

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

JUNE 21, 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 June 14, 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 May 17, 2012

D. COMMUNICATIONS

E. OLD BUSINESS:

1. Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant *(Council District 6)*
2. Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street; Jules & Suzanne LeBlanc, applicants *(Council District 5)*

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); 7124 Main Street; Marshall White, applicant; and call a Public Hearing on said matter for Thursday, July 19, 2012 at 6:00 pm *(Council District 5)*
 - b) Rezone from O-L (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400' South of the Intersection of East Street and Senator Street; Briarpatch, Inc., applicant; and call a Public Hearing on said matter for Thursday, July 19, 2012 at 6:00 pm *(Council District 1)*

G. STAFF REPORT

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 May 17, 2012 and for the Special Meeting of May 31, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 17, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 21, 2012 INVOICES and TREASURER'S REPORT OF MAY 2012

1. Martin & Pellegrin, CPA, to present the HTRPC's 2011 Annual Financial Report; discussion and possible action of the same

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Tracts "A" & "B", Property claimed by Boyd Daigle, et ux
Approval Requested: Process D, Minor Subdivision
Location: 3954 Hwy. 665, Point Au Chein, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Boyd T. Daigle
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Lots "K" & "J", Redivision of a portion of property belonging to Adruel B. Luke
Approval Requested: Process D, Minor Subdivision
Location: 7700 Block of Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Adruel B. Luke
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Parcels 3 & 3-A of the Estate of Corbett P. Richard
Approval Requested: Process D, Minor Subdivision
Location: 513 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Rogers Benoit, Jr.
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Sonnier Estates
Approval Requested: Process D, Minor Subdivision
Location: 5609 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Burnley Enterprises, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

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

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Trinity Lane
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary / Engineering (Road Project)
Location: West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

7. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase B
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: LA Hwy. 316, Gray, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Teuton-Caro Developments, L.L.C.
 Surveyor: Milford & Associates, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Williamsburg Subdivision
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Bayou Gardens Blvd. & Vicari Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Citiplace, L.L.C.
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

G. STAFF REPORT

1. Discussion and possible action with regard to a Stormwater Management Workshop for Planners and Planning Officials to be held on Friday, June 22, 2012 in Garden Center, City Park, New Orleans, LA

H. ADMINISTRATIVE APPROVALS:

1. Survey and Redivision of Lot 4 and Lot 3 of the Oscar Lirette Heirs, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA Revised Survey and Redivision of Lot 5 and A portion of Lot 3 of the Oscar Lirette Heirs, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
2. Redivision of Property belonging to Dwayne M. Bourg, Section 65, T16S-R17E, Terrebonne Parish, LA
3. Plan showing Revised Lot 4 of Block 1, North Terrebonne Commercial Park and Revised Lots 2 & 6 of Addendum No. 1 to North Terrebonne Commercial Park, A Redivision of Property belonging to North Terrebonne Investors, L.L.C., Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Property belonging to Calvin P. Boudreaux, Sr. Lands, LLC, Section 50, T16S-R15E, Terrebonne Parish, LA
5. Revised Tracts 3, 4, & 6, Property of Henry J. Richard, et al, Sections 2 & 4, T17S-R17E, Terrebonne Parish, LA
6. Revised Lot 4, Block 32 and Tract N-P-Q-K-S'-T'-U-V-N, Honduras Addition to the City of Houma, Sections 39 & 105, T17S-R17E, Terrebonne Parish, LA
7. Revised Lots 32 & 33, A Redivision of Lots 32, 22, & 34, Block 2, Waterproof Plantation Estates, Phase 2, Section 62, T17S-R16E, Terrebonne Parish, LA
8. Survey and Redivision of Lot 13 and Lot 15, Block 2 of Van Place Subdivision into Lot 13-A and Lot 15-A, Section 105, T17S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update
 - a) Presentation by Mart Black, Providence Engineering, with regard to the Comprehensive Master Plan Update and call Public Hearings for Thursday, July 19, 2012 and Thursday, August 16, 2012 at 6:00 pm for review and approval of the same

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MAY 17, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of May 17, 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 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; Mr. 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, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mrs. Williams moved, seconded by Mr. Ostheimer: “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 April 19, 2012.”
- 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.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.
- a) No one was present from the public to speak.
- b) Mrs. Williams moved, seconded by Mr. Schouest: 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.
- c) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to rezone.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to connecting residential, commercial, and industrial without any identified use of the property; Danos’, Bollingers, and The Lakes’ affiliation; the property not being currently subdivided, proposed trade-off between the soccer field and property along Martin Luther King Boulevard, buffers, etc.
- f) Mr. Elfert discussed Section 28-50 of the Zoning Ordinance as it pertains to Open Land Districts and urban building sites.”
- g) Mr. Freeman also brought up Section 28-201(b)(2) as it pertains to there being a clear and demonstrated need in the area before rezoning.
- h) Discussion ensued with regard to rezoning large tracts of land without knowing the proposed use, the use being consistent with other areas along Valhi, seeing more and more rezoning requests come forward while Valhi is under construction and being consistent, and Administration looking into the entire area of the proposed Valhi Boulevard and rezone accordingly as a whole.
- i) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light

Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision and request Administration to give a zoning recommendation of the entire area of Valhi Boulevard in order to plan for the area.”

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 called to order the Public Hearing for an application by Jules & Suzanne LeBlanc requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street.

- a) No one was present from the public to speak.
- b) Mrs. Williams moved, seconded by Mr. Kurtz: 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.

- c) Mr. Jules LeBlanc, 114 Bellingrath, discussed the rezoning request, his desire to build a duplex, and the multi-family uses existing in the subdivision.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request for Lot 21 and denied the rezoning for Lot 22 due to their being an existing 4-unit apartment building on the lot.
- e) Mr. Elfert discussed Section 28-201(b)(1)(a) regarding minimum sizes for new districts and the need for two acres in the proposed R-2 district.
- f) Discussion was held with regard to the Zoning Ordinance and the fact that the matter of minimum sizes for new districts never came up before.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street.”
- h) Discussion ensued with following the law as pointed out, determining whether the regulations need to be changed, the recent discussions regarding rezoning individual lots here and there without looking at the entire area, researching the matter to determine if the acreage is too high or not, and tabling versus denying the application.
- i) Mrs. Williams offered a substitute motion, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street, and forward to the Terrebonne Parish Council for final consideration.”
- j) Mr. Freeman stated if the matter were denied, the applicant had to wait six (6) months to reapply. Mr. Schouest withdrew his second to the motion made by Mrs. Williams.
- k) The Chairman stated the motion died due to the withdrawal and lack of a second.

The Chairman called for a vote on the original 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.

F. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the Discussion and possible action regarding the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations.

- a) Mr. Gordon read a letter from Councilwoman Beryl A. Amedée, dated May 17, 2012, in support of adding Bayou Gardens Boulevard to the Zoning Overlay District Regulations [See *ATTACHMENT A*].
- b) Mr. Pulaski stated no phone calls were received and no one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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 PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to the matter pertaining to only zoned areas along Bayou Gardens Boulevard and Valhi Boulevard and that the overlay district is only applicable in the zoned areas.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams & Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations and it be forwarded to the Terrebonne Parish Council for approval.”

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. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:51 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.

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 MAY 17, 2012.

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

DISTRICT 4

MRS. BERYL AMEDÉE
POST OFFICE BOX 2768
HOUMA, LA 70361
OFFICE PHONE: (985) 873-6425
CELLULAR: (985) 870-6731
E-mail: amedee@tpcg.org



TERREBONNE PARISH COUNCIL
GOVERNMENT TOWER BUILDING
8026 MAIN STREET, SUITE 600
HOUMA, LA 70360
OFFICE: (985) 873-6519
FAX: (985) 873-6521

May 17, 2012

Dr. L. A. "Bud" Cloutier, Chairman
Houma-Terrebonne Regional Planning Commission
Post Office Box 1446
Houma, LA 70361

RE: Today's Zoning agenda item F.1./ Bayou Gardens Blvd

Dear Dr. Cloutier:

As a Council Member who represents a portion of Bayou Gardens Boulevard, this is to advise that I have no objections to adding this boulevard to the Zoning Overlay District Regulations.

Feel free to contact me if you have any questions with regards to this matter.

Sincerely,

Beryl A. Amedee
Councilwoman, District 4

BA

**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: 4/02/12

DANOS PROPERTIES, L.L.C. ET AL .

Applicant's Name

P.O. BOX 1460

Address

LAROSE

City

LA

State

70373

Zip

291-1191

Telephone Number (Home)

291-1191

(Work)

100%

Interest in Ownership (Owner, etc.)

PROPOSED VALHI BLVD. EXTENSION SOUTH OF THE LAKES SUBD.

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

TRACTS A,B,C & D.

Zoning Classification Request:

From:

O-L

To:

C-3 AND I-1

Previous Zoning History:

O-L

No

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:

_____ 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:

UNKNOWN AT THIS TIME

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

SIGNATURES REQUIRED

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

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

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

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

100% OWNERS

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

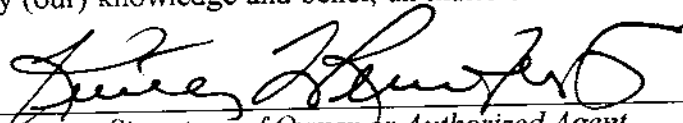
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

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


Signature of Owner or Authorized Agent

***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: 4/5/12

JULES & SUZANNE LEBLANC

Applicant's Name

114 BELLINGRATH DR, HOUMA, LA 70360
Address City State Zip

(985) 855-0025 (C) / (985) 851-2112 (F)
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

141 ST. LOUIS ST, HOUMA, LA LOTS 21 & 22, BLOCK 1, WOLFF SUBDIVISION NO. 2
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

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

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

EXHIBITS REQUIRED

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

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

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.:

*Synergy Bank 210 Synergy Center Blvd.
Houma, LA 70360*

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 21 acres. A sum of \$25⁰⁰ dollars is enclosed and made a part of this application.

DECLARATION

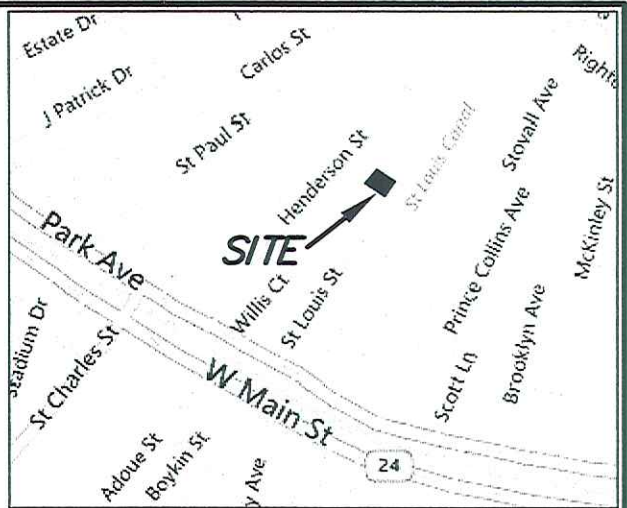
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

John L...

Signature of Owner or Authorized Agent

Reference Map:

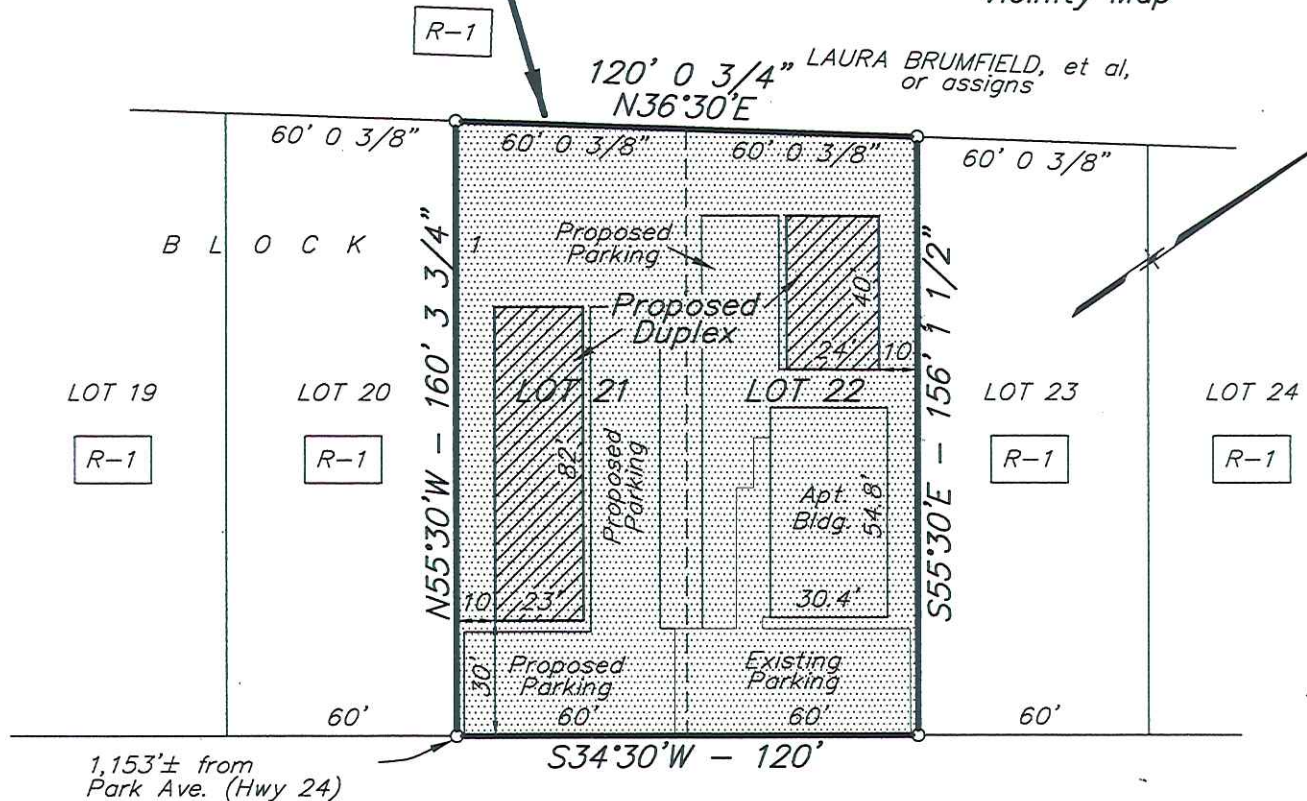
Bearings shown hereon are based on the reference map prepared by Kenneth L. Rembert, Surveyor, entitled "SURVEY OF LOTS 21 & 22 OF BLOCK 1 WOLFF SUBDIVISION No. 2" dated 7/22/11.



Vicinity Map

Proposed Zoning Change:

from R-1 (Single Family Residential)
to R-2 (Two Family Residential)



ST. LOUIS STREET

Notes:

This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0265 C) The FEMA Advisory Base Flood Elevation Map shows this property within ABFE Zone AE Required elevation 6.0 (Map No. LA-R102)

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information for this survey was provided by the owner. No title research was performed by the surveyor.

R-1

Legend:

○ Indicates 1/2" to be set

**MAP SHOWING LOTS 21 & 22,
BLOCK 1 OF WOLFF SUBDIVISION No. 2
LOCATED IN SECTION 6, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 50'

9 MARCH 2012

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P O BOX 1390 - GRAY, LA 70359

TELE (985)876-4412

Preliminary Document:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE ZONING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

Galen F. Bollinger

REG. P.L.S. No. 4850



PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, July 19, 2012

@ 6:00 p.m.

ZLU/F1(a)

If Yes, Date of Last Application: _____

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:

x Marshall White

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

x Vivian Bolden White

Elizabeth Paris

Alice Williams

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:

Marshall White

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 5 acres. A sum of \$ 25 dollars is enclosed and made a part of this application.

\$25
~~\$17.25~~
~~\$42.25~~

DECLARATION

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

Marshall White

Signature of Owner or Authorized Agent

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.

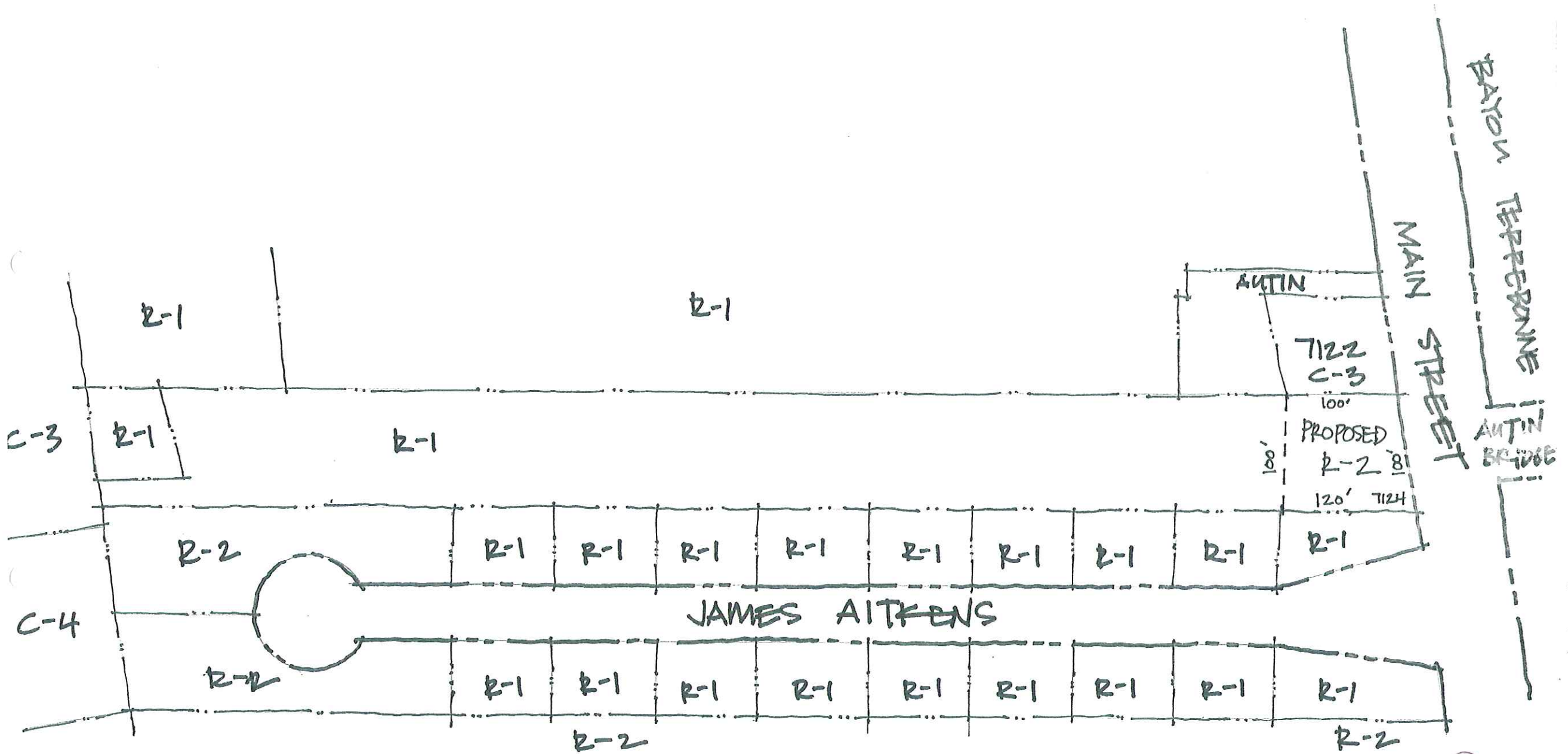
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

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.



PROPOSED REZONE PLAT FOR 7124 MAIN STREET, HOUMA, LA
 SCALE: 1" = 100'-0"

M. W.
 6/4/12

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, July 19, 2012

@ 6:00 p.m.

ZLU/F1(b)

ZLU12/12
Dist. 1

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

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

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:

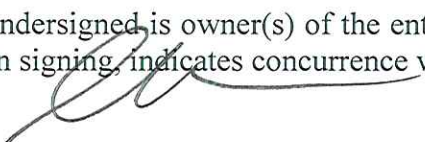
6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

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

BRIARPATCH, INC., 7849 PARK AVE., HOUMA, LA 70364 - 100% interest

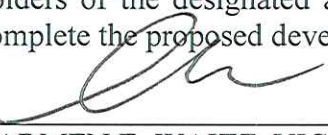
2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

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

N/A

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


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

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 7.4± acres. A sum of \$ 47.40 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-
DAVID A. WAITZ, AGENT

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 17, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of May 17, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:55 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; 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, and Chris Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer stated the minutes should be revised to include a discussion at the April meeting about a rain event and flooding in the Alma Street area near Colonial Acres Subdivision.
 - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of April 19, 2012.”

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. Mrs. Williams moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 19, 2012.”

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.
- D. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC emit payment for the May 17, 2012 invoices and approve the Treasurer’s Report of April 2012.”

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. PLANNING:
1. Planning Commissioners’ Comments:
 - a) Mr. Wayne Thibodeaux discussed establishing control access and/or internal control standards for new developments, commercial and/or business parks and complexes, especially those accessing major travel arteries in Terrebonne Parish.
 - (1) Discussion was held with regard to LADOTD reviewing such matters when applicants obtain driveway permits and the Planning Commission’s efforts to consider as well when approving subdivisions of property especially along Martin Luther King Boulevard.
 - b) Mr. Ostheimer discussed rainfall events and water being held throughout the parish and gradually drained out. He also discussed the benefits of acquiring right-of-ways as soon as possible for proposed roadways, etc. so that they are not built in swamps such as Valhi.
 - c) Mr. Kelley discussed the handling of large tracts of land within the overlay district and planning beforehand (i.e. rezoning request for proposed Valhi Boulevard Extension south of The Lakes Subdivision).
 - d) Mr. Schouest discussed drainage and planning for the same once Morganza is built and the gates are closed.
 - e) Mr. Erny discussed gravity drainage north of the Intracoastal being affected.

2. Administration's Comments:

- a) Mr. Gordon stated most of Administration's comments on planning can be found in the Comprehensive Plan.
 - (1) Mr. Gordon suggested forming a committee to look at the Master Thoroughfare Plan to re-evaluate it along with Mr. Clay Breaud, GSE Associates, Inc., and plan for an update.
 - (2) Dr. Cloutier requested anyone interested in being on the Committee to re-evaluate the Master Thoroughfare Plan to get with him after the meeting.

3. Chairman's Comments:

- a) Dr. Cloutier discussed his desire to see canoe trails, public fishing piers, and a way to handle sewerage parish-wide and move away from sewer treatment plants.

F. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Milford & Associates, Inc., dated April 27, 2012 requesting to withdraw Woodridge Heights Subdivision until further notice. This item was tabled at the April 19, 2012 meeting, and the Developer decided to take a different direction [See *ATTACHMENT A*].

G. OLD BUSINESS:

Dr. Cloutier read a letter from Councilwoman Christa Duplantis, District 5, indicating she would be arriving late to the meeting and if the Commission would defer the discussion and possible action with regard to Colonial Acres Subdivision until she arrives.

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC defer Old Business Item G1 with regard to Colonial Acres Subdivision until after the Applications."

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.

*(After Applications) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC remove Old Business Item G1 from the table to be considered at this time."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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.

- 1. The Chairman stated the next item on the agenda under Old Business was an application by Coastal Homebuilders, L.L.C. requesting engineering approval for Process C, Major Subdivision for Colonial Acres Subdivision.
 - a) Mr. Gene Milford, Milford & Associates, Inc., stated the Developer requested Engineering Approval for Colonial Acres Subdivision.
 - b) The Chairman recognized Councilwoman Christa Duplantis, District 5, 101 Saxony Drive, who stated she had a meeting on May 8 with the residents, Mr. Gordon, Ms. Schexnayder, Mr. Waire, and Mr. David Boudreaux, a private engineer. She stated the residents were okay with the subdivision, but stated concerns were expressed with regard to drainage, lot sizes, and flooding. She stated she was working with Parish President Michel Claudet and a private engineering firm in order to work out drainage issues on Alma Street. She stated small drains need to be replaced with larger ones and work towards getting the water to the 1-1B where it belongs.
 - c) Discussion was held with regard to a recreation area that Recreation #23 said they would maintain but Councilwoman Duplantis did not have that in writing. Discussion ensued with regard to flooding with heavy rains.
 - d) The Chairman recognized a Public Speaker Card from Mike Dulaune, 311 Louis Drive, who expressed concerns of more water going into his yard because of this subdivision, pumps in his yard that he paid for that already can't handle the water, and continuous building in the area without fixing the existing drainage issues first. He spoke of a ditch that was filled in and houses built on Cavaness that brought more water to his yard. Mr. Dulaune stated he has had eight floods

since January 2012, that his house is in the middle of the block and is where all of the water flows.

- e) The Chairman recognized a Public Speaker Card from Chris Bryan, 111 Louis Drive, who stated she lives in the front of Louis Drive and doesn't flood. She spoke of a natural drain between her home and the new development and a cement chain wall in the 500 block of Louis Drive to help protect from flooding. She stated she hoped the Parish President would keep his word and help the area and they have a 40-member committee that will stay informed. She stated the development brought up the existing drainage issues and it wasn't necessarily the Developer's fault.
- f) It was reiterated that the development was not required to improve the drainage in the area and its drainage should have zero impact on the drainage. Discussion ensued with regard to the support and number of people in the neighborhood and going to the Parish Council to be heard.
- g) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development dated April 19, 2012 [See *ATTACHMENT C*].
- h) Mr. Milford stated they would request a variance from punch list item 2a for the lots that abut the pond to drain 75% to the pond.
- i) Discussion was held with regard to all of the lots draining to the pond with the exception of the lots fronting Alma, 25-year rainfall events, Mary Kay Street and paving of 20'.
- j) Councilwoman Duplantis stated they needed to find out who owned the right-of-way for Mary Kay Street and wanting it to be paved.
- k) Discussion ensued with regard to the Developer and Parish coming to an agreement as to who will pave.
- l) Mr. Freeman discussed the regulations that state the Commission can require the Developer to pave and his appealing if not being in agreement with the conditions set forth. Mr. Gordon stated Mary Kay Street, as depicted on the plat, appears to be a public street due to the name and the Commission should have to ability to require the Developer to tie-in the street.
- m) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for Colonial Acres Subdivision conditioned upon the Developer complying with all things on the Engineering punch list, grant a variance for the percentage of lots draining to the rear in item 2a as much as they need, 100% draining to the center section, Mary Jane Street is connected by concrete all the way to Mary Kay Street and the Developer be charged with working that out with Administration and Council as to how that will be accomplished."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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.

*Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC return to the regular order of business."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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.

**See Item I Staff Reports.*

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by SYXI, Inc. for Process D, Minor Subdivision for Tracts "A-1" & "A-2", A Redivision of Tract "A" belonging to SYXI, Inc.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property. He requested conditional approval provided he can work out the issues with Waterworks for Tract A-2.

- b) No one from the public was present to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams & Mr. Elfert: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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 addresses are depicted on the plat, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a compliant letter from Waterworks.
- e) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Tracts “A-1” & “A-2”, A Redivision of Tract “A” belonging to SYXI, Inc. conditioned upon addresses being depicted on the plat, submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval, and a compliant letter from Waterworks.”
- f) Discussion was held with regard to drainage and subdivision regulations that prohibit any individuals to alter drainage after approval from the Planning Commission.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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 called to order the Public Hearing for an application by Paul C. D’Aquin for Process D, Minor Subdivision for Tract “A-1A” and “A-1B”, A Redivision of Tract “A-1” belonging to Paul C. D’Aquin.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. D’Aquin, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: 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 would recommend approval provided addresses were depicted on the plat.
- e) Mr. Erny moved, seconded by Mrs. Williams: “ THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tract “A-1A” and “A-1B”, A Redivision of Tract “A-1” belonging to Paul C. D’Aquin conditioned upon addresses being depicted on the plat.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YE AS: 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.

- 3. The Chairman called to order the Public Hearing for an application by Trinity Tool Rentals, LLC and North Terrebonne Investors, LLC for Process D, Minor Subdivision for Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developers, discussed the location and division of property. He stated Trinity would acquire the tract in the front.
- b) No one from the public was present to speak.

- c) Mrs. Williams moved, seconded by Mr. Elfert: “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 this was the same location as the previously withdrawn Woodridge Heights Subdivision. He questioned Mr. Milford as to how the water was going to get from Tract 6 to the drainage ditch. Mr. Milford stated water was going to the rear and a detailed drainage plan would be provided at the building permit stage. Mr. Gordon stated Staff recommended conditional approval provided addresses were depicted on the plat and a drainage plan was illustrated.
- e) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, LLC conditioned addresses are depicted on the plat and a drainage plan is illustrated on the plat.”
- f) Mr. Ostheimer mentioned a letter from the Schriever Fire Department in which Mr. Gordon read into the record [See *ATTACHMENT B*].
- g) Discussion was held with regard to the letter from the Schriever Fire Department concerning the development being commercial rather than residential as previously submitted, fire hydrants being placed out there, no zoning, and the authority of the fire department to require something of a developer.
- h) Mr. Ostheimer requested Mr. Freeman to research whether the Fire Department can legally take whatever is set by the Planning Commission and order the Developer to do more or less. He stated clarification was needed to determine whether a volunteer fire department can enforce requirements rather than just recommending to the Planning Commission to do so.
- i) Mr. Gordon stated only two (2) fire districts in Terrebonne Parish, Bayou Cane and City of Houma, have the authority to require certain regulations because they have an ordinance approved by the Council allowing them to do so.
- j) Mr. Thibodeaux discussed the Schriever Volunteer Fire Department’s concerns for the northern part of the Parish and the Commission welcoming their input.
- k) Discussion ensued with regard to the proposed road to be built per the regulations by Trinity that will provide access to Tract 2 as well as Tract 6 which will be acquired by Trinity and ultimately be dedicated to the Parish.
- l) The Chairman recognized Mr. Gene Milford, Milford & Associates, Inc., who stated the angle existed on the proposed property in order to accommodate the street to meet LA Hwy. 24 perpendicular.
- m) Mr. Erny discussed Mr. Ken Pitre’s letter with regard to him being critical without knowing the facts concerning his building, Black Warrior, containing detonators and explosives.
- n) Discussion ensued with regard to all land use’s being checked off on the application so the Developer could leave his options open for the 64-acre tract, concerns by the Parish with regard to the presence of explosives due to the proposed Juvenile Detention Center, Animal Shelter, etc. proposed nearby in the future.
- o) Mr. Gordon stated that a new policy would require all new roads to come to the Planning Commission for approval and ultimately submittal to the Parish Council.
- p) 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, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. NOTE: Mr. Thibodeaux was out of the room at the time of the vote. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by JoAnn Singleton for Process D, Minor Subdivision for Lots “17-1” and “17-2”, A Redivision of Lot 17, Block 2 of Fontenot Estates Subdivision.

- a) Mr. Prosper Toups, III, Prosper Toups Land Surveying, representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Erny: “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 would recommend conditional approval provided that addresses are depicted on the plat and an approval letter from the Board of Health is received.
- e) Discussion was held with regard to the plat noting that Lot 17-1 is going to have a drainage servitude across Lot 17-2.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “ THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots “17-1” and “17-2”, A Redivision of Lot 17, Block 2 o f Fontenot Estates Subdivision conditioned upon addresses being depicted on the plat, submittal of an approval letter from the Board of Health, and a note be depicted on the plat that Lot 17-1 will have a drainage servitude across Lot 17-2.”

The Chairman called for a vote on t he motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

**See Old Business Item G1, Colonial Acres Subdivision.*

*Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC return to the regular order of business.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Gordon stated an email was sent out to all Planning Commissioners to complete the Ethics Training Course as required by the State Legislature. He stated the online training should be completed by June 20 unless attending the Live Training Sessions on June 20 and July 25.
- 2. Mr. Gordon stated correspondence was received from Mr. Carl Heck with regard to consideration to amend the Subdivision Regulation Ordinance to make mobile home subdivisions lots more affordable. He stated if anyone wanted to read the correspondence in detail, they could come by the Planning Office or request it to be emailed.

J. ADMINISTRATIVE APPROVALS:

Mrs. Williams moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Redivision of Property belonging to Everard T. Walker, or Assigns, Section 10, T17S-R18E, Terrebonne Parish, LA
- 2. Revised Lots 6 & 8 of Block 2, LeJardin Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between property belonging to Loretta H. Morvant & Leorne H. Rhodes into Tracts "A" & "B", Section 32, T18S-R17E, Terrebonne Parish, LA
- 4. Survey of Tract 2 of the Estate of Tony Dagat, et al, or assigns and adjacent property, Section 1, T19S-R17E, Terrebonne Parish, LA
- 5. Revised Tracts "A3-1A" & A3-1B", A Redivision of Tract A3-1, Property belonging to Wilson Voisin, Jr., Section 31, T18S-R17E, Terrebonne Parish, LA

6. Revised Lot 4 of Chauvin Farms Estates Subdivision, Section 53, T19S-R18E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YE AS: 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.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Pulaski stated the Consultant Team has provided a revised draft plan to be formerly submitted.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Schouest stated he attended an event by Bayou Grace at the Dulac Community Center where Mr. Pulaski was the guest speaker and commended him on a job well done.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. Mrs. Williams moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:00 p.m."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YE AS: 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*

MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

April 27, 2012

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

ATTN: Mr. Pat Gordon

RE: Woodridge Heights S/D
Terrebonne Parish, LA

Dear Mr. Gordon:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, May 17, 2012, until further notice.

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

Very truly yours,

MILFORD & ASSOCIATES, INC.



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

FEMIII/sr

cc: 12-28
Reading File



Schriever Fire Protection District
Schriever Volunteer Fire Department

Schriever Station – Gray Station – Hwy 311 Station
1529 West Park Ave. – 3120 West Park Ave. – 1988 Hwy 311

May 14, 2012

Houma – Terrebonne Planning Commission
Houma, LA

Reference: *Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. Process D, Minor Subdivision LA Hwy. 24, Gray, Terrebonne Parish, LA Council District 2 / Schriever Fire District Trinity Tool Rentals, LLC, % Harvey Sharp, III / North Terrebonne Investors, LLC, % Ronald J. Shaw Keneth L. Rembert Land Surveyors*

Members of the Commission:

This complete project when it was originally divided was for commercial development. In Ronnie Shaw original planning commission request we required the developer to install a 12" waterline with fire hydrants every 300 feet which is the Schriever Fire Protection District requirement for commercial development. Since then numerous commercial buildings have been built including the Parish of Terrebonne Government purchasing a large piece of land for a parish complex. Even though there is no zoning in this area, the Planning Commission is obligated to see that there is proper land use. The mixing of industrial and residential is not proper land use. What has been built so far is heavy industrial not light commercial. The possible dangers to the residential public from items stored in some of the structures currently built and those in the future are many. As stated before the Black Warrior building will contain detonators an explosive. Some of the other buildings contain small amounts of other types of hazardous materials. The dangers of children playing in the streets that service commercial buildings with large delivery truck must also be considered.

It is the position of the Schriever Fire Protection District that this property listed in the item reference be kept all commercial with no type of residential. The rest of the land that has not been sold should also be kept commercial. The remaining property should be redesign to have a second street entering from West Park Ave on the North side to connect to the cross street started from Technology Blvd. as well as the possible cross street at the end of Technology Blvd. This would require 12" water lines and fire hydrants every 300' when this would be sold providing a water line loop that would help the water district. The very north end would be given a 20 to 30 foot right of way to the parish for drainage work along the Mobile Estate Subdivision and this would provide a small buffer zone between the residential and commercial. The southern end is all commercial up to Linda Ann Street going from heavy commercial to light commercial.

Thank You for your time.

Sincerely Yours

S/Kenneth P. Pitre

Kenneth P. Pitre, District Administrator, Fire Chief

P. O. Box 83 • Schriever LA 70395 • Phone: 985-446-8498 • Fax: 985-446-3273



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

April 19, 2012
1st Review
Item G-7

TO: Pat Gordon

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

SUBJECT: Colonial Acres Subdivision
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. 24.5.4.6.5 R.S.33:5051 Culverts sizes along Alma need to be shown on plat.
2. Does not conform to the SDDM:
 - a. V.A.6.i Drainage to rear of lot may not exceed 60% of total depth of lot.
 - b. VIII.B Letter of No Objection is required for work on Alma Street in the Parish's right of way.
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
3. Mary Kay Street should be designed so that it will connect to existing roadway.

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
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
SPECIAL MEETING OF MAY 31, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the special meeting of May 31, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:30 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Jeremy Kelley; 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. Richard Elfert. Also present were Patrick Gordon, Director, and Chris Pulaski, Senior Planner, Department of Planning & Zoning.
- C. APPLICATIONS:
1. The Chairman called to order the Public Hearing for a conceptual and preliminary application by CitiPlace, L.L.C. for Process C, Major Subdivision for Williamsburg Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated the layout had to be changed due to the road and pond.
 - b) The Chairman recognized George Ingle, 7 Golf Villa Drive, New Orleans, who owns property in the area and expressed concerns of drainage.
 - c) Mrs. Williams moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Elfert. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Ostheimer discussed drainage in North Terrebonne as it concerns the CCC ditch and the effects of continuing to allow future development before it is addressed. He requested representatives from the Engineering Division to come to a future meeting of the Planning Commission to address the matter.
 - e) Discussion was held with regard to drainage, flooding, 25-year rain events, tailwater, 100-year rain events for floods through FEMA, new developments creating zero impact to existing neighborhoods, and taking more precautions before approving new developments.
 - f) Mr. Gordon stated he would request someone come to our July meeting to discuss drainage in the North Terrebonne area.
 - g) Mr. Gordon discussed the previous submittal and problems with extending the cross streets through to Ciera Park Subdivision and that the cul-de-sac construction would work for this development. He stated Staff recommended approval provided the variance is granted from the required cross streets.
 - h) Discussion was held with regard to cross streets, no regulations for sidewalks, and no green space.
 - i) Discussion ensued with regard to access to the Women’s Carnival Club property and Mr. Waitz stated he would add a servitude of passage of the same.
 - j) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Minor Subdivision for Williamsburg Subdivision with a variance granted from the cross street requirements.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mrs. Williams; NAYS: Mr. Thibodeaux; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Elfert. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman called to order the Public Hearing for an application by Louis J. Mohana for Process D, Minor Subdivision for Lot 5, Block 1, Bayou Terrebonne Subdivision.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing Mr. Mohana, discussed the location and division of property. He stated Mr. Mohana would like to sell the lot for a home to be built on it.
- b) The Chairman recognized Lynn Bourg, on behalf of Bayou Terrebonne Subdivision, who stated that when they purchased their lots, the fact that a park would be on that lot was a selling point by the Developer. They requested more time to get with their neighbors on the matter. They also questioned a cell phone tower that was near the lot.
- c) Discussion was held with regard to adjacent property owner notification being only 250' from the development, clarification of the cell phone tower that requires them to show the drop zone when applying for a permit and not being able to be built near homes but homes being allowed to build near existing towers.
- d) Mr. Gordon stated it was a good idea to table the matter and contact the recreation district to determine if they would be willing to acquire the lot for a park since the homeowners bought the property with the assumption that there would be a park.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC continue the public hearing and table the consideration of the application for Process D, Minor Subdivision for Lot 5, Block 1, Bayou Terrebonne Subdivision until the regular meeting of July 19, 2011."

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

3. The Chairman called to order the Public Hearing for a preliminary application by Northpark, LLC for Process C, Minor Subdivision.

- a) Mr. Henry Richard, Developer, stated he had changed the entry into the subdivision in order to preserve some large oak trees, included sidewalks, curved the streets to prevent speeding, and there were no lots as of yet on the other side of the CCC ditch which wouldn't be done until the Parish finishes up expected work on the ditch. He stated he was a local developer using private funds to develop this subdivision and mentioned the area high school expanding to accommodate more children.
- b) The Chairman recognized Mr. David Bergeron, 4588 Sugar Bend Street, who stated he supported a subdivision using private funds, supported the variance from the cross street requirements, expressed concerns of access to Highway 24 from the back lots and stated he was still not in favor of the proposed subdivision connecting to Southern Estates Subdivision. He also expressed concerns of the roadway being large enough to support the number of lots and would like to see green space as a buffer between the two subdivisions.
- c) Discussion was held with regard to the Planning Commission supporting interconnectivity between subdivisions, more information with regard to crossing the CCC ditch once completed with Phase 1, and issues with recreation district taking over parks and not necessary when lots are large enough to accommodate play areas but still like to see them.
- d) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- e) Mr. Gordon stated that a park was proposed for Southern Estates Subdivision but the recreation district was not interested in placement of a park so they converted the land back to residential lots. He discussed the Staff Report and stated Staff recommended conditional approval provided that the necessary 25' drainage servitudes are established along the CCC ditch in uniform to the property to the north illustrated on the approved Conceptual Plan and a variance is granted for the cross street setback.

- f) Discussion was held with regard to the conceptual plan having a straight street and a t-turnaround versus the preliminary plan.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: “ THAT the HTRPC grant preliminary approval of the application for Process C, Major Subdivision for Northpark, Phase 1 with a v ariance from the cross street requirement and conditioned upon the necessary 25’ drainage servitudes being established along the CCC ditch in uniform to the property to the north as illustrated on the approved Conceptual Plan.”

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

D. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about notifications required on developments with six or more lots.
- 2. Chairman’s Comments: None.
- 3. Mr. Gordon informed the Commission that he would not be at the June meeting since he was selected to go to China from June 15-22, 2012 with the Parish and Chris would be taking his place.

E. PUBLIC COMMENTS: None.

- F. Mrs. Williams moved, seconded Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:26 p.m.”

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

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

Houma-terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8444

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: TRACTS "A" & "B", PROPERTY CLAIMED BY BOYD DAIGLE ET UX
2. Developer's Name & Address: BOYD T. DAIGLE, 14111 CEAZAR RD., GONZALAS, LA 70737
*Owner's Name & Address: Same as above
[* 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: 3954 HWY. 665, MONTEGUT, LA (POINT AU CHIEN RD)
5. Location by Section, Township, Range: SECTION 17, T19S-R20E
6. Purpose of Development: OWNER WANTS TO CREATE A CAMPSITE ON HIS TRACT FOR SALE.
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:
5/31/12 SCALE: 1"=60'
11. Council District:
9 - Lambert / Montegut
12. Number of Lots: 2
13. Filing Fees: \$159.50

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

KENETH L. REMBERT
Print Applicant or Agent

6/01/12

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: ☒ BTD 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.

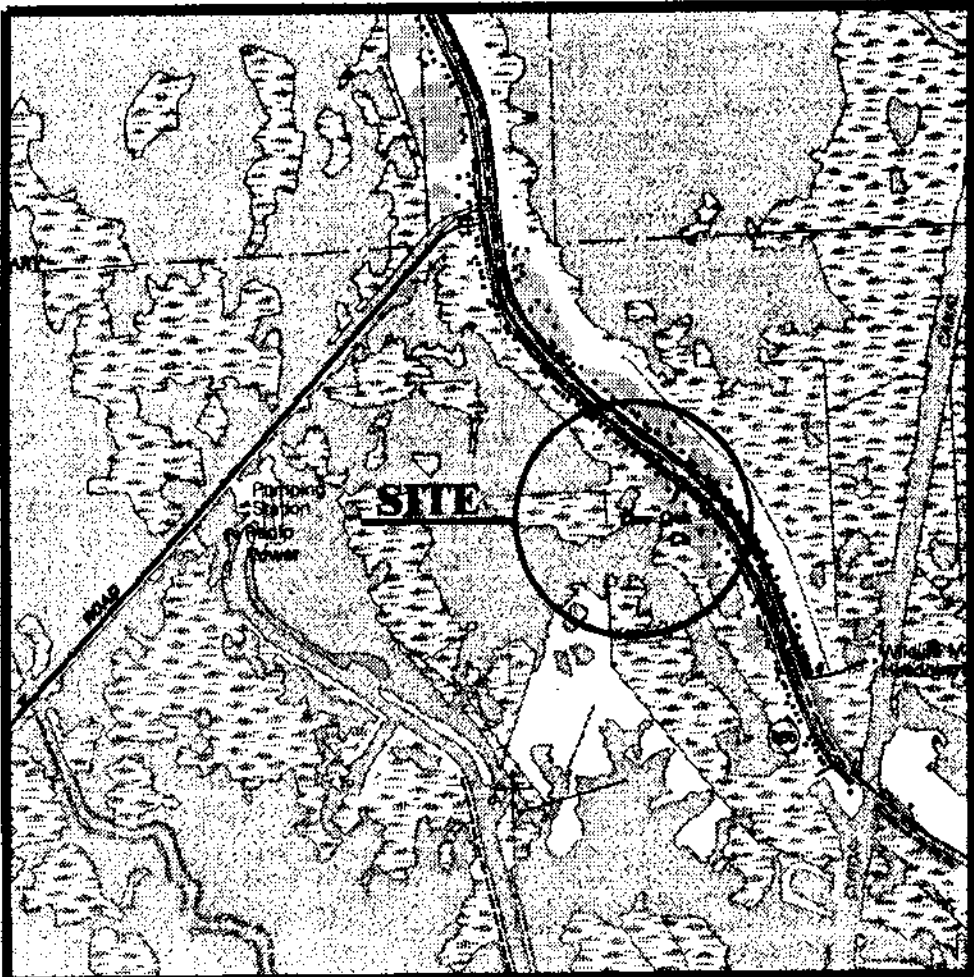
BOYD T. DAIGLE

[Signature]
Signature of Applicant or Agent

Revised 5/3/07

PC12/ 6 - 1 - 23

Record # 24



VICINITY MAP

THE LOUISIANA LAND & EXPLORATION COMPANY, LLC OR ASSIGNS

S 0°28'51" E - 1,149.79'

REMAINING PROPERTY OF
BOYD T. DAIGLE ET UX

TRACT "B"
(15± ACRES)

S 46°43'27" W - 431.60'

N 23°36'46" E - 982.10'

CONNIE FANGUY FORET

TRACT "B-2"

TRACT "B-1"
ESTHER V. BILLIOT

RICHARD D. MILLER ET UX

TERRY V. DARDAR

CHERRY D. VERDIN ET UX

WILLIAM M. BUSH, SR.

LIVE OAK BAPTIST CHURCH
OF POINT AU CHENES, INC.

C/L LA HWY. 605
PAUL J. DOMANGE, II

BAYOU POINTE AU CHIEN

ESTATE OF
GEORGE & MELINA ELLENDER

WILFRED J. CHAISSON, SR. ET UX

WILFRED J. CHAISSON, JR.
ET UX

DARRELL CHAMPAGNE ET AL

PUMP STATION SURVEY BY T. BAKER SMITH & SON, INC.
N 44°38'42" E - 600.94'

N 44°38'42" E - 153.50'

N 46°38'30" W - 72.45'

S 43°21'30" W - 72.45'

N 46°38'30" W - 30.10'

S 47°34'29" E - 41.50'

S 22°45'17" W - 276'

S 52°28'03" E - 228'

S 47°34'29" E - 41.50'

S 47°34'29" E - 41.50'

S 47°34'29" E - 41.50'

S 47°34'29" E - 41.50'

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S 47°34'29" E - 41.50'

S 47°34'29" E - 41.50'

REFERENCE MAPS:

- 1) "PLAT SHOWING PROPOSED SERVITUDE DENOTED AS A,B,C,D,E,F,G,H,I FOR DRAINAGE CANAL AND LEVEE CONTAINING 1.31 ACRES ON PROPERTY BELONGING TO ALICE T. LANDRY LOCATED IN SECTION 17 OF T19S - R20E, TERREBONNE PARISH, LOUISIANA FOR THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT'S FORCED DRAINAGE PROJECT 4-39" PREPARED BY T. BAKER SMITH & SON, INC. AND DATED, AUGUST 6, 1999.
- 2) "PLAT SHOWING PROPOSED SERVITUDE DENOTED AS A,B,C,D,E,F,G,H,I FOR PUMP STATION ACCESS ROAD AND PUMP STATION CONTAINING 0.57 ACRES ON PROPERTY BELONGING TO ALICE T. LANDRY LOCATED IN SECTION 17 OF T19S - R20E, TERREBONNE PARISH, LOUISIANA FOR THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT'S FORCED DRAINAGE PROJECT 4-39" PREPARED BY T. BAKER SMITH & SON, INC. AND DATED MAY 18, 1998, REV. JULY 01, 1998.
- 3) "TRACTS 'A' & 'B' A REDIVISION OF PROPERTY BELONGING TO JAKE A. BILLIOT IN SECTION 17, T19S-R20E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, PLS AND DATED NOVEMBER 3, 1999.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA, TO BAYOU POINTE AU CHIEN AND TO THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0025, SUFFIX "C", & DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12') F.E.M.A. 2006 ADVISORY PANEL NOS. LA-1111 PLACES THIS PROPERTY IN ZONE "A1" WITH A BASE FLOOD REQUIREMENT OF 13'.

LEGEND:

- INDICATES 5/8" IRON ROD
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2008)
- ⊙ INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW

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

BY _____ FOR _____

LAND USE: "CAMP SITES"
DEVELOPER: BOYD T. DAIGLE

SURVEY OF TRACTS "A" & "B"
A REDIVISION OF A PORTION OF
PROPERTY CLAIMED BY BOYD T. DAIGLE ET UX
LOCATED IN SECTION 17, T19S-R20E,
TERREBONNE PARISH, LOUISIANA

MAY 31, 2012

SCALE: 1" = 60'

Kenneth L. Rembert
KENNETH 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
☐ 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 LOTS "K" AND "J" REDIVISION OF A PORTION OF
PROPERTY BELONGING TO ADRUEL B. LUKE
2. Developer's Name & Address: ADRUEL B. LUKE 7779 SHRIMPERS ROW, DULAC, LA 70353
*Owner's Name & Address: ADRUEL B. LUKE 7779 SHRIMPERS ROW, DULAC, LA 70353
[* 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: 7700 BLOCK OF SHRIMPERS ROW, DULAC, LA
5. Location by Section, Township, Range: IN SECTION 86, T19S-R17E
6. Purpose of Development: OWNER WANTS TO RECONFIGURE A PORTION 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: APRIL 24, 2012 SCALE: 1"=60'
11. Council District: 7 Baker / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$136.50

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

KENETH L. REMBERT

Print Applicant or Agent

MAY 28, 2012

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: ABL 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.

Adruel B. Luke
Print Name of Signature

Adruel B. Luke
Signature

4-28-12
Date

PC12/ 12-2-24

Record # 25

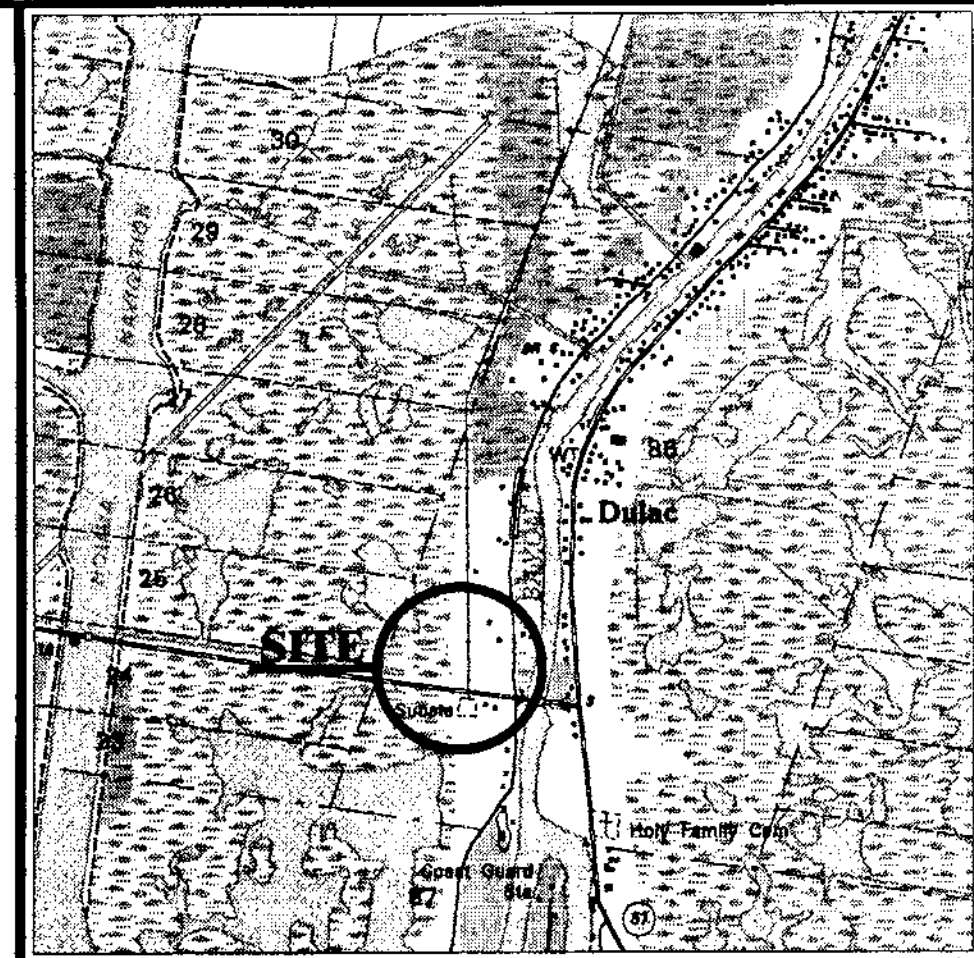
ELOISE B. CHAMPAGNE

(TRACT "K" TO REMAIN AS RAW LAND)

TRACT "K"
(31± ACRES)

SLECA LEASE
(2.81 ACRES)

TRACT "J"
(3.56 ACRES)



VICINITY MAP

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

BY _____ FOR _____

LAND USE: HOME SITE AND RAW LAND
DEVELOPER: ADRIEL B. LUKE

SURVEY OF LOTS "K" AND "J"
REDIVISION OF A PORTION OF PROPERTY
BELONGING TO ADRIEL B. LUKE
LOCATED IN SECTION 86, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

APRIL 24, 2012 SCALE: 1" = 60'



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



LEGEND:

- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- 3.5' INDICATES SPOT ELEVATION (NAVD '88, 2006)
- INDICATES DRAINAGE ARROWS
- EXISTING FIRE HYDRANT
- INDICATES MUNICIPAL ADDRESS

THE PURCHASERS OF THESE TRACTS MUST ACQUIRE ALL NECESSARY
COASTAL ZONE & U.S. ARMY C.O.E. PERMITS.

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.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1210561 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH L. REMBERT SURVEYORS.
BEARING ORIENTATION IS BASED ON ABOVE REFERENCED MAP.

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

THIS PROPERTY DRAINS TO BAYOU GRAND CAILLOU AND TO THE REAR WHICH
NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND
PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SUFFIX
"C", DATED MAY 1, 1985 (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10').
F.E.M.A. 2006 ADVISORY PANEL NO. LA-K103 PLACES THESE TRACTS IN ZONE "AE"
WITH A BASE FLOOD REQUIREMENT OF 11'.

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:

- Name of Subdivision: Rediv. of Parcels 3 & 3-A of the Estate of Corbett P. Richard
- Developer's Name & Address: Rogers Benoit, Jr. 513 St. George Road Schriever, LA 70395
*Owner's Name & Address: Rogers Benoit, Jr. 513 St. George Road Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald

SITE INFORMATION:

- Physical Address: 513 St. George Road
- Location by Section, Township, Range: Section 84, T15S-R16E
- Purpose of Development: Creates 2 parcels from 5.137 acre parcel
- 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: 17 May 2012 1"=100'
- Council District: 4 Amidee / Schriever Fire
- Number of Lots: 2
- Filing Fees: \$148.00

I, Rogers Benoit, Jr., certify this application including the attached data to be true and correct.

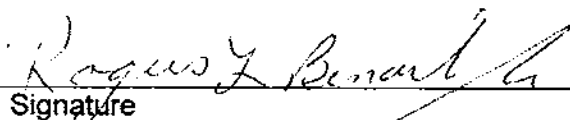
Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

18 May 2012
Date

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

Rogers Benoit, Jr.
Print Name of Signature


Signature

18 May 12
Date

PC12/ 6 - 3 - 25

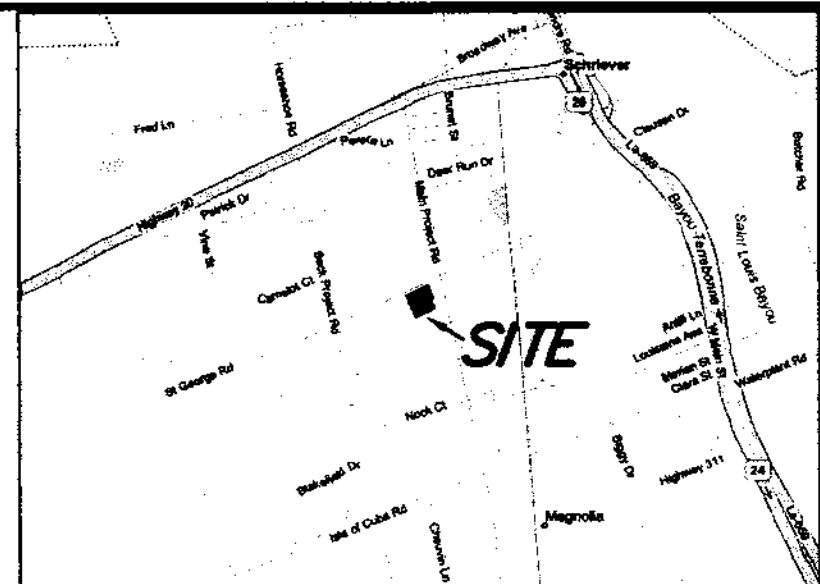
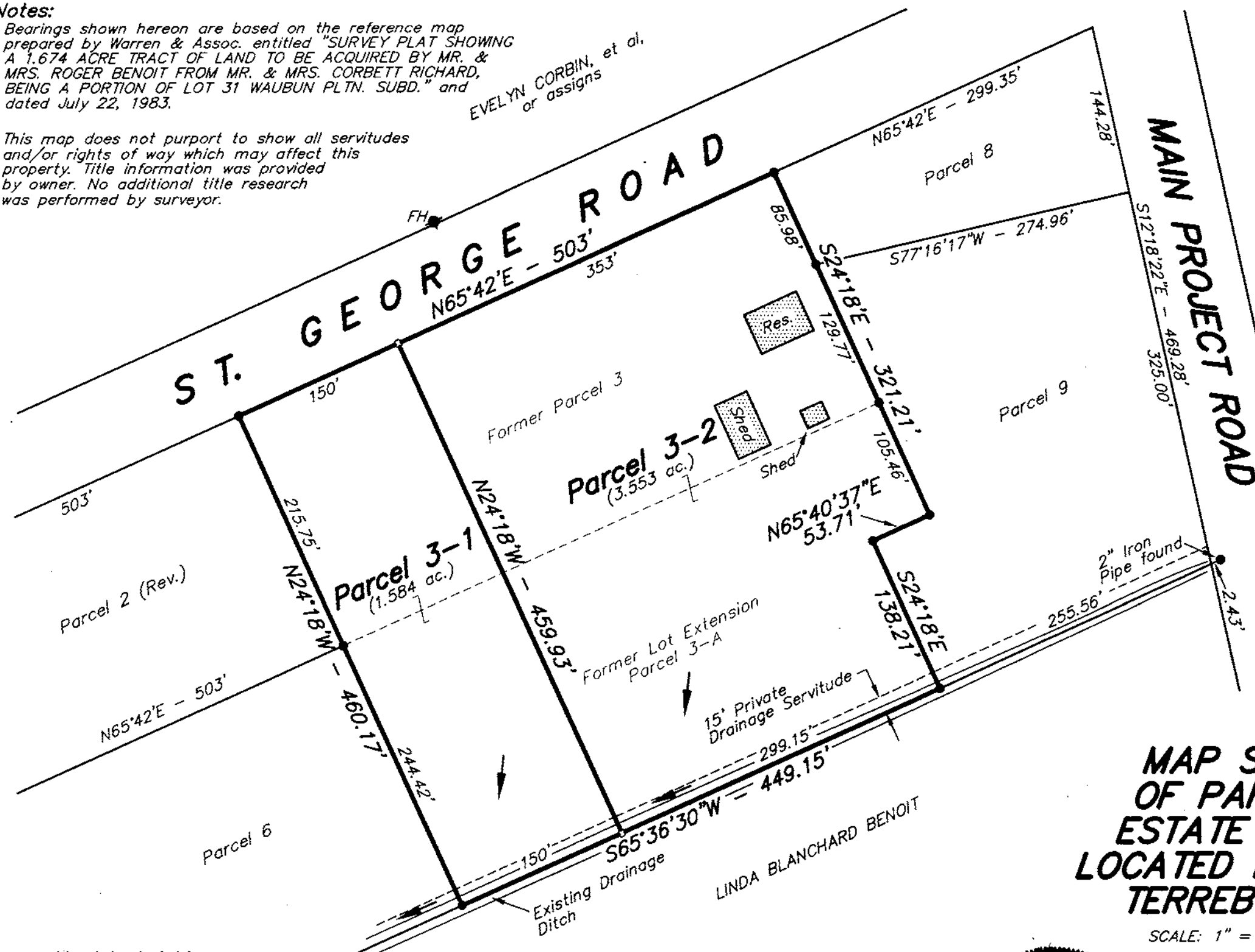
Record # 46

Notes:

Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by surveyor.

EVELYN CORBIN, et al.
or assigns



Vicinity Map

Note:

Sewer systems on this property shall discharge either into the parish maintained roadside ditch along St. George Road or the 15' Private Drainage servitude along the rear property line which is perpetually maintained by the owners of the Corbett P. Richard Estate redivision.

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Comm.

By: _____ For: _____

MAP SHOWING THE REDIVISION OF PARCELS 3 & 3-A OF THE ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

17 MAY 2012

Municipal Address:

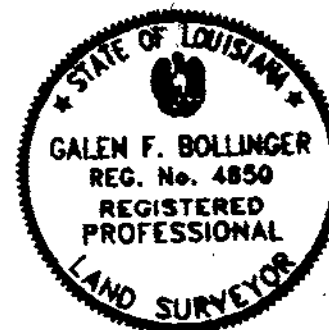
Parcel 3-1: St. George Road
Parcel 3-2: St. George Road

Flood Zone Information:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's (Map No. LA-V99)

Legend:

- Indicates 1/2" iron rod set
- Indicates 3/4" iron pipe found
- Indicates drainage flow direction



CHARLES L. McDONALD

LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

Galen Bollinger

REG. P.L.S. No. 4850

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: SONNIER ESTATES
2. Developer's Name & Address: BURNLEY ENTERPRISES, L.L.C.
BURNLEY ENTERPRISES, L.L.C.
*Owner's Name & Address: 606 CHEYENNE 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: 5609 WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: RESIDENTIAL 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: JUNE 4, 2012 1" = 100'
11. Council District: 3 Hood / Bayou Canoe Area
12. Number of Lots: 5
13. Filing Fees: \$395.25

BRANDON M.

- I, ARCENEUX, P.E., AGENT, certify this application including the attached date to be true and correct.

BRANDON M. ARCENEUX, P.E., AGENT

Print Applicant or Agent

06/04/2012

Date

Brandon Arceneux
Signature of Applicant or Agent

The undersigned certifies: initial 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.

BURNLEY ENTERPRISES, L.L.C.

BY: RAYMOND SONNIER, MEMBER

Print Name

06/04/2012

Date

Raymond Sonnier
Signature

PC12/ 6 - 4 - 26

Record # 21

Revised 5/3/07

REFERENCE MAPS & BEARINGS:

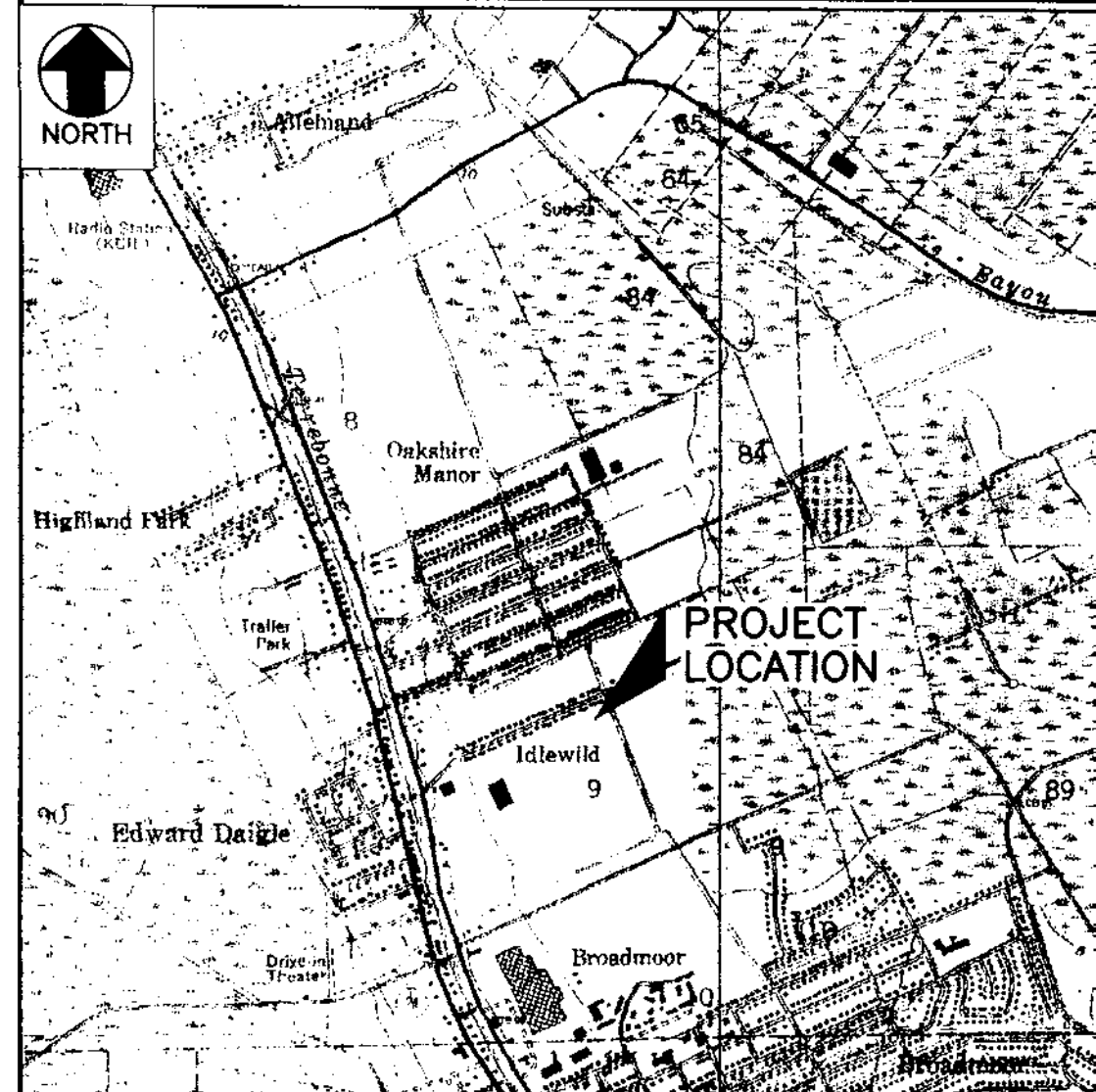
1. SURVEY & PARTITION OF PROPERTY BELONGING TO THE ESTATE OF CLARENCE LIRETTE, LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: MAY 10, 1979 BY: CHARLES L. MCDONALD

2. MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO FLOYD LIRETTE, ET AL. LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: AUGUST 31, 1999 BY: GALEN F. BOLLINGER ENTRY NO.: 1082150

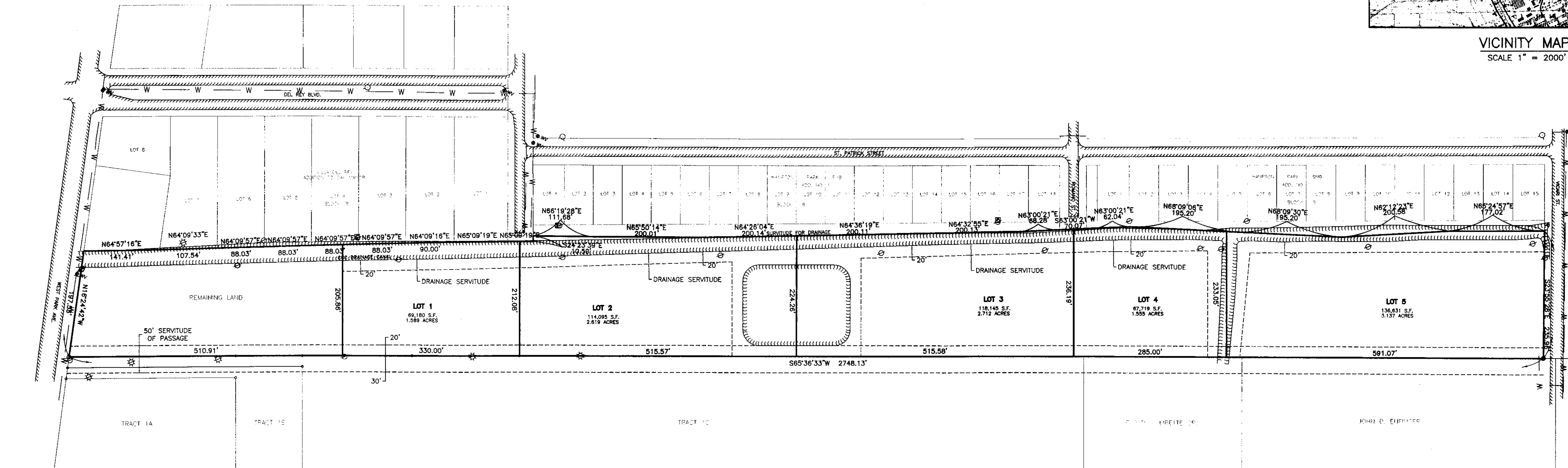
3. PLAT SHOWING DIVISION OF BLOCKS "A" AND "B" OF VILLA DEL REY ADDITION TO OAKSHIRE MANOR SUBDIVISION, TERREBONNE PARISH, LOUISIANA. DATED: APRIL 26, 1966 BY: BERNARD B. DAVIS DATED: OCTOBER 12, 2004 ENTRY NO.: 301591

4. ADDENDUM NO. 1 TO HAMPTON PARK SUBDIVISION AN ADDITION TO OAKSHIRE MANOR SUBDIVISION LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: JANUARY 7, 1971 ENTRY NO.: 414287

NOTE: BEARINGS AND COORDINATES ARE BASED ON NAD 83. STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 415,172.93; EASTING = 3,452,977.81



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE , AREAS OF
FEMA MAP COMMUNITY PANEL NUMBER 2252 DATED :

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

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

PRELIMINARY

APPROVED: David A. Waitz Reg. No. 4744

CERTIFICATION:

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: FOR:

DEDICATION:

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

BY: RAYMOND SONNIER - MANAGER BURNLEY ENTERPRISES, L.L.C.

LEGEND

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

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.



CONCEPTUAL/PRELIMINARY PLAT RESIDENTIAL PLANNED UNIT DEVELOPMENT

SONNIER ESTATES
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

11/14/11	REVISED AS PER T.P.C.G. PUNCH LIST	JED	DESIGNED: DAW	DETAILED:	TRACED:
DATE	DESCRIPTION	BY	CHECKED: DAW	CHECKED: DAW	CHECKED:
REVISION					
DATE: JUNE 4, 2012			FILE: F:\DWG\2009\09-133\09-133.DWG		JOB NO: 09-133

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:

1. Name of Subdivision: CITIPACE S/D, ADDENDUM NO. 3
2. 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]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: CITIPACE DRIVE
5. Location by Section, Township, Range: SECTIONS 2 & 4, T17S-R17E
6. Purpose of Development: COMMERCIAL LOTS
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: 4JUN12 Scale: 1" = 40'
11. Council District: 3 Herd / Bayou Cane Ave
12. Number of Lots: 5
13. Filing Fees: \$121.00

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



FLOYD E. MILFORD, III

Print Applicant or Agent

Date

4JUN12

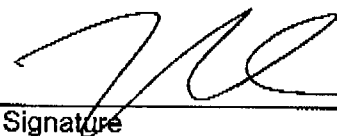

Signature of Applicant or Agent

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.

HENRY J. RICHARD

Print Name

Date


Signature

Revised 5/3/07

PC12/ 6 - 5 - 27

Record # 28

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

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

REVISED TRACT 6
1832 CITIPLACE DRIVE

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

ZONE "AH"
(REQ. = 3')

ZONE "B"

ZONE "C"

CABLE HOLDCO, III, L.L.C.



LA. STATE HWY. NO. 3040
CITIPLACE DRIVE

CITIPLACE DRIVE
(CONCRETE STREET)

REVISED TRACT 5
1830 CITIPLACE DRIVE

REVISED TRACT 3
142 CITIPLACE DRIVE

RELOCATED
DEAD END MARKER

EXISTING POND

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
CONCEPTUAL & PRELIMINARY
COMMUNITY SEWER

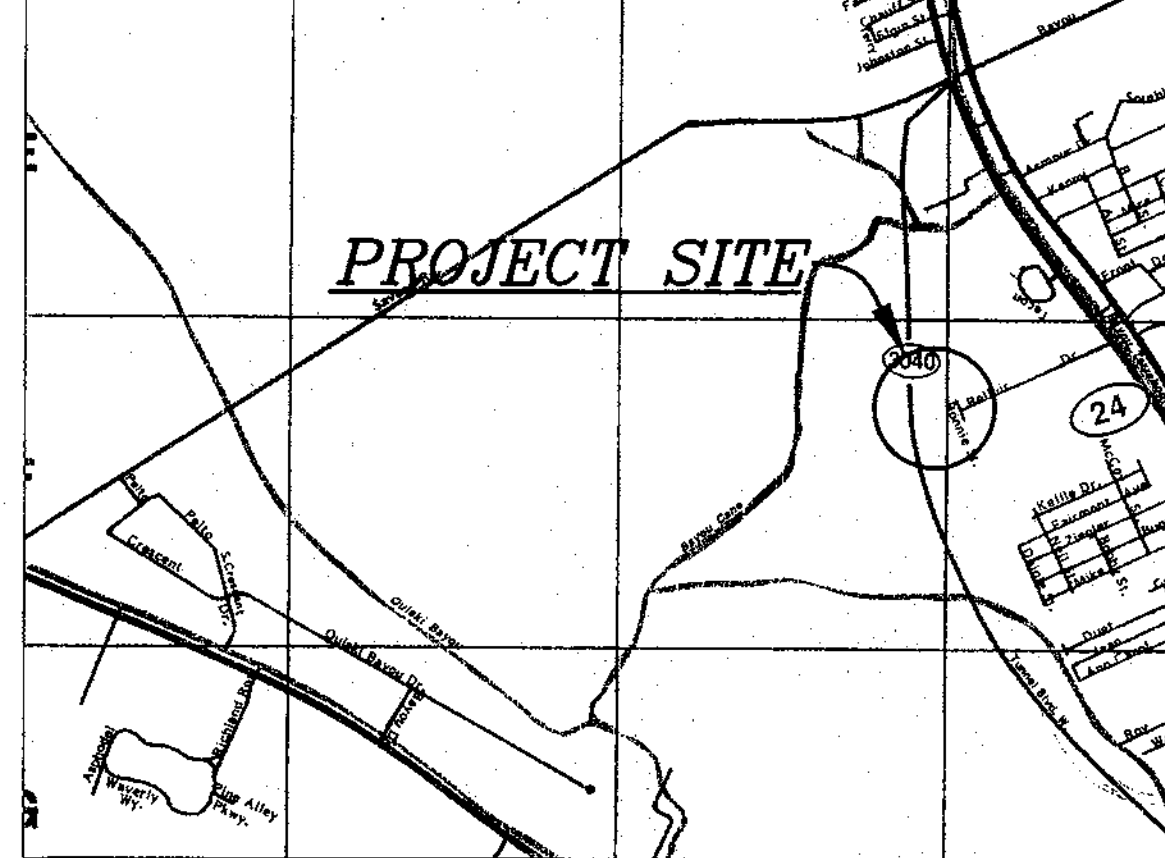
CITIPLACE SUBDIVISION
ADDENDUM NO. 3
PROPERTY OF HENRY J. RICHARD ET AL
IN SECTIONS 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 12-51 CAD # 1251-SD FILE #

Area
Scale
One inch equals .4 Mile
© 1986 Target Marketing
401 Houma-Terrebonne
Chamber of Commerce
1700 St. Charles St.
Houma, Louisiana 70361
(504) 876-5600



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

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

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
CONCEPTUAL & PRELIMINARY
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:

JOB # 12-51 CAD # 1251-SD FILE #

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1 1/2" IRON PIPE FOUND
 - INDICATES 1 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, SURTAK "C", AND DATED MAY 1, 1985. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 3'). F.E.M.A. ADVISORY PANEL NOS. LA-501 & LA-R101 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.

TAKEN FROM DWG'S BY
KENETH 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.G. THE OWNERS OF THESE TRACTS WILL PROVIDE 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.

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 GULF SOUTH ENGINEERS, INC. AND DATED APRIL 12, 1990.
- "ADDENDUM NO. 1 TO CYPRESS GARDENS SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALLEN J. THIERYOT AND LEE A. DUET LOCATED IN SECTION 4, T17S, R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED OCTOBER 6, 2004.
- "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 KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP, NO. 3.

40' 20' 0 40' 80'
SCALE: 1" = 40'

DATE	REVISION	BY

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

Variance to allow Conceptual and Preliminary and Engineering Process to be considered for approval at the same meeting

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

1. Name of Subdivision: TRINITY LANE
2. Developer's Name & Address: Annie 1, LLC, P.O. Box 869, Houma, LA 70361
North Terrebonne Investors, LLC,
*Owner's Name & Address: P.O. Box 869, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

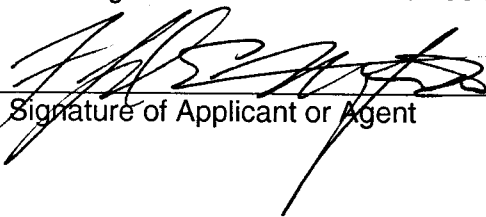
4. Physical Address: WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 4, T16S-R16E
6. Purpose of Development: CONSTRUCTION OF ROAD
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☐ Individual Treatment
☐ Package Plant
☒ N/A Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 30MAY12 SCALE 1" =60'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 0
13. Filing Fees: \$860.00



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

FLOYD E. MILFORD, III

Print Applicant or Agent

4 JUN 12
Date

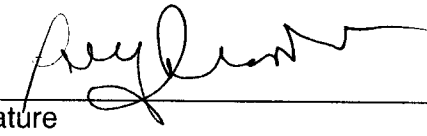

Signature of Applicant or Agent

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.

RONALD J. SHAW

Print Name of Signature

4 JUN 12
Date


Signature

PC12/ 6 - 6 - 28

Record # 29

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
☐ Conceptual/Preliminary Engineering
☐ Final
- C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
- D. ☐ Minor Subdivision

 Variance(s) (detailed description):

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

1. Name of Subdivision: WALLACE J. THIBODAUX ESTATES ADD. NO. 4, PHASE B
Teuton-Caro Developments, L.L.C., 1482 Carey Road, City of Central, LA 70714-6708
2. Developer's Name & Address: Central, LA 70714-6708
*Owner's Name & Address: Jerry J. Caro, 1482 Carey Road, City of Central, LA 70714-6708
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: LA STATE HWY 316
5. Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
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: SCALE 1" = 100'
11. Council District: 2 & Aradee / Schriever Fire
12. Number of Lots: 74
13. Filing Fees: \$860.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

4 JUN 12

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

JERRY J. CARO

Print Name of Signature

15 JUN 12

Date

Signature

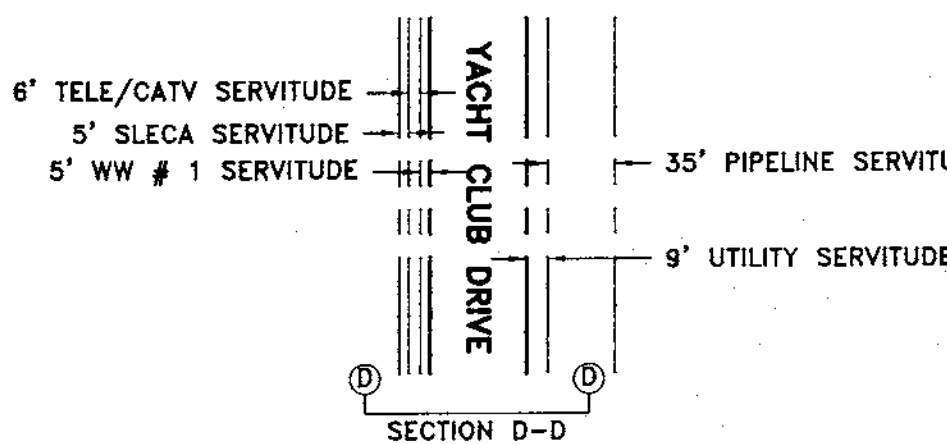
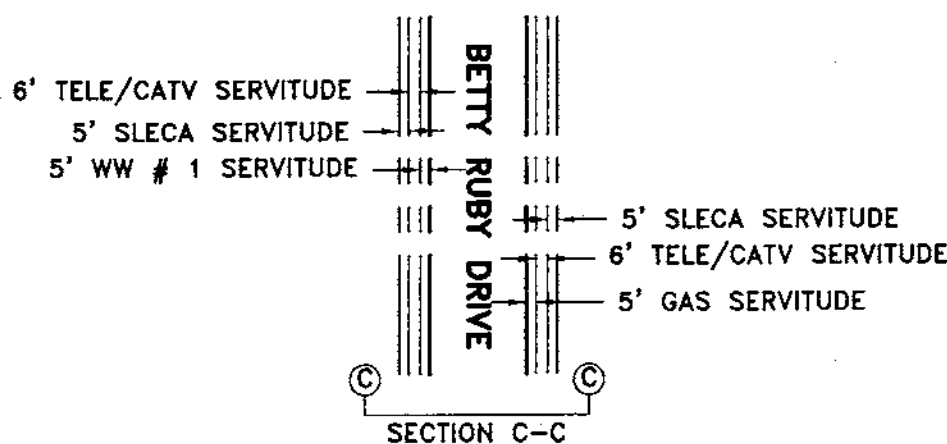
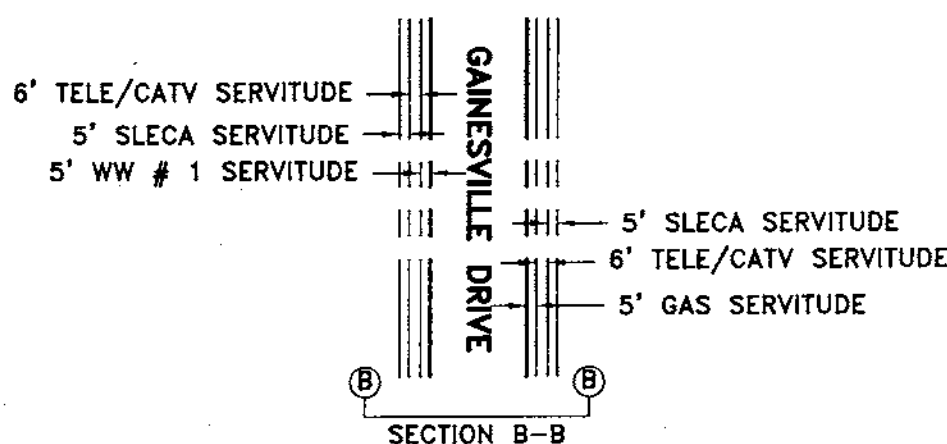
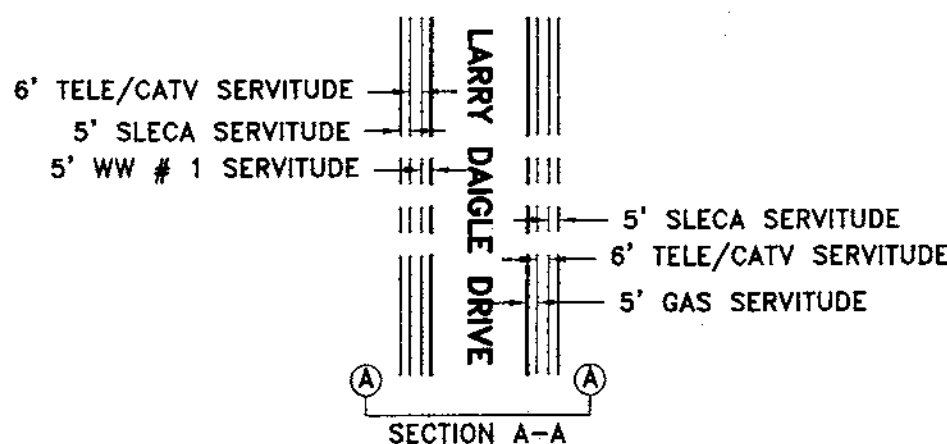
PC12/ 6 - 7 - 29

Record # 30



VICINITY MAP

NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.



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

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

AUTHORIZED OWNER

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

BY FOR

PROJECT SITE

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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.

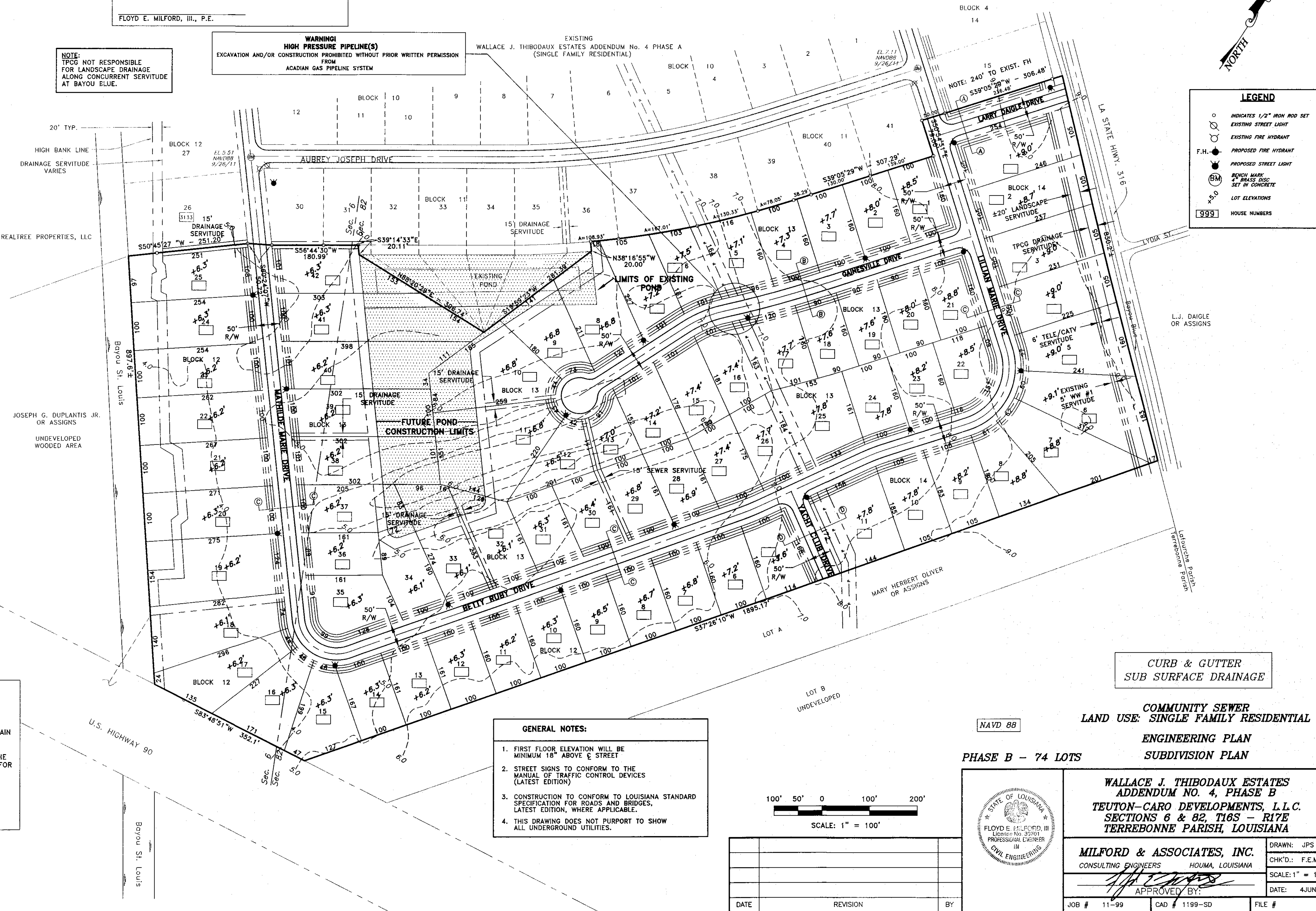
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: CHARLES L. McDONALD, P.L.S. REG. P.L.S. No. 3402

WARNING!
HIGH PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION FROM ACADIAN GAS PIPELINE SYSTEM

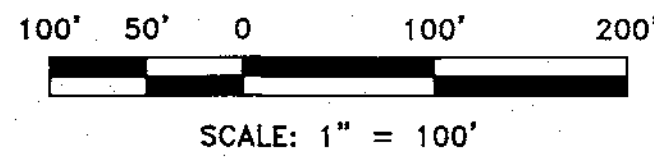
EXISTING WALLACE J. THIBODAUX ESTATES ADDENDUM No. 4 PHASE A (SINGLE FAMILY RESIDENTIAL)

NOTE:
TPCG NOT RESPONSIBLE FOR LANDSCAPE DRAINAGE ALONG CONCURRENT SERVITUDE AT BAYOU ELUE.



GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE E STREET
- STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
- CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.
- THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

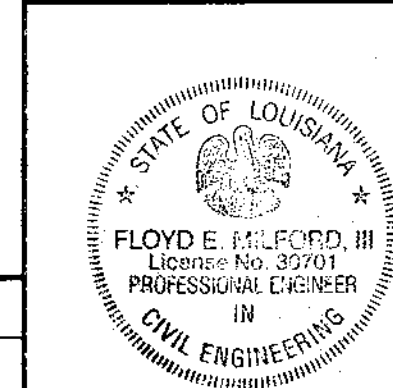


SCALE: 1" = 100'

CURB & GUTTER
SUB SURFACE DRAINAGE

COMMUNITY SEWER
LAND USE: SINGLE FAMILY RESIDENTIAL
ENGINEERING PLAN
SUBDIVISION PLAN

PHASE B - 74 LOTS



WALLACE J. THIBODAUX ESTATES
ADDENDUM NO. 4, PHASE B
TEUTON-CARO DEVELOPMENTS, L.L.C.
SECTIONS 6 & 82, T16S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

DRAWN: JPS
CHK'D: F.E.M. III
SCALE: 1" = 100'
DATE: 4JUN12

JOB # 11-99 CAD # 1199-SD FILE #

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-8793 - Fax (985) 880-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

A variance is requested for placing a fence surrounding the Mitigation/Detention Pond.

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

- Name of Subdivision: WILLIAMSBURG SUBDIVISION, PHASE "A"
CITIPACE, L.L.C.
- Developer's Name & Address: P. O. DRAWER 4035, HOUMA, LA 70361
CITIPACE, L.L.C.
*Owner's Name & Address: P. O. DRAWER 4035, HOUMA, LA 70361
[* All owners must be listed; attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: BAYOU GARDENS BLVD. & VICARI STREET, HOUMA, LA
- Location by Section, Township, Range: SECTION 9, T16S-R17E
- Purpose of Development: DIVISION OF PROPERTY FOR RESIDENTIAL USE
- 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: MAY 29, 2012 1" = 60'
- Council District: #2 Houma / Bayou La Batre
- Number of Lots: 68
- Filing Fees: \$860.00

Brandon M. Arceneaux, P.E.,

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

Brandon M. Arceneaux, P.E., Agent

Print Applicant or Agent

Brandon Arceneaux
Signature of Applicant or Agent

06/04/2012

Date

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

CITIPACE, L.L.C.

BY: HENRY J. RICHARD, MEMBER

Print Name

[Signature]
Signature

6/4/12
Date

Revised 5/8/07

PC12/ 6 - 8 - 30

Record # 31

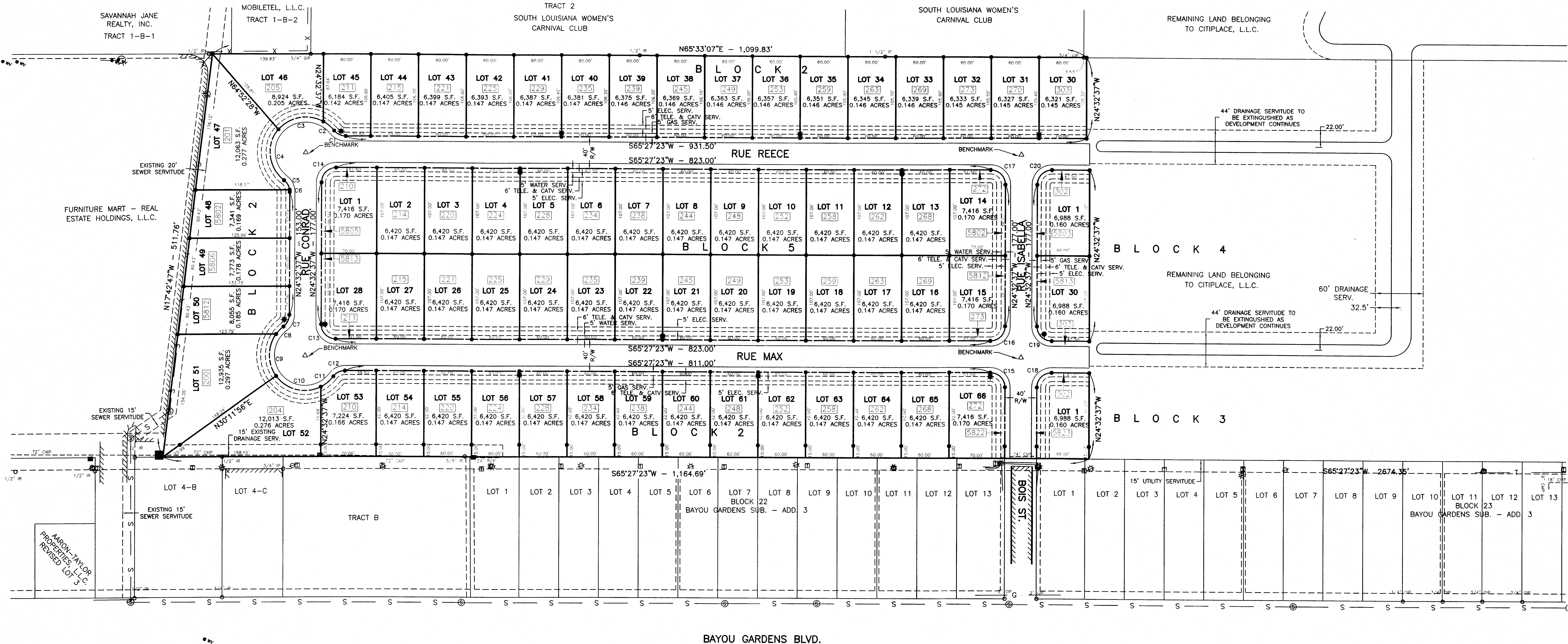
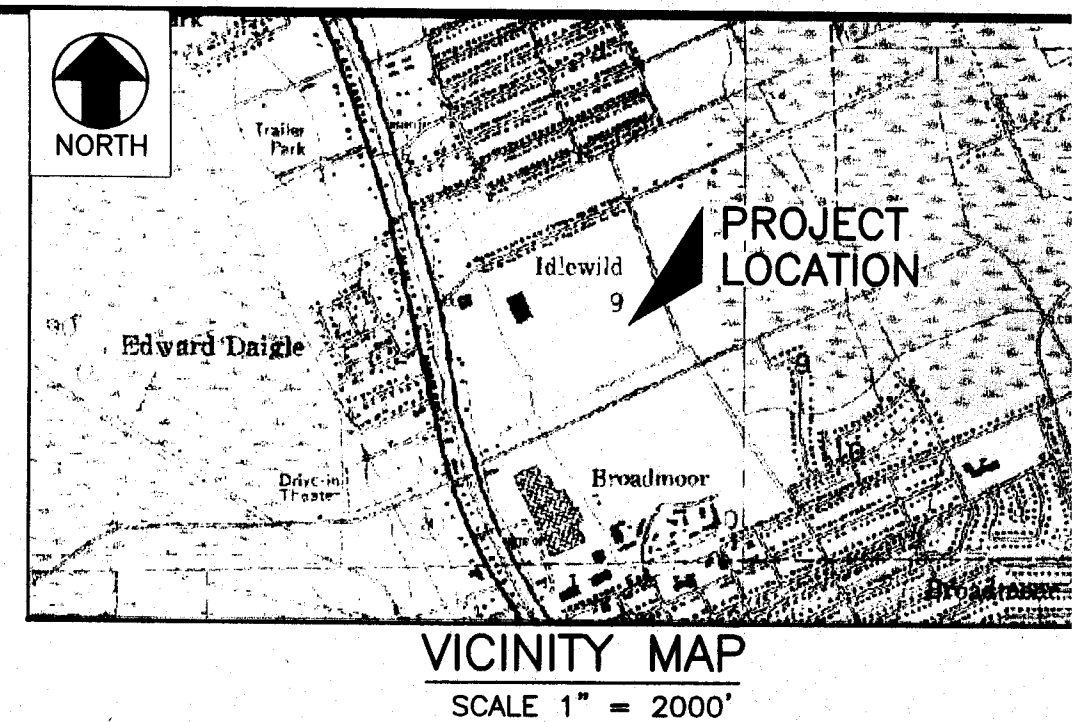
- REFERENCE MAPS & BEARINGS:
- 1.) PLAN SHOWING TRACTS A & B
REDIVISION OF THE PROPERTY BELONGING TO JIMMY J. HEBERT
LOCATED IN SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: GSC ASSOCIATES, INC.
DATE: SEPTEMBER 29, 2003
REVISED: DECEMBER 19, 2003
ENTRY #: 1167589
- 2.) REDIVISION OF THE ILEY A. HEBERT AND DAVID J. HEBERT ET AL
TRACTS LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: T. BAKER SMITH & SON, INC.
DATE: NOVEMBER 28, 1984
ENTRY #748084
- 3.) SURVEY OF TRACTS A & B BLOCK 3 TERREBONNE PLAZA SUBDIVISION BELONGING TO
LUKE REALTY CO. LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: T. BAKER SMITH & SON, INC.
DATE: MARCH 8, 1982
ENTRY #596
- 4.) MAP SHOWING THE REDIVISION OF A PORTION OF LOT 4, BLOCK 3 OF TERREBONNE
PLAZA SUBDIVISION LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: CHARLES L. McDONALD
DATE: JUNE 10, 1988
ENTRY #827730

- 5.) SURVEY OF REVISED LOTS 2 AND 3 OF BLOCK 3 TERREBONNE PLAZA SUBDIVISION
LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: KENNETH L. REMBERT
DATE: NOVEMBER 25, 2003
ENTRY #1194261
- 6.) TERREBONNE PLAZA SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO
C. DALE ARMOUR ET AL LOCATED IN SECTION 9, T16S-R17E AND SECTION 1,
T17S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: DEFRAITES ASSOCIATES, INC.
DATE: DECEMBER 17, 1985
ENTRY #292102
- 7.) SURVEY OF A PARCEL OF LAND BEING FORMER KATE CAMILLE PORCHE ET AL TRACT
SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA
PREPARED BY: RICHARD T. DADING
DATE: DECEMBER 15, 1993
ENTRY #928783
- 8.) ADDENDUM NO. 3 TO BAYOU GARDENS SUBDIVISION BEING PROPERTY BELONGING TO
GULF SOUTH REALTY & DEVELOPMENT, CO. LOCATED IN SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: GULF SOUTH ENGINEERS, INC.
DATE: DECEMBER 22, 1977
ENTRY #598711

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	52°41'28"	18.50'	17.01'	9.16'	N88°12'17"W 16.42'
C2	23°24'43"	45.00'	18.39'	9.32'	N73°34'15"W 18.28'
C3	79°13'09"	45.00'	63.24'	37.28'	S80°02'02"W 57.40'
C4	92°41'51"	45.00'	72.80'	47.17'	S50°52'19"E 85.12'
C5	44°02'55"	18.50'	14.24'	7.49'	S88°10'03"E 13.89'
C6	08°33'21"	18.50'	2.78'	1.38'	S58°49'45"E 2.78'
C7	52°41'28"	18.50'	17.01'	9.16'	S01°42'43"W 16.42'
C8	18°59'00"	45.00'	13.34'	6.72'	S19°38'43"W 13.29'
C9	71°40'08"	45.00'	64.29'	32.50'	S34°03'30"E 82.69'
C10	80°25'53"	45.00'	83.17'	38.05'	N79°18'52"E 58.11'
C11	28°17'38"	45.00'	20.85'	10.51'	N25°55'26"E 20.47'
C12	52°41'58"	18.50'	17.01'	9.16'	N30°07'04"W 16.42'
C13	89°59'13"	18.50'	29.08'	18.50'	N69°33'37"W 26.16'
C14	89°59'13"	18.50'	29.08'	18.50'	N20°27'23"E 26.16'
C15	89°59'13"	18.50'	29.08'	18.50'	S69°33'37"E 26.16'
C16	89°59'13"	18.50'	29.08'	18.50'	S20°27'23"W 26.16'
C17	89°59'13"	18.50'	29.08'	18.50'	N69°33'37"E 26.16'
C18	89°59'13"	18.50'	29.08'	18.50'	N20°27'23"E 26.16'
C19	89°59'13"	18.50'	29.08'	18.50'	N69°33'37"E 26.16'
C20	89°59'13"	18.50'	29.08'	18.50'	N20°27'23"E 26.16'

LEGEND

FOUND PROPERTY MARKER	○	EXISTING WATER VALVE	○WV
SET 3/4" I.R.	●	EXISTING FIRE HYDRANT	○Q
EXISTING WATER LINE	— W —	PROPOSED FIRE HYDRANT	○WM
EXISTING GAS LINE	— G —	EXISTING WATER METER	○GV
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE	○GM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	○GM
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE	○SM
EXISTING FENCE	— X —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— CB —
EXISTING POWER POLE W/ LIGHT	⊗	2" DIAMETER BRASS DISK	— DB —
EXISTING POWER POLE	⊙	PHYSICAL ADDRESS	— PA —
EXISTING ANCHOR	→		
EXISTING TELEPHONE PEDESTAL	⊞		



NOTE:
BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 415,172.93; EASTING = 3,462,977.81

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S101
DATED: 2-23-2006; FLOOD ZONE: AREAS OUTSIDE THE ABFE, ZONE A, AND ZONE AE; A.B.F.E. = 5.0'

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

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

APPROVED: David A. Waitz Reg. No. 4744

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

APPROVALS
OWNER DATE
OWNER DATE

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

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.

ENGINEERING PLAT

WILLIAMSBURG SUBDIVISION - PHASE A
CITIPLACE, L.L.C. - DEVELOPER
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW
CHECKED: DAW
DATE: MAY 29, 2012
FILE: F:\DWGS\2011\11-097\PHASE A\PLAT.dwg
JED
DAW
JED
11-097



Stormwater Management Workshop for Planners and Planning Officials

Friday, June 22, 2012

Garden Center, City Park, New Orleans

\$50.00 Registration Fee if paid by June 15

\$65.00 after June 15

Registration Fee includes lunch and workshop materials, which will be made available online the week before the workshop

To Register, visit the LUSC website at
www.louisianastormwater.org
and fill out the online registration form

Payments are accepted via credit card through PayPal

Sponsored by



Workshop Agenda

12:00pm	Lunch served
12:30pm	Introductions
1:00pm	The Issues of Stormwater Management (SWM) <ul style="list-style-type: none">▪ Traditional Drainage Approach▪ Flood Hazard Mitigation▪ Water Quality▪ MS4 Permits
1:30pm	Construction Sites Stormwater Management <ul style="list-style-type: none">▪ Overview of SWPPP▪ Codes▪ Enforcement
2:00pm	Break
2:15pm	Post Construction Stormwater Management <ul style="list-style-type: none">▪ Goals<ul style="list-style-type: none">▪ Sustainable Management Approach▪ Flood Hazard Mitigation▪ Water Quality▪ Clean Water Act Compliance▪ Aesthetics▪ Integration of Open Space, SWM, Landscape Plantings▪ Public Property<ul style="list-style-type: none">▪ Streets, Civil Facilities, Parks▪ Policies▪ Funding▪ Piggybacking Projects▪ Private Development<ul style="list-style-type: none">▪ Commercial, Industrial, Residential▪ Development Codes▪ Enforcement▪ Incentives▪ Development by Right
3:30pm	Next Steps to Implementation of SWM in Your Community
4:00pm	Discussion

If you have any questions, please email louisianastormwater@gmail.com