUE, INC.  
136 CLARA VON DRIVE  
LAFAYETTE, LOUISIANA 70503  
Phone: (337)981-2130 Fax: (337)981-328  
DATE: MARCH 18, 2010 SCALE: 1"=20'

# 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:

1. Name of Subdivision: AUTO SPA EXPRESS PARCEL" D2"
2. Developer's Name & Address: AUTO SPA PROPERTIES, LLC, 106 PARLANGE DR., HOUMA, LA 70360  
\*Owner's Name & Address: AUTO SPA PROPERTIES, LLC, 106 PARLANGE DR., HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 1846 MARTIN LUTHER KING BLVD.
5. Location by Section, Township, Range: SECTION 3, T17S-R17E
6. Purpose of Development: RAW LAND TO MINOR SUBDIVISION
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 26MAR10 1" = 60'
11. Council District: 3 Ubert / Bayou Cane Fire
12. Number of Lots: 1
13. Filing Fees: \$125.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

29MAR10

Date

  
Signature of Applicant or Agent

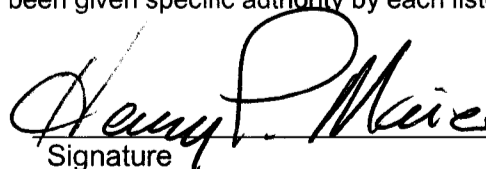
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  or  HPM 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

HENRY MARIE

Print Name

26MAR10

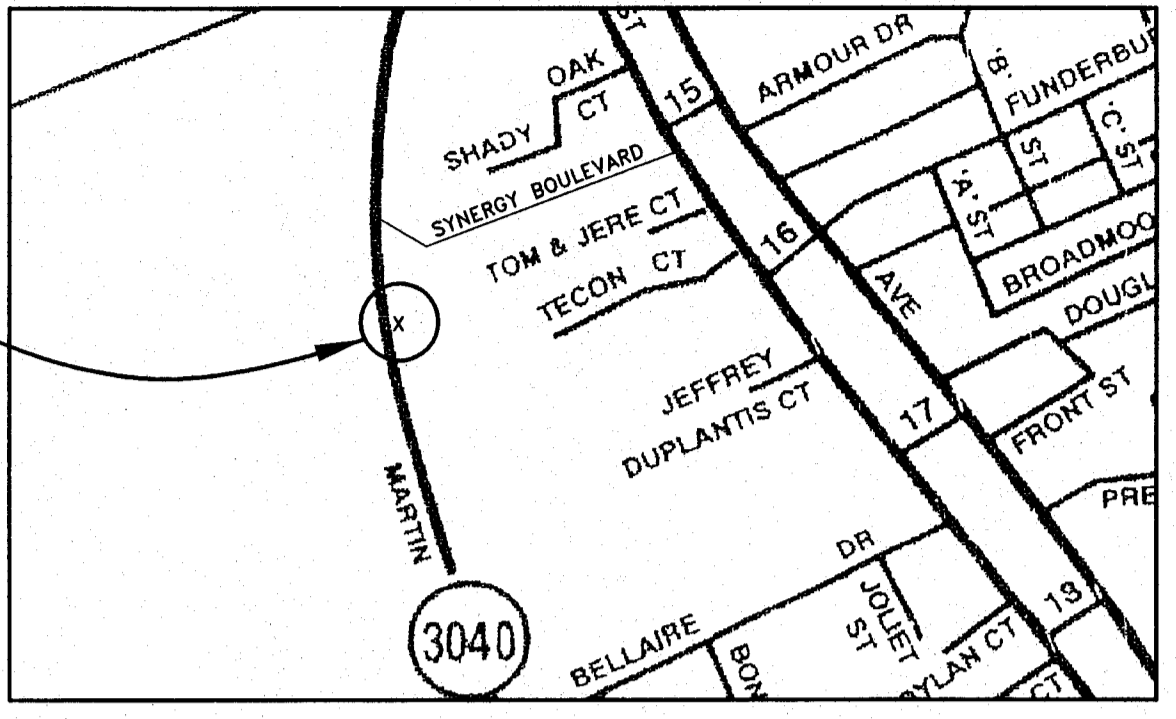
Date

  
Signature

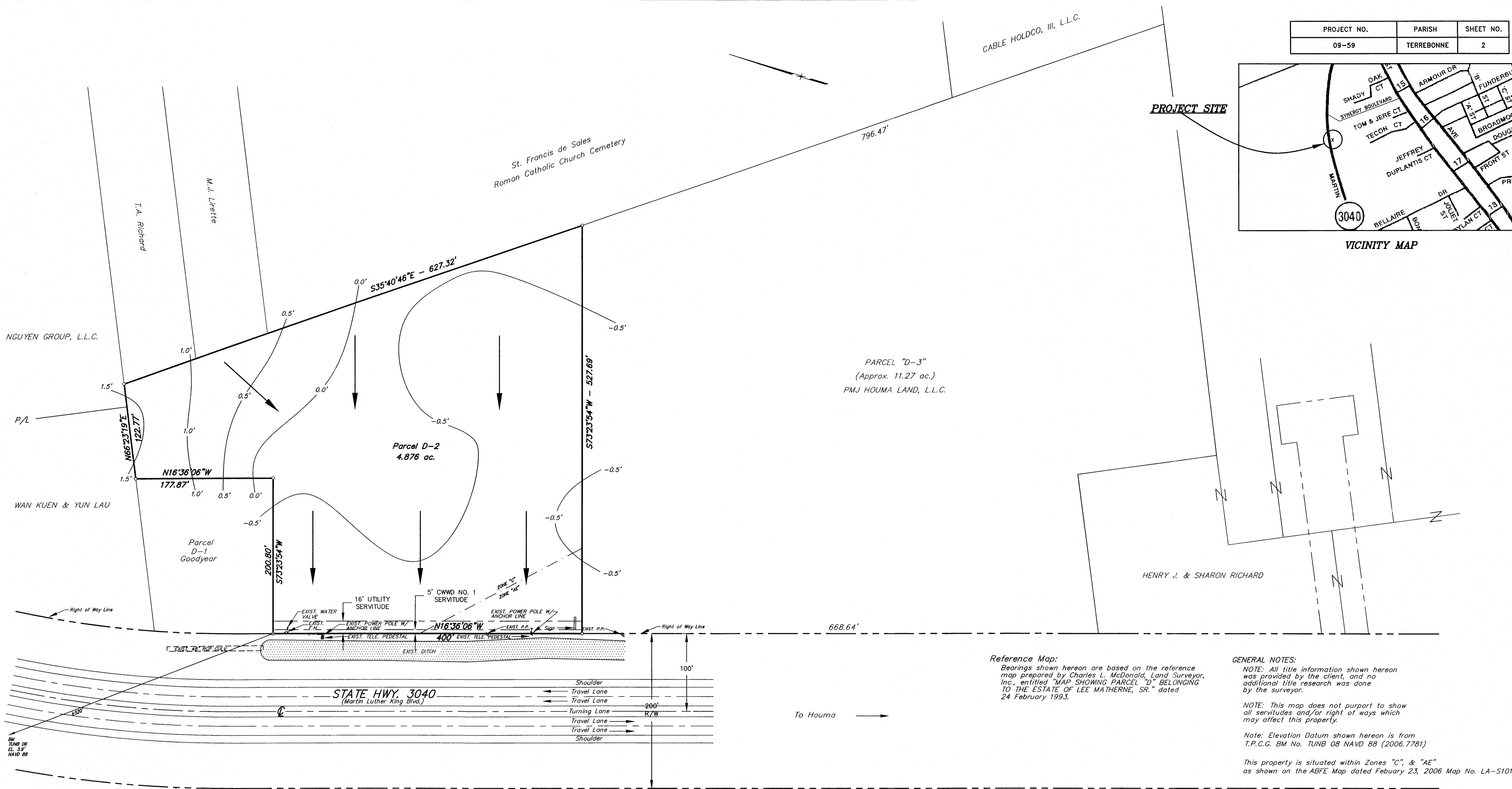
PC10/ 4 - 7 - 24

Record # 25

PROJECT NO.	PARISH	SHEET NO.
09-59	TERREBONNE	2



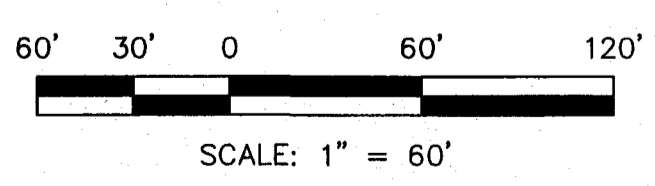
VICINITY MAP



**Reference Map:**  
 Bearings shown hereon are based on the reference map prepared by Charles L. McDonald, Land Surveyor, Inc., entitled "MAP SHOWING PARCEL 'D' BELONGING TO THE ESTATE OF LEE MATHERNE, SR." dated 24 February 1993.

**GENERAL NOTES:**  
 NOTE: All title information shown hereon was provided by the client, and no additional title research was done by the surveyor.  
 NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.  
 Note: Elevation Datum shown hereon is from T.P.C.G. BM No. TUNB 08 NAVD 88 (2006.7781)  
 This property is situated within Zones "C", & "AE" as shown on the ABFE Map dated February 23, 2006 Map No. LA-S101.

**LEGEND**  
 ● Indicates 1/2" iron rod set  
 ○ Indicates 3/4" iron rod found

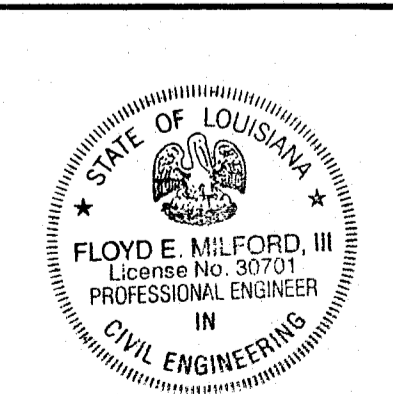


APPROVED AND ACCEPTED THIS DATE  
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 BY \_\_\_\_\_ FOR \_\_\_\_\_

DATE	REVISION	BY

TOTAL - 1 LOT

**LAND USE: COMMERCIAL  
 INDIVIDUAL SEWER  
 MINOR SUBDIVISION  
 SUBDIVISION PLAN**



**AUTO SPA EXPRESS  
 PARCEL "D-2"  
 BEING A PORTION OF PARCEL "D"  
 BELONGING TO AUTO SPA PROPERTIES, L.L.C.  
 LOCATED IN SECTION 3, T17S - R17E  
 TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

JOB # 09-59	CAD # 0959-MINOR_SD	FILE #
-------------	---------------------	--------

DRAWN: L.A.T.  
 CHK'D: F.E.M. III  
 SCALE: 1" = 60'  
 DATE: 26MAR10

# 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. X Major Subdivision  
\_\_\_\_\_ X Conceptual  
\_\_\_\_\_ X Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D. \_\_\_\_\_ Minor Subdivision

X Variance(s) (detailed description):

LOT SIZE OF 5,000 SQUARE FEET

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

1. Name of Subdivision: PARKWOOD PLACE
2. Developer's Name & Address: WESTGATE DEVELOPMENT, INC. 120 Progressive Blvd., Houma, LA 70360  
% Charles J. Giglio
- \*Owner's Name & Address: BRIARPATCH, INC. 7849 PARK Ave. Houma, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: ALONG EAST STREET - APPROX. 435' FROM INTERSECTION OF EAST ST. AND SENATOR ST.
5. Location by Section, Township, Range: SECTION 9, T-17-S, R-17-E
6. Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:  
X Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
X Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
X Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: 3/29/10 1" = 100'
11. Council District: 1 Jellman / COH Five Dist
12. Number of Lots: 226
13. Filing Fees: \$245.00

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

MARCH 29, 2010

Date

David Waitz  
Signature of Applicant or Agent

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

CHARLES J. GIGLIO

Print Name

MARCH 29, 2010

Date

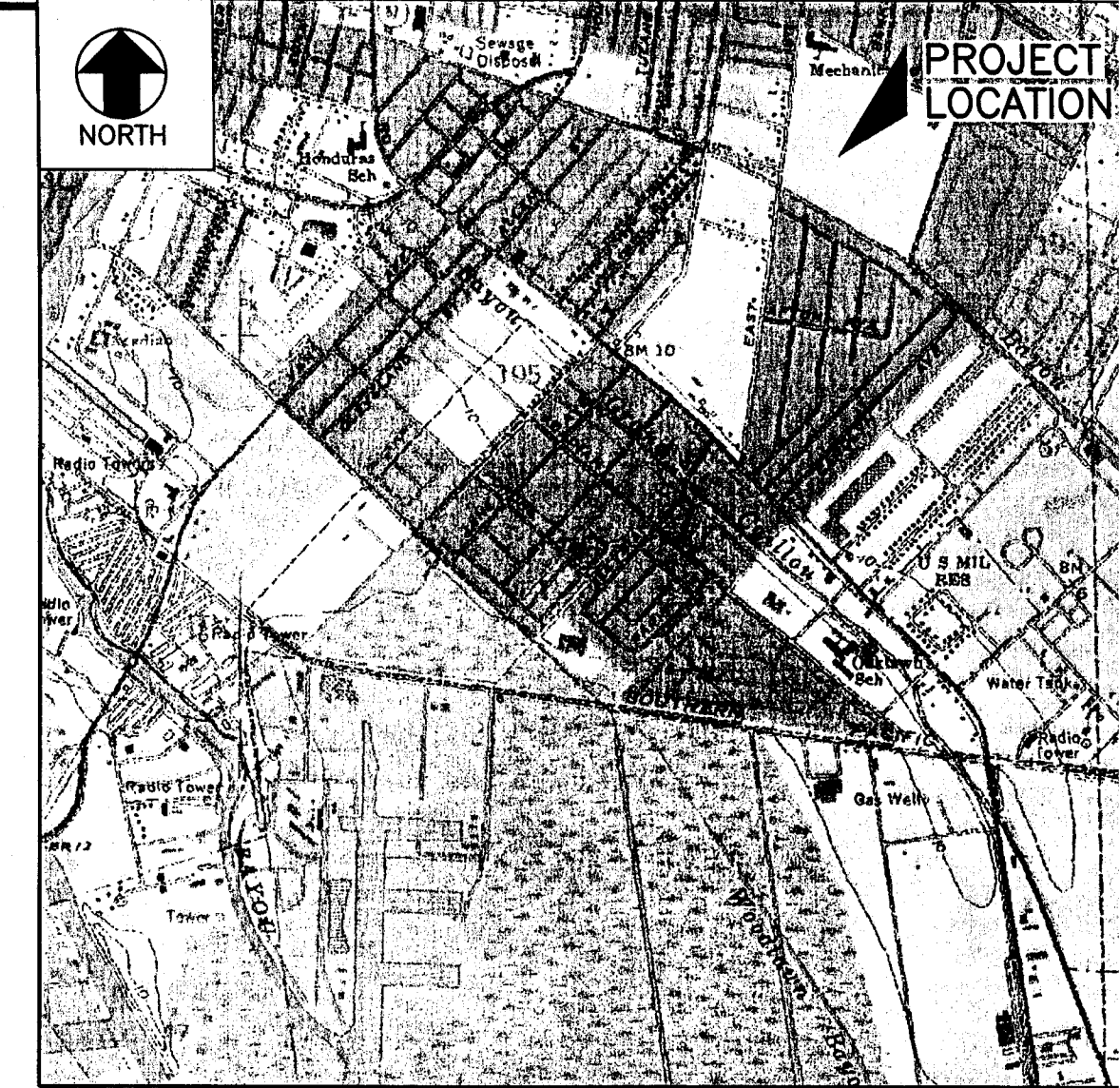
Charles J. Giglio  
Signature

PC10/ 4 - 8 - 25

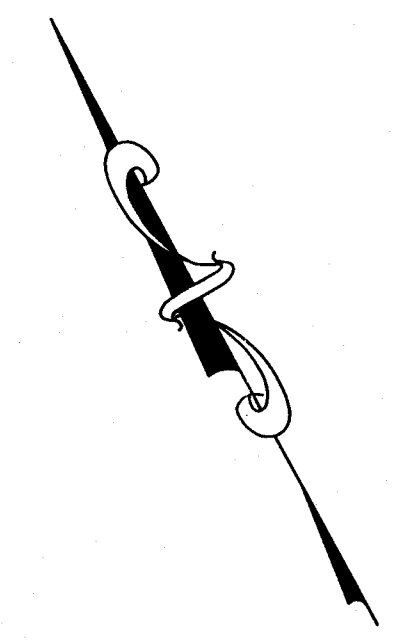
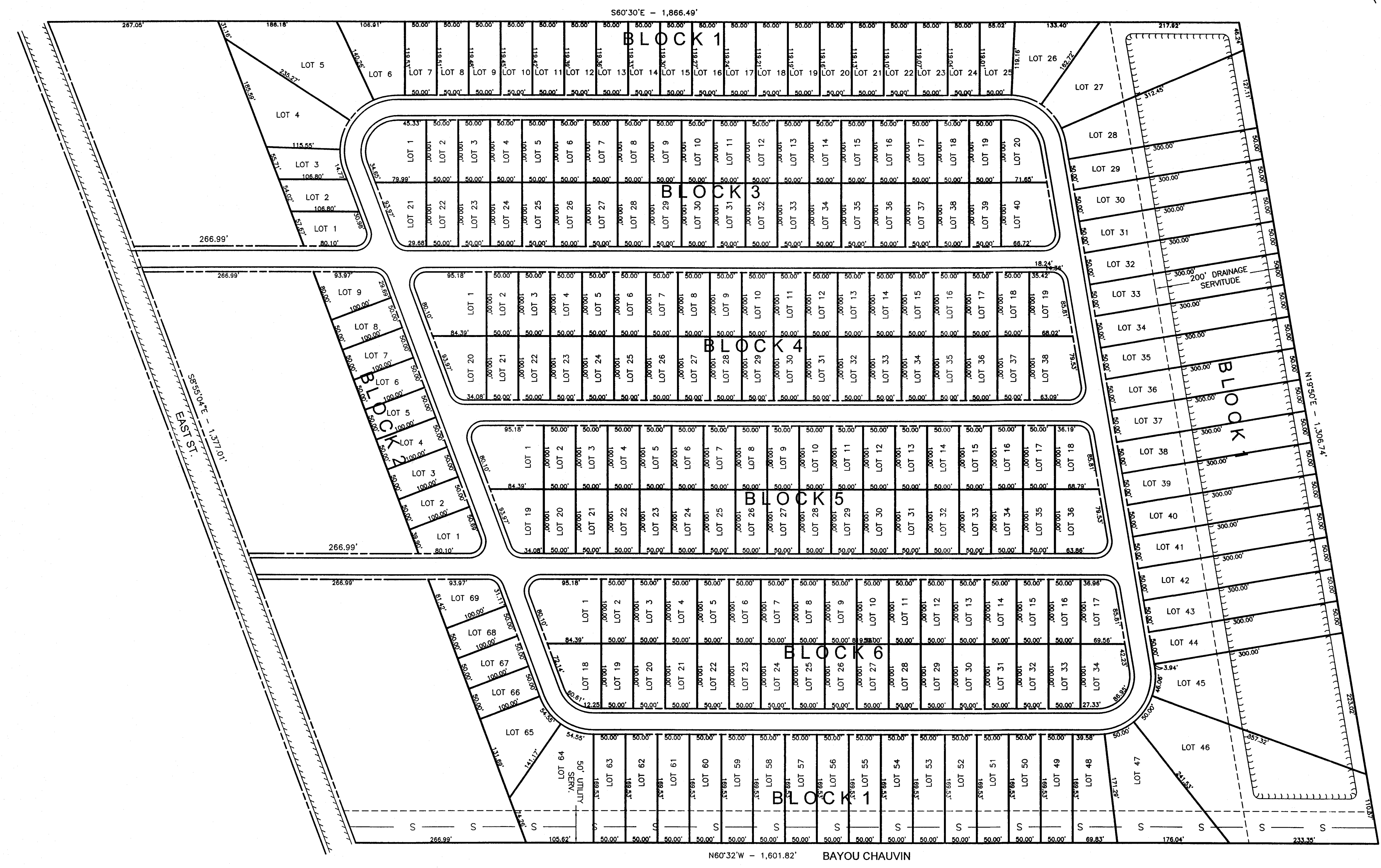
Record # 26



REFERENCE MAPS & BEARINGS:  
 MAP SHOWING PROPOSED PURCHASE BY TERREBONNE PARISH SCHOOL BOARD  
 FROM A.J. ELLENDER BEING IN SECTION 9, T17S-R17E IN THE CITY OF HOUMA,  
 TERREBONNE PARISH, LA. DATE: JANUARY 3, 1962 BY: T. BAKER SMITH & SONS



VICINITY MAP  
 SCALE 1" = 2000'



- LEGEND**
- FOUND PROPERTY MARKER ○
  - SET 3/4" I.R. ●
  - EXISTING WATER LINE — W —
  - EXISTING GAS LINE — G —
  - EXISTING SEWER LINE — S —
  - EXISTING OVERHEAD POWER LINE — E —
  - EXISTING TELEPHONE LINE — T —
  - EXISTING FENCE — X —
  - EXISTING POWER POLE W/ LIGHT ⚡
  - EXISTING POWER POLE ⚡
  - EXISTING ANCHOR →
  - EXISTING TELEPHONE PEDESTAL □
  - EXISTING WATER VALVE ⊕WV
  - EXISTING FIRE HYDRANT ⊕
  - EXISTING WATER METER ⊕WM
  - EXISTING GAS VALVE ⊕GV
  - EXISTING GAS METER ⊕GM
  - EXISTING SEWER MANHOLE ⊕
  - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—

**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONE A1. (ZONE A1 = 7.0' B.F.E.)  
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C; DATED: MAY 19, 1981  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103 & LA-Q104  
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE AND AREAS OUTSIDE  
 THE LIMIT OF A.B.F.E.; A.B.F.E. = 8.0'  
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S  
 EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

**CERTIFICATIONS**  
 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.

I ALSO CERTIFY THERE ARE NO UNRECORDED INTERESTS OR PROPERTY LINES  
 EXCEPT AS SHOWN  
**PRELIMINARY COPY**  
 APPROVED: David A. Waitz Reg. No. 4744

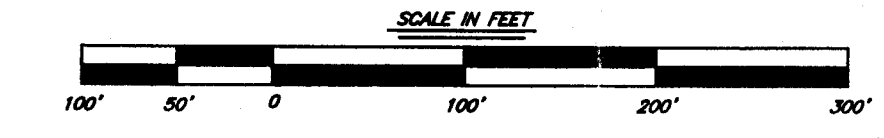
**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS  
 OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS  
 TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.  
 BY: \_\_\_\_\_  
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
 TERREBONNE REGIONAL PLANNING COMMISSION.  
 APPROVED BY: \_\_\_\_\_  
 FOR: \_\_\_\_\_

**APPROVALS**

OWNER _____	DATE _____
OWNER _____	DATE _____

**NOTE:**  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL  
 EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL  
 UNDERGROUND UTILITIES AND/OR PIPELINES  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT  
 OF A COMPLETE ABSTRACT AND TITLE OPINION.



X	X	X
REVISION		

**CONCEPTUAL/PRELIMINARY PLAT**  
 PARKWOOD PLACE SUBDIVISION  
 LOCATED IN SECTION 9, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

<b>DAVID A. WAITZ</b> ENGINEERING AND SURVEYING, INC. Civil Engineers & Professional Land Surveyors Thibodaux, Louisiana		
DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: MARCH 26, 2010		FILE: F:\DWGS\2010\10-047\PLAT.DWG
		JOB NO: 10-047

# 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. X Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
X Final
- D. \_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

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

1. Name of Subdivision: ACADIAN VILLA SUBDIVISION, ADDENDUM NO. 2, (PHASE B)
2. Developer's Name & Address: BURNLEY ENTERPRISES, L.L.C., 606 Cheyenne, Houma, LA 70360  
BURNLEY ENTERPRISES, L.L.C.,  
\*Owner's Name & Address: 606 CHEYENNE, HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: APPROX. 760' WEST OF GABRETTEN LANE & ACADIAN VILLA STREET
5. Location by Section, Township, Range: SECTION 80, T-15-S, R-16-E
6. Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:  
X Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
X Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
X Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: 7/6/09 1" = 30'
11. Council District: 4 Cavalier / Schriever Fire
12. Number of Lots: 18
13. Filing Fees: \$245.00

BRANDON M.

I, ARCENEAUX, AGENT, certify this application including the attached date to be true and correct.

BRANDON M. ARCENEAUX, P.E., AGENT

Print Applicant or Agent

Brandon Arceneaux  
Signature of Applicant or Agent

MARCH 29, 2010

Date

The undersigned certifies: RC 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.

RAYMOND SONNIER, MANAGER

Print Name

Raymond Sonnier  
Signature

MARCH 29, 2010

Date

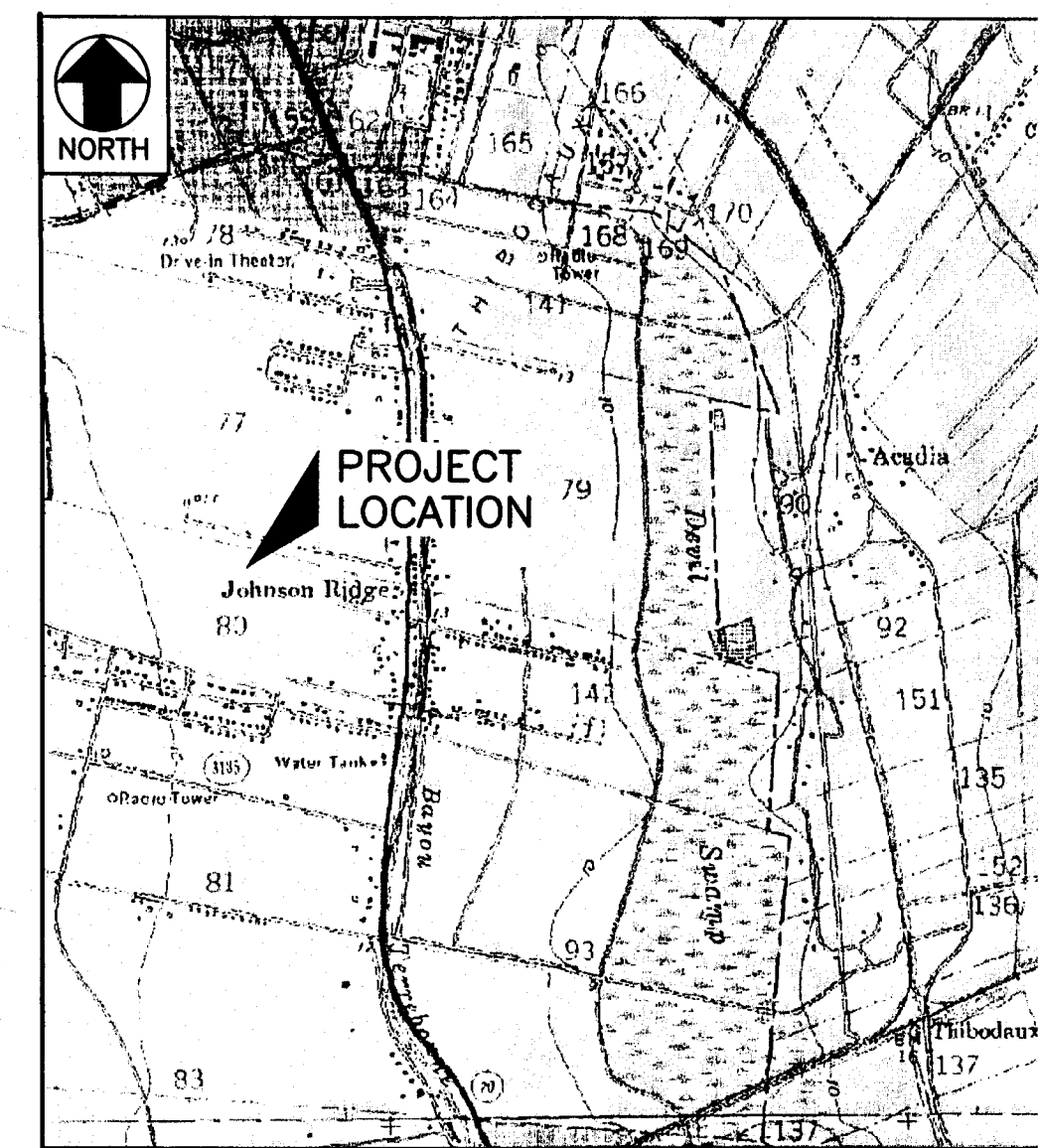
PC10/ 4 - 9 - 26

Record # 27

Revised 5/3/07



REFERENCE MAPS & BEARINGS:  
 ACADIAN VILLA  
 REVISED: SEPT. 10, 1980  
 REVISED: NOV. 3, 1980  
 ADDENDUM-1 TO ACADIAN VILLA  
 A SUBDIVISION OF PROPERTY LOCATED IN  
 SECTIONS 77 & 80, T15S-R16E, WITHIN  
 THE PARISH OF TERREBONNE - STATE OF LOUISIANA  
 RECORDED: 7/29/83  
 BY: THETA - II ENTERPRISES, INC.



VICINITY MAP  
 SCALE 1" = 2000'

LOT 2  
 LOT 1  
 FUTURE DEVELOPMENT

DRAINAGE SERVITUDE TO BE EXTINGUISHED AS DEVELOPMENT CONTINUES

NOTE:  
 FOR REMAINING DRAINAGE SERVITUDE TO REAR SEE PHASE "A" PLAT.  
 ENTRY# 1314108, BOOK 2135, PAGE 514

MINIMUM DRIVEWAY CULVERT REQUIREMENTS:

BLOCK 1	
LOTS 11 THRU 19	24" DIA. CULVERT
LOT 19 (ALONG PEGGY ST.)	15" DIA. CULVERT
BLOCK 2	
LOTS 11 THRU 19	24" DIA. CULVERT
LOT 19 (ALONG PEGGY ST.)	15" DIA. CULVERT

NOTE: ALL PIPE SHALL BE CONC. OR PLASTIC.

DEDICATION:  
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
 RAYMOND SONNIER

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

BY: \_\_\_\_\_  
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION:  
 APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: \_\_\_\_\_  
 FOR: \_\_\_\_\_

LEGEND

FOUND PROPERTY MARKER	o
SET 3/4" I.R.	o
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
PROPOSED POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕W
EXISTING FIRE HYDRANT	⊕
PROPOSED FIRE HYDRANT	⊕
EXISTING WATER METER	⊕WM
EXISTING GAS VALVE	⊕GV
EXISTING GAS METER	⊕GM
EXISTING SEWER MANHOLE	⊕
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— ■ —

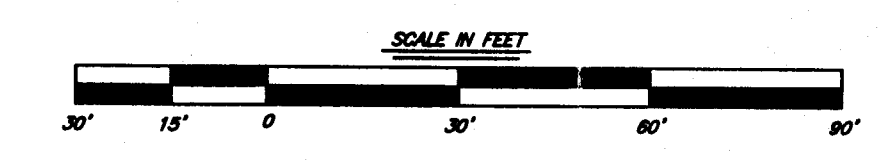
BUILDING SETBACK NOTE:  
 FRONT LINE: 20' SETBACK  
 SIDE LINE: 10' SETBACK  
 REAR LINE: 10' SETBACK

FEMA FLOOD ZONE AND HAZARDS  
 THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C & 225206 0265 C DATED: APRIL 17, 1985

CERTIFICATIONS  
 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.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

NOTE:  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY

ACADIAN VILLA SUBDIVISION, ADDENDUM #2 (PHASE B)  
 SECTIONS 80, T15S - R16E  
 TERREBONNE PARISH, LOUISIANA

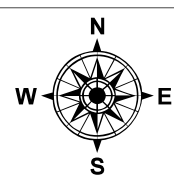
DAVID A. WAITZ  
 ENGINEERING AND SURVEYING, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: JULY 6, 2009	FILE: P:\DWG\2009\05-009\PHASE B\PLAT.dwg	JOB NO: 2008-009

APPROVED: David A. Waitz Reg. No. 4744

PRELIMINARY COPY





# Proposed Bicycle Routes



## LEGEND

- Interstates
- US Highways
- State Highways
- Local Roads
- Railroads
- Hydrography
- Parishes

