

Houma-Terrebonne Regional Planning Commission

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

FEBRUARY 16, 2012, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 2/13/2012

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 19, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) Zoning District to C-2 (General Commercial) Zoning District; 7401 Park Avenue; Circle H, Inc., applicant *(Council District 5)*

F. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of an additional commercial structure, Max Foods Warehouse; 167 Equity Boulevard; Archer Construction, LLC, applicant *(Council District 5)*
 - b) Placement of an additional mobile home; Lot 29, Block 3, Residence Subdivision, Addendum No. 1, 2004 Slatter Street; Filemon Saldana Salas, applicant *(Council District 5)*
2. Preliminary Hearing:
 - a) Rezone from C-2 (General Commercial) Zoning District to R-1 (Single-Family Residential) Zoning District; Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311, 4649, 4661, 4673, 4685, & 4697 Highway 311; T.P.C.G. Planning & Zoning Department, applicant; and call a Public Hearing on said matter for Thursday, March 15, 2012 at 6:00 p.m. *(Council Districts 2/6)*
 - b) Rezoning from R-1 (Single-Family Residential) Zoning District to R-2 (Two-Family Residential) Zoning District; Lot 4, Square 7, Barrowtown, 2609 Truman Street; Janice Owens, applicant; and call a Public Hearing on said matter for Thursday, March 15, 2012 at 6:00 p.m. *(Council District 1)*

G. STAFF REPORT:

1. Discussion and possible action concerning the creation of a policy to allow for the approval of accessory structures prior to the main structure completion with written plan of action submitted to the Planning Director

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 January 19, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 19, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 16, 2012 INVOICES and TREASURER'S REPORT OF JANUARY 2012

E. PLANNING

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

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Subdivision of Property belonging to Nelson P. Trahan
Approval Requested: Process D, Minor Subdivision
Location: 4245 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Gary Trahan
Surveyor: Morris P. Hebert, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Tract 1A-1 and Tract 1A-3, A Redivision of Tract 1A-1, Property belonging to Ridge Oaks, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Doctor Beatrous Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Lee Morrison
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: D & G Estates
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2923 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: D & G Rentals, L.L.C., c/o Gwendolyn L. Cavaness
Engineer: Leonard Chauvin, P.E., P.L.S., Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion with regard to possible APA Commissioner Training in March or April
2. Discussion with regard to proposed changes to the HTRPC By-Laws for consideration at the March 15, 2012 meeting
3. Discussion and possible action regarding the ratification of the 2011 HTRPC Annual Report
4. Discussion with regard to the Master Thoroughfare Plan for Hollywood Road Extension to Hwy. 182
5. Discussion and possible action with regard to the required roadways to be constructed from Sugarwood Subdivision when Valhi Road extension is completed later this year

I. ADMINISTRATIVE APPROVALS:

1. Revised Lot 5, Block 1 of North Terrebonne Commercial Park & Revised Lot 1 of Addendum No. 1 to North Terrebonne Commercial Park, Section 4, T16S-R16E & Section 4, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lot 4-B and Revised Lot 5 of Block 1, Marcel Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Walter Harvey, or assigns, Section 86, T15S-R16E, 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 JANUARY 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 19, 2012 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 him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley, Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of December 15, 2011.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Gaidry Real Estate & Development, Inc. requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Block 4, Residence Subdivision, 2007 Slatter Street.
- a) Ms. Wanda Gaidry, 8951 Park Avenue, applicant, stated they wished to rezone the property in order to place a mobile home on it.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- c) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Block 4, Residence Subdivision, 2007 Slatter Street, and forward to the Terrebonne Parish Council for final consideration.”
- d) Discussion was held with regard to the Board of Adjustments having to grant a special exception in order for a mobile home to be placed on R-2 zoned property.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:
1. Planned Business Group:
- a) The Chairman stated the next item on the agenda was a planned building group application by Joey Palmisano for the placement of an additional commercial structure at 1163 West Tunnel Boulevard.
- (1) Joey Palmisano, 1163 West Tunnel Blvd., applicant, stated he wished to construct another building on the side of his existing building.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- (3) Discussion was held with regard to pole signs and regulations of the same.

- (4) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant planned building group approval for an additional commercial structure at 1163 West Tunnel Boulevard.”

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

Note: James Erny arrived at the meeting at this time – 6:15 p.m.

2. Preliminary Hearing:

- a) Mr. Kurtz moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) 7401 Park Avenue; Circle H, Inc., applicant for Thursday, February 16, 2012 at 6:00 p.m.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Elfert reminded Staff to ensure that the rezoning of the Bayouside Lots along Hwy. 311 for Matherne Realty Partnership, LLC was being taken care of.

2. Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mrs. Williams moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:18 p.m.”

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

L.A. “Budd” Cloutier, Jr., O.D., 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 JANUARY 19, 2012.

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

ZLU12/2
Dist. 5

Houma, Louisiana 70361-1446

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.

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

Date: 1/03/12

Applicant's Name

70361

Zip

276-7448

(Work)

Interest in Ownership (Owner, etc.)

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

C-2

Yes

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:

 X **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 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:

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:

X

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

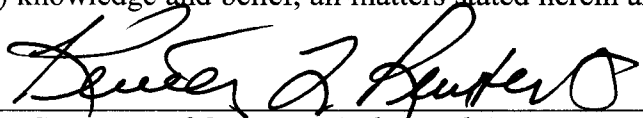
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

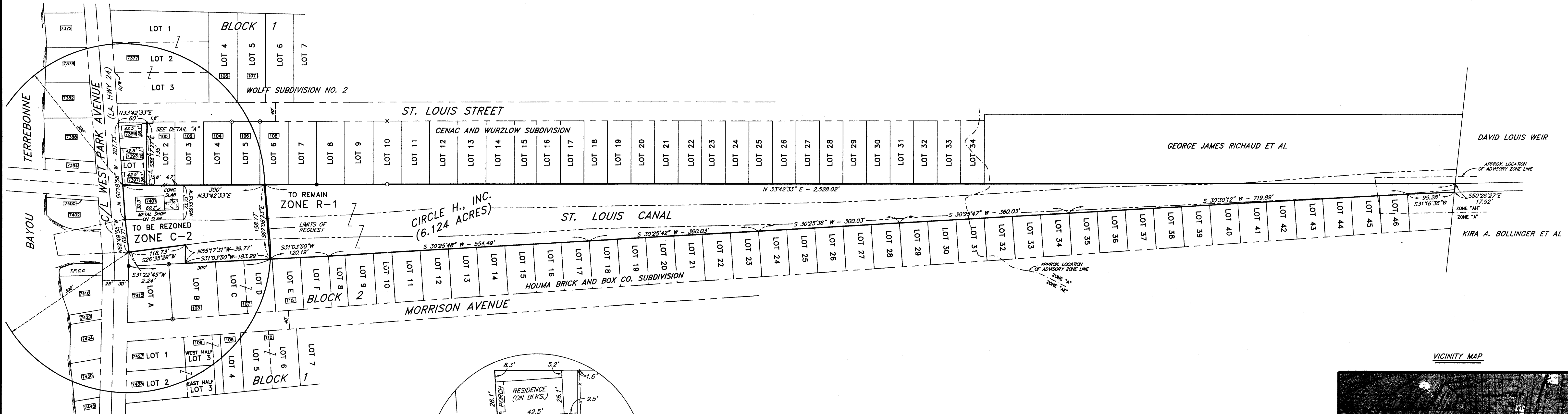
I (We) own 6.124 acres. A sum of \$42.93 dollars is enclosed and made a part of this application.

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

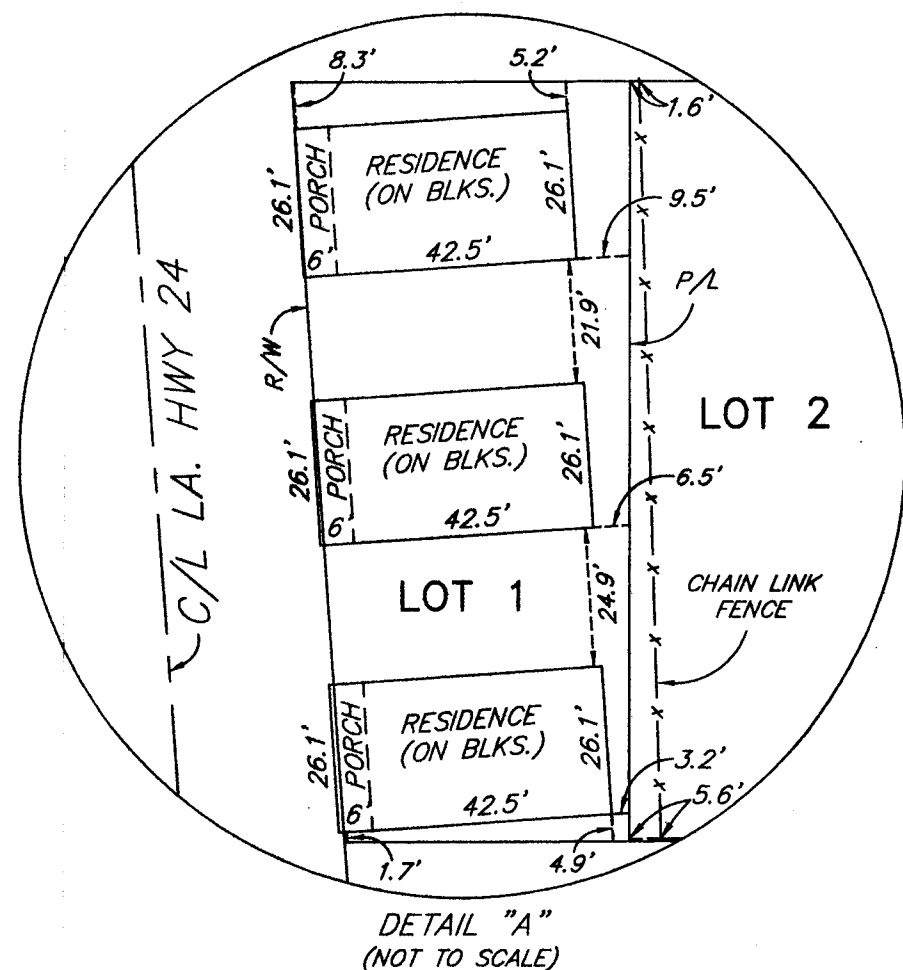


THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 62581, 484271 AND MAP NO. 71 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE, 1983 DATUM.

THIS TRACT IS LOCATED IN ZONES "C" AND "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY MAP, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-K102 PLACES THIS PROPERTY IN ZONE "AE", "AH" AND "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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

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.



LOUISIANA COORDINATE SYSTEM
 (SOUTH ZONE - 1983 DATUM)

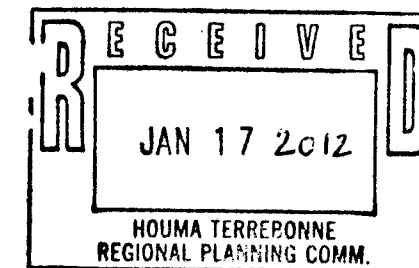


PLAT SHOWING PROPERTY TO BE RE-ZONED FROM "R-1" TO "C-2" BELONGING TO CIRCLE H., INC. LOCATED IN SECTION 6, T17S - R17E TERREBONNE PARISH, LOUISIANA

DECEMBER 27, 2011

SCALE: 1" = 100'

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



LEGEND:

- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1/2" IRON PIPE FOUND
- INDICATES 5/8" IRON ROD FOUND
- ✕ CHISELED "X" FOUND IN CONCRETE
- [7461] INDICATES MUNICIPAL ADDRESS

VICINITY MAP



ZLUI2/3
Dist. 6

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

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Archer Construction, LLC
Applicant's Name

P.O. Box 2604 Houma, LA 70361
Address *City* *State* *Zip Code*

01/20/12 / 985-872-3050
Date *Telephone Number(s)*

Max Food Management, Inc.
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Max Foods Warehouse
2. Location: 167 Equity Blvd. Houma, LA 70360
3. Zoning District: _____
4. Total Land Area: 72,669.76
5. Total Number of Units: 2
6. Gross Floor Area: 13,916
7. Total Parking Spaces Provided: 16
Total Parking Spaces Required: 35
8. Approximate Cost of Work Involved: \$150,000.00
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:

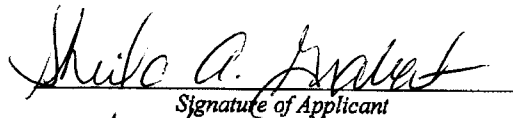
1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

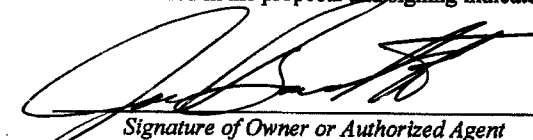
Note: Acreage is based on total area, exclusive of streets.

I (We) own 1.67 acres. A sum of \$28.50 dollars is enclosed and made a part of this application.


Signature of Applicant

1/30/12
Date

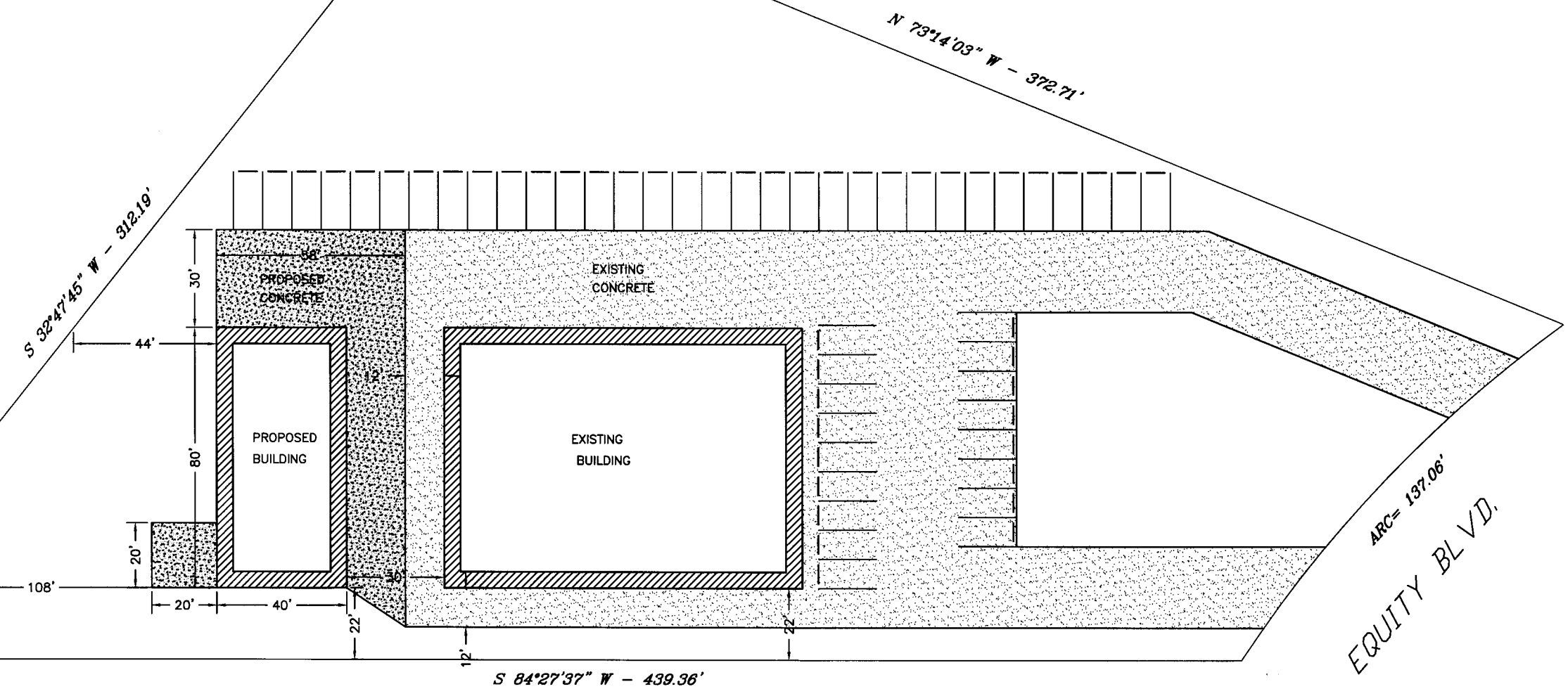
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.


Signature of Owner or Authorized Agent

1/30/12
Date

TOTAL AREA: 72,669.76 SQFT
 TOTAL PERVIOUS: 38,511.00 SQFT 52.99%
 TOTAL IMPERVIOUS: 34,158.76 SQFT 47.01%

RANDY & PHYLLIS LEBOEUF
 206 LAKE CRESCENT CIRCLE
 HOUMA, LA 70360



BAKER HUGHES OILFIELD OPERATIONS
 163 EQUITY BLVD.
 P.O. BOX 92108
 AUSTIN, TX. 78709

SITE PLAN
 SCALE: 1"=20'

ARCHER
 Construction, L.L.C.
 DESIGN • BUILD

P.O. BOX 2804
 HOUMA, LA
 PHONE: 866-872-3050
 FAX: 866-872-8948

TONY HERQUES
MAX FOODS
 167 EQUITY BLVD.
 HOUMA, LA. 70360

NO.	DATE	REVISION DESCRIPTION	BY

DRAFTER:
J E BOUDREAU
 SERVICES, INC.

SITE PLAN

A1.0

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

P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLV12 16
Dist. 5

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Filemon Saldana Salas
Applicant's Name

2004 Slatter st. Houma LA 70363
Address City State Zip Code

1-20-2012 (985) 240-6128
Date Telephone Number(s)

Filemon Saldana Salas
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: SALAS DEVELOPMENT
2. Location: 2004 SLATTER ST, HOUMA, LA 70363
3. Zoning District: R-2 Lot 29, Block 3, Residence Subd. Add. No. 1
4. Total Land Area: 0.14 AC
5. Total Number of Units: 2
6. Gross Floor Area: 1,880
7. Total Parking Spaces Provided: 4
Total Parking Spaces Required: 4
8. Approximate Cost of Work Involved: \$27,000.00
9. Has any previous application been made: NO X YES _____
If Yes, please describe: _____

ZLV
Planned Building Group Approval
F1(b)

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
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Maximum Charge - \$100.00

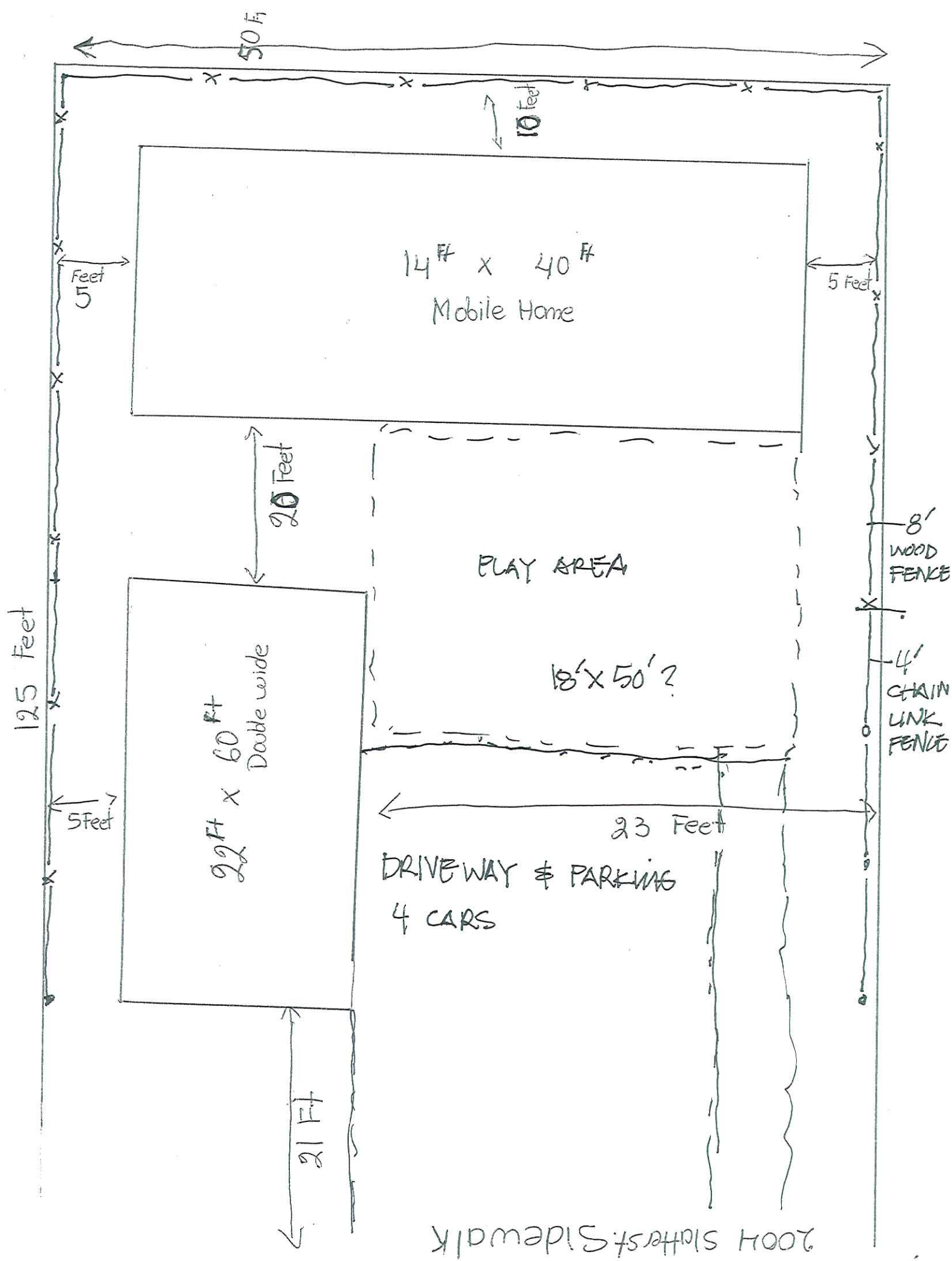
Note: Acreage is based on total area, exclusive of streets.

I (We) own 0.14 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

Filemon Delener Shs
Signature of Applicant
1-20-2012
Date

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

Filemon Delener Shs
Signature of Owner or Authorized Agent
1-20-2012
Date



2004 Slatter's Sidewalk

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 15, 2012

@ 6:00 p.m.

ZLU/F2(a)

***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: 1/30/2012

T.P.C.G. Planning & Zoning Department

Applicant's Name

P.O. Box 2768	Houma	LA	70361
Address	City	State	Zip

(985) 873-6569

Telephone Number (Home)	(Work)
-------------------------	--------

None

Interest in Ownership (Owner, etc.)

Batture lots of Lots 2-6 of Matherne Realty Partnership, LLC

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

along LA Hwy. 311, Section 5, 101, 102, T17S-R17E; 4649, 4661, 4673, 4685, & 4697 Hwy. 311

Zoning Classification Request:

From:	C-2	To:	R-1
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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

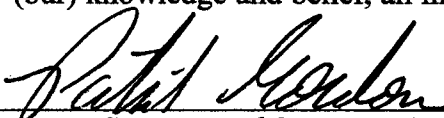
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own _____ acres. A sum of _____ 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.

 Agent For P+Z
Signature of Owner or Authorized Agent

CRISTING COURSES		
COURSE	BEARING	DISTANCE
17-18	N 69°33'54" W	- 80.86'
18-19	N 54°02'10" W	- 15.85'
19-20	N 67°21'47" W	- 45.01'
21-22	N 69°12'08" W	- 38.84'
23-24	N 23°35'07" E	- 100.86'
24-25	N 62°38'48" W	- 42.57'
25-26	N 70°04'23" W	- 100.26'
26-27	N 68°04'14" W	- 98.99'
27-28	N 85°21'38" W	- 106.10'
28-29	N 60°35'27" W	- 150.33'
29-30	N 62°03'51" W	- 100.18'
30-31	N 64°21'08" W	- 100.01'
31-32	N 68°36'37" W	- 100.00'
32-33	N 71°11'28" W	- 100.46'
33-34	N 69°37'11" W	- 103.90'
34-35	N 70°35'40" W	- 100.61'
35-36	N 69°21'36" W	- 106.41'

LEGEND

EXISTING FIRE HYDRANT

EXISTING POWER POLE WITH LIGHT

EXISTING POWER POLE WITHOUT LIGHT

EXISTING BENCHMARK

R/W
WESTSIDE BLVD
EXTENSION

C/L WESTSIDE BLVD. EXT.

5' ELEC. SERV.
6' TELE/CATV SERV.
5' GAS SERV.
5' C/WMD NO. 1 SERV.

SECTION "A-A"

APPROVED AND ACCEPTED THIS DATE 1-20-2012
BY THE MOUMA-TERRIBOONE REGIONAL PLANNING COMMISSION
BY Patrick McInerney FOR Approval



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 basis of the best available information, and that the survey was done in accordance with the standards of PRACTICE FOR LAND SURVEYS set out forth by the STATE OF ILLINOIS BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS and that the necessary qualifications and equipment were maintained in accordance with minimum area surveys indicated in the above standards.

James A. Smith

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE
LOUISIANA REVISED STATUTES AND FURNISHING PARISH
RECORDS AND HEREBY SWEARS THE SAME.

[Signature]
ALFRED C. MCFARLAND, M. E.

PROJECT SITE


PROJECT NO.	PARRISH	SHEET NO.
11-26	TENNESSEAN	1



VICINITY MAP

4
BLOCK

MATHERNE REALTY
PARTNERSHIP, L.L.C.

I hereby authorize the Clerk of Court to inscribe on Entry No. 1390912
MILFORD ASSOCIATES, INC.
BY: 

17
BLOCK

SKI BAYOU ESTATES
ADDENDUM NO. 1

18
BLOCK 3

ROBERT A.
BURNS, JR., INC.

R-1

C-2

SUGARWOOD ESTATES

EXIST. BM
ELEV. 6.3'
NAD 83, GEOID 03 L
NAVD 88 (2006.7781

R-

R-

K-1

R-1

R-1

R-1

R-1


I-

SUGAR POINTE
INDUSTRIAL PARK

LAND USE: SINGLE FAMILY RESIDENTIAL
SEWER: INDIVIDUAL
MINOR SUBDIVISION
SUBDIVISION PLAN

TOTAL LOTS - 8

**BAYOUSIDE LOTS
ALONG 311
MATHERNE REALTY PARTNERSHIP, L.L.C.
IN SECTIONS 5, 101 & 102, T17S-R17E
TERREBONNE PARISH LOUISIANA**

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA  APPROVED BY:		DRAWN: LA CHK'D: FJ SCALE: 1" = DATE: SJ
JOB # 11-28	CAD # 1128-LOTS311-FINAL	FILE #

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

THESE PARCELS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), ZONE "B" AND ZONE "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225306, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1983. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2008 ADVISORY PANEL NO. 1A - RISK DOES NOT AFFECT THIS PROPERTY.

REFERENCE MAPS

1) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "MORMA DEVELOPMENT TRACT 2 WITHIN PORTIONS OF SECTIONS 5, 30, 31, 32, 33 & 34, T17S-R17E, TERREBONNE PARISH, LOUISIANA- DATED SEPTEMBER 28, 1971 AND LAST REVISED MAY 7, 1974.

2) MAP PREPARED BY T. BAKER SMITH ENTITLED "ALTA/ACSM LAND TITLE SURVEY TRACT C-10-J, BELONGING TO MATHERNE REALTY PARTNERSHIP LOCATED IN SECTIONS 5 & 101, T17S-R17E, KERRICKTOWN, LOUISIANA" DATED JULY 28, 2008.

LOT NO.	LAND AREA SOUTH OF BAYOU BLACK	LAND AREA NORTH OF BAYOU BLACK	TOTAL LAND AREA
1	38,798 SQ. FT.	52,795 SQ. FT.	91,593 SQ. FT.
2	16,180 SQ. FT.	24,330 SQ. FT.	40,510 SQ. FT.
3	17,593 SQ. FT.	25,424 SQ. FT.	43,007 SQ. FT.
4	17,485 SQ. FT.	27,931 SQ. FT.	45,396 SQ. FT.
5	13,756 SQ. FT.	33,522 SQ. FT.	47,281 SQ. FT.
6	12,000 SQ. FT.	41,144 SQ. FT.	53,144 SQ. FT.

100' 50' 0 100' 200'

SCALE: 1" = 100'

19JAN12	ADDED ADDITIONAL DIMENSIONS	LA
DATE	REVISION	B



PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 15, 2012

@ 6:00 p.m.

ZLU/F2(b)

Zoning & Land Use Commission

Itouma, Louisiana 70361-1446

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.

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

Date: 2/2/12

Applicant's Name

Address _____ City _____ State _____ Zip _____

Telephone Number (Home)	(Work)
-------------------------	--------

Interest in Ownership (Owner, etc.)

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

From: R-1 To: R-2 OR ~~R-3~~

If Yes, Date of Last Application: _____

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-

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\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 21 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.

Janice Owens
Signature of Owner or Authorized Agent

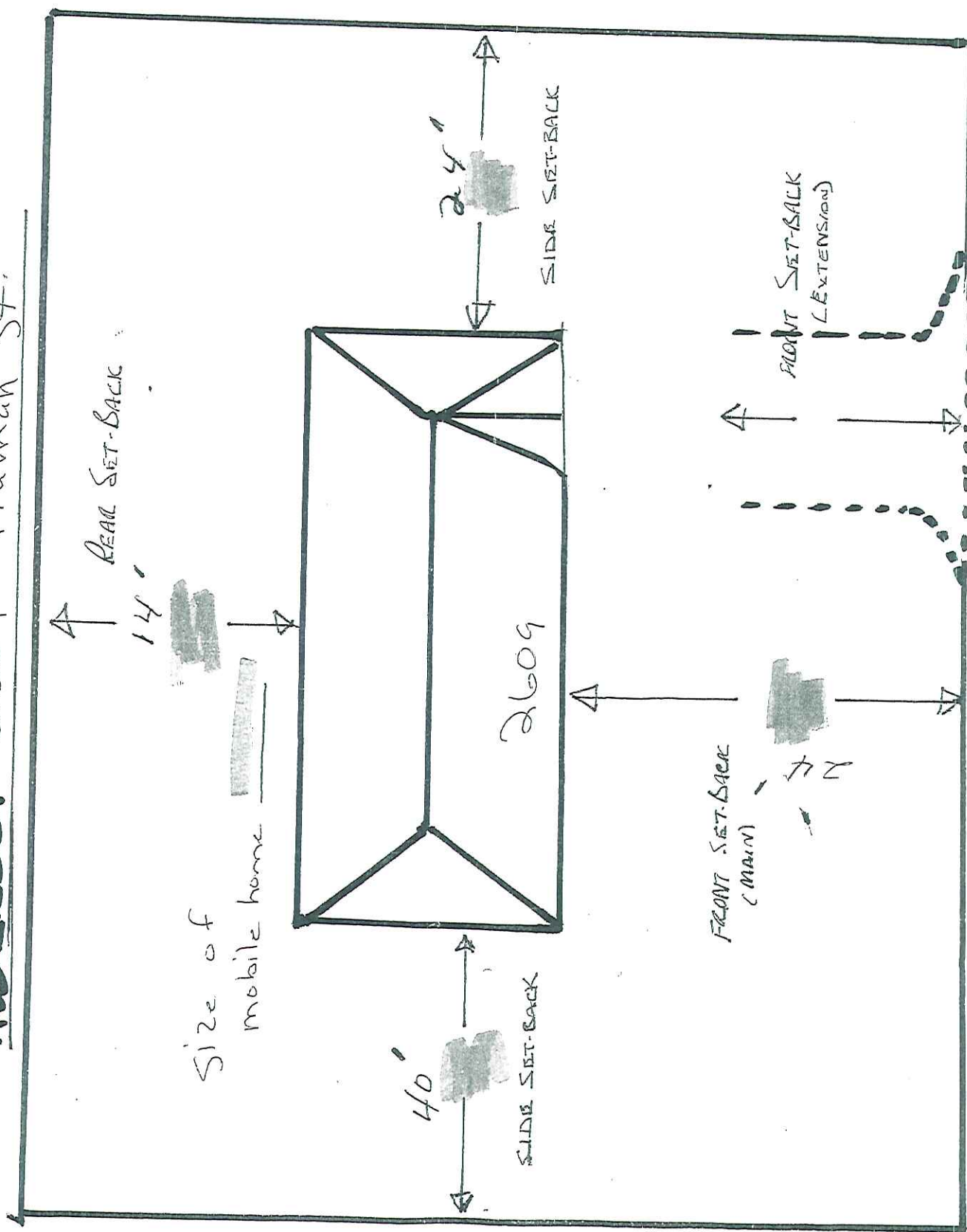
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Zone 0005
Zone 0103

SITE PLAN FOR

ADDRESS: 2609 Truman St.

mobile home - 150' permit



BACK

S. J. FOSTER ST

FRONT

TRUMAN ST

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of January 19, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:20 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 15, 2011.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 15, 2011.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the January 19, 2012 invoices and approve the Treasurer’s Report of December 2011.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Desert Capital Venture, LLC for Process D, Minor Subdivision for Tract “A”, being a portion of the Plaza Caillou tract.
 - a) Mr. Terral Martin, GSE Associates, Inc., discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mrs. Williams moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage arrows were depicted on the plat and an address was provided on Tract “A”.
 - e) Discussion was held with regard to the parking requirements and whether there would still be enough parking for the shopping center after the division would take place. Mr. Gordon suggested conditioning the approval so that the parking requirements were met.

- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tract “A” being a portion of the Plaza Caillou tract conditioned drainage arrows are depicted on the plat, an address is provided for Tract “A”, and the division does not reduce the parking requirements of the existing shopping center below what the law requires.”
- g) Discussion ensued with regard to there being additional parking in the rear of the shopping center and drainage since all of the property was impervious. Mr. Gordon stated it would be addressed at the building permit stage and that it would have to follow the same drainage system as it is now.

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

- 2. The Chairman stated the next item on the agenda was an application by Westgate Development, Inc. requesting engineering approval for Process C, Major Subdivision for Parkwood Place Subdivision (Phases A, B, & C).

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See ATTACHMENT A].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., stated they would comply/resolve with all items on the punch list.
- c) Discussion was held with regard to there being sidewalks, no green space due to the development tying into the existing park, flooding and drainage improvements overall, and the retention pond.
- d) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Parkwood Place Subdivision conditioned upon the Developer complying with all punch list items per Terrebonne Parish Engineering Division’s memo dated January 19, 2012.”
- e) Discussion ensued with regard to the 24” drain line, the variance received at conceptual & preliminary from the minimum lot size requirements, covenant restrictions, need for affordable housing but in an area of existing concern due to flooding, and the Thompson Road levee that would alleviate water on the east side.

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

G. STAFF REPORT:

- 1. Mr. Gordon stated the 2012 State Planning Conference is January 25-27, 2012 in Lake Charles, Louisiana and didn’t think anyone was planning on going.
- 2. Mr. Gordon stated the 2012 National Planning Conference is April 14-17, 2012 in Los Angeles, California and encouraged the Commission to authorize up to four people to attend. He stated Mr. Pulaski was going to attend.
 - a) Mr. Ostheimer stated it was worthwhile to attend and wouldn’t limit the authorization to four members.
 - b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC authorize and pay reasonable expenses as determined by the Chairman for up to six people to attend the 2012 National Planning Conference on April 14-17, 2012 in Los Angeles, California and not to exceed the budgeted travel amount.”

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

- c) Mr. Elfert stated training was required of new members within a year of their being on the Commission. Mr. Gordon stated he would also contact South Central Planning to see if they would be conducting some workshops locally.
3. Mr. Gordon discussed the possibility of taking a new photo of the Commission with the new Chairman and new members at the next meeting. The Chairman encouraged all to be present at the next meeting and arrive early as the picture will be taken before the meeting starts.
4. Mr. Gordon discussed the Louisiana 2012 Coastal Master Plan flyer he handed and encouraged the Commissioners to attend.
5. Mr. Gordon stated new Steering Committee members were needed to replace the Planning Commission members that are now on the Council. He requested anyone interested to get with the Chairman. He encouraged all members to attend the next meeting on Tuesday, February 14, 2012 at 3:30 pm at the Waterlife Museum.

H. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7."

1. Survey of Revised Lots 8 & 12, Addendum No. 1 to North Terrebonne Commercial Park and Revised Lots 8 & 10, Addendum No. 1 to Energy Center of Southeast Louisiana, Property of Cropland Investment Group, LLC, Section 4, T16S-R16E and Section 4, T16S-R17E, Terrebonne Parish, LA
2. Plat showing Revised Ardoyne Plantation Homesite, Sections 13, 16, & 17, T16S-R16E, Terrebonne Parish, LA
3. Redivision of Lot 1 & A portion of Lot 2, Block 45 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
4. Plat showing Property to be purchased by Am-Per Enterprises, Inc., Section 69, T17S-R16E, Terrebonne Parish, LA
5. Resubdivision of Tracts 6, 7, 8, & 9 of the Sunrise Plantation Estates into Lots A, B, & C for Mike, Dale, & Blair DeHart, Section 18, T18S-R17E, Terrebonne Parish, LA
6. Redivision of Revised Lots 4 & 9 of Block 1, Matherne Subdivision, Sections 5 & 101, & 102, T17S-R17E, Terrebonne Parish, LA
7. Revised Lot 7 of Block 2, Shaffer Road Industrial Development & Revised Lot 10, Property belonging to Southern Outdoors & Marine, Inc. et al, Section 12, T17S-R17E & Section 1, T18S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated they were working on some information which will be sent to Councilman Danny Babin who now the Chairman of the Council's Subdivision Regulations Review Sub-Committee once complete.
2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated the next Steering Committee meeting was Tuesday, February 14, 2012 at 3:30 at the Waterlife Museum and encouraged all to attend.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux asked why the meeting packets were not tabbed and stated he didn't like information waiting for him when he arrived at the meeting. Dr. Cloutier stated the packets were not tabbed but in order and that every effort possible is made to ensure the members get the information prior to the meeting but is not always the case.
 - b) Mr. Ostheimer and Mr. Gordon clarified the Administrative Approvals process for the new members.
2. Chairman's Comments:
 - a) The Chairman discussed his desire for the Commission to grow on a planning aspect. He stated that there would be a "Planning" item on the agenda between the Treasurer's Report and Communications every second month of every quarter (February, May, August, & November). He stated he would like to see every Commissioner and Staff to share one but no more than three things they would like to see for our Parish in the future (i.e. community sewer parishwide). He

said the information would then be typed up and given to the Parish Council as an informational packet.

- b) The Commission was informed of a Chili Cook-Off that was being held downtown on January 28, 2012 from 12-6 p.m. with all proceeds to benefit the Downtown Beautification project. The Chairman suggested someone from the Downtown Development Commission to attend a future meeting.

K. PUBLIC COMMENTS: None.

- L. Mr. Erny moved, seconded Mr. Ostheimer: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:17 p.m.”

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

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



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 19, 2012
1st Review
Item F-2

TO: Pat Gordon

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

SUBJECT: Parkwood Place Subdivision Phases A, B & C
Review of Engineering Approval

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

1. 24.5.4.7 Plat does not show phase lines.
2. 24.7.6.2.6 Does not conform to the SDDM
 - a. V.A.3 Extra Top of Culvert and Invert labels should be removed at the following:
 1. Brees Drive Station 14+35.5
 2. Fleur De Lis Drive Station 3+70.7
 - b. V.A.3 Saints Circle Station 13+67.5 CB02 Left and Super Bowl Drive Station 0+16.9, Invert is not consistent with plan & profile view and DOTD 6020 calculations.
 - c. V.A.8 Cross Section should be provided for turnaround.
 - d. V.B.10 Culverts with diameter 48" shall have a drainage servitude of 20'. Plan/profile sheets have incorrect dimensions for Super Bowl Drive and Brees Drive. Saints Drive does not provide a Plan/Profile for outfall culvert.
 - e. V.B.12 Elevations and pipe lengths are inconsistent on 6020 calculations and drainage plan.
 - f. V.C Cross-section and calculations need to be provided for the ditches on Tracts A & B.
 - g. V.C.14 Calculations need to be provided for outfall ditch.
 - h. VI.A.24 Additional gate should be placed in drainage right-of-way at the property line.
3. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals

- d. Electric Utility
- 4. 24.7.5.2 Street Lights standards should provide the height, material, and color of the light post.
- 5. Culverts entering pond should have outlet protection.

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

GEB/mld

cc: Tom Bourg
Philip Liner
David Waitz, P.E., P.L.S.
Planning Commission
Engineering Division
Reading File
Council Reading File

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <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: MINOR SUBDIVISION OF PROPERTY BELONGING TO NELSON P. TRAHAN
- Developer's Name & Address: Gary Trahan, 4255 Bayou Black Dr., Houma, LA 70360
*Owner's Name & Address: Nelson P. Trahan, c/o Gary Trahan (above)
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MORRIS P. HEBERT, INC.

SITE INFORMATION:

- | | |
|---|---|
| 4. Physical Address: <u>4245 Bayou Black Dr., Houma, LA 70360</u> | |
| 5. Location by Section, Township, Range: <u>Section 49, T17S - R16E</u> | |
| 6. Purpose of Development: <u>Division Among Heirs</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input checked="" type="checkbox"/> Single-Family Residential | <input checked="" type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <input type="checkbox"/> Curb & Gutter | <u>10/24/11</u> <u>1"=100'</u> |
| <input checked="" type="checkbox"/> Roadside Open Ditches | 11. Council District: |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>District 7 - Babin / Bayou Black Fire</u> |
| <input type="checkbox"/> Other | |
| 12. Number of Lots: <u>4</u> | 13. Filing Fees: <u>\$125.00 136.10 bmb</u> |

I, Joyce Trahan certify this application including the attached date to be true and correct.

Joyce TRAHAN
Print Applicant or Agent #8962707

Signature of Applicant or Agent

1-30-12
Date

The undersigned certifies: J.T. 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.

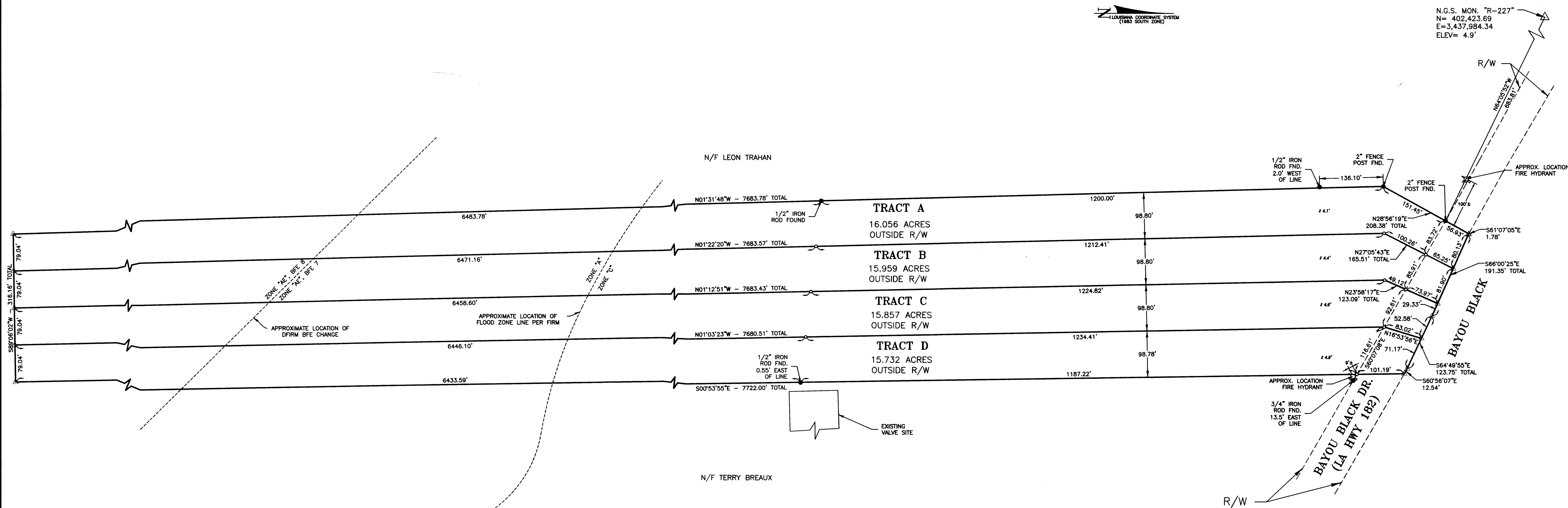
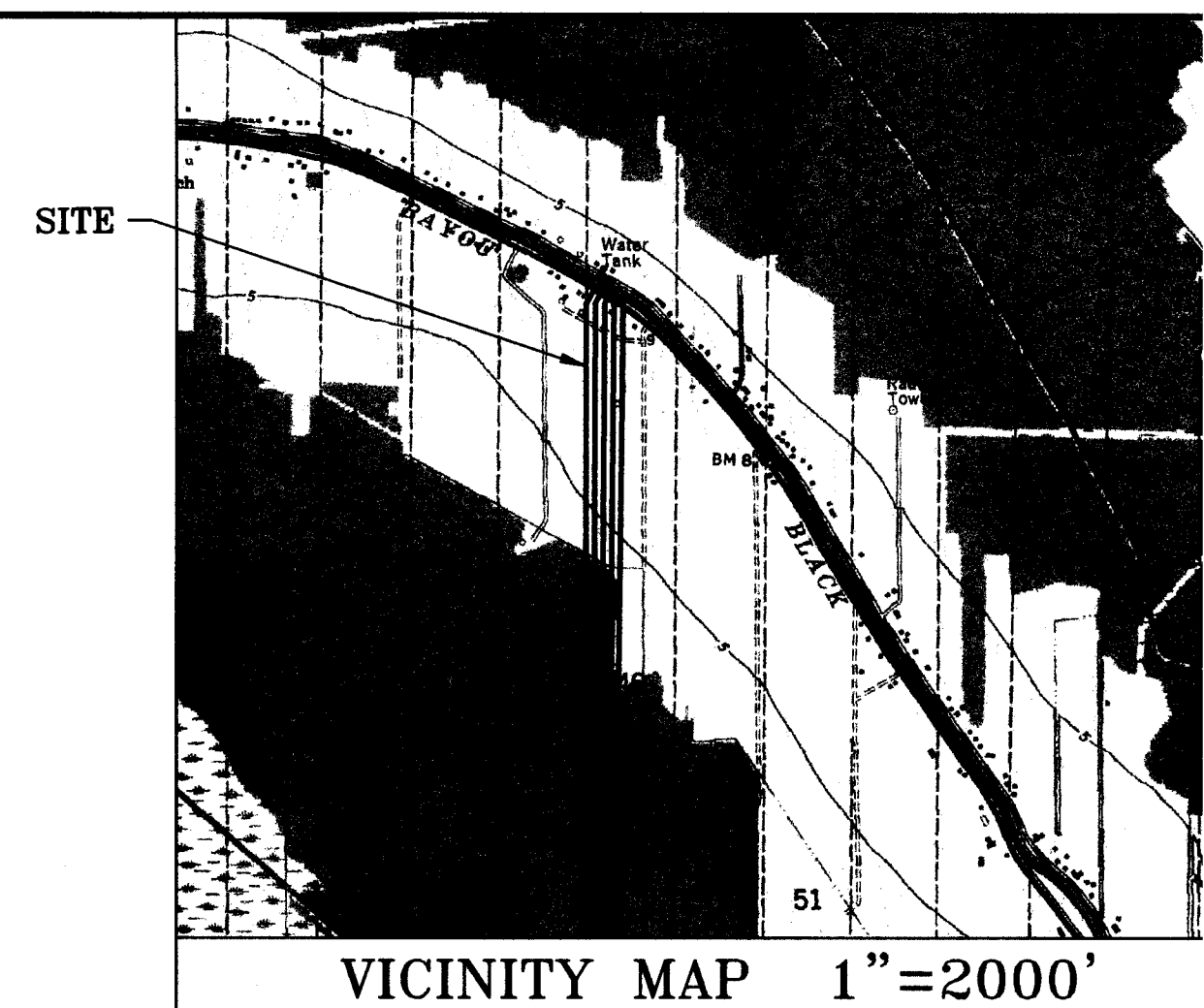
Joyce TRAHAN
Print Name of Signature

Joyce Trahan
Signature

1-30-12
Date

PC12/ 2 - 1 - 3

Record # 4



NOTES:

1. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS, RIGHTS-OF-WAY, SERVITUDES, ETC. AFFECTING THE SUBJECT PROPERTY. NO RESEARCH WAS PERFORMED OR PROVIDED IN CONNECTION WITH SUCH INFORMATION.
2. DEED REFERENCE: COB 1569, PG. 683
3. MAP REFERENCES:
 - A. SURVEY BY T. BAKER SMITH & SONS, INC. TITLED "SURVEY OF A PORTION OF PROPERTY FOR ERIC AND EUGENE OLIVIER LOCATED IN SECTIONS 49 & 50, T17S-R16E, TERREBONNE PARISH, LOUISIANA"
 - B. PLAT BY MORRIS P. HERBERT, INC. TITLED "GARY TRAHAN DIVISION OF PROPERTY BELONGING TO THE ESTATE OF LEON TRAHAN, SR. LOCATED IN SECTION 48 AND/OR SECTION 49, T17S-R16E, TERREBONNE PARISH, LOUISIANA."
4. FIELD SURVEY WAS CONDUCTED ON OCTOBER 11, 2011.
5. NOTES RECORDED IN FIELD BOOK 1634, PAGE 23.
6. AS REQUESTED BY THE LANDOWNER, BOUNDARIES LOCATED IN WOODS WERE NOT MONUMENTED.
7. FINAL MONUMENTATION WILL BE DONE AFTER HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION APPROVAL.
8. FLOOD PLAIN INFORMATION:
 - A. AS INDICATED ON THE FLOOD INSURANCE RATE MAP 225206 0440 C. DATED MAY 1, 2010, THE HEREIN SUBJECT PROPERTY IS LOCATED IN BOTH FLOOD ZONE "C" AND ZONE "A".
 - B. ACCORDING TO HURRICANE RITA SURGE INUNDATION & ADVISORY BASE FLOOD ELEVATION MAP NUMBER LA-R99 (DATED 2/23/06), THIS PROPERTY IS IN ZONE AE, AFE 6.0 FEET.
 - C. ACCORDING TO THE PRELIMINARY DFIRM, THIS PROPERTY IS IN ZONE AE, BFE 7.0 FEET AND 8.0 FEET.

NO ON-THE-GROUND EFFORT HAS BEEN MADE TO LOCATE AND INDICATE ALL CABLES, PIPELINES, UTILITIES, ETC. CROSSED BY THE PROPOSED PROJECT; THEREFORE, MORRIS P. HEBERT, INC. IS NOT RESPONSIBLE FOR ANY NOT LOCATED DURING THE COURSE OF THE PROJECT.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND UNLESS OTHERWISE NOTED, THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS C SURVEYS INDICATED IN THE ABOVE STANDARDS.

G. ALEX TEAGUE, LA LICENSE NO. 48
MORRIS P. HEBERT, INCORPORATED
283 CORPORATE DRIVE
HOUMA, LA, 70360
PHONE: 985-879-2731

STATE OF LOUISIANA
G. ALEX TEAGUE
License No. 4842
PROFESSIONAL
LAND SURVEYOR

1/30/12
DATE

- LEGEND:
- N/F = NOW OR FORMERLY
COB = CONVEYANCE OFFICE BOOK
FND. = FOUND
MON. = MONUMENT
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
● = FOUND ROD
○ = SET ROD
⚡ = POWER POLE
△ = CALCULATED POINT
~ = NOT TO SCALE
± 4.5' = EXISTING GRADE ELEVATION

NO.	DATE	REV.	BY:		REVISION
<h2 style="margin: 0;">GARY TRAHAN</h2>					
<p>MINOR SUBDIVISION OF PROPERTY BELONGING TO NELSON P. TRAHAN LOCATED IN SECTION 49, T17S-R16E TERREBONNE PARISH, LOUISIANA</p>					

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF REVISED TRACT 1A-1 AND TRACT 1A-3 A REDIVISION OF TRACT 1A-1 PROPERTY BELONGING TO RIDGE OAKS, L.L.C.
LEE MORRISON
2. Developer's Name & Address: 7163 HWY. 43 AMITE, LA 70422
RIDGE OAKS, L.L.C.
*Owner's Name & Address: 1210 ST. CHARLES ST. HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

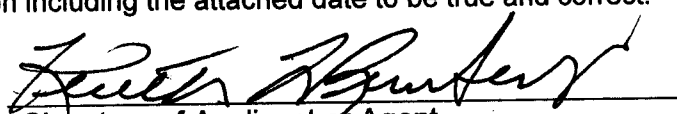
SITE INFORMATION:

4. Physical Address: DOCTOR BEATROUS ROAD
5. Location by Section, Township, Range: IN SECTIONS 25, 26, 27, 28 & 29, T18S-R17E
6. Purpose of Development: REDIVISION OF PROPERTY
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: JANUARY 18, 2012 SCALE: 1"=100'
11. Council District: 7- Babin / Bayou D'Arbois
12. Number of Lots: 2
13. Filing Fees: \$148.00

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

KENETH L. REMBERT
Print Applicant or Agent

JANUARY 18, 2012
Date

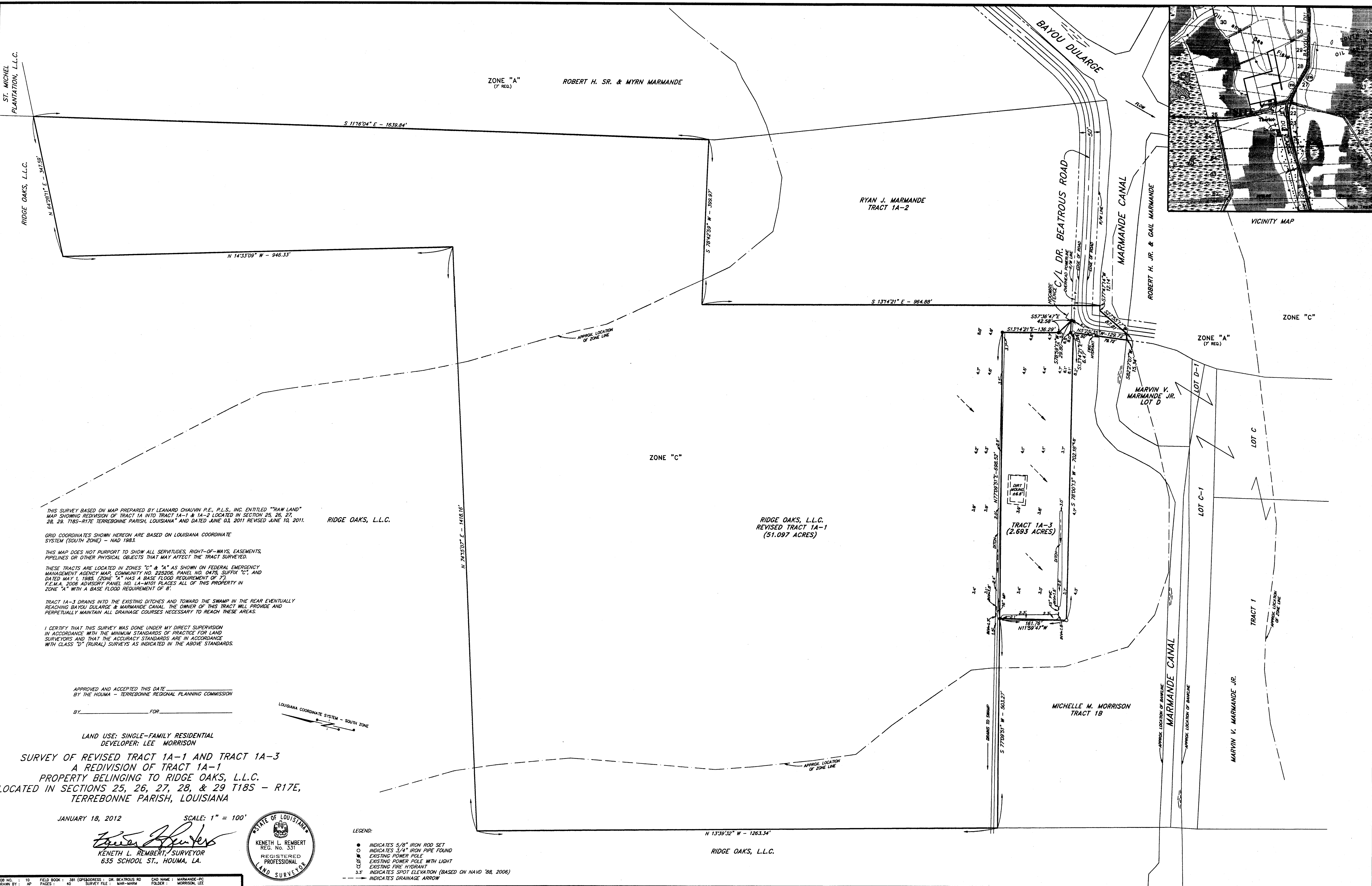

Signature of Applicant or Agent

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.

RIDGE OAKS, L.L.C.
Print Name of Signature

JANUARY 18, 2012

Signature



THIS SURVEY BASED ON MAP PREPARED BY LEONARD CHAUVIN P.E., P.L.S., INC. ENTITLED "RAW LAND" MAP SHOWING REDIVISION OF TRACT 1A INTO TRACT 1A-1 & 1A-2 LOCATED IN SECTION 25, 26, 27, 28, 29 T18S - R17E TERREBONNE PARISH, LOUISIANA AND DATED JUNE 03, 2011 REVISED JUNE 10, 2011.

GRID COORDINATES SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE) - NAD 1983.

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

THESE TRACTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1988. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-M101 PLACES ALL OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'.

TRACT 1A-3 DRAINS INTO THE EXISTING DITCHES AND TOWARD THE SWAMP IN THE REAR EVENTUALLY REACHING BAYOU DULARGE & MARMANDE CANAL. THE OWNER OF THIS TRACT 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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

BY _____ FOR _____

LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: LEE MORRISON

**SURVEY OF REVISED TRACT 1A-1 AND TRACT 1A-3
A REDIVISION OF TRACT 1A-1
PROPERTY BELONGING TO RIDGE OAKS, L.L.C.
LOCATED IN SECTIONS 25, 26, 27, 28, & 29 T18S - R17E,
TERREBONNE PARISH, LOUISIANA**

JANUARY 18, 2012

SCALE: 1" = 100'

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



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

Houma-Terbonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: D & G ESTATES
2. Developer's Name & Address: D & G RENTALS, L.L.C., 125 MANCHESTER DR HOUMA LA 70360
 *Owner's Name & Address: GWENDOLYN L. CAVANESS, 125 MANCHESTER DR, HOUMA, LA 70360
 [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN P.E., P.L.S., INC.

SITE INFORMATION:

4. Physical Address: 2923 HWY 316 BAYOU BLUE
5. Location by Section, Township, Range: SECTION 64, T16S-R17E
6. Purpose of Development: RESIDENTIAL HOUSING
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: JANUARY 2012 1"=30'
11. Council District: 4 - Amedee / BayouBlueFire
12. Number of Lots: 17
13. Filing Fees: 860.00

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

LEONARD J. CHAUVIN, JR.

Print Applicant or Agent

1/30/12

Date

The undersigned certifies: G.L.C. 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.

Gwendolyn L. Cavaness
Print Name

Signature

1-23-2011

Date

PC12/ 2 - 3 - 5

Record # 6

Revised 5/3/07

DTES:

REFERENCE MAP AND BEARING:
1. "McCLENDON SUBDIVISION" MAP SHOWING PROPOSED SUBDIVISION OF PROPERTY BELONGING TO R.H. McCLENDON LOCATED IN SECTION 64, T16S-R17E-- TERREBONNE PARISH, LOUISIANA
2. PREPARED BY: T. BAKER SMITH & SON CIVIL ENGINEERS AND LAND SURVEYORS DATE: JUNE 8, 1971, REVISED LAYOUT FEB 7, 1972
3. "REDIVISION OF TRACTS 1&4 PROPERTY OF ROBERT H. McCLENDON IN SECTION 64, T16S-R17E, TERREBONNE PARISH, LOUISIANA."
4. PREPARED BY: KENNETH L. REMBERT DATE: MAY 6, 1991
5. REVISED: JUNE 25, 1991
6. FILE ENTRY #1331596
7. "DIVISION OF PROPERTY BELONGING TO ROBERT A. McCLENDON AND JANICE PELLEGRIN IN SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA"
8. PREPARED BY: DAVID MARTINEZ, P.L.S.
9. FILE ENTRY #902288
10. "MAP SHOWING THE DIVISION OF A TRACT OF LAND BELONGING TO R.H. McCLENDON, ET AL LOCATED IN SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA"
11. PREPARED: CHARLES L. McDONALD LAND SURVEYORS, INC.
12. DATE: MARCH 18, 1992
13. REVISED: MARCH 9, 1993
14. FILE ENTRY #701319
15. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 225206 0245C, MAY 1, 1985 INDICATES THAT THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
16. ADVISORY BASE FLOOD ELEVATION MAP NUMBER: LA-T102, DATED: FEBRUARY 23, 2006, INDICATES THAT OUTSIDE THE LIMITS OF THE A.B.F.E. STUDY AREA.
17. FOR AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
18. DRAINAGE DESTINATION IS BAYOU BLUE.
19. SURVEY CONTROL ESTABLISHED USING N.G.S. MONUMENT PID AH6436, STAMPING BBLUB19.
20. ELEVATIONS SHOWN ARE N.G.V.D. 29.

UTILITY NOTE:

DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT.
2. LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

DEDICATION OF STREETS AND SERVITUDES:

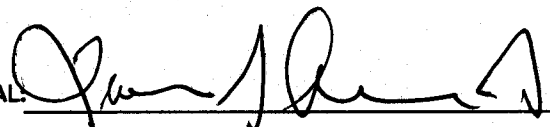
1. STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED TO THE PUBLIC.
2. USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO MOVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.
3. SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

LEGEND

● SET 5/8" IR
○ FOUND AS NOTED
● EXISTING FIRE HYDRANT
● PROPOSED FIRE HYDRANT
● EXISTING POWER POLE
● EXISTING TREE
— W — EXISTING WATERLINE
— X — X — X — X — X — PROPOSED CONTOURS
— X — X — X — X — X — FENCE
— WATER —
[] DRAINAGE PIPE
* LIGHT POLE
□ TELEPHONE PEDESTAL
* PROPOSED STREET LIGHT
➔ DRAINAGE DIRECTION

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "B" SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVAL: 

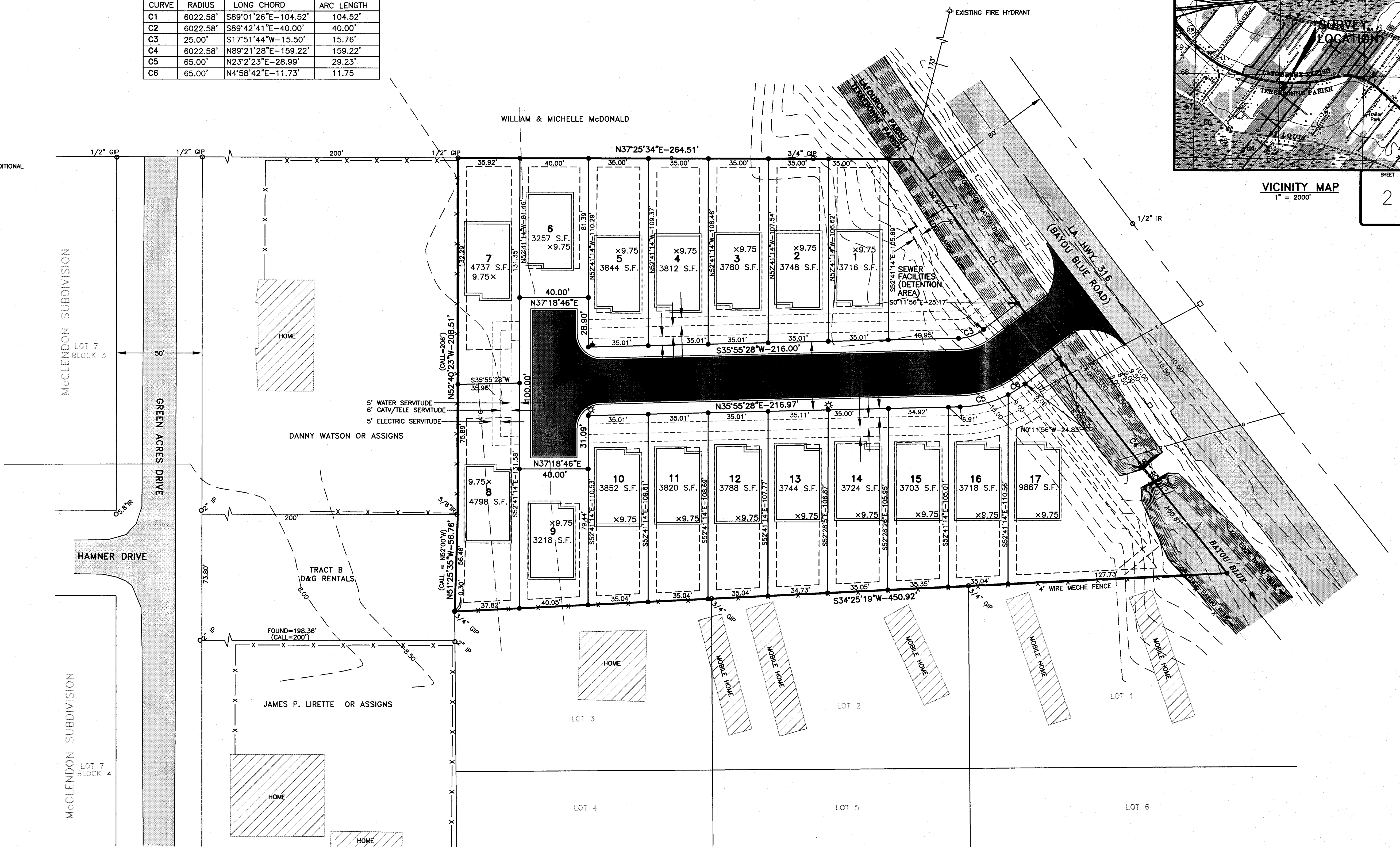
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.



APPROVAL:

FILE: F:\CAD\11-1013\ROAD ADJUSTED\02-PLAT AND TRAFFIC CONTROL FINAL

CURVE DATA:			
CURVE	RADIUS	LONG CHORD	ARC LENGTH
C1	6022.58'	S89°01'26"E-104.52'	104.52'
C2	6022.58'	S89°42'41"E-40.00'	40.00'
C3	25.00'	S17°51'44"W-15.50'	15.76'
C4	6022.58'	N89°21'28"E-159.22'	159.22'
C5	65.00'	N23°2'23"E-28.99'	29.23'
C6	65.00'	N4°58'42"E-11.73'	11.75'



APPROVALS:

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

_____ FOR _____

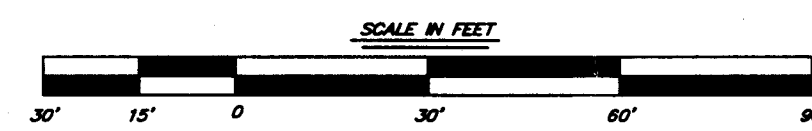
OWNER

D&G RENTALS, LLC

DATE:

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT



DATE	DESCRIPTION	BY
	REVISION	

PRELIMINARY PLAN (2.088 ACRES) (17 LOTS)

D&G ESTATES
A SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT
BEING THE SUBDIVISION OF TRACT A
BELONGING TO D&G RENTALS, L.L.C.
LOCATED IN SECTION 64, T16S-R17E,
TERREBONNE PARISH, LOUISIANA



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

DESIGNED: LJC	DETAILED: AMP	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:
DATE: JANUARY 20, 2012		