

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

JULY 15, 2010, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

(Revised 7/13/2010)

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 June 17, 2010

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
Proposed Addition, 946 Wood Street; Chauvin Real Estate Agency, LLC, applicant

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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 June 15, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 15, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 15, 2010 INVOICES AND TREASURER'S REPORT OF JUNE 2010

1. Pernell Pellegrin to present the HTRPC's 2009 Annual Financial Report; discussion and possible action of the same

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Survey and Division of Lots 7, 8, & 9 of Property belonging to L-M Limited Partnership
Approval Requested: Process D, Minor Subdivision
Location: 115 Oilfield Road, Amelia, Terrebonne Parish, LA
Government Districts: Council District 6 / Fire District 08
Developer: S. Markey Stubbs, % L-M Management Co., Inc.
Surveyor: T. Baker Smith, Inc.

- b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Terrebonne Land Partnership
Approval Requested: Process A, Raw Land Division
Location: Corner of South Hollywood Road & Valhi Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership, % Darryl K. Christen
Surveyor: Keneth L. Rembert Land Surveyor

b) Variance Request: Variance from the requirement to illustrate Freedom Road on the plat and that this extension of Freedom Road be removed from the Master Thoroughfare Plan

c) Public Hearing
d) Consider Approval of Said Application
2. a) Subdivision: Survey and Redivision of Property belonging to Terry J. Breaux
Approval Requested: Process D, Minor Subdivision
Location: 4233 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Terry Breaux
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: CitiPlace Subdivision, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Engineering
Location: CitiPlace Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry J. Richard
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Survey of Revised Lot 6 of Block 6, Addendum No. 2 to Hollywood Fields Industrial Development, Sections 83 & 84, T17S-R17E, Terrebonne Parish, LA
2. Survey of Tract A-H-I-J-D-F-G-A, Property belonging to Goldsby-Mathews Trust, et als, Sections 13, 16, & 17, T16S-R16E, Terrebonne Parish, LA
3. Plan showing Revised Lots F-1 & F-2 of Houma Development Tract One and Revised Lot 6, Block 1 of Krumbhaar Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 12 & 13 of Block 8, Addendum No. 2, Phase A to Sugarwood Subdivision and Revised Lot 21 of Block 8, Addendum No. 3, Phase C to Sugarwood Subdivision, Propety belonging to Kirk D. Voclain, et al, Sections 85, 86, & 102, T17S-R17E, Terrebonne Parish, LA **WITHDRAWN**

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
Public Hearing
 - a) Fire Hydrants and Dry Hydrants Definition & Approval Update
2. Comprehensive Master Plan Update

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

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

Dist. 5
ZLU10/19

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

CHAKVIN REAL ESTATE AGENCY, LLC
Applicant's Name

PO BOX 5014 HOUMA LA 70361
Address City State Zip Code

JUNE 10, 2010 / 985 879 3313 (FAX) 985 879 3334
Date Telephone Number(s)

OWNER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: WOOD STREET ADDITION
2. Location: 946 WOOD STREET
3. Zoning District: R3
4. Total Land Area: 10,388.77 SQ FT
5. Total Number of Units: 2
6. Gross Floor Area: 2097 SQ FT
7. Total Parking Spaces Provided: FOUR (4), TWO (2) FOR EACH HOUSE
Total Parking Spaces Required: FOUR (4), TWO (2) FOR EACH HOUSE
8. Approximate Cost of Work Involved: \$40,000
9. Has any previous application been made: NO _____ YES ☒

If Yes, please describe: SEE ATTACHED COPY OF PREVIOUS

APPLICATION TO BUILD A TWO UNIT APARTMENT

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 0.238 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

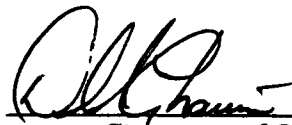


Signature of Applicant

06 10 10

Date

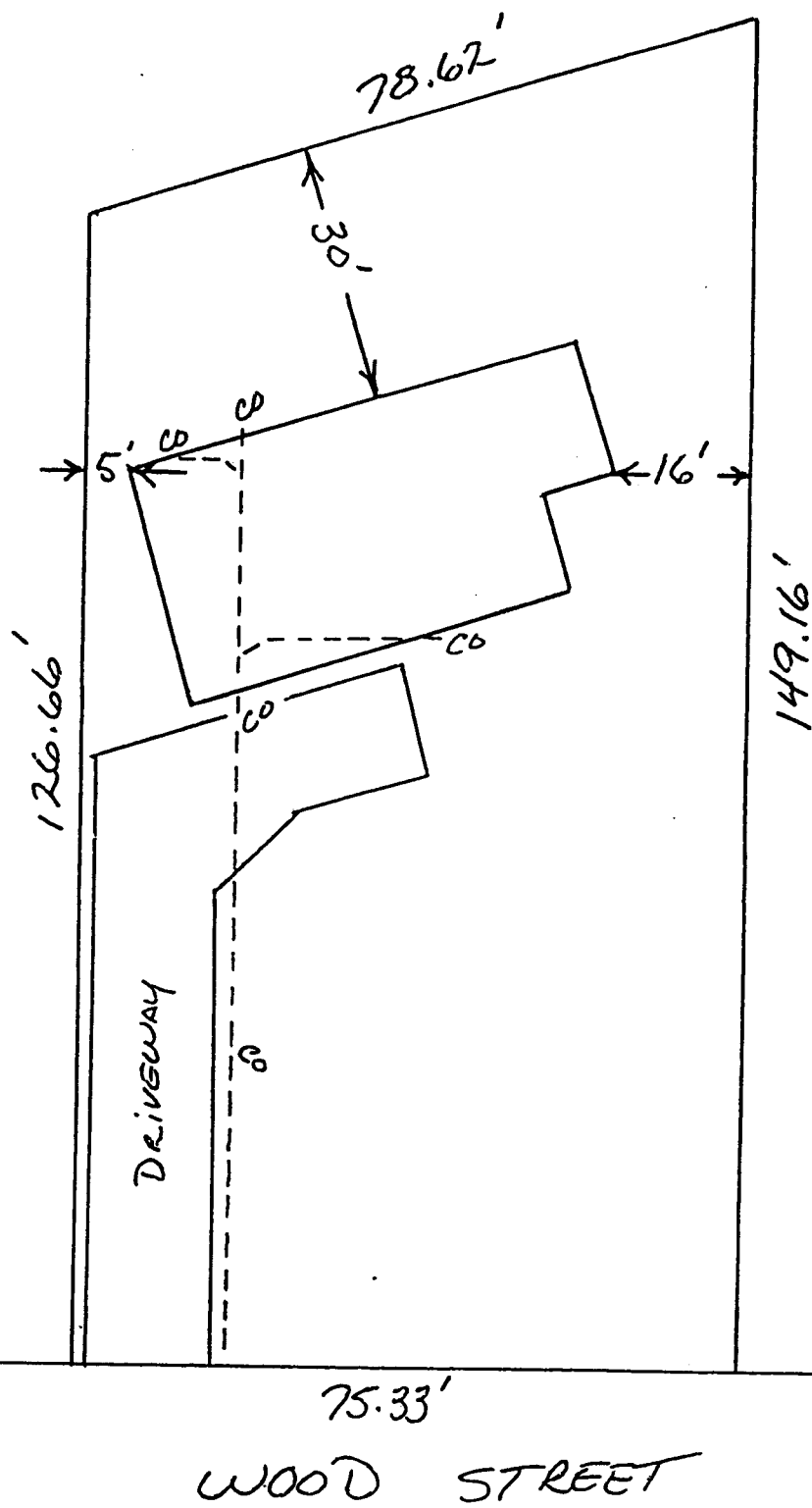
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



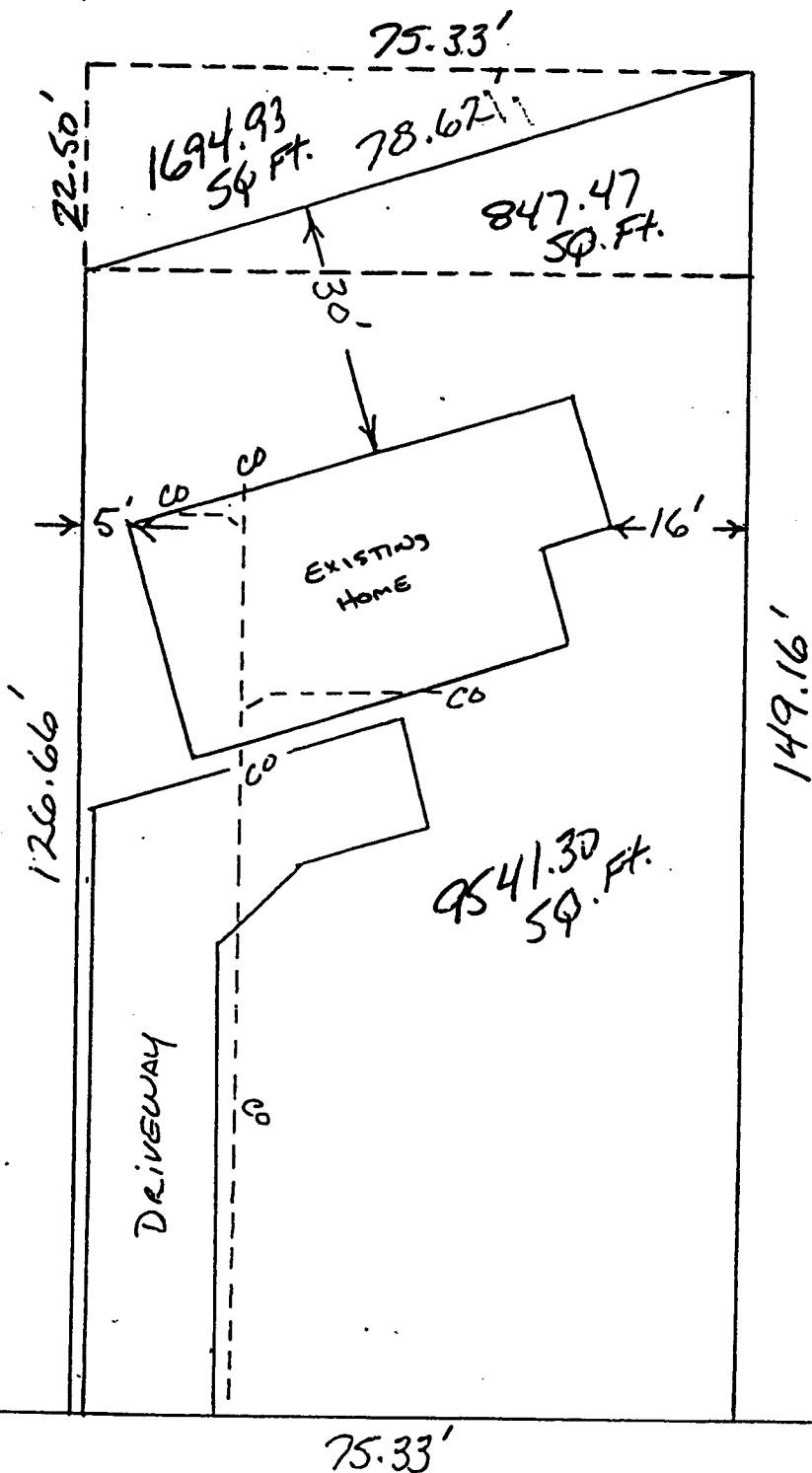
Signature of Owner or Authorized Agent

06 10 10

Date

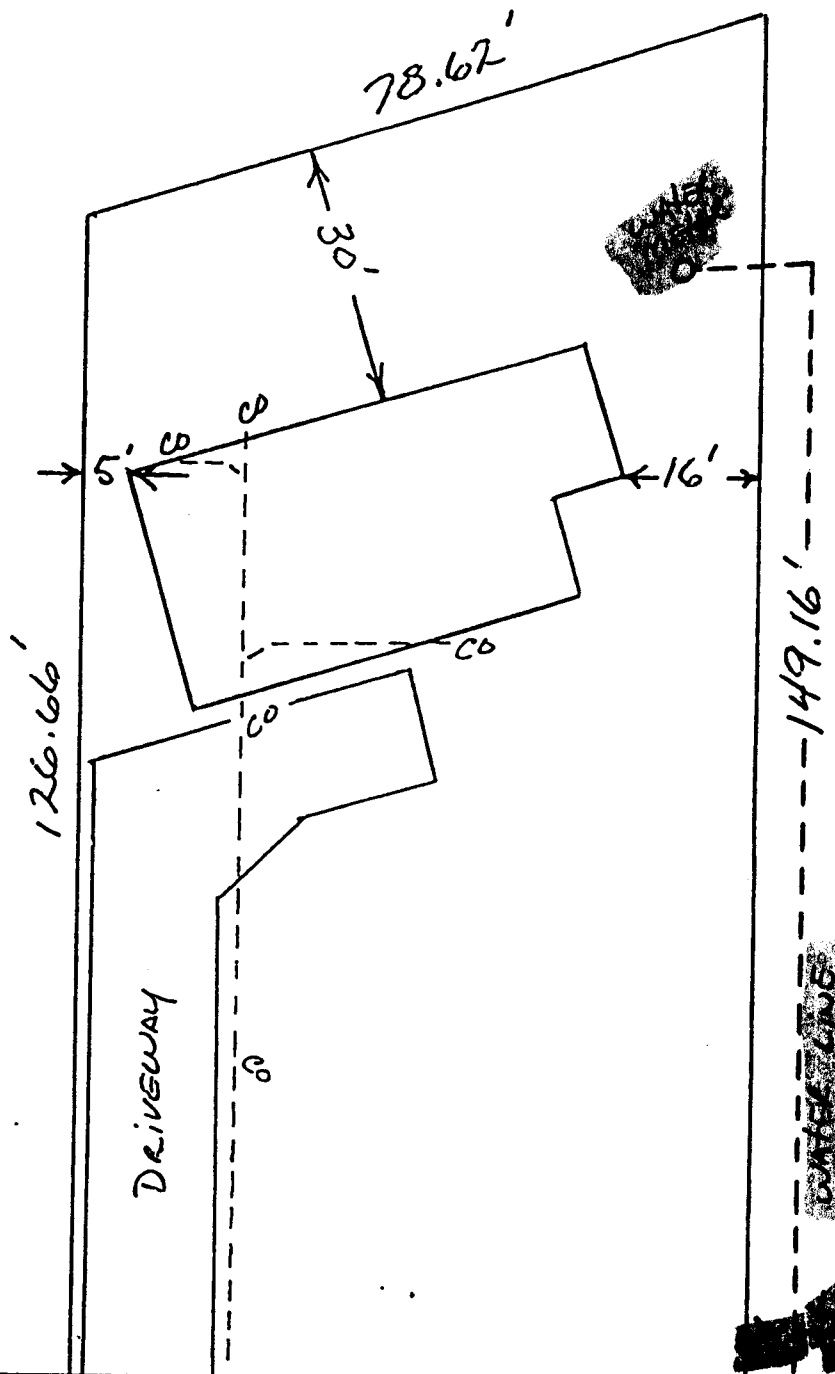


LOT 4, BLK 1 WINDER Add.



Total Lot
SQ. FT.
10,388.77

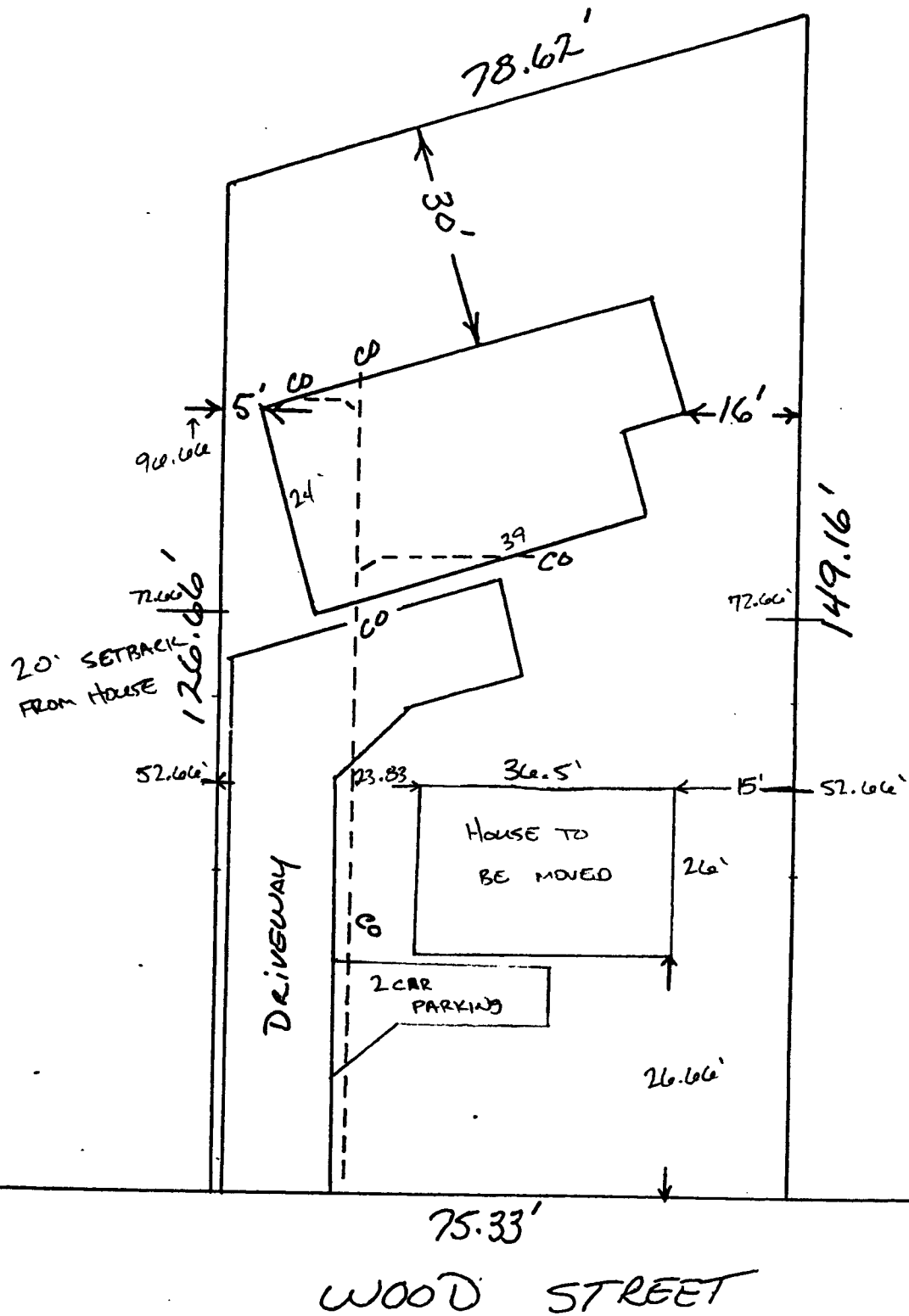
LOT 4, BIK 1 WINDER Add.



75.33'

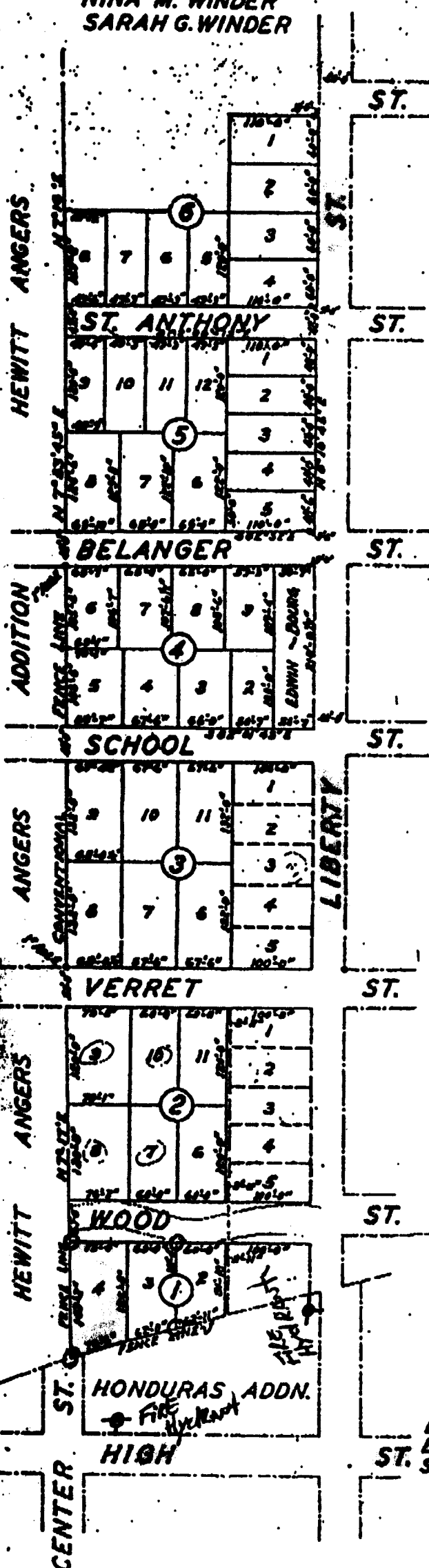
WOOD STREET

LOT 4, BLK 1 WINDER Add.



LOT 4, BLK 1 WINDER Add.

LOUISE C. WINDER
NINA M. WINDER
SARAH G. WINDER



DESCRIPTION OF PROPERTY SUBDIVIDED

A certain tract of land, situated in the City of New Orleans, Louisiana, measuring 511 feet 6 inches front along an extension of the south line of Spahn Street by depth back to the old Honduras Plantation line, now called the Honduras Townsite Addition, a distance of approximately 1550 feet on its westernmost line and approximately 1457 feet on its easternmost line; bounded on the north by other property of Miss Louise C. Winder et al., on the East by Liberty Street, on the South by the Honduras Townsite Addition, and on the West by property of Hewitt Angers or assigns.

DEED AND EXCEPT:

- (1) The northwesternmost portion thereof, measuring 501 feet 6 inches front along an extension of the south line of Spahn Street by depth of 120 feet.
- (2) The southeasternmost portion thereof, comprising the PAR C. CINDER SUBDIVISION as per plan made by Joseph P. Villavaca, Jr., on March 8, 1926 of record in ODS "84", at folio 407.

New Orleans, La., Sept. 23, 1941.

This is to certify that Liberty, St. Anthony, Belanger, School, Verret and Wood Streets, as designated on the within Plan of Subdivision, be and the same are hereby formally given, granted and dedicated to public use.

Louise C. Winder
Nina M. Winder
Sarah G. Winder

I hereby certify that this plat is in accordance with the provisions of Act No. 51 of the 1930 Session of the Legislature of Louisiana, and I hereby approve the same.

T. Baker Smith
CIVIL ENGINEER



WINDER ADDITION
BEING A SUBDIVISION OF PART OF PROPERTY
BELONGING TO MISSES LOUISE C., NINA M., AND
ST. SARAH G. WINDER LOCATED IN SEC. 7 T17S-R17E
SCALE 1 IN. = 100 FT.

SEPT. 23 1941

HOUMA, LA.

OFFICE OF T. BAKER SMITH C.E.

APPROVED: *T. Baker Smith*

REGISTERED IN ACCORDANCE WITH LA. LAW.

NOTE: All lot corners marked by survey station
as indicated by pipe unless noted otherwise.

CHARLES L. McDONALD

LAND SURVEYOR INC.

P.O. BOX 1370

HOUMA LA. 70359

Houma-Terrebonne Regional Planning Commission

***P.O. Box 1446, Houma, Louisiana 70361
PA. (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: L-M Management Co., Inc.
S. Markey Stubbs c/o L-M Management Co., Inc.,
2. Developer's Name & Address: P.O. Box 61077, Columbia, SC 29260
S. Markey Stubbs c/o L-M Management Co., Inc.
*Owner's Name & Address: P.O. Box 61077, Columbia, SC 29260
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

4. Physical Address: 115 Oilfield Road, Amelia, LA 70340
5. Location by Section, Township, Range: Sections 23-28, T16S-R14E
6. Purpose of Development: Proposed sale 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 (bayou in rear)
10. Date and Scale of Map: May 28, 2010 Scale: 1"=400'
11. Council District: 6 / Zone Dist 00
12. Number of Lots: 4
13. Filing Fees: \$125.00

- I, John C. Mattingly, P.L.S., certify this application including the attached data to be true and correct.

John C. Mattingly

Print Applicant or Agent

6-1-2010
Date

S. Markey Stubbs president
Signature of Applicant or Agent

John C. Mattingly

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

S. Markey Stubbs
Print Name

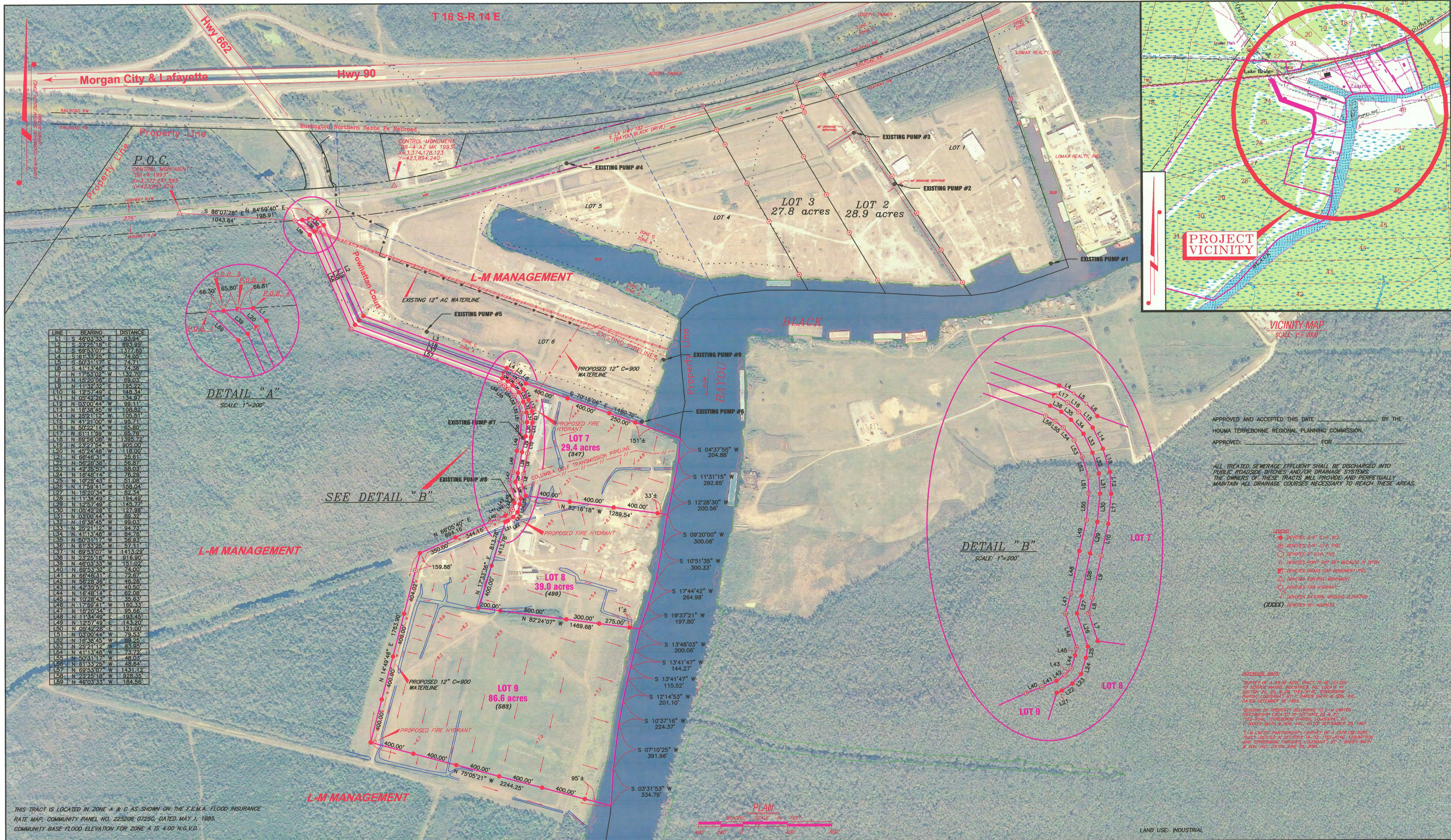
6/1/10
Date

S. Markey Stubbs
Signature

L-M Limited Partnership is owner, L-M management Co. inc is its General Agent Revised 5/3/07
I am president of L-M Management Co. Inc.

PC10/ 6 - 4 - 35

Record # 36



NOTES:				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 LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.		FILE NAME: 100300bs1.dwg	L-M MANAGEMENT SURVEY AND DIVISION OF LOTS 7, 8, & 9 OF PROPERTY BELONGING TO L-M LIMITED PARTNERSHIP LOCATED IN SECTIONS 23, 24, 25, 26, 27, & 28, T16S-R14E, TERREBONNE PARISH, LOUISIANA	SHEET NO. 1 OF 1
THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0725G, DATED MAY 1, 1985. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 4.00 N.G.V.D.				APPROVED: <i>John C. Mattingly</i> JOHN C. MATTINGLY L.A. LAND SURVEYOR REG. NO. 4710		TBS NO.: 2010.0300		
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVICES (E.G. UTILITIES, DITCHES OR EASEMENTS), RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.				DATE: 05/28/2010		PLOT SCALE: 1"=400'		
				DRAWN BY: JCM		APPROVED: JCM		
				MAP NO.				

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
☐ Conceptual/Preliminary
☐ Engineering
☐ Final

Variance(s) (detailed description):

APPLICANT REQUESTS THAT PROPOSED EXTENSION OF FREEDOM ROAD NOT BE SHOWN THROUGH THIS PROPERTY--THERE IS AN EXISTING BLDG. BLOCKING THE ROUTE AND VALHI BLVD. PROVIDES ENOUGH TRAFFIC FLOW AREA FOR VICINITY.

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

1. Name of Subdivision: TRACTS 1 & 2, REDIVISION OF TERREBONNE LAND PARTNERSHIP LAND
TERREBONNE LAND PARTNERSHIP, 5581 VIDRENE ROAD,
2. Developer's Name & Address: VILLE PLATTE, LA 70856
TERREBONNE LAND PARTNERSHIP, 581 VIDRENE ROAD, VILLE
*Owner's Name & Address: PLATTE, LA 70856
[* 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: CORNER SOUTH HOLLYWOOD RD. & VALHI BLVD.
5. Location by Section, Township, Range: SECTIONS 82 & 102, T17S-R17E
6. Purpose of Development: CREATE TRACTS FOR SALES
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: 5/26/10 Scale: 1"=200'
11. Council District: 6 / COH
12. Number of Lots: 2
13. Filing Fees: _____

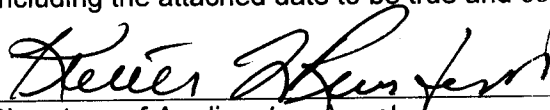
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

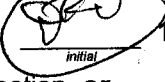
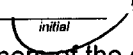
Print Applicant or Agent

6/25/10

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.

DARYL K CHRISTON

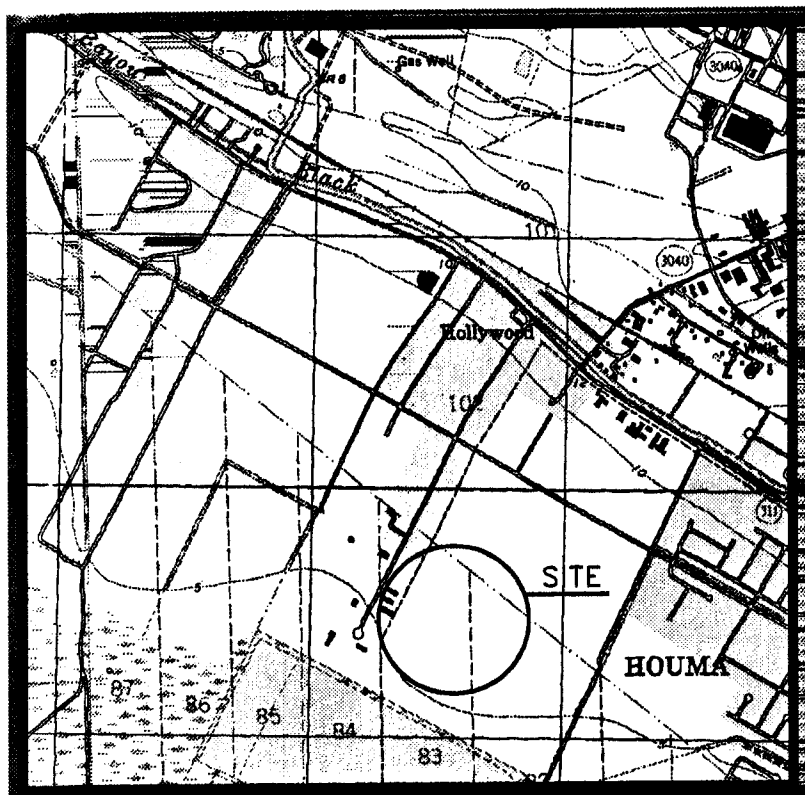
Print Name of Signature

PC10/ 7 - 1 - 38

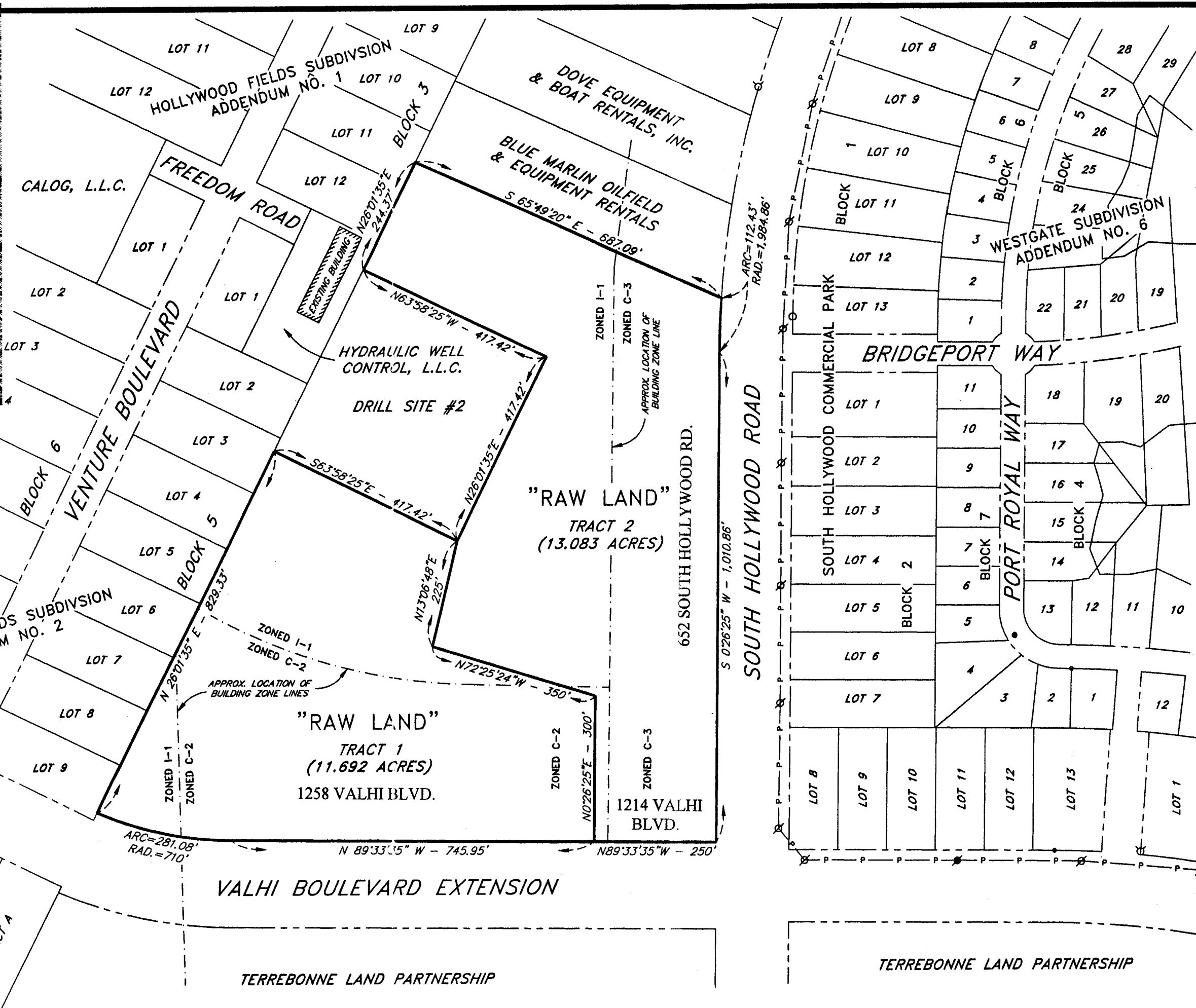
Record # 39

Agent for Terrebonne Land Partnership

Revised 3/25/2010



VICINITY MAP



THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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.

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

BY _____

BY _____

LEGEND:

- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT



"RAW LAND"
PLAN SHOWING TRACTS 1 & 2
A REDIVISION OF PROPERTY BELONGING TO
TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82 & 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MAY 26, 2010
REVISED: JUNE 22, 2010

SCALE: 1" = 200'

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
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: TERRY BREAUX SUBDIVISION
2. Developer's Name & Address: TERRY BREAUX
*Owner's Name & Address: 4233 BAYOU BLACK DRIVE, 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: 4233 BAYOU BLACK DRIVE, HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 49, T17S-R16E
6. Purpose of Development: DIVISION OF PROPERTY FOR FUTURE 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: MAY 19, 2010 1" = 50'
11. Council District: 7 - C. H. 1st / Bayou Black Fire
12. Number of Lots: 2
13. Filing Fees: \$ 147.20 bmb

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

DAVID A. WAITZ, AGENT

Print Applicant or Agent

6/24/10

Date

David A. Waitz
Signature of Applicant or Agent

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

TERRY BREAUX

Print Name

6/24/10

Date

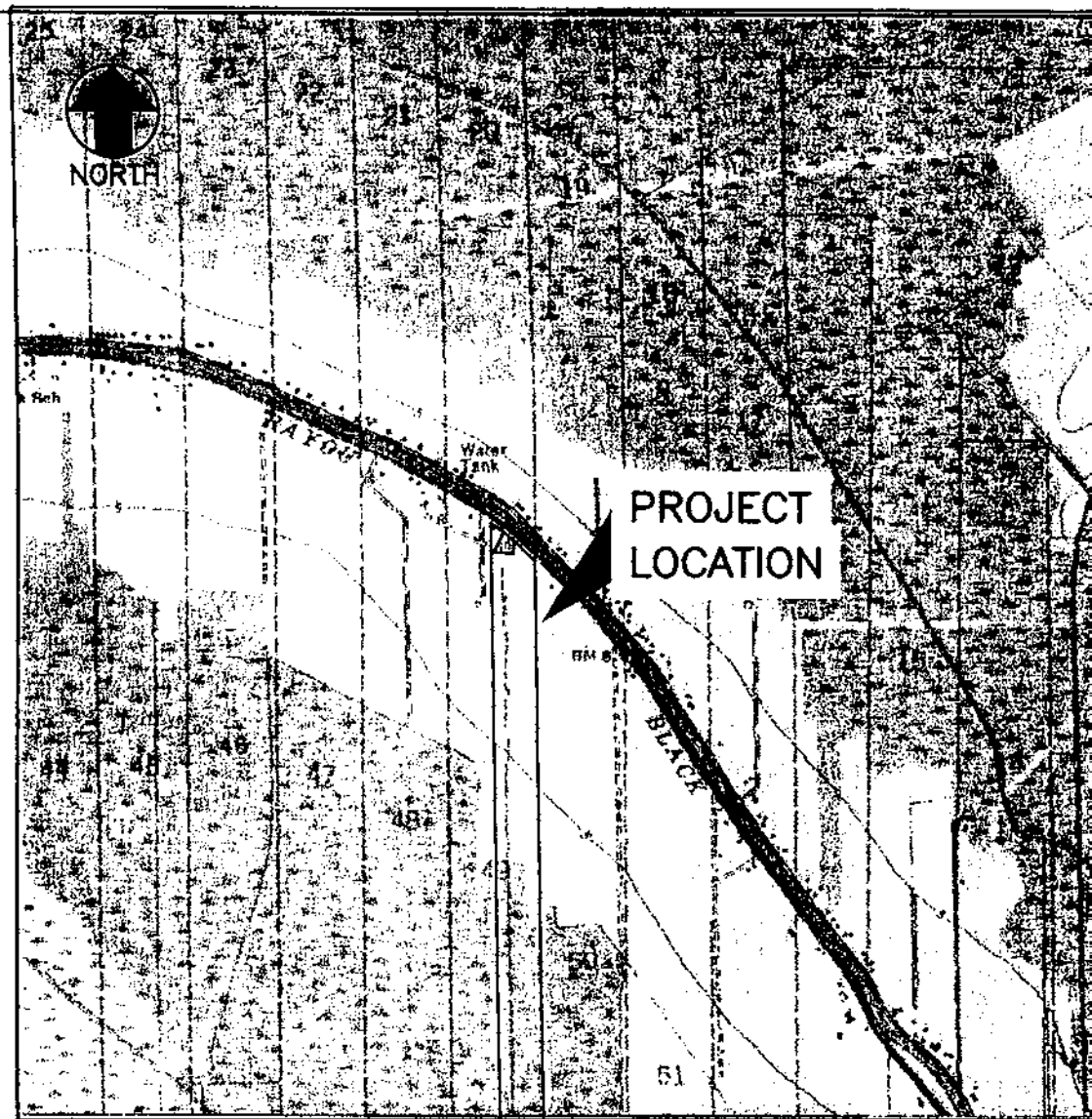
Terry Breaux
Signature

PC10/ 7 - 2 - 39

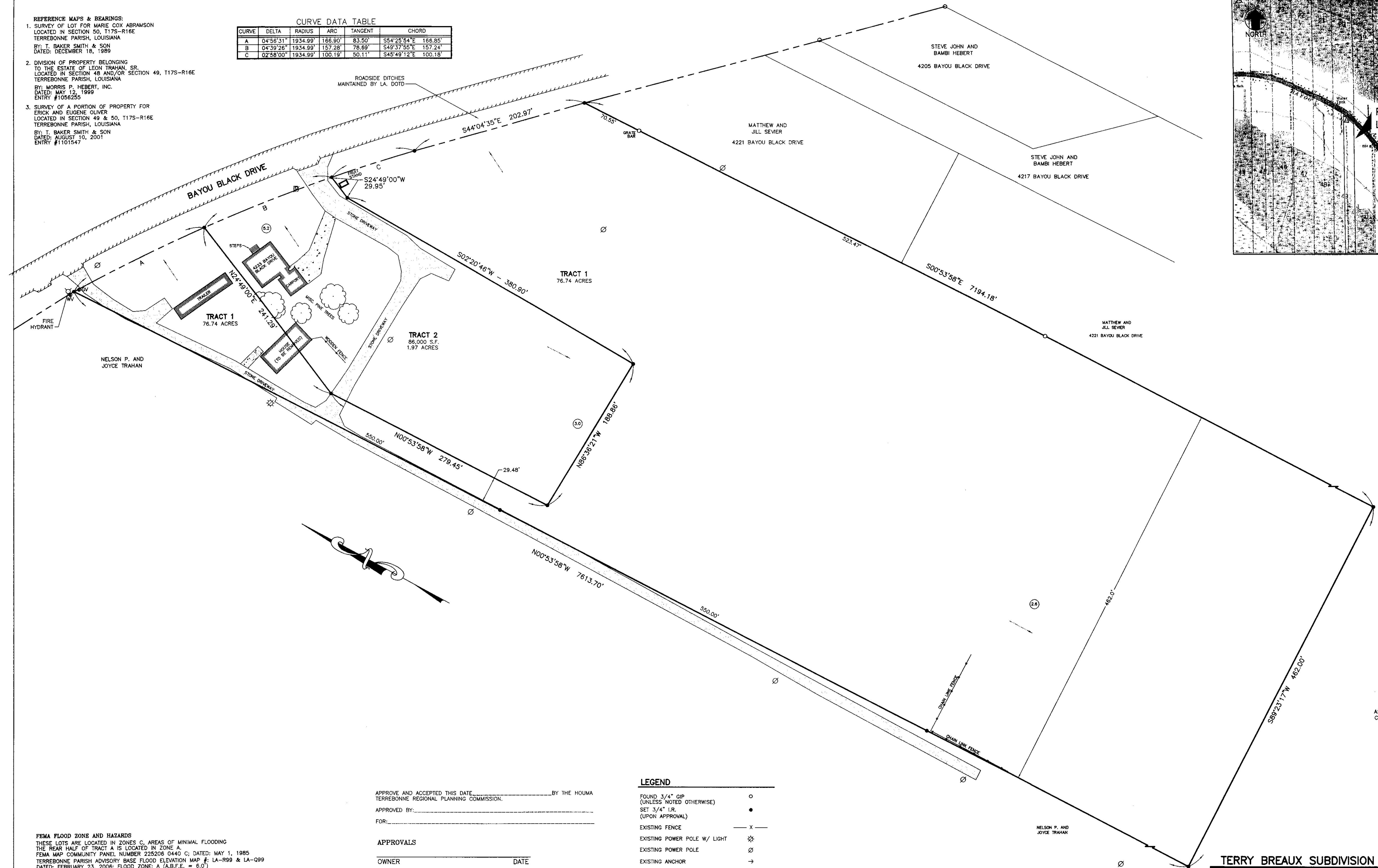
Record # 40

3. SURVEY OF A PORTION OF PROPERTY FOR
ERICK AND EUGENE OLIVER
LOCATED IN SECTION 49 & 50, T17S-R16E
TERREBONNE PARISH, LOUISIANA
BY: T. BAKER SMITH & SON
DATED: AUGUST 10, 2001
ENTRY #1101547

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
A	04°56'31"	1934.99'	166.90'	83.50'	S54°25'54"E 166.85'
B	04°39'26"	1934.99'	157.28'	78.69'	S49°37'55"E 157.24'
C	02°58'00"	1934.99'	100.19'	50.11'	S45°49'12"E 100.18'



VICINITY MAP
SCALE 1" = 2000'



ASSUMPTION LAND COMPANY
C/O ALFRED C. ROBICHAUX
184 CEDAR GROVE ROAD
LABADIEVILLE, LA 70372

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONES C, AREAS OF MINIMAL FLOODING
THE REAR HALF OF TRACT A IS LOCATED IN ZONE A.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0440 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-R99 & LA-Q99
DATED: FEBRUARY 23, 2006; FLOOD ZONE: A (A.B.F.E. = 6.0')

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 TOLERANCE
ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

APPROVED: David A. Waltz 6/28/10 Req. No. 4744

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

APPROVALS

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.

LEGEND

FOUND 3/4" GIP	○
(UNLESS NOTED OTHERWISE)	
SET 3/4" I.R.	●
(UPON APPROVAL)	
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	□
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙WM
EXISTING GAS VALVE	⊙GV
EXISTING GAS VALVE	⊙WV
EXISTING GAS METER	⊙GM
BREAK LINE	—•—
GROUND ELEVATION IN FEET (NAVD 88)	(5.0)
DRAIN FLOW	

TERRY BREAUX SUBDIVISION

SURVEY AND REDIVISION OF PROPERTY
BELONGING TO TERRY J. BREAU
LOCATED IN SECTION 49, T17S-R16E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT	DETAILED: JMT	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: MAY 19, 2010	FILE: F:\DWGS\2009\09-001-K1\09-001-K1-V2.DWG	JOB NO: 09-001-K1

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: CITIPLACE S/D, ADDENDUM NO. 3
- Developer's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
*Owner's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: CITIPLACE DRIVE
- Location by Section, Township, Range: SECTIONS 2 & 4, T17S-R17E
- Purpose of Development: COMMERCIAL LOTS
- 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: 28JUNE10 1" = 40'
- Council District: 3 / Bayou Cane
- Number of Lots: 8
- Filing Fees: \$860.00 bmb

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

Date

28 JUN 10

Signature of Applicant or Agent

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

Print Name

Date

6/24/2010

Signature

PC10/ 7 - 3 - 40

Record # 41

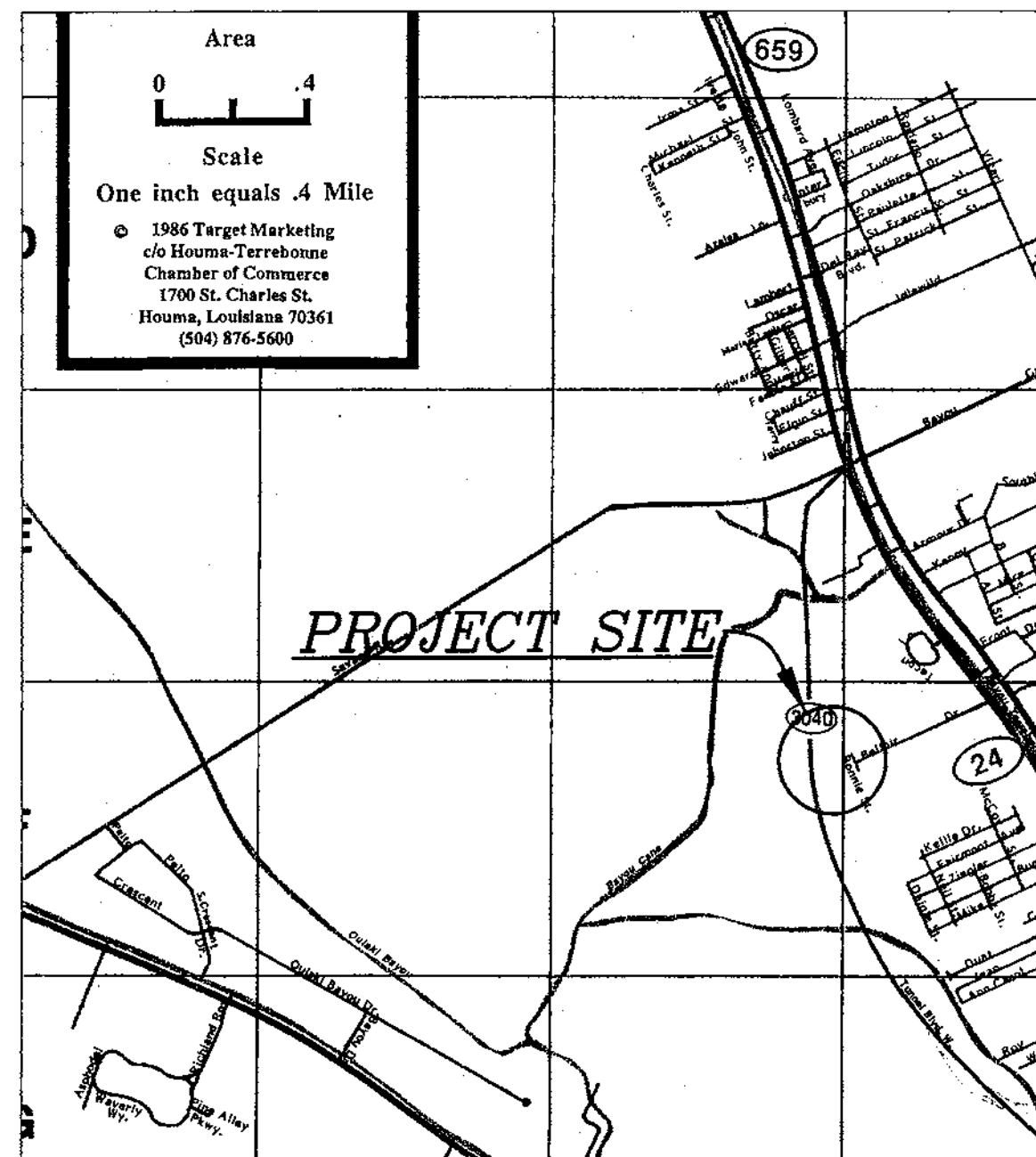
Revised 5/3/07

P M J HOUMA LAND, L.L.C.
OR ASSIGNS

CURVE DATA	
DESCRIPTION	①
T	16.08'
D	22°55'06"
△	7°21'41"
R	250.00'
L	32.12'
LC	32.10'

P M J HOUMA LAND, L.L.C.
OR ASSIGNS

PROJECT NO.	PARISH	SHEET NO.
09-41	TERREBONNE	2



VICINITY MAP

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT, HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

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

FOR _____

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

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

FLOYD E. MILFORD, III, P.E.

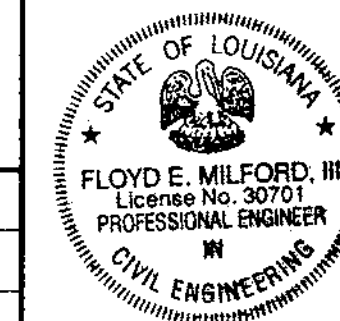
LAND USE: COMMERCIAL
DEVELOPER: HENRY J. RICHARD
"ENGINEERING"
COMMUNITY SEWER

CITIPLACE SUBDIVISION
ADDENDUM NO. 3
PROPERTY OF HENRY J. RICHARD ET AL
IN SECTIONS 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____
DATE: 28JUN10
JOB # 09-41 CAD # 0941-SD FILE #

TOTAL LOTS - 8



40' 20' 0 40' 80'

SCALE: 1" = 40'

DATE	REVISION	BY

REFERENCE MAPS:

- "PLAT OF PROPERTY TO BE ACQUIRED BY THE BAYOU CANE VOLUNTEER FIRE DEPARTMENT, INC. LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GUY SOUTH ENGINEERS, INC. AND DATED APRIL 12, 1980.
 - "ADDENDUM NO. 1 TO CYPRESS GARDENS SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALLEN J. THERIOT AND LEE A. DUET LOCATED IN SECTION 4, T17S, R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED DECEMBER 13, 1961.
 - "MAP SHOWING THE DIVISION OF A 5.925 ACRE TRACT OF LAND BELONGING TO HENRY J. RICHARD LOCATED IN SECTIONS 32 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED OCTOBER 6, 2004.
 - "CITIPLACE SUBDIVISION ADDENDUM NO. 2 HENRY J. RICHARD SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 3, 2008 AND LAST REVISED DECEMBER 19, 2008 AS FILED UNDER ENTRY NO. 1327987 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- THIS SURVEY BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP, NO. 3.

TAKEN FROM DWG'S BY
KENNETH L. REMBERT, PLS
LAND SURVEYORS

SOME TOPOGRAPHY SHOWN HEREON BASED ON PREVIOUS SURVEY WORK.

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA, TO THE EXISTING POND AND TO VARIOUS DITCHES WHICH ARE MAINTAINED BY T.P.C.C. THE OWNERS OF THESE TRACTS WILL PROMOTE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 1/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES SPOT ELEVATION (BASED ON NAVD 83 EPOCH 2004)
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT
 - INDICATES PROPOSED FIRE HYDRANT
 - EXISTING BENCHMARK

THESE LOTS ARE LOCATED IN ZONES "C", "B" & "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0410 & 430, SURFIX "C", AND DATED MAY 1, 1985. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. ADVISORY PANEL NOS. LA-5101 & LA-1101 DO 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.