

ZLU12/16
Dist. 5

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: September 1 '2012

Janice Freeman Powell, Robert & Ryan Powell
Applicant's Name

2505 Jubilation Point Court North Las Vegas, NV. 89032
Address City State Zip

(310) 779-3208 (702) 646-6575
Telephone Number (Home) (Work)

Owners
Interest in Ownership (Owner, etc.)

1396 West Tunnel Blvd (Rear) Houma, La. 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

77,000 + sq. Ft. Residential In Blw Houma Cabinet & Granite (Current Landlords)
Two Nursing Homes - Ramada Inn & Jacks Auto Parts.

Zoning Classification Request:

From: Residential (R-1) To: NEIGHBORHOOD Commercial (C-3)

Previous Zoning History: _____ No _____ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

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

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

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

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

3. Legal Description: The legal description of only the property to be rezoned.

4. Market Information: Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

Clear Land & Level → 1-2 weeks • Concrete Slab → 2-3 weeks

Do Steel & Development → 1-2 months • No G.C.

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: Janice Freeman Powell - 15109 Kimberley Ct; Houston, TX 77079
Robert W Powell II - 2505 Jubilance Point Ct., North Las Vegas, NV 89032
Ryan W. Powell - Saxon Hollow Ct., Houston, TX 77084

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

Connie Verdell - Rep for Ramona JNW - Gen Agt
Judy Mullin - c/o Mary Bonnellair - 118 Tucker St.,
Houma, LA 70360

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:

Janice Freeman Powell
R.W. Powell II

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 1.00 acres. A sum of 28.50/00 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.

R.W. Powell II

Signature of Owner or Authorized Agent

September 1, 2012

Terrebonne Parish Planning & Zoning
Terrebonne Parish Planning & Zoning Department
8026 Main Street, Suite 401
Houma, LA 70360

To whom it may concern:

On behalf of Janice, Ryan & Robbie Powell, I am sending this letter of request for the proposed 1396 W. Tunnel Blvd. commercial storage facility. The present zoning class for the proposed addition(s) is residential. We are requesting a C-3 Commercial zone for the land area to be affected. Enclosed in this packet is a Plat showing Tract "A". A portion of the property along with the proposed addition sample drawings and measurements done by Gargoyle Steel Structures and Austin Building Systems.

This area of Tunnel Blvd. has commercial services such as Chateau Terrebonne Health Care and Ramada Inn on the Tunnel Blvd. side with Maison De Ville on Hollywood Rd. and Jack's Auto on Main St. All of the business owners have been notified of this rezoning proposal. Included with the documents are some of the required signatures by neighboring owners included within the proposed district.

- *Connie Verdella – (General Manager @ Ramada Inn) 1400 W. Tunnel Blvd.
- *Judy Mullin – (Resident) c/o Mary Bonvillain - 118 Tucker St.
- *Mr. Stephen – (Administrator Maison De Ville) 107 S. Hollywood Rd.
- *Chip Blondeau – (Co-owner Chateau Terrebonne Health Care) 1386 W. Tunnel Blvd.
- *Jack Washam – (Resident & Owner of Jack's Auto) 7060 Main St.

The description of the proposed grounds lies between Tunnel Blvd., Main Street and the above neighboring commercial businesses. We are proposing this amendment to include the rear land behind the Houma Granite / Cabinet Showroom and Jack's Auto and between the two nursing homes and Ramada Inn.

This project incorporates mixed-use development consisting of, but not limited to marina and commercial related storage services needed in the parish. It will provide a resource to assist neighborhoods and suburban communities with HOA's & deed restrictions while revitalizing the older area. The development will include a gated finished project that creates the security clients need in addition to being green friendly with solar powered better designs.

Property Details

Square Foot Data of Land = 81,400 sq. ft.
Tax Rate: # R02-9642, RD3-14010
Assessment R03-04011, RD3-12012, R03-14013 Year: '07 = \$2,727

Located Section 6, T17S-RME Terrebonne Parish, La.
Fronts: 120.54 +/- feet on Tunnel Blvd.
West Side: 953.72 +/- feet
East Side: 1,091.86 +/- feet
Rear: 110.75 feet +/-
Actual width average 105.5 +/- feet

*The Houma Kitchen & Cabinet Showroom only covers first 300 feet (East side) / 350 feet (West side).

*All utilities available.

A Brief History:

The Tunnel Blvd.'s commercial district from MLK down to Tunnel Blvd. has flourished by demand over the years. The proposed property to be rezoned was purchased approximately between 1950 and 1952 by my late grandparents, Dewey & Mabel Freeman. At one period of time they owned the entire plat from Bayou Terrebonne all the way to Tunnel Blvd. Their business, Freeman Sales & Service, became Jack's Auto. They went on to build and manage the 1396 Tunnel Blvd. property of which has been "Fact-O-Bake", "Performance Suzuki" and the present "Houma Granite & Cabinets" Showroom.

This change in conditions has occurred all around the proposed area including restaurants, fast food chains, two health-care facilities and the remainder of MLK's expansion. If our analysis is accurate, boat/Rv storage tends to attract customers from a much greater "ring of demand." Many renters will drive up to fifteen (15) miles for their storage needs. This is due primarily to the lack of covered boat and Rv parking in most markets. As a result, the consumer must drive to find storage space. These types of consumers also stay much longer than the conventional storage renters. The average tenant stay for a boat/Rv customer is well over twenty four (24) months. Boat/Rv customers tend to be influenced by amenities, security and conveniences, more so than conventional self-storage renters.

Presently, there are almost thirty (30) mini storage businesses in the Houma area with several more in Thibodaux, Gray & Raceland. Out of these thirty (30), only eight (8) have Rv/Boat accommodations. Less than five (5) of these facilities include covered Rv/Boat spaces. Less than half of these thirty (30) facilities feature a "gated" or "fenced in" secured location.

Also enclosed is an Appraisal Report with Land & Improvements based on the proposed land done by Charles W. Butts.

We urge you to join us in supporting this project. If you would like any additional information on the application please contact me at 310-779-3208 or

Thank you for your consideration,

Sincerely,

A handwritten signature in cursive script that reads "R.W. Powell II". The signature is written in dark ink and includes a stylized flourish at the end.

Robert W. Powell II

SITE ANALYSIS

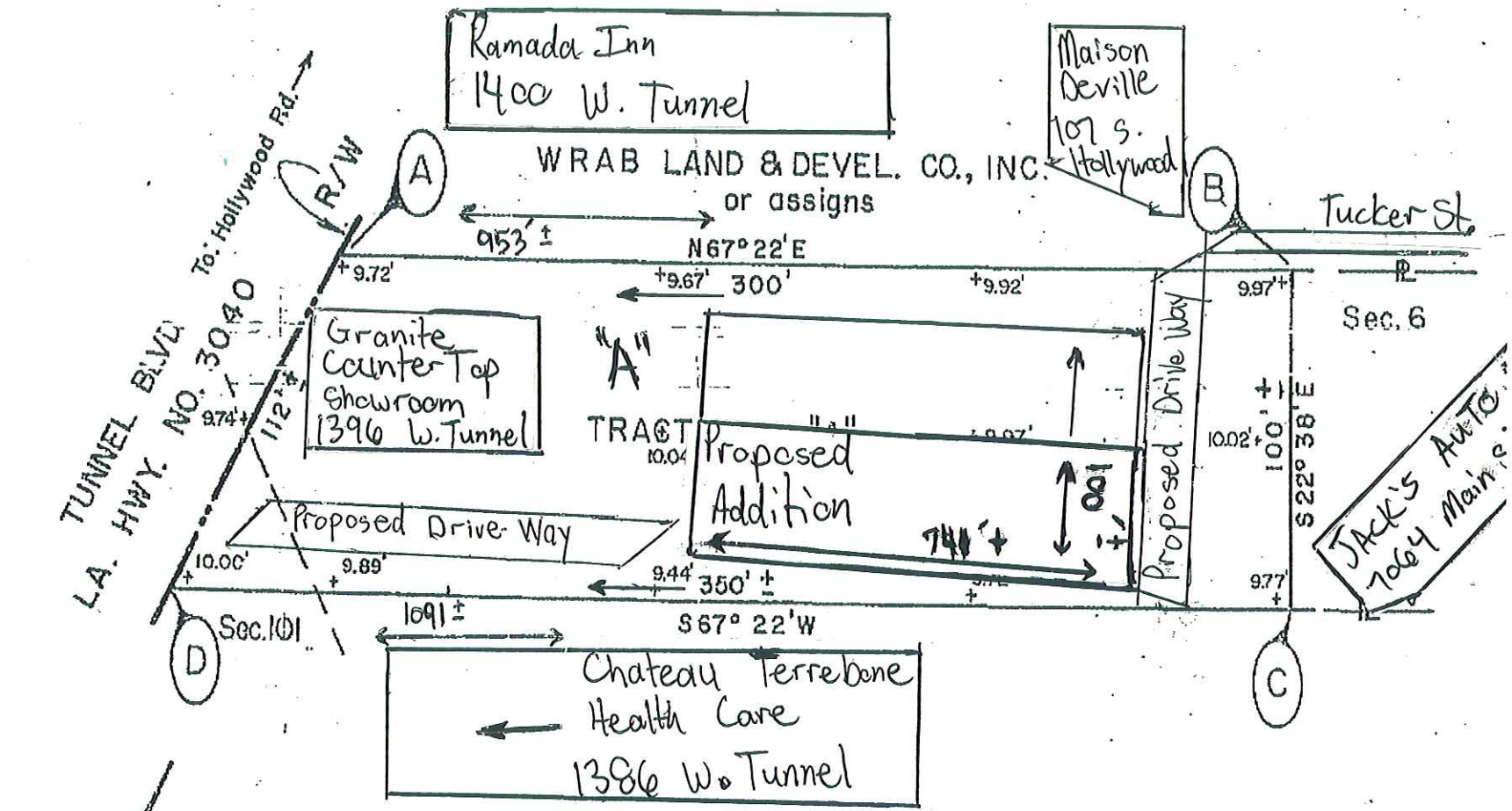
The subject property is located on West Tunnel Boulevard near the intersection of Hollywood Road. It is located in a prime retail area. West Tunnel Boulevard runs from the Houma Tunnel to Hollywood Road then becomes Martin Luther King Boulevard. This property has a municipal address of 1377 West Tunnel Boulevard, Houma, Terrebonne Parish, Louisiana.

The West Tunnel Boulevard is legally described on the attached Exhibit "A" and shown on the attached survey titled map showing existing property of C R Patterson and Dewey Freeman located in Section 6, T17S-R17E, Terrebonne Parish, Louisiana. The subject fronts 120.54+/- feet on West Tunnel Boulevard, the west side measures 953.72+/- feet, the east side measures 1,091.86+/- feet and the rear width along the less and except property of Jack Washam measures 110.75 feet, more or less. The front and rear widths are measured at angles. The actual property width averages 105.5+/- feet. The subject is irregular in shape and contains 2.48+/- acres or 107,904+/- square feet, more or less.

All utilities are available to the site. No adverse influences were noted. Easements are typical and of record.

To the rear of the building (past the fence) is the remainder of the West Tunnel Tract. The Suzuki lease only covers the first 300/350 feet of the tract. There is limited access to the rear tract from the front. There is access to this portion of the property from Tucker Street off of West Main.

Please see the photos and sketch of the building in the addendum of this report for more details.



PLAT SHOWING TRACT "A", A PORTION OF THE PROPERTY OF DEWEY J. FREEMAN LOCATED IN SEC. 6 & 101, T17S-R17E TERREBONNE PH., LA.

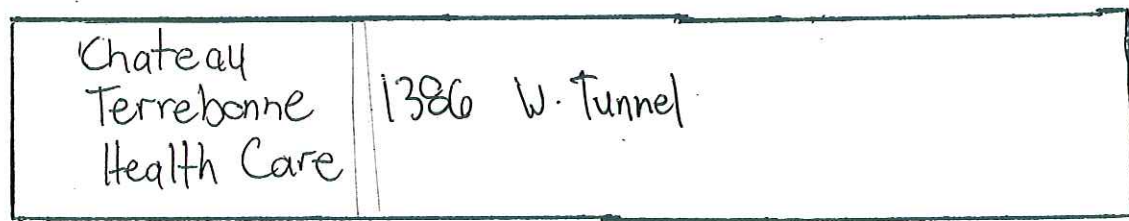
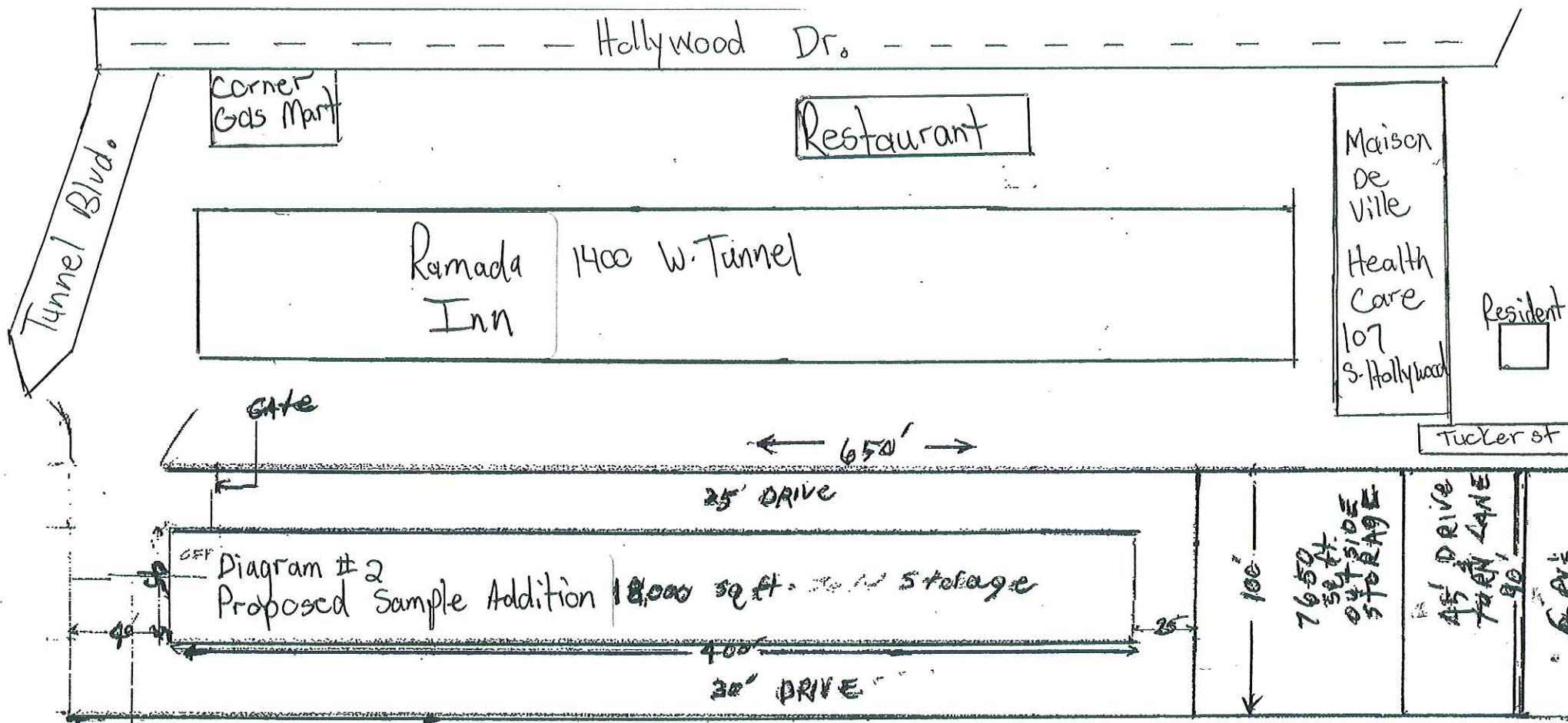
OFFICE OF: T. BAKER SMITH & SON, INC. - CIVIL ENGRS. & LAND SURVEYORS

11/14/77

HOUMA, LA.

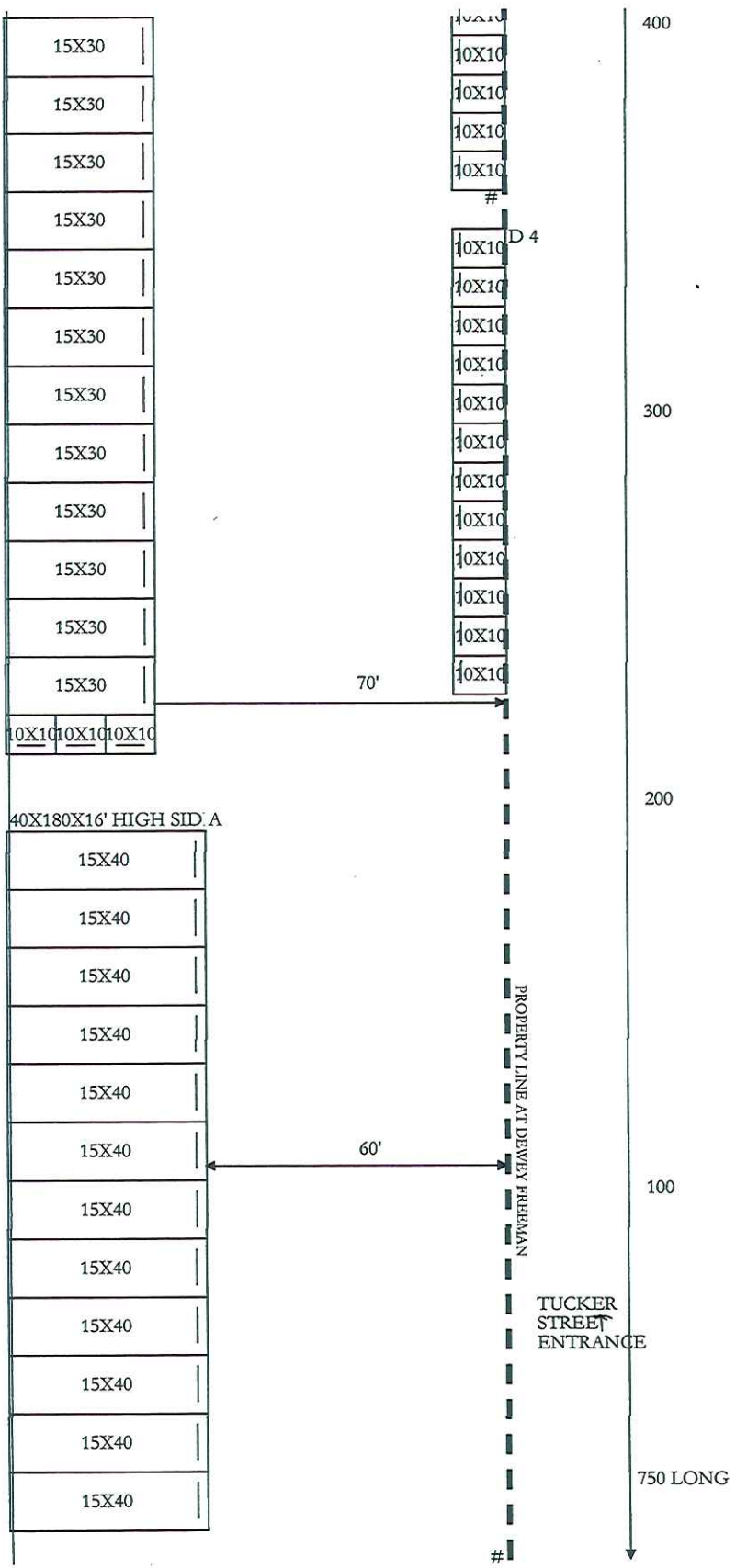
SCALE: 1" = 50'

11/17/77 ELEV. : DATUM ASSUMED
1/8/78 Sec. 101 Dotted



Setbacks
 Front - 25'
 Side - 5'
 Rear - 20'

By: Gargyle Steel Structures.



MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF AUGUST 16, 2012

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called to order the regular meeting of August 16, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Gerald Schouest.
- 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-President; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux noted a clerical error that he was listed as both present and absent in the minutes.
 - a) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of July 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.
 2. Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as revised, for the Zoning & Land Use Commission for the regular meeting of July 19, 2012."

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.
- D. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the August 16, 2012 invoices and approve the Treasurer's Report of July 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: Some discussions were inadvertently held at the end of the Zoning and Land Use Commission meeting.

1. Planning Commissioners' Comments:

- a) Mr. Wayne Thibodeaux discussed the Levee Conservation District and the expansion of wastewater collection and treatment and the Planning Commission's intent to take a position on it.

- F. COMMUNICATIONS: None.

- G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Bryan L. Benoit for Process D, Minor Subdivision for the Redivision of Parcel 5 of the Estate of Corbett P. Richard.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, 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. 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.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided utility letters were received by the Planning Department Staff.
- e) Discussion was held with regard to this property continuously coming to the Planning Commission for the division of lots, numerous minor subdivision applications submitted previously, no drainage study completed, a 15' drainage servitude indicated on the plat that was required from a previous submittal, and declaring a ditch to remain free and open and accessible for all property owners.
- f) Mr. Benoit indicated that the lots were for each of his daughters.
- g) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Parcel 5 of the Estate of Corbett P. Richard conditioned upon the submittal of all utility letters and a declaration be placed on the plat indicating ditches are to remain open for drainage purposes."
- h) Discussion was held with regard to any drainage issues on the property would be a family issue.

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

- 2. The Chairman called to order the Public Hearing for a conceptual & preliminary application by North Hollywood Plantation, LLC for Process C, Major Subdivision for Sugar Pointe Commercial Park.

- a) Mr. William Strickland, GSE Associates, LLC, 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 the matter was submitted as a major subdivision due to the paving of Ravensaide Drive to Valhi Boulevard. He stated Staff would recommend approval with no conditions.
- e) Discussion was held with regard to a buffer between the commercial and residential areas that would be required at the permit stage, culverts and open ditches, and requested information regarding the number of culverts along Valhi from Engineering.
- f) Mr. Schouest moved, seconded by Mr. Kelley & Mr. Elfert: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Sugar Pointe Commercial Park."

The Chairman called for a vote on the amended motion offered by Mr. Schouest. 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 AMENDED MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Burnley Enterprises, L.L.C. for Process D, Minor Subdivision for Sonnier Estates.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., 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. 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.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the flag lots do not have direct access to stub-out streets, installation of a fire hydrant to address Lot 3, drainage arrows are depicted on the plat, drainage plan is depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval and Lots 1 & 4 be adjusted to remove direct access from the stub-out streets.
- e) Discussion was held with regard to drainage and the matter coming back to the Planning Commission to consider engineering for the development.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Sonnier Estates conditioned upon the flag lots not having direct access to stub-out streets, installation of a fire hydrant to address Lot 3, drainage arrows are depicted on the plat, drainage plan is depicted on the plat, drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval, Lots 1 & 4 be adjusted to remove direct access from the stub-out streets, bringing the proposed development back to the Planning Commission at a public meeting for review and/or approval, and extend Euclid & Romano Streets to the property line.”

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.

- 4. The Chairman sated the next item on the agenda was an application by Chauvin Brothers, Inc. for Process D, Minor Subdivision for Chauvin Farms Estates, Addendum No. 1.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who encouraged the Commission to approve developments in the bayou communities.
- 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 recommended conditional approval provided that fire hydrants are depicted on the plat within the required setbacks, drainage arrows are illustrated with drainage plan, and natural ground elevations are also shown.
- e) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Chauvin Farms Estates, Addendum No. 1 conditioned upon fire hydrants being depicted on the plat within the required setbacks, drainage arrows are illustrated with the drainage plan, and natural ground elevations are also shown.”

The Chairman called for a vote on the motion offered by Mr. Schouest. 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.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Plat Showing Original Lots 15, 16, & 17, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA
2. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
3. Shift of Lot Line on Property belonging to John Matherne, Owner of Lot 21 and E ½ Lot 22, Block 7, Clearview Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
4. Survey showing 34.47' Property Line Shift between Buquet Realty Company, Inc. and GLCB, L.L.C.
Tracts "A" & "B", Property belonging to Douglas Authement, et ux, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. 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.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated that they would get back started on Revisions to the Subdivision Regulations once the Update to the Comprehensive Master Plan was approved.
2. Comprehensive Master Plan Update:
 - a) The Chairman called to order the Public Hearing for the review and community input with regard to the Comprehensive Master Plan Update.
 - b) The Chairman recognized Stacy Hargenrader, 406 Cavaness Drive, who expressed concerns of sustainable communities and being eco-friendly.
 - c) The Chairman recognized Bernard Hargenrader, 406 Cavaness Drive, who read a law passed by the State of Alabama to ban anything related to sustainable development.
 - d) The Chairman recognized Roger Bourgeois, 2916 Creole Drive, who expressed concerns of lack of enforcement of existing drainage ordinances, government over-regulation, and globalization of his life.
 - e) The Chairman recognized Regina Parker, 102 Regency Drive, who expressed concerns of globalizing the United States and taking away their freedoms.
 - f) The Chairman recognized Ronnie Shaw, 155 Autumn Drive, who thanked the Commission for their work on the Vision 2030 Plan and it was time to update.
 - g) The Chairman recognized Don Crowdas, 124 Nottoway Drive, who stated he concurred with Mrs. Hargenrader and encouraged the Commission to research Agenda 21 and what they currently want to approve.
 - h) Mr. Thibodeaux expressed concern over the matter being about the Vision 2030 plan and not Agenda 21 and his discussion not being relevant to the matter at hand.

Mr. Thibodeaux left the meeting at this time – 8:25 pm

- i) Mr. Ostheimer moved, seconded by Mr. Erny & Mr. Kelley: "THAT the HTRPC continue the Public Hearing for Thursday, September 20, 2012 with regard to the Comprehensive Master Plan Update.

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.
3. Master Thoroughfare Plan Committee Update:
 - a) The Chairman called to order the Public Hearing for review and community input with regard to the Master Thoroughfare Plan revisions.

- b) The Chairman recognized Mr. Ronnie Shaw, 155 Autumn Drive, who stated he was excited to see the plan be developed and be put forward in the parish. He discussed road safety and hurricane evacuation routes with regard to areas along LA Hwy. 24 that need attention.
- c) Mr. Gordon gave an overview of the Master Thoroughfare Plan.
- d) 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 MOTION ADOPTED.

- e) Mr. Ostheimer questioned the notification of property owners where Valhi Boulevard ran through. He stated the public hearing should be continued and these individuals should be notified.
- f) Mr. Ostheimer offered a substitute motion, seconded by Mr. Erny: "THAT the HTRPC continue the Public Hearing for Thursday, September 20, 2012 with regard to the Master Thoroughfare Plan."
- g) Discussion was held with regard to advertisements in the paper and give a better description on the agenda.

The Chairman called for a vote on the substitute 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 SUBSTITUTE MOTION ADOPTED.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS:

- 1. The Chairman recognized Mr. Roger Bourgeois, 2916 Creole Drive, who expressed concerns of government passing rules and regulations but not having funds to enforce as well as concerns regarding drainage and flooding.
- 2. The Chairman recognized Ms. Regina Parker, 106 Regency Drive, who encouraged the Commission to Google Agenda 21 and read through it.

M. Mr. Schouest moved, seconded Mr. Ostheimer: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:51 p.m."

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

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

Houma-Terrebonne Regional Planning Commission

*P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8144*

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: Lots 4-A thru 4-G and Lots 5-A thru 5-E, Block 8, Ph II, Ashland North Subd.
2. Developer's Name & Address: Ashland Batture Lots, Ltd.; 1425 West Tunnel Blvd.; Houma, LA
 *Owner's Name & Address: Ashland Batture Lots, Ltd.; 1425 West Tunnel Blvd.; Houma, LA
 [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, Surveyor

SITE INFORMATION:

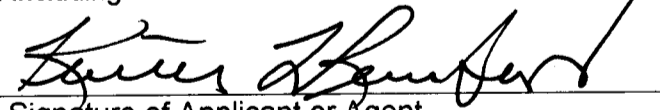
4. Physical Address: Corner of Mission Blvd. & Express Blvd.
5. Location by Section, Township, Range: Section 59, T17S-R18E
6. Purpose of Development: Create more homesites from two large lots
7. Land Use:

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

<input checked="" type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input type="checkbox"/> Roadside Open Ditches	<u>6/11/12 SCALE: 1"=60"</u>
<input type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>1 Babin / Grand Caillou Fire</u>
12. Number of Lots: 12
13. Filing Fees: \$136.50

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

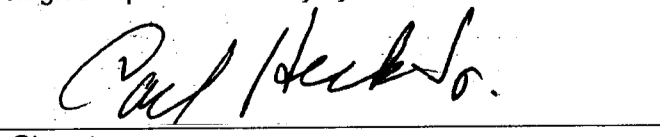
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

9/04/12
Date

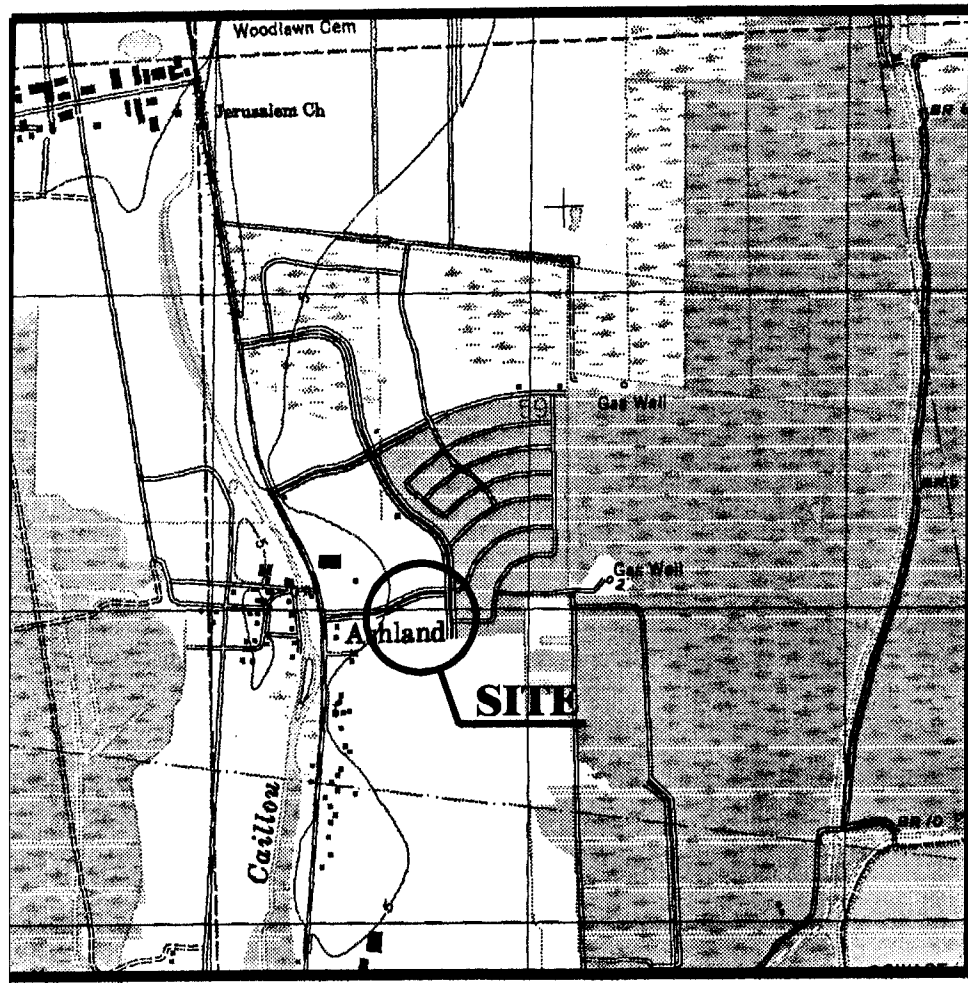
The undersigned certifies: CHJ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Ashland Batture Lots, Ltd. by Carl Heck, Jr.
Print Name


Signature

9/04/12

PC12/ <u>9 - 1 - 40</u>
Record # <u>41</u>



VICINITY MAP

LEGEND:

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

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 SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 741532 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "A4" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0260, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A4" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0104 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'.

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

BY _____ FOR _____

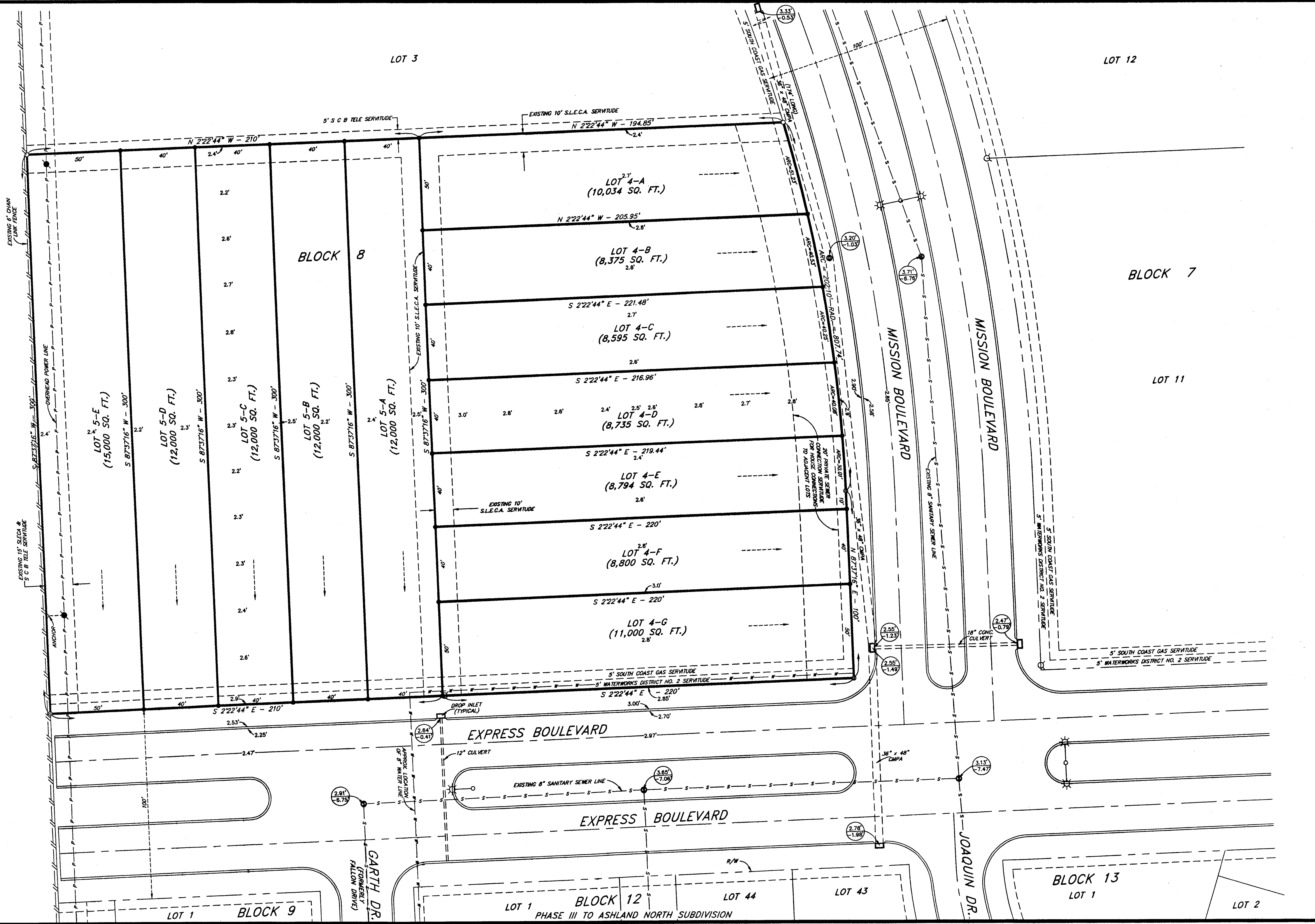


LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: ASHLAND BATTURE LOTS, LTD.

**SURVEY OF
LOTS 4-A THRU 4-G & LOTS 5-A THRU 5-E
A REDIVISION OF LOTS 4 & 5 OF BLOCK 8
PHASE II, ASHLAND NORTH SUBDIVISION
LOCATED IN SECTION 59, T17S-R18E,
TERREBONNE PARISH, LOUISIANA**

AUGUST 27, 2012 SCALE: 1" = 30'

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



JIMMY D. WINEMILLER OR ASSIGNS

LOT 1 BLOCK 9

LOT 1 BLOCK 12 PHASE III TO ASHLAND NORTH SUBDIVISION

LOT 44 LOT 43

BLOCK 13 LOT 1

LOT 2

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF LOTS 2-A THRU 2-F & REVISED LOT 2
ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK
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: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: TRINITY LANE
5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E
6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR SALE.
7. Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
 X Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: AUGUST 7, 2012 SCALE: 1"=200'
11. Council District: 2-Williams/Schriever Ave
12. Number of Lots: 7
13. Filing Fees: \$136.⁵⁰

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

AUGUST 7, 2012

Date

The undersigned certifies: KR 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.

ANNIE 1, LLC

Print Name

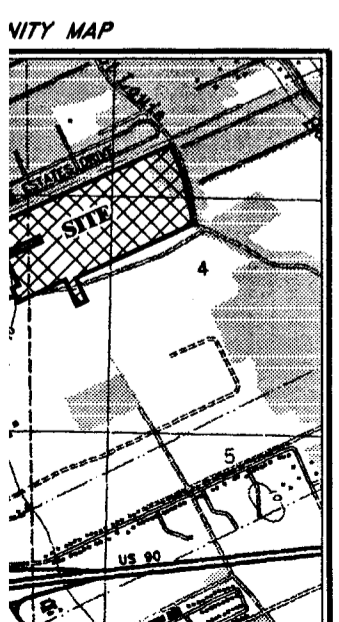
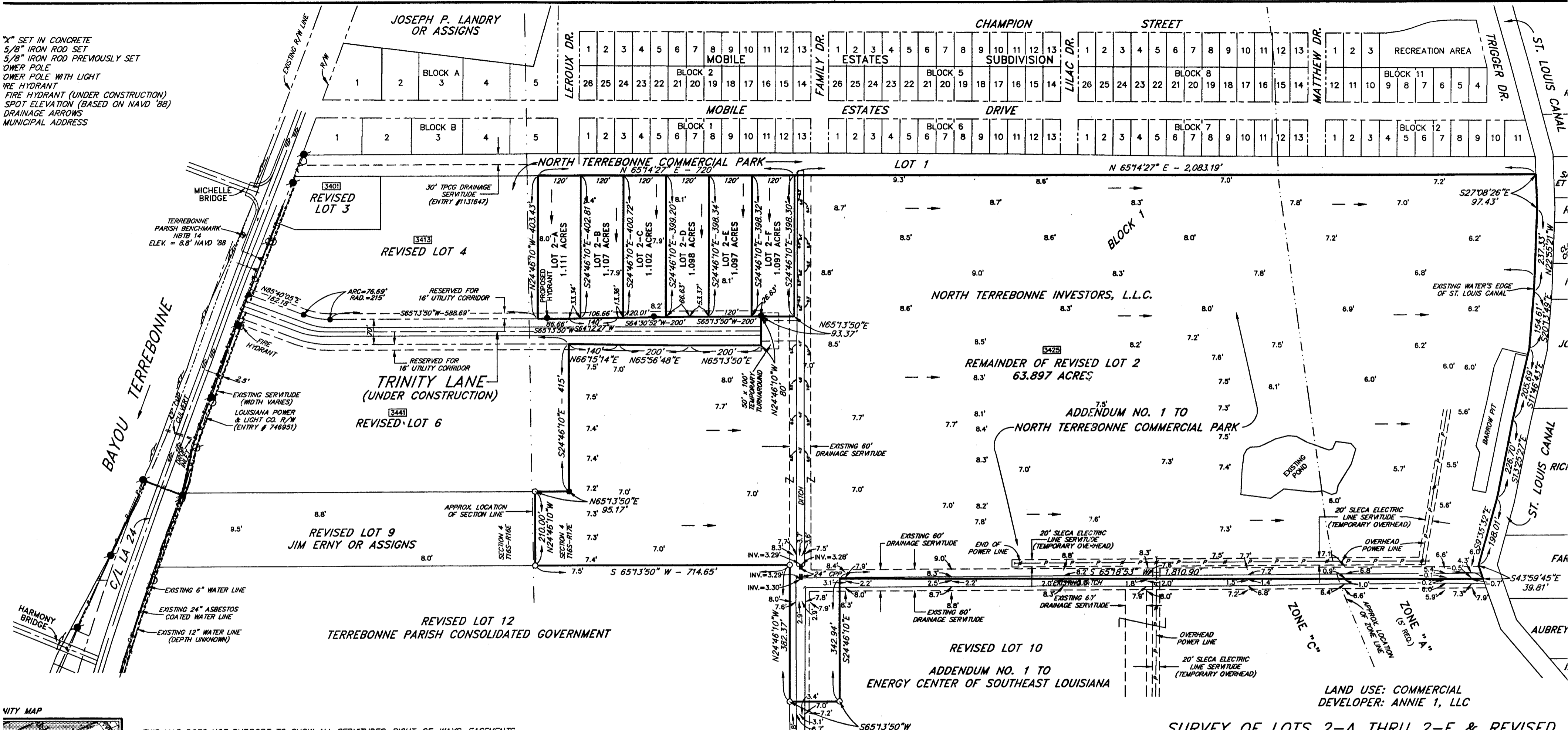
AUGUST 7, 2012

Ronald J. Shaw
Signature

PC12/ 9 - 2 - 41

Record # 42

X" SET IN CONCRETE
 5/8" IRON ROD SET
 5/8" IRON ROD PREVIOUSLY SET
 OWER POLE
 OWER POLE WITH LIGHT
 IRE HYDRANT
 FIRE HYDRANT (UNDER CONSTRUCTION)
 SPOT ELEVATION (BASED ON NAVD '88)
 DRAINAGE ARROWS
 MUNICIPAL ADDRESS



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

REFERENCE MAPS:

- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (La 3052 - GRAY) TERREBONNE PARISH La 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT "A", "B", "C" & "D" A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR.

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

BY _____ FOR _____

THIS PROPERTY DRAINS TO VARIOUS DITCHES THEN TO ST. LOUIS CANAL IN THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQ. OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT THIS PROPERTY.

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

**SURVEY OF LOTS 2-A THRU 2-F & REVISED
 A REDIVISION OF REVISED LOT 2
 ADDENDUM NO. 1 TO
 NORTH TERREBONNE COMMERCIAL PARK
 PROPERTY OF NORTH TERREBONNE INVESTORS,
 LOCATED IN SECTION 4, T16S-R16E & SECTION 4,
 TERREBONNE PARISH, LOUISIANA**

AUGUST 7, 2012 SCALE: 1" = 200'

LAND USE: COMMERCIAL
 DEVELOPER: ANNIE 1, LLC

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
 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:

- Name of Subdivision: JACQUE MIRE
- Developer's Name & Address: JACQUE MIRE JR., BOX 2014 Hwy. 1 THIBODAUX, LA 70301
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: PROSPER J. TOUPS, III, PLS

SITE INFORMATION:

- Physical Address: 2097 WEST PARK AVE, SCHRIEVER, LA 70395
- Location by Section, Township, Range: SECTION 114, TISS - R16E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL (CREATE NEW LOT)
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Number of Lots: 2
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Date and Scale of Map: 8/24/12 1" = 200'
- Council District: + Schriever III
- Filing Fees: \$ 199.75

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

PROSPER J. TOUPS, III
Print Applicant or Agent

8/24/12
Date

[Signature]
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.

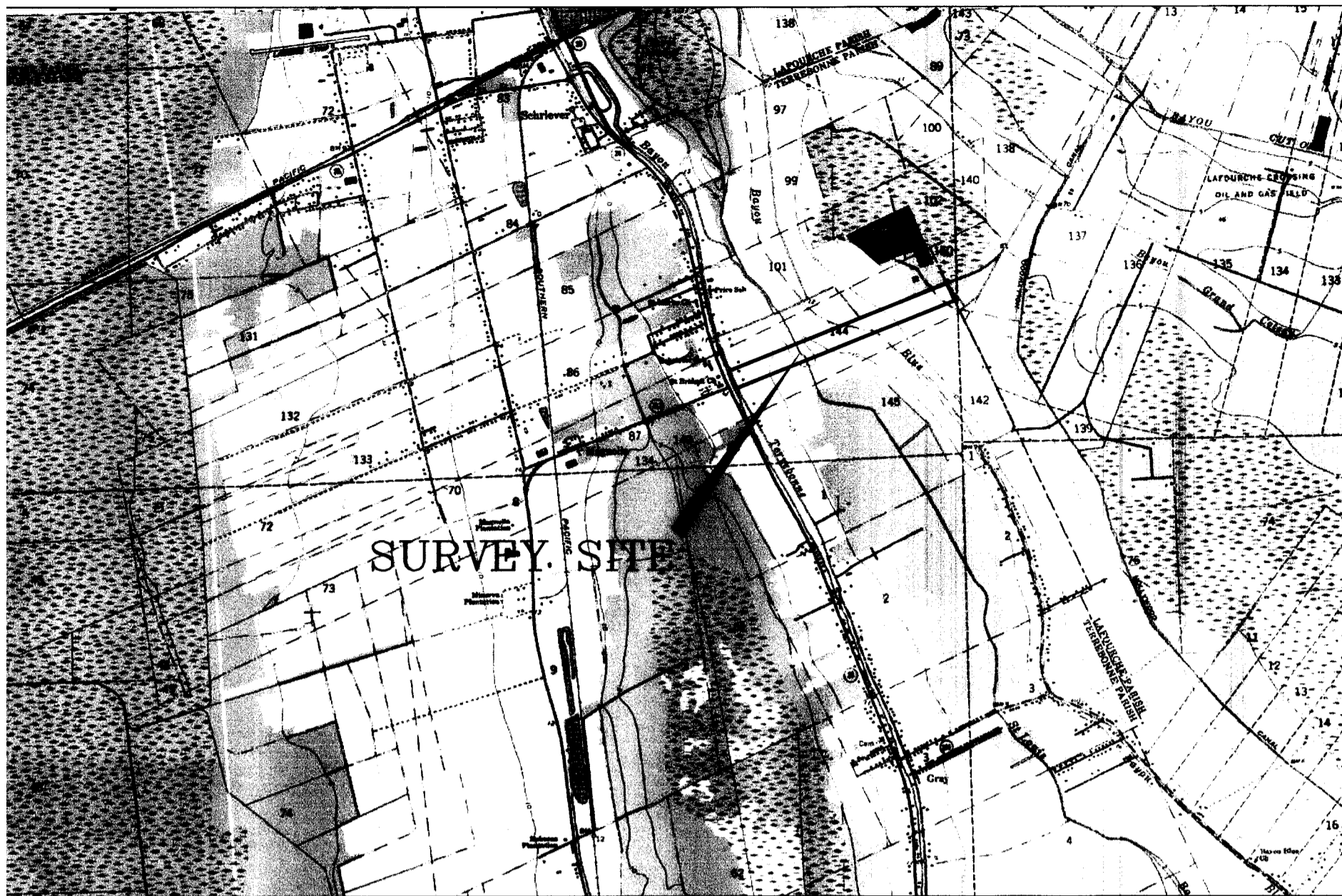
PROSPER J. TOUPS
Print Name of Signature

8/24/12
Date

[Signature]
Signature

PC121 9 - 3 - 42

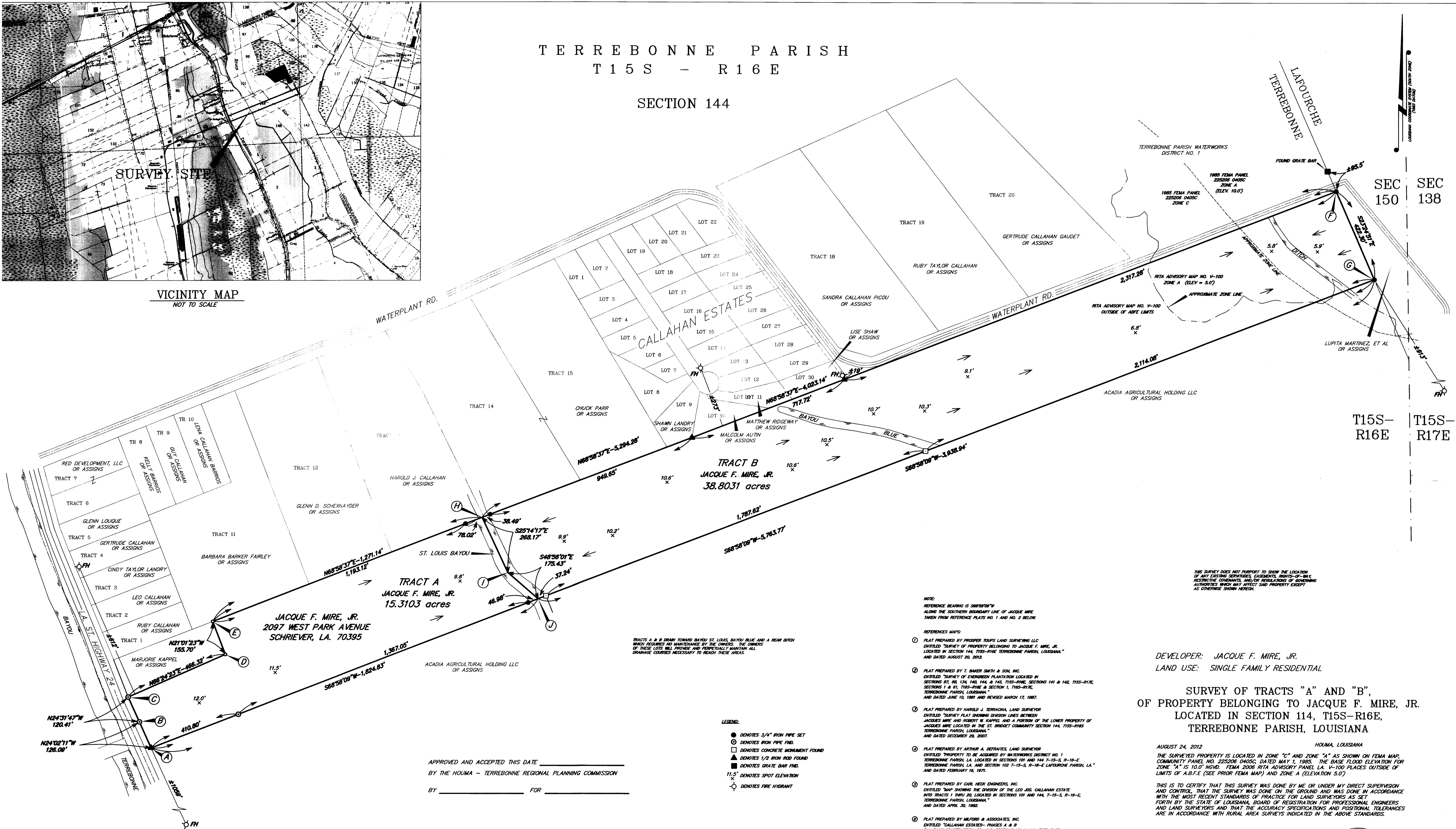
Record # 43



VICINITY MAP
NOT TO SCALE

TERREBONNE PARISH
T15S - R16E

SECTION 144



TRACTS A & B BOUND TOWARD BAYOU ST. LOUIS, BAYOU BLUE AND A REAR EITCH WHICH REQUIRES NO MAINTENANCE BY THE OWNERS. THE OWNERS OF THESE LOTS WILL PROVIDE AND MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

NOTE:
REFERENCE BEARING IS S81°50'00"W
ALONG THE SOUTHERN BOUNDARY LINE OF JACQUE F. MIRE, JR.
TAKEN FROM REFERENCE PLATS NO. 1 AND NO. 2 BELOW.

- REFERENCES MAPS:
- ① PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC ENTITLED "SURVEY OF PROPERTY BELONGING TO JACQUE F. MIRE, JR. LOCATED IN SECTION 144, T15S-R16E, TERREBONNE PARISH, LOUISIANA" AND DATED AUGUST 20, 2012.
 - ② PLAT PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF EVERGREEN PLANTATION LOCATED IN SECTIONS 87, 88, 134, 140, 144, & 145, T15S-R16E, SECTIONS 141 & 142, T15S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JUNE 10, 1981 AND REVISED MARCH 17, 1987.
 - ③ PLAT PREPARED BY HAROLD J. TERRACINA, LAND SURVEYOR ENTITLED "SURVEY PLAT SHOWING DIVISION LINES BETWEEN JACQUES MIRE AND ROBERT R. KAPPEL AND A PORTION OF THE LOWER PROPERTY OF JACQUES MIRE LOCATED IN THE ST. BRUNET COMMUNITY SECTION 144, T15S-R16E, TERREBONNE PARISH, LOUISIANA" AND DATED DECEMBER 28, 2007.
 - ④ PLAT PREPARED BY ARTHUR A. DETRAITES, LAND SURVEYOR ENTITLED "PROPERTY TO BE ACQUIRED BY WATERWORKS DISTRICT NO. 1 TERREBONNE PARISH, LA. LOCATED IN SECTIONS 101 AND 144 T-15-S, R-16-E TERREBONNE PARISH, LA. AND SECTION 102 T-15-S, R-16-E LAFOURCHE PARISH, LA." AND DATED FEBRUARY 16, 1971.
 - ⑤ PLAT PREPARED BY CARL HECK ENGINEERS, INC. ENTITLED "MAP SHOWING THE DIVISION OF THE LEO J. CALLAHAN ESTATE INTO TRACTS 1 THRU 20 LOCATED IN SECTIONS 101 AND 144, T-15-S, R-16-E, TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 30, 1982.
 - ⑥ PLAT PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "CALLAHAN ESTATES- PHASES A & B R.L. SHAW CONSTRUCTION CO., INC. SECTIONS 101 & 144, T15S-R16E TERREBONNE PARISH, LOUISIANA" AND DATED OCTOBER 09, 2008.
 - ⑦ PLAT PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "CALLAHAN ESTATES- PHASE C LISE SHAW- DEVELOPER SECTIONS 101 & 144, T15S-R16E TERREBONNE PARISH, LOUISIANA" AND DATED MAY 8, 2008.

DEVELOPER: JACQUE F. MIRE, JR.
LAND USE: SINGLE FAMILY RESIDENTIAL

SURVEY OF TRACTS "A" AND "B",
OF PROPERTY BELONGING TO JACQUE F. MIRE, JR.
LOCATED IN SECTION 114, T15S-R16E,
TERREBONNE PARISH, LOUISIANA

AUGUST 24, 2012
HOUMA, LOUISIANA
THE SURVEYED PROPERTY IS LOCATED IN ZONE "C" AND ZONE "A" AS SHOWN ON FEMA MAP, COMMUNITY PANEL NO. 225206 0405C, DATED MAY 1, 1985. THE BASE FLOOD ELEVATION FOR ZONE "A" IS 10.0' NGVD. FEMA 2006 RITA ADVISORY PANEL LA. V-100 PLACES OUTSIDE OF LIMITS OF A.B.F.E. (SEE PRIOR FEMA MAP) AND ZONE A (ELEVATION 5.0')
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 STANDARDS OF PRACTICE FOR LAND SURVEYS AS SET FORTH BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

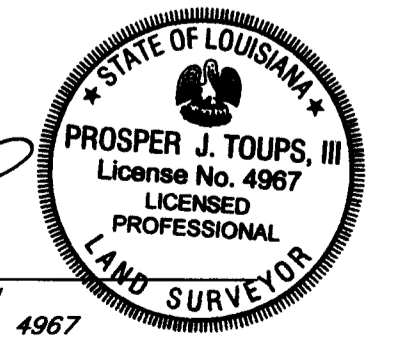
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
BY _____ FOR _____

- LEGEND:
- DENOTES 3/4" IRON PIPE SET
 - DENOTES IRON PIPE END
 - DENOTES CONCRETE MONUMENT FOUND
 - ▲ DENOTES 1/2" IRON ROD FOUND
 - DENOTES GRATE BAR FND.
 - T1.5' DENOTES SPOT ELEVATION
 - ⊕ DENOTES FIRE HYDRANT



PROSPER TOUPS
LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYORS
309 GOODE STREET, SUITE 30
HOUMA, LOUISIANA 70360
985-855-3006

APPROVED:
PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967



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):

Requesting a 1,546' block length for Phase "A" ("Requirement 1,500')

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

- Name of Subdivision: Mire Subdivision
- Developer's Name & Address: Jacque F. Mire, Jr. Box 2014 Hwy 1, Thibodaux, LA 70301
*Owner's Name & Address: Jacque F. Mire, Jr. Box 2014 Hwy 1, Thibodaux, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- Physical Address: 2097 West Park Avenue, Schriever, LA 70395
- Location by Section, Township, Range: Section 144, T15S-R16E
- Purpose of Development: To create 138 lots for home construction.
- 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: 8/06/2012, Scale 1"=150'
- Council District: 4 / Schriever Ave
- Number of Lots: 138
- Filing Fees: \$ 126.75

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

Terral J. Martin, Jr.

Print Applicant or Agent

9-4-12

Date

Terral J. Martin Jr.
Signature of Applicant or Agent

The undersigned certifies: Terral J. Martin Jr. 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or Jacque F. Mire, 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.

Jacque F. Mire, Jr.

Print Name of Signature

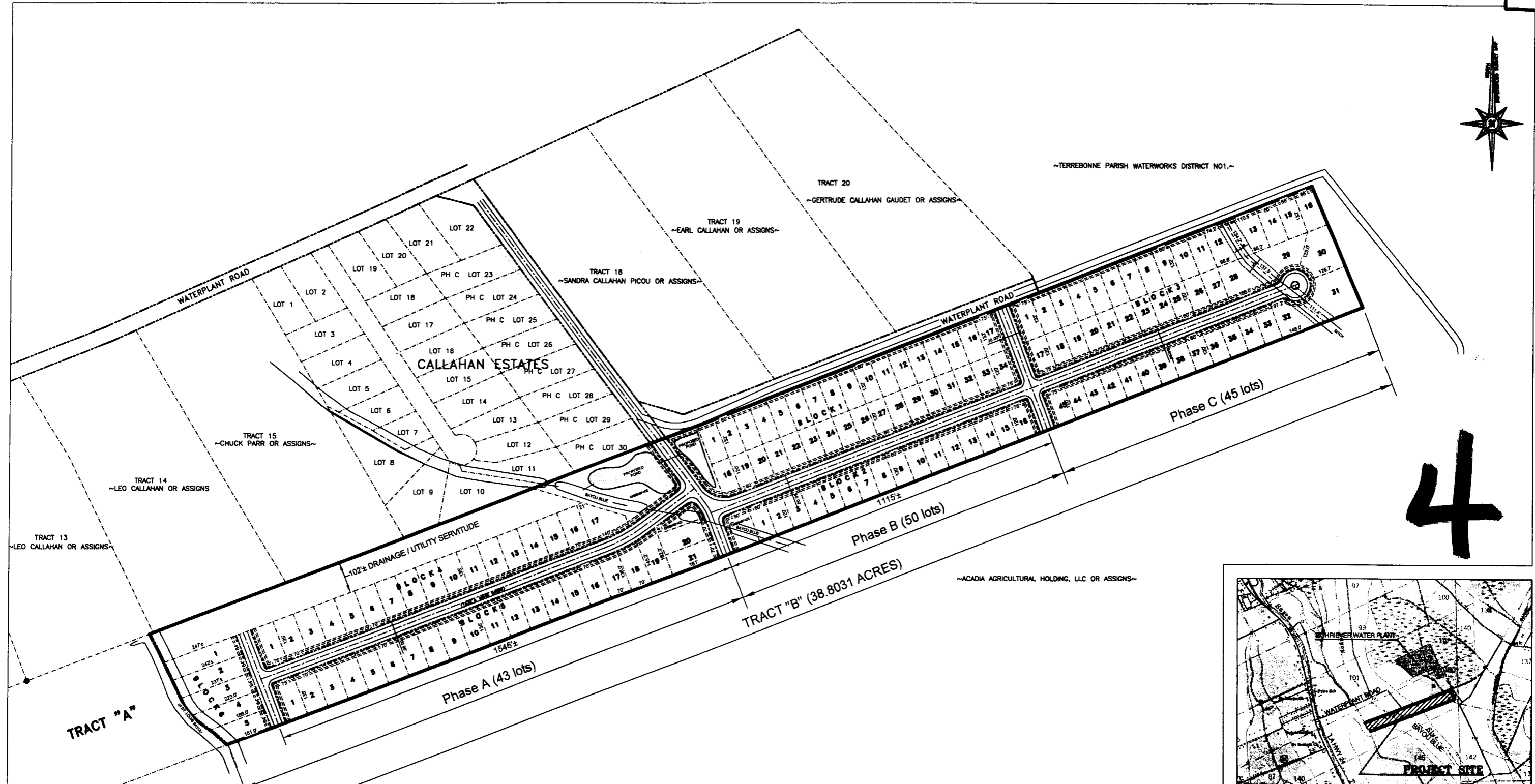
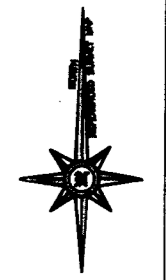
9/4/12

Date

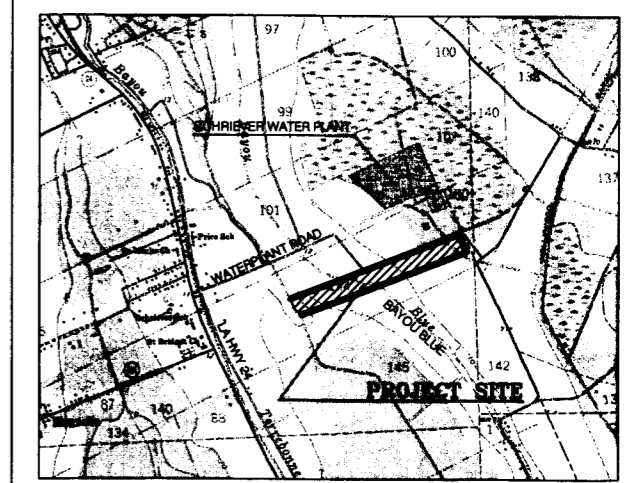
Jacque F. Mire, Jr.
Signature

PC121 9-4-43

Record # 44

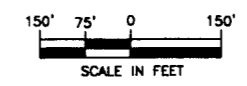


4

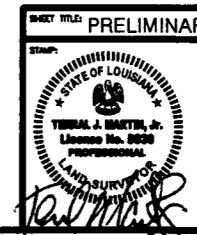


VICINITY MAP
SCALE: 1"=2000'

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6	
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
LOT 1	7,820	LOT 18	7,129	LOT 1	9,900	LOT 24	7,200	LOT 1	10,125	LOT 1	15,859
LOT 2	7,820	LOT 19	7,200	LOT 2	7,200	LOT 2	7,820	LOT 2	9,450	LOT 2	15,338
LOT 3	7,820	LOT 20	7,200	LOT 3	7,200	LOT 3	7,200	LOT 3	9,450	LOT 3	14,838
LOT 4	7,820	LOT 21	7,200	LOT 4	7,200	LOT 4	7,820	LOT 4	9,450	LOT 4	13,168
LOT 5	7,820	LOT 22	7,200	LOT 5	7,200	LOT 5	7,820	LOT 5	9,450	LOT 5	10,748
LOT 6	7,820	LOT 23	7,200	LOT 6	7,200	LOT 6	7,820	LOT 6	9,450		
LOT 7	7,820	LOT 24	7,200	LOT 7	7,200	LOT 7	7,820	LOT 7	9,450		
LOT 8	7,820	LOT 25	7,200	LOT 8	7,200	LOT 8	7,820	LOT 8	9,450		
LOT 9	7,820	LOT 26	7,200	LOT 9	7,200	LOT 9	7,820	LOT 9	9,450		
LOT 10	7,820	LOT 27	7,200	LOT 10	7,200	LOT 10	7,820	LOT 10	9,450		
LOT 11	7,820	LOT 28	7,200	LOT 11	7,200	LOT 11	7,820	LOT 11	9,450		
LOT 12	7,820	LOT 29	7,200	LOT 12	7,200	LOT 12	7,845	LOT 12	9,450		
LOT 13	7,820	LOT 30	7,200	LOT 13	7,200	LOT 13	8,952	LOT 13	9,450		
LOT 14	7,820	LOT 31	7,200	LOT 14	7,200	LOT 14	8,712	LOT 14	9,450		
LOT 15	7,820	LOT 32	7,200	LOT 15	7,200	LOT 15	8,712	LOT 15	9,450		
LOT 16	7,820	LOT 33	7,200	LOT 16	8,712	LOT 16	8,712	LOT 16	9,450		
LOT 17	8,880	LOT 34	8,995	LOT 17	9,000	LOT 17	13,017	LOT 17	9,462		
				LOT 18	7,200	LOT 18	7,200	LOT 18	9,791		
				LOT 19	7,200	LOT 19	7,200	LOT 19	10,770		
				LOT 20	7,200	LOT 20	7,200	LOT 20	11,282		
				LOT 21	7,200	LOT 21	7,200	LOT 21	11,282		
				LOT 22	7,200	LOT 22	7,200				
				LOT 23	7,200	LOT 23	7,200				



SCALE IN FEET



PRELIMINARY / CONCEPTUAL SUBDIVISION LAYOUT

MIRE SUBDIVISION
"TRACT B" 38.8031 ACRES
JACQUE F. MIRE, JR.
 LOCATED IN SECTION 144, T16S-R18E
 TERREBONNE PARISH, LOUISIANA

PROVIDENCE/GSE

GSE Associates, LLC
 891 Grand Collins Ave. Suite 201
 Metairie, LA 70002
 (504) 885-3300

1201 Lake St. Suite 201
 Metairie, LA 70001
 (504) 885-1710

ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS

DATE: Aug. 06, 2012
 SCALE: 1"=150'
 SHEET NO.: 3,50
 FILE NAME: MireSubdivison Preliminary.dwg

1 OF 1

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: Division of land belonging to Anne Marie Dupont Boudreaux located in sections 4, 5, & 6 T16S R15E Terrebonne Parish, Louisiana
2. Developer's Name & Address: Anne Marie Dupont Boudreaux, 1636 Bull Run Rd, Schriever 70395
- *Owner's Name & Address: Anne Marie Dupont Boudreaux, 1636 Bull Run Rd, Schriever LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Allen R. Woodard

SITE INFORMATION:

4. Physical Address: 1636 Bull Run Road Schriever, La 70395
5. Location by Section, Township, Range: Sections 4, 5, & 6 T16S R15E
6. Purpose of Development: Family Division (continued)
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: September 4, 2012 1"=100'
11. Council District: 2 Donner-Chacahoula fire
12. Number of Lots: 1
13. Filing Fees: \$ 147.00

I, Allen R. Woodard, PLS certify this application including the attached date to be true and correct.

Allen R. Woodard, PLS
Print Applicant or Agent

Allen R. Woodard, PLS
Signature of Applicant or Agent

9/4/12
Date

The undersigned certifies: AS 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.

Anne Marie Dupont Boudreaux
Print Name of Signature

Anne M. Boudreaux
Signature

9/4/12
Date

PC12/ 9 - 5 - 44

Record # 45

Poverty Flats Plantation

LAFOURCHE-TERREBONNE DRAINAGE CANAL

TRACT "D"

TRACT "E"

SWAMP

TRACT "F"
(42.76 Acres)

Anne Dupont Boudreaux

TRACT "A"

TRACT "B"

TRACT "C"

Dauber, Stark, & Brown
Lumber Company

C/L BULL RUN RD.

CRAWFISH
POND

CULTIVATION
FARMING AREA

TRACTOR SHED
(30'x50')

EQUIPMENT
YARD

HOUSE

OFFICE
(12'x50')

GRAVEL

FH

FIRE HYDRANT

LEGEND

● DENOTES 5/8" IRON ROD SET

→ DENOTES DRAINAGE DIRECTION

RE-DIVISION OF PROPERTY BELONGING
TO ANNE MARIE DUPONT BOUDREAUX
LOCATED IN SECTIONS 4, 5, & 6, T16S-R15E,
TERREBONNE PARISHE,
LOUISIANA

Sept. 4th, 2012

APPROVED:

ALLEN R. WOODARD

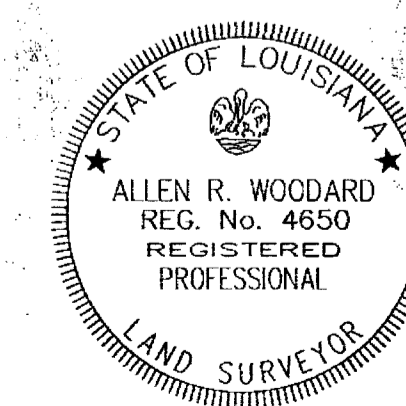
L.A. LAND SURVEYOR REG. No. 4650

REF. DIVISION OF PROPERTY BELONGING TO
ANNE MARIE DUPONT BOUDREAUX
BY ALLEN WOODARD 8/1/00

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

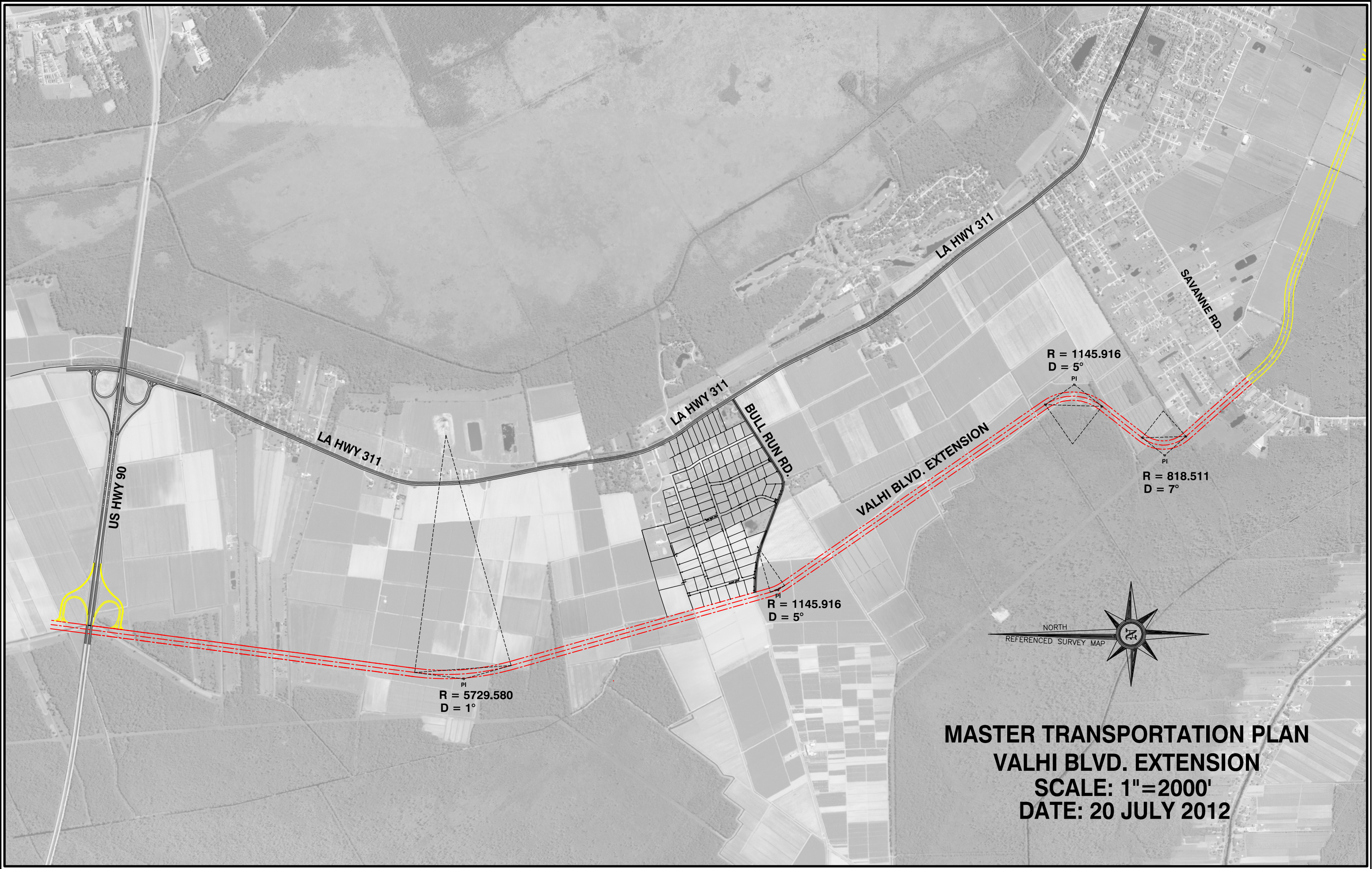
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT
SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS
DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE
FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF
REGISTRATION FOR PROFESSIONAL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

APPROVED & ACCEPTED THIS DATE
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
APPROVED:..... FOR



SCALE IN FEET
100' 50' 0 100' 200' 300' 400'

5



MASTER TRANSPORTATION PLAN
VALHI BLVD. EXTENSION
SCALE: 1"=2000'
DATE: 20 JULY 2012