

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

APRIL 19, 2012, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of March 15, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road; Dove Development & Land, L.L.C., applicant (*Council District 6*)
2. 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; Christopher P. DuBois & Bobby J. DuBois, applicants (*Council District 8*)

F. NEW BUSINESS:

1. Preliminary Hearing:
 - a) 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; and call a Public Hearing on said matter for Thursday, May 17, 2012 at 6:00 p.m. (*Council District 6*)
 - b) 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; and call a Public Hearing on said matter for Thursday, May 17, 2012 at 6:00 p.m. (*Council District 5*)

G. STAFF REPORT:

1. Discussion and possible action regarding the proposed resolution/ordinance concerning the addition of the Extension of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations; and call a Public Hearing for Thursday, May 17, 2012 at 6:00 p.m.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 15, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 15, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 19, 2012 INVOICES and TREASURER'S REPORT OF MARCH 2012

E. COMMUNICATIONS

F. OLD BUSINESS:

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

G. APPLICATIONS:

1. a) Subdivision: Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al
Approval Requested: Process D, Minor Subdivision
Location: 6100 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Alphonse J. Authement, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Survey of Revised Tracts 2 & 4 in the Possession of Timothy J. Hutchinson, Sr., et al
Approval Requested: Process D, Minor Subdivision
Location: 4611, 6413, 4615 Bayou Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Timothy J. Hutchinson, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Survey of Tracts "A" & "B", A Redivision of Property belonging to Bruce L. Strahan
Approval Requested: Process D, Minor Subdivision
Location: 1789 Bayou Dularge Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Bruce L. Strahan
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase C
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Sugar Rentals, LLC
Surveyor: GSE Associates, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
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

6. a) Subdivision: Woodridge Heights
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 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: Colonial Acres Subdivision
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: 6446 Alma Street, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: Coastal Homebuilders, L.L.C.
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
8. a) Subdivision: Sugar Mill Olde Towne, Phase B
 Approval Requested: Process C, Major Subdivision-Final
 Location: Rue St. Courtney, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Rutter Land Company, Inc.
 Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 37 & 38-B, A Redivision of Lot 37 & 38-B of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, & 13, T17S-R15E, Terrebonne Parish, LA (Revised since March 15, 2012)
2. Revised Lots 2, 3 & 4 of Block 1, A Redivision of Lot 2 & Revised Lots 3 & 4, Terrebonne Industrial Park, Property belonging to Lynn B. Dean, Sections 12, 47, 101, & 104, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot 4 and Lot 5 of Block 2 of Plantation Gardens Subdivision into Lots 4A and 5A, Section 104, T17S-R17E, Terrebonne Parish, LA
4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 21 and 23, Addendum Nos. 3 & 4 to Conrad LeBlanc Subdivision and Remaining Property of Jerry Nell S. Griffin, Section 83, T15S-R16E, Terrebonne Parish, LA
6. Revised Lots 3 & 5, North Terrebonne Commercial Park, Addendum No. 1, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift for Property belonging to Ronald Cox, et al, Section 48, T17S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

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

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 15, 2012

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of March 15, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; 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: Mr. James Erny and Mr. Keith Kurtz. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "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 February 16, 2012."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. 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 the T.P.C.G. Planning & Zoning Department requesting to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311; 4649, 4661, 4673, 4685, & 4697 Highway 311.
 - a) *No one was present from the public to speak. [*See H.I.(a)]
 - b) *Mr. Thibodeaux moved, seconded by Mrs. Williams: THAT the Public Hearing be closed."

*The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request.
 - d) Mr. Elfert moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Batture of Lots 2-6 of Matherne Realty Partnership, LLC along Highway 311; 4649, 4661, 4673, 4685, & 4697 Highway 311, and forward to the Terrebonne Parish Council for final consideration."
 - e) Mr. Freeman clarified that all of the correspondence had C-2 (General Commercial District) as the existing zoning classification when the property was actually zoned as C-3 (Neighborhood Commercial District).

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman called to order the Public Hearing for an application by Janice Owens requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 4, Square 7, Barrowtown, 2609 Truman Street.

Mr. Thibodeaux recused himself from this matter.
 - a) Ms. Janice Owens, 422 Ashlawn Street, stated she wished to place a trailer on the property.

- b) No one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Schouest: 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. Kelley, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Thibodeaux; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Ostheimer suggested writing a letter to the Councilman of that district and request he look into the area and its zoning needs.
- f) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 4, Square 7, Barrowtown, 2609 Truman Street, and forward to the Terrebonne Parish Council for final consideration.”

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

F. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road; Dove Development & Land, L.L.C., applicant for Thursday, April 19, 2012 at 6:00 p.m.”

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

- b) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing 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; Christopher P. DuBois & Bobby J. DuBois, applicants for Thursday, April 19, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

- 1. Mrs. Anne Picou, Main Street Manager, gave a presentation concerning the overall Master Plan for Downtown and how the Planning Commission could possibly assist.
 - a) Discussion was held for the proposed parking garage, keeping heavy trucks off of Main Street, substandard fire hydrants and waterlines, new brand for TPCG, proposed pedestrian mall, and approval permits in the historical district.
- 2. Mr. Gordon stated the matter concerning the approval of accessory structures prior to the main structure completion was submitted to the Parish Council with little feedback. He stated after further review, he rather continue with the existing regulations and no longer proceed.
- 3. Mr. Gordon discussed Valhi Boulevard and Bayou Gardens Boulevard as two (2) new growth corridors and would like to include the areas in the Zoning Overlay District Regulations.

- a) The Chairman recognized Mr. Arthur DeFraithe, 300 Buena Vista Boulevard, who spoke in favor of the matter. He used St. Charles Street as an example with billboards all over on such a nice street and area. He encouraged Valhi and Bayou Gardens to be included in the Zoning Overlay District since so much time and effort is put into the new corridors.
- b) Discussion ensued with regard to the Commissioners being on board with the proposed inclusion of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District and having a decent entrance into our Parish from the West.
- c) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC request Mr. Gordon to draft a resolution and ordinance for the inclusion of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations for review at the next meeting."

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Freeman questioned if an appropriate Public Hearing was held for item E1 and whether it was opened and closed. To ensure proper order of the meeting, it was opened and closed [*See E.1.(a) & (b)].
- b) There were no comments from the Planning Commissioners.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Schouest moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:44 p.m."

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. 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 MARCH 15, 2012.

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

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% OWNER

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

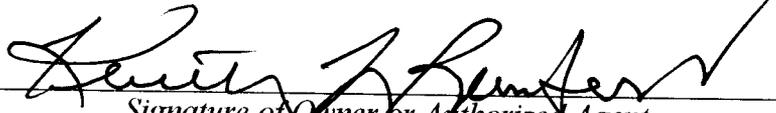
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 28.776 acres. A sum of \$100 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

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:

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_____ **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;
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- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

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

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- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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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

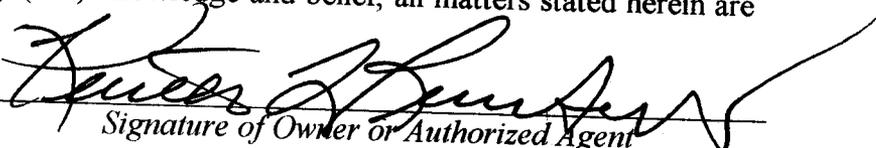
Minimum Charge - \$25.00;

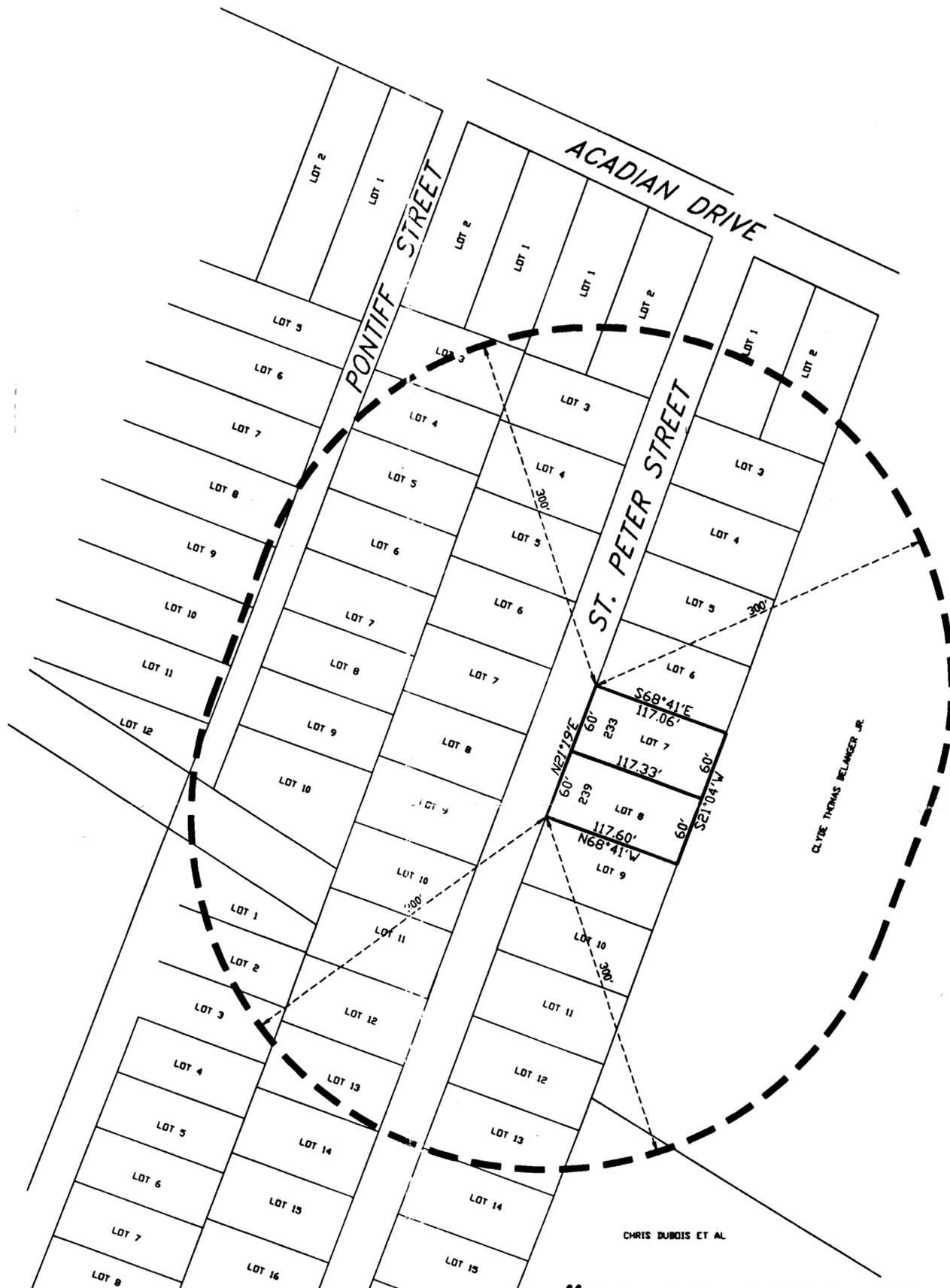
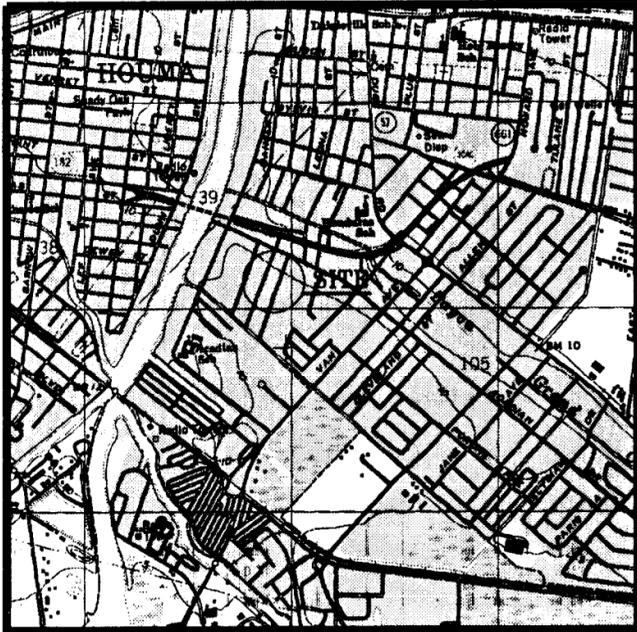
Maximum Charge - \$100.00

I (We) own 0.33 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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


Signature of Owner or Authorized Agent

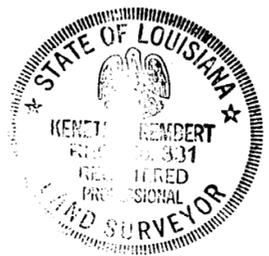


"TO BE REZONED FROM R-1 TO R-2"

**LOTS 7 & 8 OF BLOCK 2
TO ELARDO SUBDIVISION
SECTION 105, T17S - R17E
TERREBONNE PARISH, LOUISIANA**

THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1985. ZONE "C" IS AN AREA OF MINIMAL FLOODING. FEMA 2006 ADVISORY PANEL NO. 0103 DOES NOT AFFECT THIS PROPERTY.

THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 1955 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.



FEBRUARY 15, 2012

SCALE: 1" = 100'

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

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, May 15, 2012

@ 6:00 p.m.

ZLU/F1(a)

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

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

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

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 4/02/12

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

Applicant's Name

<u>P.O. BOX 1460</u>	<u>LAROSE</u>	<u>LA</u>	<u>70373</u>
Address	City	State	Zip

<u>291-1191</u>	<u>291-1191</u>
Telephone Number (Home)	(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

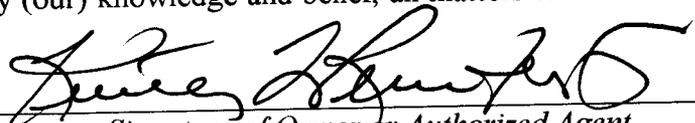
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

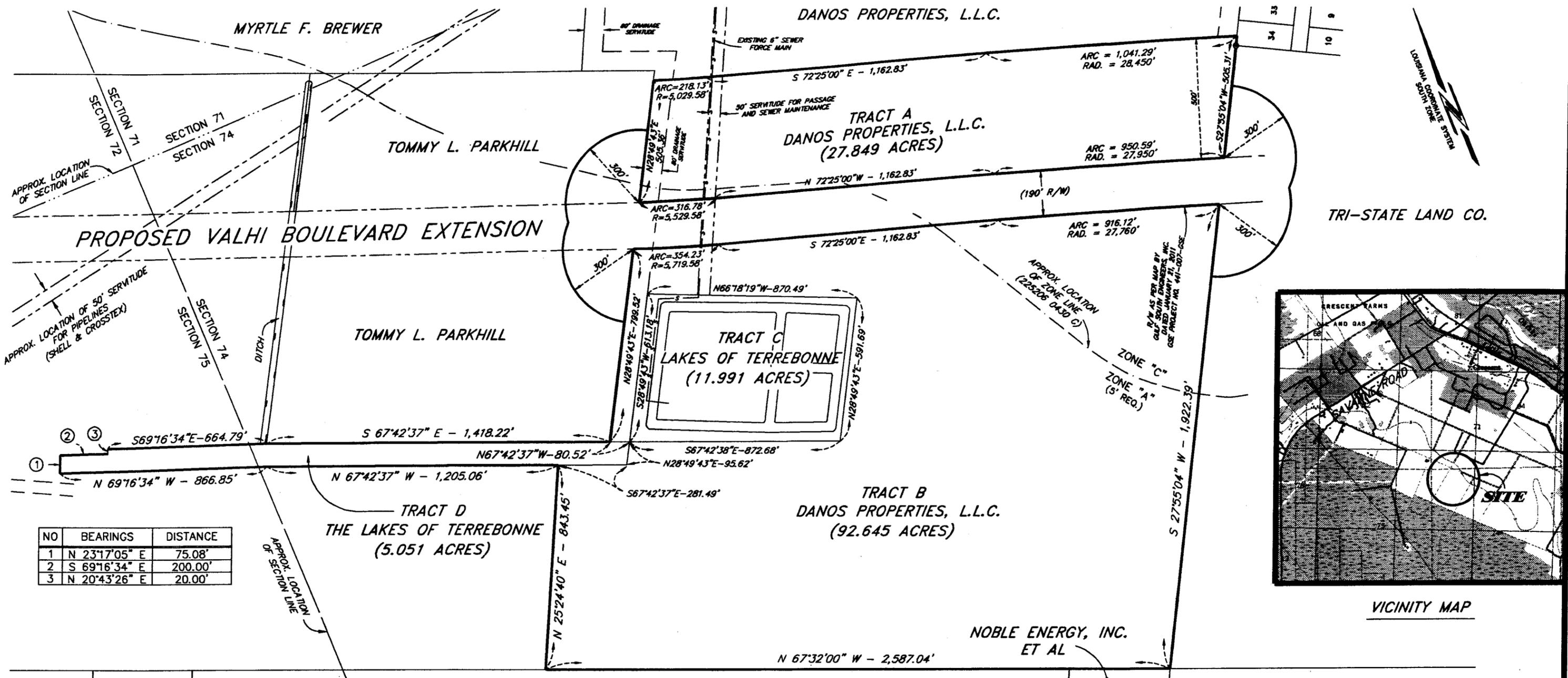
I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

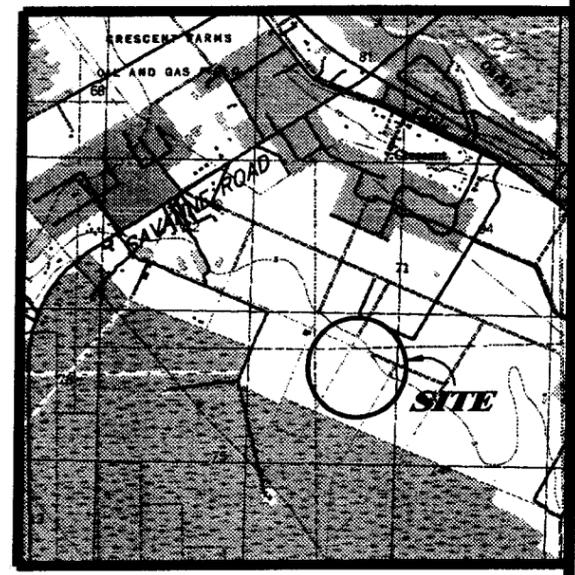
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



NO	BEARINGS	DISTANCE
1	N 23°17'05" E	75.08'
2	S 69°16'34" E	200.00'
3	N 20°43'26" E	20.00'



VICINITY MAP

PLAT SHOWING TRACTS A, B, C & D TO BE REZONED BELONGING TO DANOS PROPERTIES, L.L.C. ET AL LOCATED IN SECTIONS 74 & 75, T17S - R16E, TERREBONNE PARISH, LOUISIANA
 APRIL 2, 2012 SCALE: 1" = 400'

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



TRACT A TO BE REZONED "C-3"
 TRACTS B, C & D TO BE REZONED "I-1"

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
 THIS TRACT IS LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, May 15, 2012

@ 6:00 p.m.

ZLU/F1(b)

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:

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

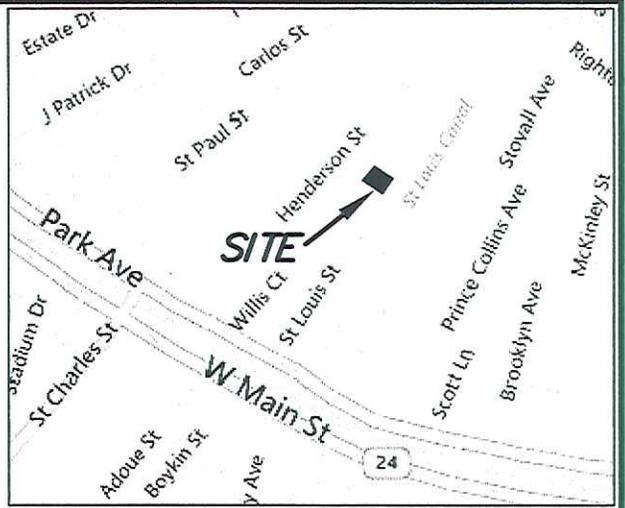
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

John L...

Signature of Owner or Authorized Agent

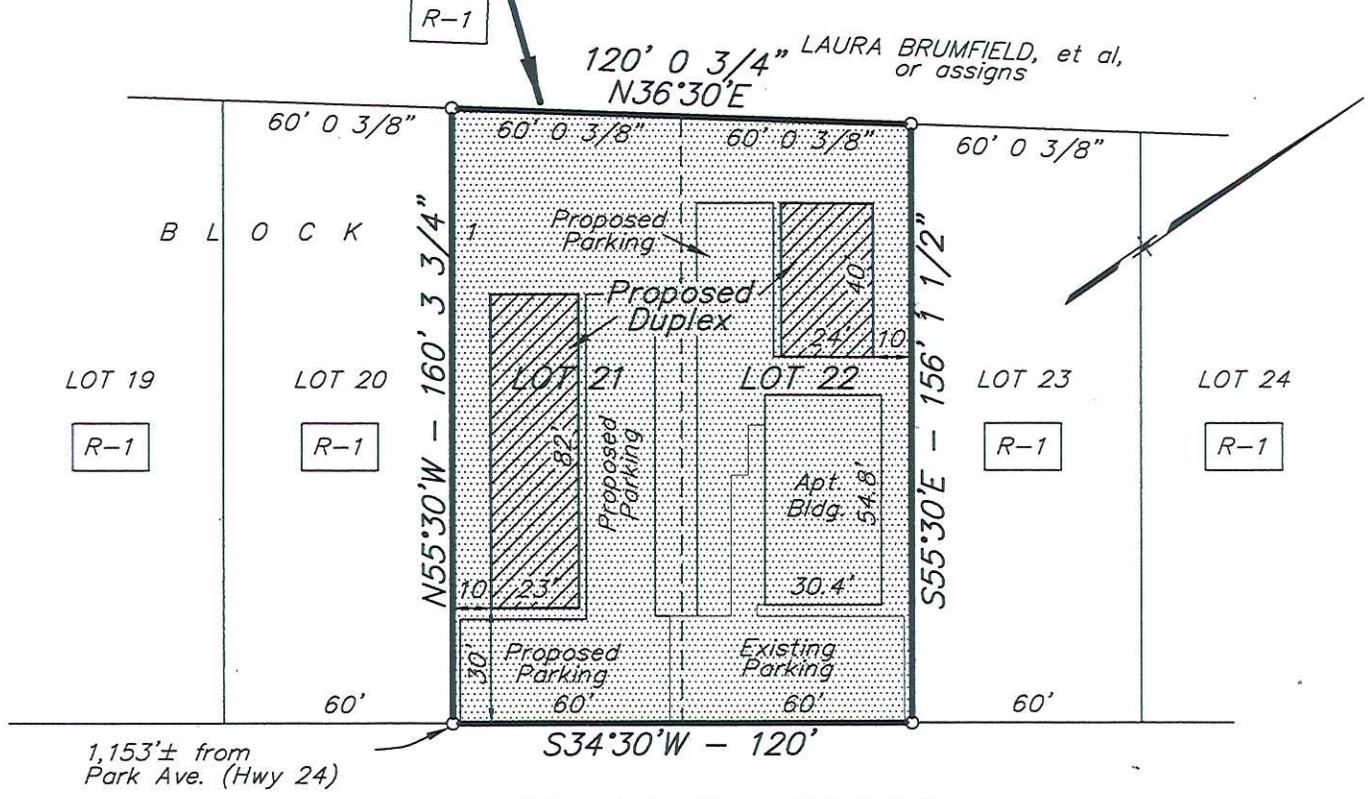
Reference Map:

Bearings shown hereon are based on the reference map prepared by Keneth 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 Bollinger

REG. P.L.S. No. 4850

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MARCH 15, 2012

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called to order the regular meeting of March 15, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:46 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. 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: Mr. James Erny and Mr. Keith Kurtz. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 16, 2012."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of February 16, 2012."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the March 15, 2012 invoices and approve the Treasurer's Report of February 2012."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Leonard Chauvin, P.E., P.L.S., Inc. dated March 7, 2012 requesting to table Item F1 concerning D & G Estates until the next regular meeting of April 19, 2012 [See ATTACHMENT A].
 - a) Mr. Ostheimer moved, seconded by Mr. Kelley and Mr. Elfert: "THAT the HTRPC table the engineering application for Process C, Major Subdivision for D & G Estates until the next regular meeting of April 19, 2012 as per the Developer's request [See ATTACHMENT A]."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. OLD BUSINESS:
1. D & G Estates, Tabled [See ATTACHMENT A]
- G. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Janice Benoit for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, Inc., discussed the location and division of property.
 - b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the installation of a fire hydrant.

- c) No one from the public was present to speak.
- 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. Elfert, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Discussion was held with regard to drainage and a letter from the Schriever Fire Department.
- f) Mr. Schouest moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard conditioned upon the installation of a fire hydrant.”

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

- 2. The Chairman called to order the Public Hearing for an application by Rickie & Gwynne Pitre for Process D, Minor Subdivision for Tract B & Lot Extension Tract A1 belonging to Rickie & Gwynne Pitre.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, Inc., discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters.
- c) No one from the public was present to speak.
- d) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

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

- e) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tract B & Lot Extension Tract A1 belonging to Rickie & Gwynne Pitre conditioned upon the submittal of all utility letters.”
- f) Discussion was held with regard to additional access reserved for further development of the rear property and the 10' servitude for utilities and drainage.

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

H. STAFF REPORT:

- 1. Mr. Gordon discussed the proposed changes to the HTRPC By-Laws with regard to a change in State law that was not reflected in the by-laws as well as tie votes [See *ATTACHMENT B*].
 - a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC approve both amendments, as proposed, to the Houma-Terrebonne Regional Planning Commission By-Laws concerning a change in State law that was not reflected in the by-laws as well as tie votes [See *ATTACHMENT B*].”
 - b) Mr. Freeman indicated that six (6) votes of the Commission would be needed for the amendments to be approved.

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

I. ADMINISTRATIVE APPROVALS:

Mrs. Williams moved, seconded by Mr. Kelley and Mr. Ostheimer: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-12."

1. Line shift between property belonging to Nolan Wesley, Sr. and Christy & Keith LeBlanc, Section 2, T16S-R17E, Terrebonne Parish, LA
2. Redivision of Property belonging to D.C. Walther, Sections 56, 57, & 11, T16S-R16E, Terrebonne Parish, LA
3. Revised Lot 19 & Revised Lot 20 of Block 3, Addendum No. 1 to Petit Caillou Estates Subdivision, Section 63, T19S0R18E, Terrebonne Parish, LA
4. Revised Lot 22R & Revised Lots 15R-18R of Norby Estates Subdivision belonging to Patrick J. Duplantis, et al, Section 18, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA
5. Tract A-B-C-D-A to be acquired by and made part of D O C Rentals, Inc., Section 12, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift for Property belonging to Richard J. Boudreaux, III, Sections 4 & 5, T16S-R15E, Terrebonne Parish, LA
7. Survey of Tract A-E-F-D-A and Tract E-B-C-F-E, A Redivision of Property belonging to Rickie Breaux, et al, Sections 8, 9, & 17, T18S-R19E, Terrebonne Parish, LA
8. Survey of Tract "A", A Redivision of a portion of property belonging to Ellendale Development Corporation, Sections 14 & 15, T16S-R16E and Section 80, T17S-R16E, Terrebonne Parish, LA (Raw Land)
9. Revised Lots 37 & 38-B, A Redivision of Lot 37 & 38-B of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, & 13, T17S-R15E, Terrebonne Parish, LA
10. Survey of Revised Lots 1, 3, 4, & 6 of Block 1, A Redivision of Lots 1, 3, 4, 5, & 6, Terrebonne Industrial Park, Property belonging to Lynn B. Dean, Sections 12, 47, 101, & 104, T17S-R17E, Terrebonne Parish, LA
11. Survey of Revised Lot 22R & Revised Lots 19R & 20R of Norby Chabert Estates Subdivision belonging to Patrick J. Duplantis, et al, Section, 18, T18S-R18E, and Section 48, T18S-R19E, Terrebonne Parish, LA
12. Survey and Redivision of Tract 7-A belonging to Joshua J. Fanguy and Lot 8-A belonging to Kevin John Fanguy into Tract 7-A-1 and Lot 8-A-1, Section 57, T16S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated there was a Community Input meeting tonight and there would be two more next week.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer discussed Mr. Gordon giving his Staff Report after the Public Hearing rather than before and the ability for Mr. Gordon to change his recommendation if necessary after hearing the public speak.
 - b) Mr. Schouest discussed the Vision 2030 Community Input Sessions and the sparse attendance and suggested flyers being handed out at local area markets, etc. to get the word out more.
 - c) Mr. Elfert encouraged the Commissioners to consider attending the National Planning Conference in April.
2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

- M. Mrs. Williams moved, seconded Mr. Schouest: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:15 p.m.”

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

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

DRAFT

627 JACKSON STREET
THIBODAUX, LA. 70301

(985) 449-1376 TEL
(985) 449-1050 FAX

LEONARD CHAUVIN P.E., P.L.S., INC.

Civil Engineer - Land Surveyor

March 7, 2012

Houma-Terrebonne Regional Planning Commission
Attn: Mr. Pat Gordon
P. O. Box 1446
Houma, LA 70361-1446

RE: Submittals for D & G Estates

Dear Mr. Gordon:

We would like to postpone consideration of the referenced matter from the March 15th Planning Commission meeting to the April 19th meeting. That will allow adequate time to prepare and resubmit the additional information required by the commission.

Please call if there are questions or further information required.

Sincerely,



LEONARD J. CHAUVIN JR., P.E., P.L.S.

LJC/dsn

Cc: Gwen Cavaness

DRAFT

Proposed Amendments
Houma-Terrebonne Regional Planning Commission By-Laws

Amendment #1

Changes were made to RS 42:14 and RS 42:19, and the Houma-Terrebonne Regional Planning Commission By-Laws were not amended to reflect these changes. For your review, RS 42:14 and RS 42:19 are as follows:

§14. Meetings of public bodies to be open to the public
D. Except school boards, which shall be subject to R.S. 42:15, **each public body conducting a meeting which is subject to the notice requirements of R.S. 42:19(A) shall allow a public comment period at any point in the meeting prior to action on an agenda item upon which a vote is to be taken.** The governing body may adopt reasonable rules and restrictions regarding such comment period.

§19. Notice of meetings

(ii) Such notice shall include the agenda, date, time, and place of the meeting, provided that **upon unanimous approval of the members present at a meeting of a public body, the public body may take up a matter not on the agenda.** Any such matter shall be identified in the motion to take up the matter not on the agenda with reasonable specificity, including the purpose for the addition to the agenda, and entered into the minutes of the meeting. **Prior to any vote on the motion to take up a matter not on the agenda by the public body, there shall be an opportunity for public comment on any such motion in accordance with R.S. 42:14 or 15.** The public body shall not use its authority to take up a matter not on the agenda as a subterfuge to defeat the purposes of this Chapter.

The proposed amendment to the Houma-Terrebonne Regional Planning Commission By-Laws, Section 8.8 as warranted by RS 42:14 and RS 42:19:

8.8 Order of Business. Prior to each regular or special meeting, the Chairman and the Planning Department staff shall prepare an agenda of all matters to be considered at the meeting. Said agenda should be published according to law. By majority vote of the members present the order of the agenda items may be rearranged. Unless applicable law requires prior and/or public notice, items may be added to the agenda by the affirmative unanimous vote of ~~two-thirds (2/3)~~ of the quorum present after first allowing the opportunity for public comment on any such motion.

Amendment #2

Another amendment for consideration is regarding Section 7.6.d of the By-Laws as it pertains to tie votes. As per Mr. Laddie Freeman, *Robert's Rules* allows the Chairman to break a tie vote as well as make a tie vote. The proposed amendment as suggested by Mr. Freeman:

7.6.d In the event of a tie vote on any official issue, the Chairman may exercise his prerogative under *Robert's Rules of Order Newly Revised* to break a tie vote or to make a tie vote. The Chairman may exercise his right as a Commission member to debate on a motion only after relinquishing the chair to the Vice-Chairman.

February 1, 2012

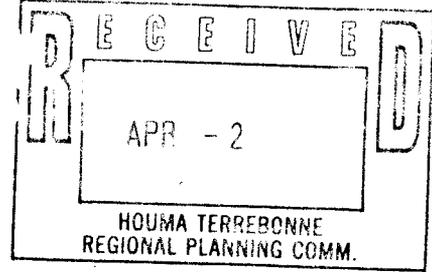
Houma-Terrebonne Regional Planning Commission

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

SITE INFORMATION:

4. Physical Address: 2923 HWY 316 BAYOU BLUE
5. Location by Section, Township, Range: SECTION 64, T16S-R17E
6. Purpose of Development: RESIDENTIAL HOUSING
7. Land Use:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
8. Sewerage Type:
 - Community
 - Individual Treatment
 - Package Plant
 - Other
9. Drainage:
 - Curb & Gutter
 - Roadside Open Ditches
 - Rear Lot Open Ditches
 - Other
10. Date and Scale of Map: JANUARY 2012 1"=30'
11. Council District: _____
12. Number of Lots: 17
13. Filing Fees: 860.00

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

LEONARD J. CHAUVIN, JR.

Print Applicant or Agent

1/30/12

Date

[Signature]
Signature of Applicant or Agent

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

Gwendolyn L. Cavaness Gwendolyn L. Cavaness
Print Name Signature

1-23-2011
Date

NOTES:

- REFERENCE MAP AND BEARING:
 A. "McCLENDON SUBDIVISION MAP SHOWING PROPOSED SUBDIVISION OF PROPERTY BELONGING TO R.H. McCLENDON LOCATED IN SECTION 64, T16S-R17E- TERREBONNE PARISH, LOUISIANA
 PREPARED BY: T. BAKER SMITH & SON CIVIL ENGINEERS AND LAND SURVEYORS
 DATE: JUNE 8, 1971, REVISED LAYOUT FEB 7, 1972
 B. "REDIVISION OF TRACTS 1&4 PROPERTY OF ROBERT H. McCLENDON IN SECTION 64, T16S-R17E, TERREBONNE PARISH, LOUISIANA.
 PREPARED BY: KENNETH L. REMBERT
 DATE: MAY 6, 1991
 REVISED: JUNE 25, 1991
 FILE ENTRY #1331596
 C. "DIVISION OF PROPERTY BELONGING TO ROBERT A. McCLENDON AND JANICE PELLEGRIN IN SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA
 PREPARED BY: DAVID MARTINEZ, P.L.S.
 FILE ENTRY #902288
 D. "MAP SHOWING THE DIVISION OF A TRACT OF LAND BELONGING TO R.H. McCLENDON, ET AL LOCATED IN SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA"
 PREPARED: CHARLES L. McDONALD LAND SURVEYORS, INC.
 DATE: MARCH 16, 1982
 REVISED: MARCH 9, 1983
 FILE ENTRY #701319
- FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 225206 0245C, MAY 1, 1985 INDICATES THAT THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
- ADVISORY BASE FLOOD ELEVATION MAP NUMBER: LA-1102, DATED: FEBRUARY 23, 2006, INDICATES THAT OUTSIDE THE LIMITS OF THE A.B.F.E. STUDY AREA.
 *FOR AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.
- DRAINAGE DESTINATION IS BAYOU BLUE.
- SURVEY CONTROL ESTABLISHED USING N.G.S. MONUMENT PID AH6436, STAMPING BBLUB19.
- ELEVATIONS SHOWN ARE N.G.V.D. 29.
- NO GAS SERVICE PROVIDED TO ANY LOTS.
- THE DRAINAGE DETENTION AREA IS A DRAINAGE SERVITUDE WHICH INCLUDES THE ENTIRE LOT ADJACENT TO LOT 1. THE SERVITUDE INCLUDES ALL DRAINAGE STRUCTURES, THE SURROUNDING FENCE AND THE DETENTION POND.

UTILITY NOTE:

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

CURVE DATA:

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

SETBACKS:

FRONT	20'	UNLESS NOTED OTHERWISE
SIDES	5'	UNLESS NOTED OTHERWISE
REAR	5'	UNLESS NOTED OTHERWISE

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 RIGHT-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

LEGEND

- DRAINAGE PIPE
- TELEPHONE PEDESTAL
- FOUND AS NOTED
- SET 5/8" IR
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING TREE
- DRAINAGE DIRECTION
- EXISTING WATERLINE
- FENCE
- WATER
- PROPOSED BENCHMARK
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

CERTIFICATION:

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

APPROVAL: _____

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

APPROVAL: _____

APPROVALS:

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

FOR _____

OWNER _____

D&G RENTALS, LLC _____ DATE: _____

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT



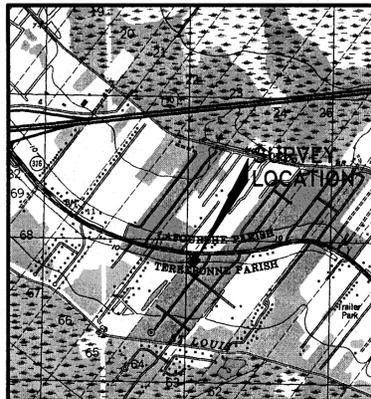
DATE	DESCRIPTION	BY

ENGINEERING PHASE (2.088 ACRES) (17 LOTS)

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

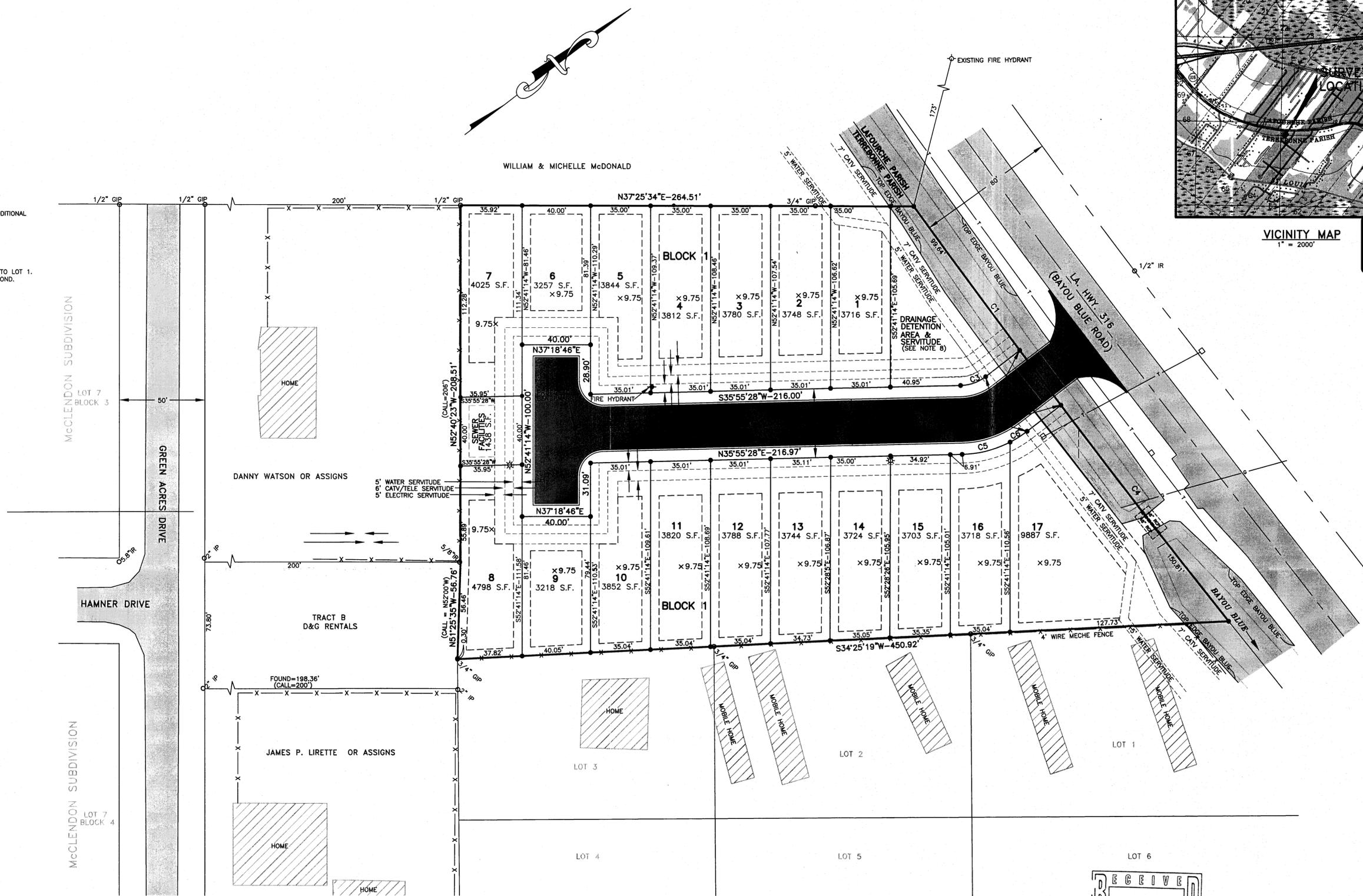
LEONARD CHAUVIN P.E., P.L.S., INC.
 CIVIL ENGINEER - LAND SURVEYOR
 827 JACKSON ST. THIBODAUX, LA.

DESIGNED: LJC	DETAILED: AMP	TRACED:
CHECKED: LJC	CHECKED: LJC	CHECKED:
DATE: MARCH 23, 2012		



VICINITY MAP
 1" = 2000'

SHEET
 3



Houma-Terrebonne Regional Planning Commission

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

**APPLICATION
SUBDIVISION OF PROPERTY**

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

- Name of Subdivision: Property of Alphonse J. Authement, Jr. et al and Prevost Cemetery
- Developer's Name & Address: Alphonse J. Authement, Jr. 5584 Shrimpers Row
Alphonse J. Authement, Jr. 5584 Shrimpers Row, Houma 70363
*Owner's Name & Address: Paul Scott Estate, 122 Fourth St., Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

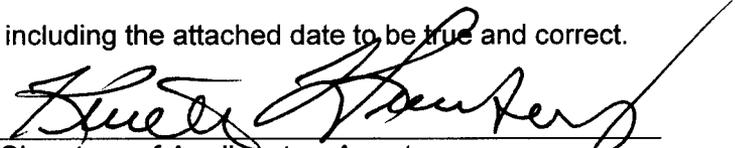
- Physical Address: 6100 Shrimpers Row, Dulac, LA
- Location by Section, Township, Range: Section 1, T19S-R17E
- Purpose of Development: Separate Cemetery from remainder of land
- Land Use:

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

<input type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input type="checkbox"/> Roadside Open Ditches	<u>3/9/12 Scale: 1"=100'</u>
<input checked="" type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>7 - Babin / Grand Carillon Ave</u>
- Number of Lots: 2
- Filing Fees: \$148.00

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

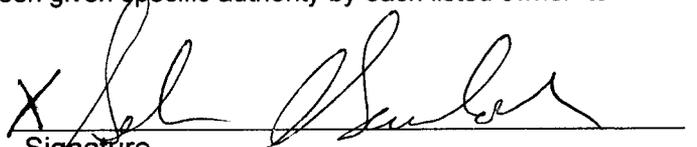
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

3/09/12
Date

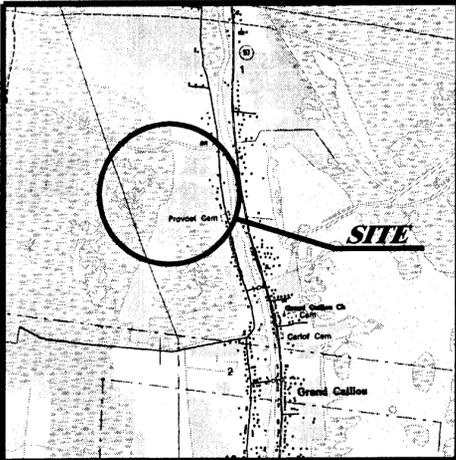
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or SAS 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Alphonse J. Authement, Jr. by:
Sebrina A. Scudov
Print Name of Signature

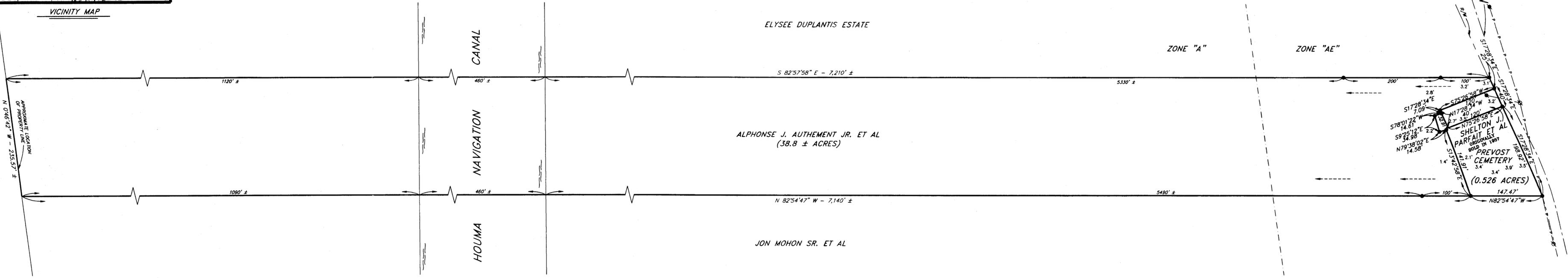
X 
Signature

6-6-11
Date

PC12/ 4-1-8
Record # 9



VICINITY MAP



THIS SURVEY BASED ON MAP PREPARED BY GLENN E MILLER, PLS ENTITLED "PLAN OF LAND SHOWING PORTIONS OF PROPERTIES OF ELWARD T. BRADY, JR., ET AL SITUATED IN SECTIONS 1 & 84, T19S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JULY 6, 1981. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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

THIS PROPERTY IS LOCATED IN ZONE "A" & "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SUFFIX "C", DATED MAY 1, 1985 (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5' AND ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-1102 & LA-1103 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8' AND ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'.

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.



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 3.3' INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE ARROW



SURVEY OF A PORTION OF PROPERTY BELONGING TO ALPHONSE J. AUTHEMENT JR. ET AL IN SECTION 1, T19S-R17E, TERREBONNE PARISH, LOUISIANA
 MARCH 9, 2012 SCALE: 1" = 100'

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- 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:

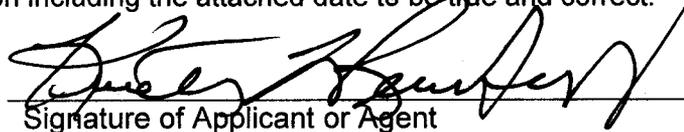
- Name of Subdivision: Revised Tracts 2 & 4, in Possession of Timothy Hutchinson, Sr. et al
- Developer's Name & Address: Timothy J. Hutchinson, Sr. 205 Ann Carol, Houma 70360
*Owner's Name & Address: Timothy & Brock Hutchinson-same address as above
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, Surveyor

SITE INFORMATION:

- Physical Address: 4611, 4613 & 4615 Bayou side Dr., Chauvin, LA
- Location by Section, Township, Range: Sections 6, 15 & 16, T18S-R18E
- Purpose of Development: Father & son want eace a homesite.
- 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: 3/26/12 Scale: 1"=100"
- Council District: B - Huey / Little Caillon Ave
- Number of Lots: 2
- Filing Fees: \$142.25

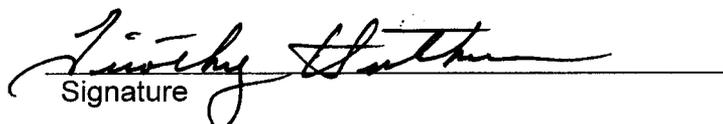
I, Keneth L. Rembert, certify this application including the attached date to be true and correct.

Keneth L. Rembert
Print Applicant or Agent
3/30/12
Date


Signature of Applicant or Agent

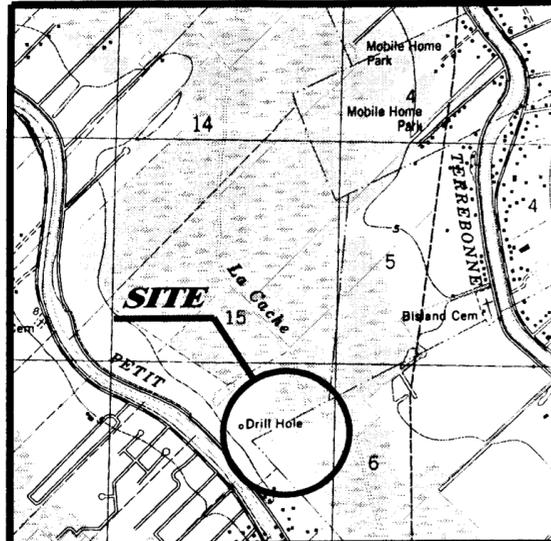
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or TH 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Timothy Hutchinson
Print Name of Signature

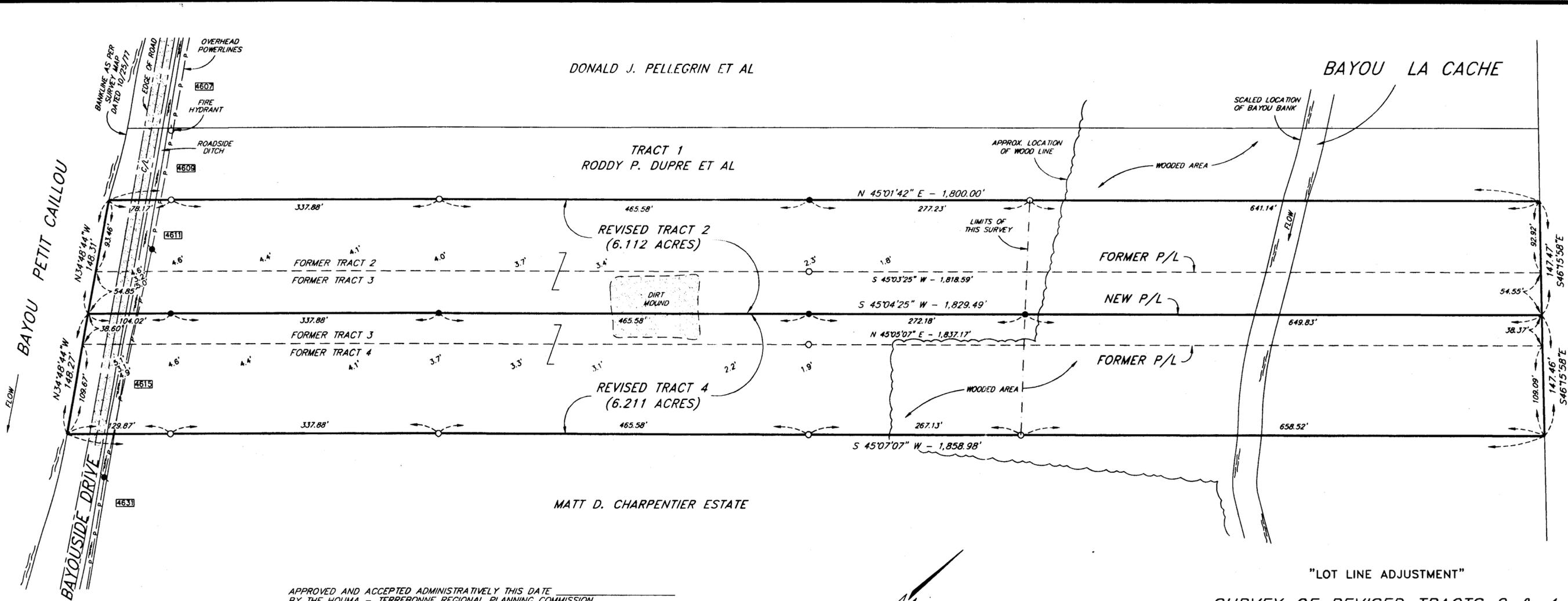

Signature

3-21-12
Date

PC121 4 - 2 - 9
Record # 10



VICINITY MAP



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

BY: _____

BY: _____

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED
 "SURVEY OF PROPERTY IN THE POSSESSION OF SYLVESTER J. CHARPENTIER ET AL
 SECTIONS 6, 15 & 16, T18S-R18E TERREBONNE PARISH, LOUISIANA"
 AND DATED OCTOBER 25, 1977. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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.

THESE TRACTS ARE LOCATED IN ZONE "A7" AS SHOWN ON FEDERAL EMERGENCY
 MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C",
 AND DATED MAY 1, 1985. (ZONE "A7" HAS A BASE FLOOD REQUIREMENT OF 7').
 F.E.M.A. 2006 ADVISORY PANEL NO. LA-0107 PLACES THIS PROPERTY IN ZONE "AE"
 WITH A BASE FLOOD REQUIREMENT OF 8'.

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 2" IRON PIPE FOUND
 - ⊙ EXISTING POWER POLE
 - ⊕ EXISTING FIRE HYDRANT
 - 3.5 INDICATES SPOT ELEVATION
 - 4611 INDICATES MUNICIPAL ADDRESS



"LOT LINE ADJUSTMENT"
 SURVEY OF REVISED TRACTS 2 & 4
 IN THE POSSESSION OF
 TIMOTHY J. HUTCHINSON, SR. ET AL
 LOCATED IN SECTIONS 6, 15 & 16, T18S - R18E,
 TERREBONNE PARISH, LOUISIANA

MARCH 26, 2012 SCALE: 1" = 100'

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8144

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: Tracts "A" & "B", property of Bruce L. Strahan
Bruce L. Strahan, 2900 West Galveston Stre, ET, Chandler, AR,
2. Developer's Name & Address: 85524
*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: 1789 Bayou Dularge Road, Theriot, La.
5. Location by Section, Township, Range: Section 13, T19S-R16E
6. Purpose of Development: Owner wants to sell a poetion of property.
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ 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: 3/29/12 SCALE: 1"=50'
11. Council District: 7 Babini / Bayou Dularge
12. Number of Lots: 2
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

3/29/12

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.

Bruce L. Strahan
Print Name


Signature

3/29/12

PC12/ 4 - 3 - 10

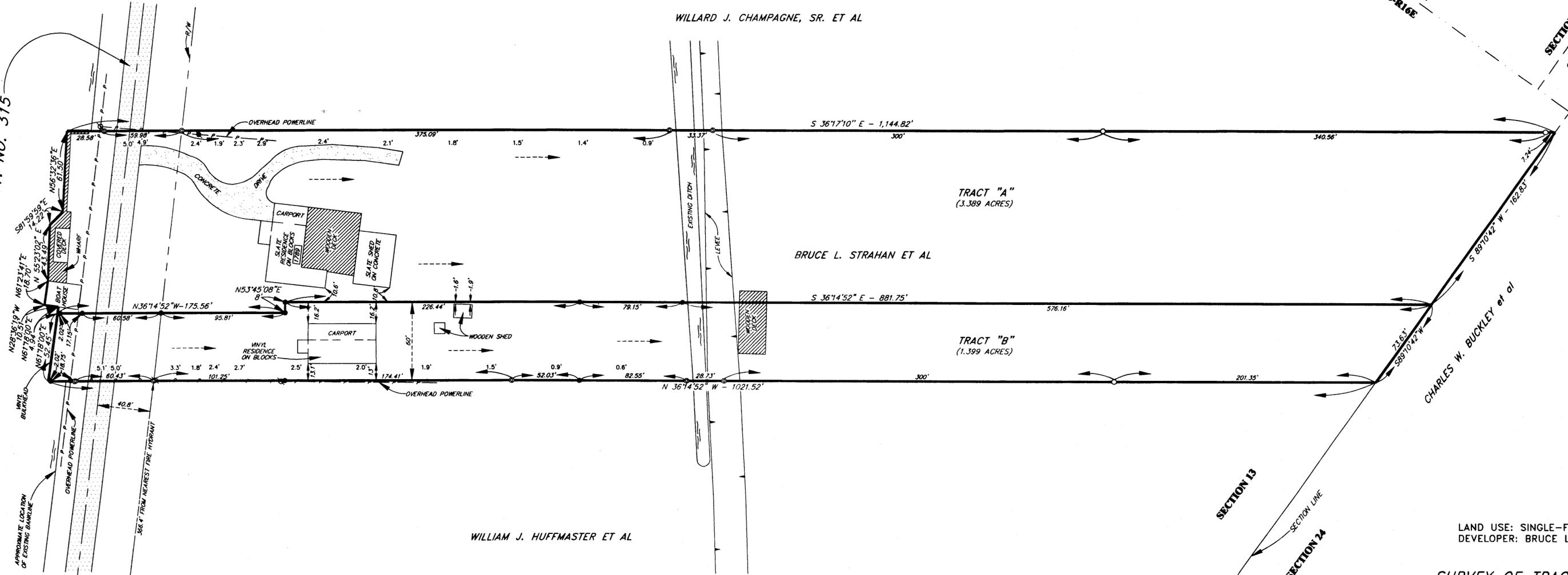
Record # 11

BAYOU DULARGE
LA STATE HWY. NO. 315

WILLARD J. CHAMPAGNE, SR. ET AL

T19S-R17E
T19S-R16E

SECTION 71
SECTION 72



CHARLES W. BUCKLEY et al

SECTION 13
SECTION 24

LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: BRUCE L. STRAHAN

SURVEY OF TRACTS "A" & "B"
A REDIVISION OF PROPERTY
BELONGING TO BRUCE L. STRAHAN ET AL
LOCATED IN SECTION 13, T19S-R16E,
TERREBONNE PARISH, LOUISIANA

MARCH 12, 2012 SCALE: 1" = 50'



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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1 1/2" PVC PIPE FOUND
 - INDICATES IRON ROD FOUND
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - [1789] INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE ARROW

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

BY _____ FOR _____

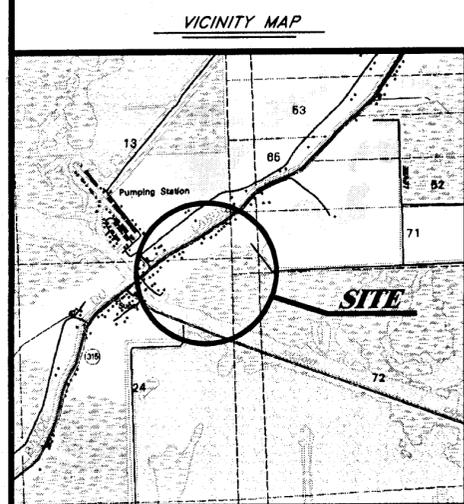
THESE TRACTS DRAIN TO THE DITCH IN THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "PLAT SHOWING VARIOUS PROPERTIES LOCATED IN SECTION 13, T19S-R16E TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 7, 2000. BEARINGS SHOWN HEREON ARE BASED ON SAID 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 IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", DATED MAY 1, 1985 (ZONE "A15" HAS A PARISH FLOOD REQUIREMENT OF '9'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-L101 PLACES THIS PROPERTY IN ZONE "A2" WITH A BASE FLOOD REQUIREMENTS OF '10'.

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.



Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

- Name of Subdivision: Summerfield Place Subdivision, Addendum No. 17 (Phase C)
- Developer's Name & Address: Sugar Rentals, LLC
*Owner's Name & Address: 208 Venture Blvd, Houma, LA 70360
[* 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: N/A
- Location by Section, Township, Range: Section 103, T17S-R17E
- Purpose of Development: Residential
- Land Use:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: March 27, 2012 Scale: 1" = 60'
- Council District: Le Hornoby / ?
- Number of Lots: 34
- Filing Fees: \$178.50

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

3/28/2012
Date


Signature of Applicant or Agent

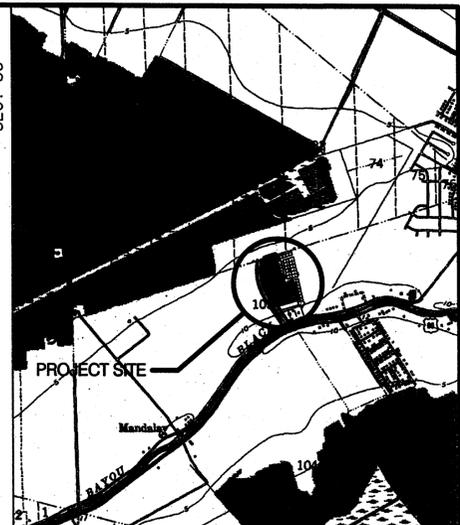
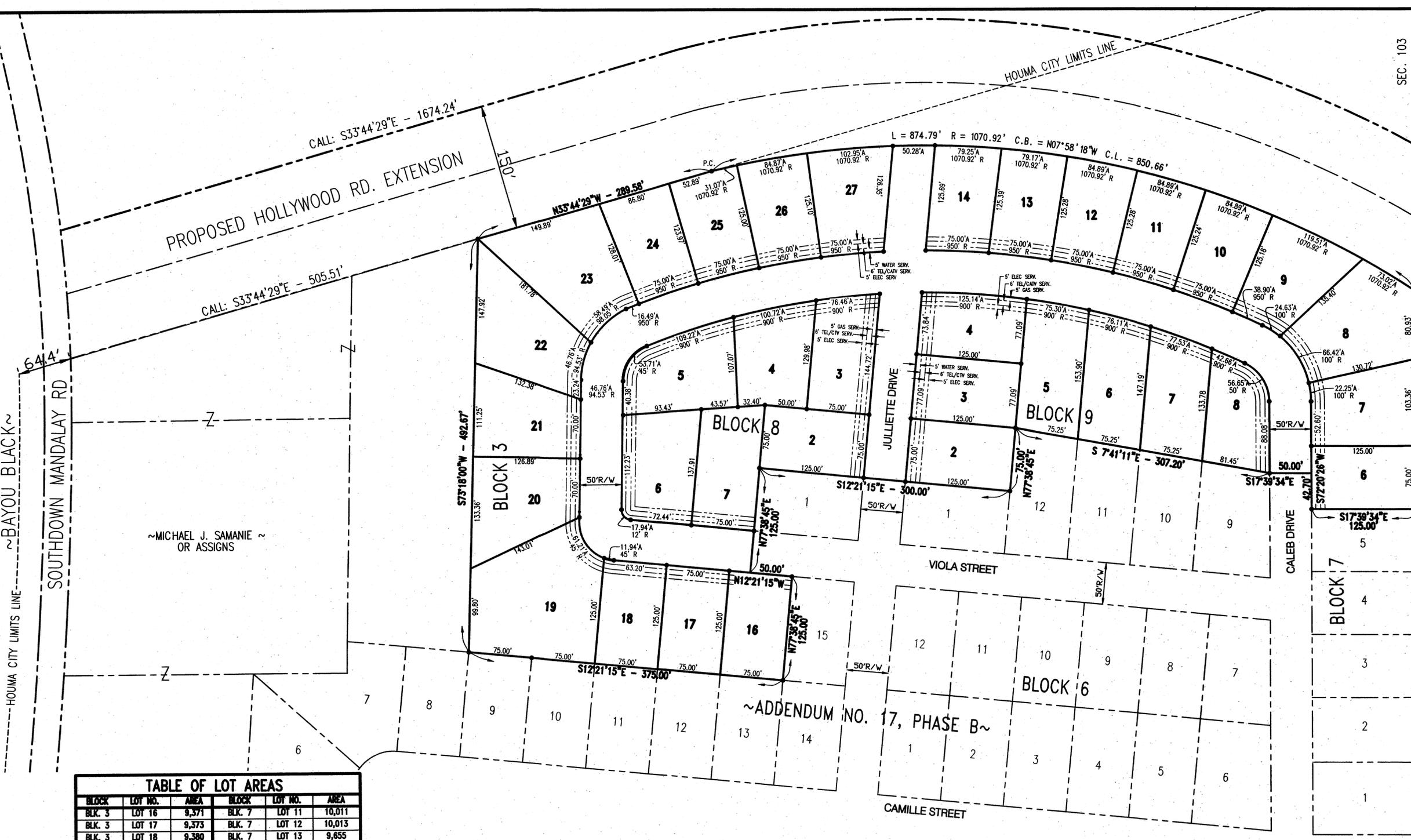
The undersigned certifies: _____ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or _____ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the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

Rodney L. Burns
Print Name


Signature

March 28, 2012
Date

PC12/ 4 - 4 - 11
Record # 12



VICINITY MAP
SCALE: 1" = 2000'



SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER/DEVELOPER:
SUGAR RENTALS, LLC

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

BY _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

BY _____
PRELIMINARY / CONCEPTUAL / APPROVAL

NOTE: THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. THE REGISTRANT DOES NOT CLAIM ADHERENCE TO THE CURRENT MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS PROMULGATED BY THE LOUISIANA BOARD OF PROFESSIONAL LAND SURVEYORS.



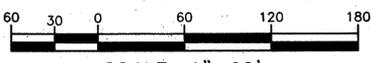
Terral J. Martin, Jr.
TERRAL J. MARTIN, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 5030

DATE	DESCRIPTION	BY

BLOCK	LOT NO.	AREA	BLOCK	LOT NO.	AREA
BLK. 3	LOT 16	9,371	BLK. 7	LOT 11	10,011
BLK. 3	LOT 17	9,373	BLK. 7	LOT 12	10,013
BLK. 3	LOT 18	9,380	BLK. 7	LOT 13	9,655
BLK. 3	LOT 19	21,036	BLK. 7	LOT 14	9,656
BLK. 3	LOT 20	12,945	BLK. 8	LOT 2	9,386
BLK. 3	LOT 21	11,460	BLK. 8	LOT 3	10,339
BLK. 3	LOT 22	14,320	BLK. 8	LOT 4	10,614
BLK. 3	LOT 23	15,776	BLK. 8	LOT 5	12,082
BLK. 3	LOT 24	10,135	BLK. 8	LOT 6	11,509
BLK. 3	LOT 25	9,892	BLK. 8	LOT 7	10,806
BLK. 3	LOT 26	9,993	BLK. 9	LOT 2	9,370
BLK. 3	LOT 27	11,132	BLK. 9	LOT 3	9,633
BLK. 7	LOT 6	9,373	BLK. 9	LOT 4	9,610
BLK. 7	LOT 7	11,185	BLK. 9	LOT 5	11,590
BLK. 7	LOT 8	15,115	BLK. 9	LOT 6	11,330
BLK. 7	LOT 9	11,530	BLK. 9	LOT 7	10,577
BLK. 7	LOT 10	10,007	BLK. 9	LOT 8	9,250

CONCEPTUAL AND PRELIMINARY LAYOUT PLAN
ADDENDUM NO. 17, PHASE C
TO SUMMERFIELD PLACE SUBDIVISION
ON PROPERTY BELONGING TO SUGAR RENTALS, LLC

LOCATED IN SECTION 103, T17S-R17E
TERREBONNE PARISH, LOUISIANA



SCALE: 1"=60'

DATE: MARCH 27, 2012

Prepared By:
PROVIDENCE/GSE
GSE ASSOCIATES, LLC
Engineers - Architects - Planners - Surveyors
991 Grand Collins Road
Houma, Louisiana 70303-0705
Phone (985) 874-4200
Fax (985) 874-4621
2315 North Woodman Avenue
Suite 201
Mandeville, Louisiana 70062-7022
Phone (985) 454-1710 Fax (985) 454-1721
800 Young Road Morgan City, Louisiana 70381 Phone
(985) 384-2221 Fax (985) 874-4621

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
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 (PRIVATE)
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 29MAR12 SCALE 1" = 100'
11. Council District: 24 / Schriever Ave
12. Number of Lots: 74
13. Filing Fees: \$132.50

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

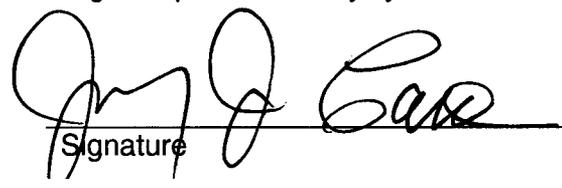
FLOYD E. MILFORD, III
Print Applicant or Agent


Signature of Applicant or Agent

2 APR 12
Date

The undersigned certifies: JJC 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


Signature

29 MAR 12
Date

PC12/ 4 - 5 - 12

Record # 13



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

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS 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

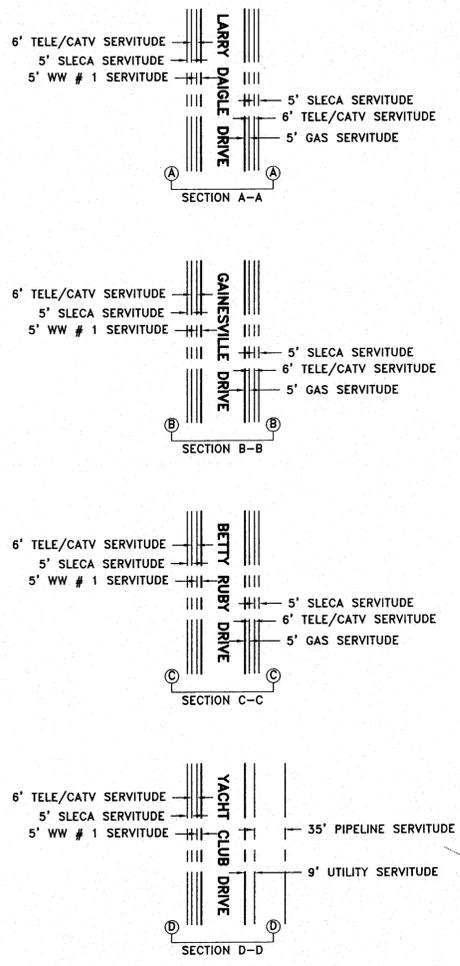
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.
 FLOYD E. MILFORD, III., P.E.

CURVE DATA			
DESCRIPTION	C4/PL		
T	217.95'		
D	2'54'30"		
△	12'37'37"		
R	1970.00'		
L	434.15'		
LC	433.27'		
BRG	45'24'17"		

PROJECT NO.	PARISH	SHEET NO.
11-99	TERREBONNE	1

VICINITY MAP

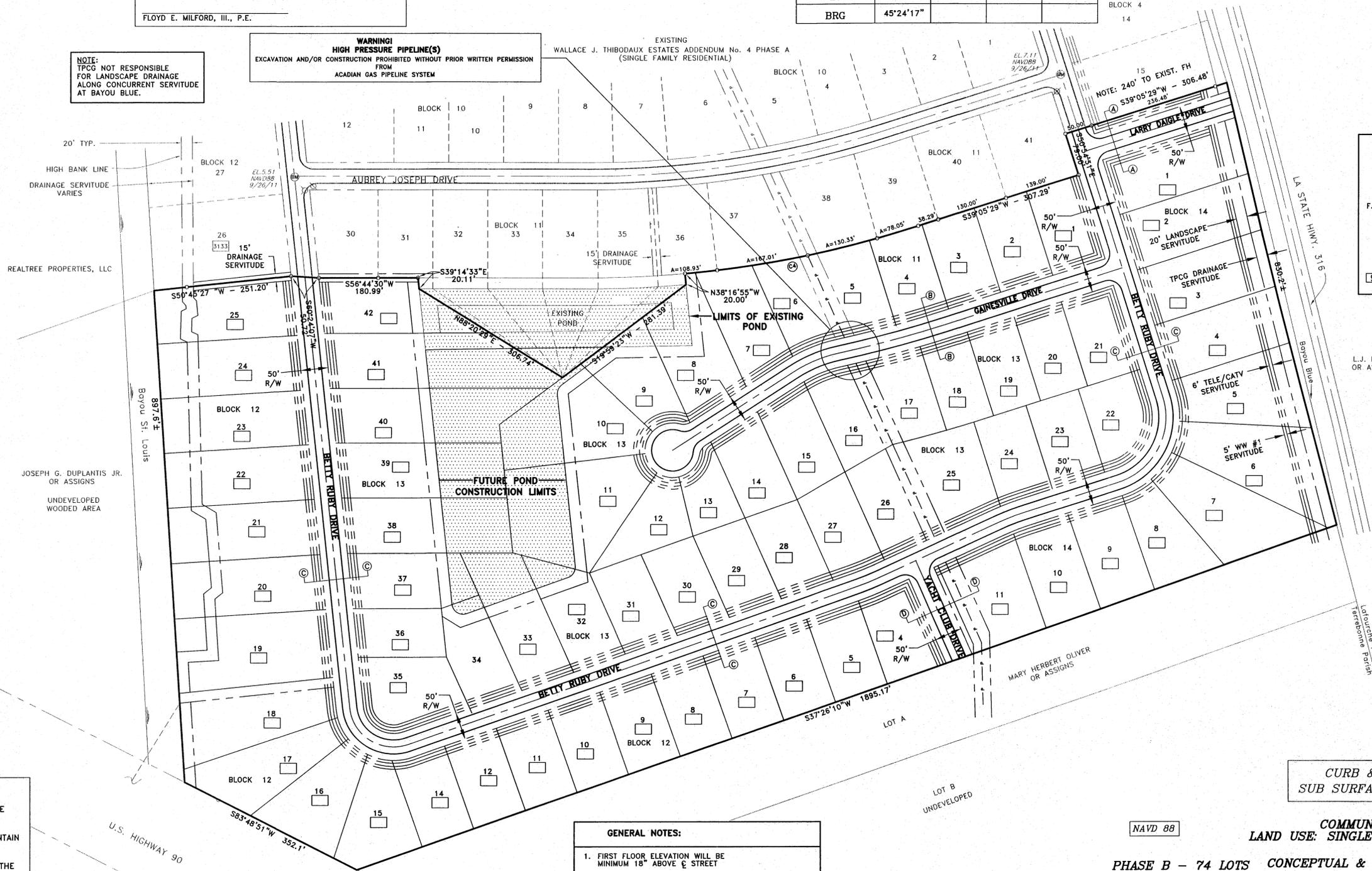
NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.



NOTE:
 TPCG NOT RESPONSIBLE FOR LANDSCAPE DRAINAGE ALONG CONCURRENT SERVIDUTE AT BAYOU BLEU.

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)



LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

L.J. DAIGLE OR ASSIGNS

LAFOURCHE PARISH, TERREBONNE PARISH

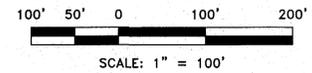
DEDICATION OF STREETS AND SERVIDUTES
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVIDUTE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS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

THE SERVIDUTES 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 _____

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE 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.



DATE	REVISION	BY

**CURB & GUTTER
 SUB SURFACE DRAINAGE**

NAVD 88

**COMMUNITY SEWER
 LAND USE: SINGLE FAMILY RESIDENTIAL**

PHASE B - 74 LOTS CONCEPTUAL & PRELIMINARY PLAN

**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	DRAWN: JPS CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 02APR12
APPROVED BY: _____	FILE # _____
JOB # 11-99 CAD # 1199-CP	

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

- Name of Subdivision: WOODRIDGE HEIGHTS
- 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]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: WEST PARK AVENUE
- Location by Section, Township, Range: SECTION 4, T16S-R16E & SECTION 4, T16S-R17E
- Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 2APR12 SCALE 1" =60'
- Council District: 2 Williams/ Schriever Fire
- Number of Lots: 44
- Filing Fees: \$80.75

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

Date

4/2/12

[Signature]
Signature of Applicant or Agent

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

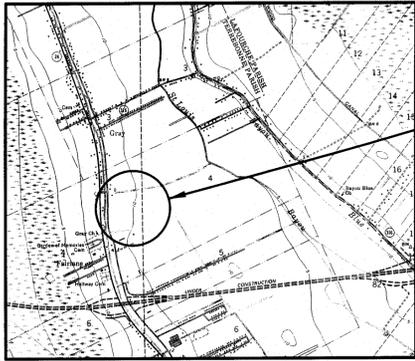
Date

4/2/12

[Signature]
Signature

PC12/ 4 - 6 - 13

Record # 14

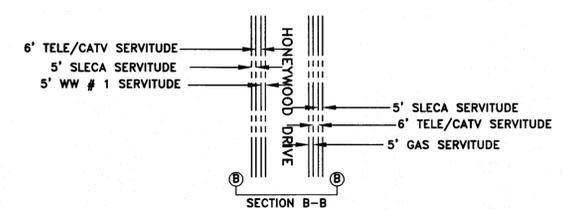
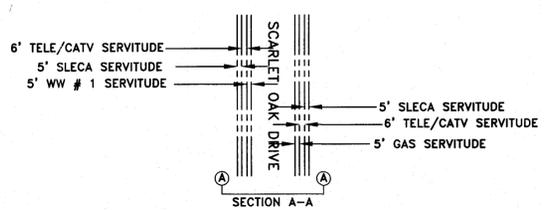
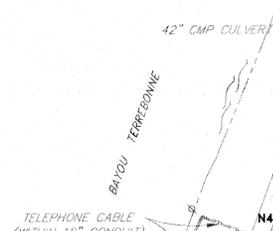
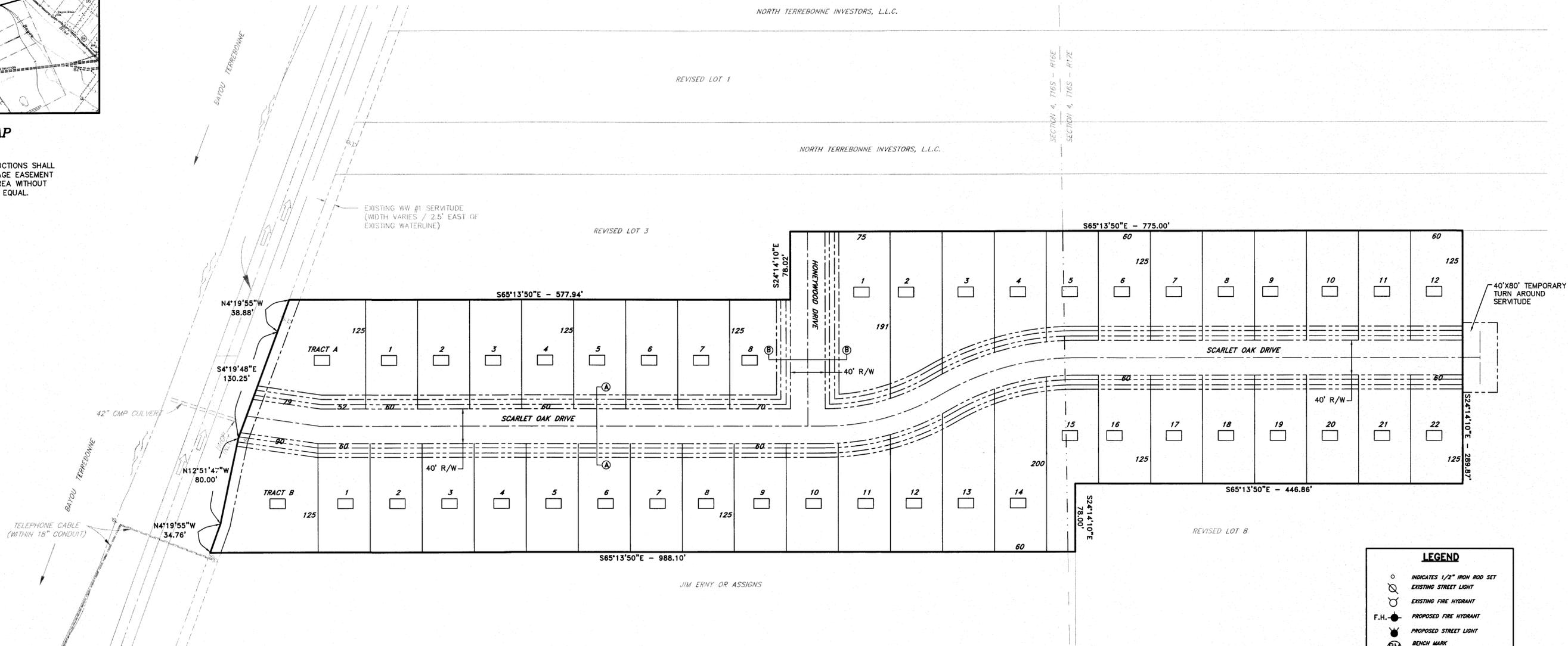


VICINITY MAP

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.

PROJECT SITE

PROJECT NO.	PARISH	SHEET NO.
12-28	TERREBONNE	1



LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM ○ BENCH MARK 4" BRASS DISC SET IN CONCRETE
- x.3.0 LOT ELEVATIONS
- 999 HOUSE NUMBERS

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE ϕ 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.

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 _____

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 _____

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: _____ REG. P.L.S. No. _____

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

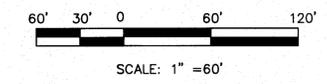
FLOYD E. MILFORD, III., P.E. _____

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

BY _____ FOR _____

**CURB & GUTTER
 COMMUNITY SEWER
 LAND USE: SINGLE & MULTI FAMILY RESIDENTIAL
 CONCEPTUAL & PRELIMINARY PLAN**

TOTAL LOTS - 44 CONCEPTUAL & PRELIMINARY PLAN



DATE	REVISION	BY

**WOODRIDGE HEIGHTS
 ANNIE 1, LLC - DEVELOPER
 IN SECTION 4, T16S-R16E &
 SECTION 4 T16S-R17E
 TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

DATE: 02APR12

JOB # 12-28 CAD # 1228_CP FILE # _____

DRAWN: J.P.S.
 CHK'D: F.E.M. III
 SCALE: 1" = 60'

Houma- Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (986) 872-6798 - Fax (986) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

- Name of Subdivision: COLONIAL ACRES S/D
- Developer's Name & Address: COASTAL HOMEBUILDERS, L.L.C., 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
*Owner's Name & Address: ELTON TOOTLE, 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: 6446 ALMA STREET
- Location by Section, Township, Range: SECTIONS 4 & 94, T17S-R17E
- Purpose of Development: CREATE SINGLE FAMILY RESIDENTIAL LOTS
- Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: 29MAR12 1" = 50'
- Council District: DISTRICT # 5 Duplantier / Bayou Cane Five
- Number of Lots: 71
- Filing Fees: \$860.00

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

F.E. MILFORD, III
Print Applicant or Agent

2 APR 12

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: E.F. 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.

ELTON TOOTLE

Print Name

2 APR 12

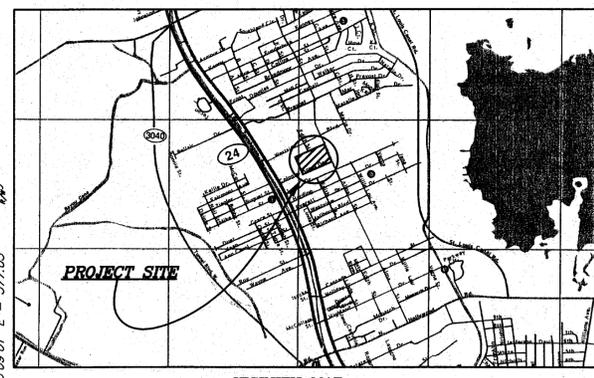
Date

[Signature]
Signature

PC12/ 4 - 7 - 14

Record # 15

PROJECT NO.	PARISH	SHEET NO.
11-56	TERREBONNE	2



VICINITY MAP

"COLONIAL ACRES GOLF COURSE"
PEARL DAIGLE ROBICHAUX ET AL ASSIGNS

- 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.

LEGEND

	INDICATES 1/2" IRON ROD SET
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	BENCH MARK # 4 BRASS DISC SET IN CONCRETE
	LOT ELEVATIONS
	HOUSE NUMBERS

**CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER**

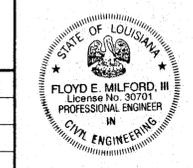
NAVD 88

LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION PLAN

71-TOTAL LOTS

**COLONIAL ACRES SUBDIVISION
PROPERTY OF COASTAL HOMEBUILDERS, L.L.C.
LOCATED IN SECTIONS 4 & 94, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

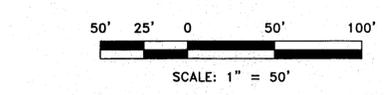


MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

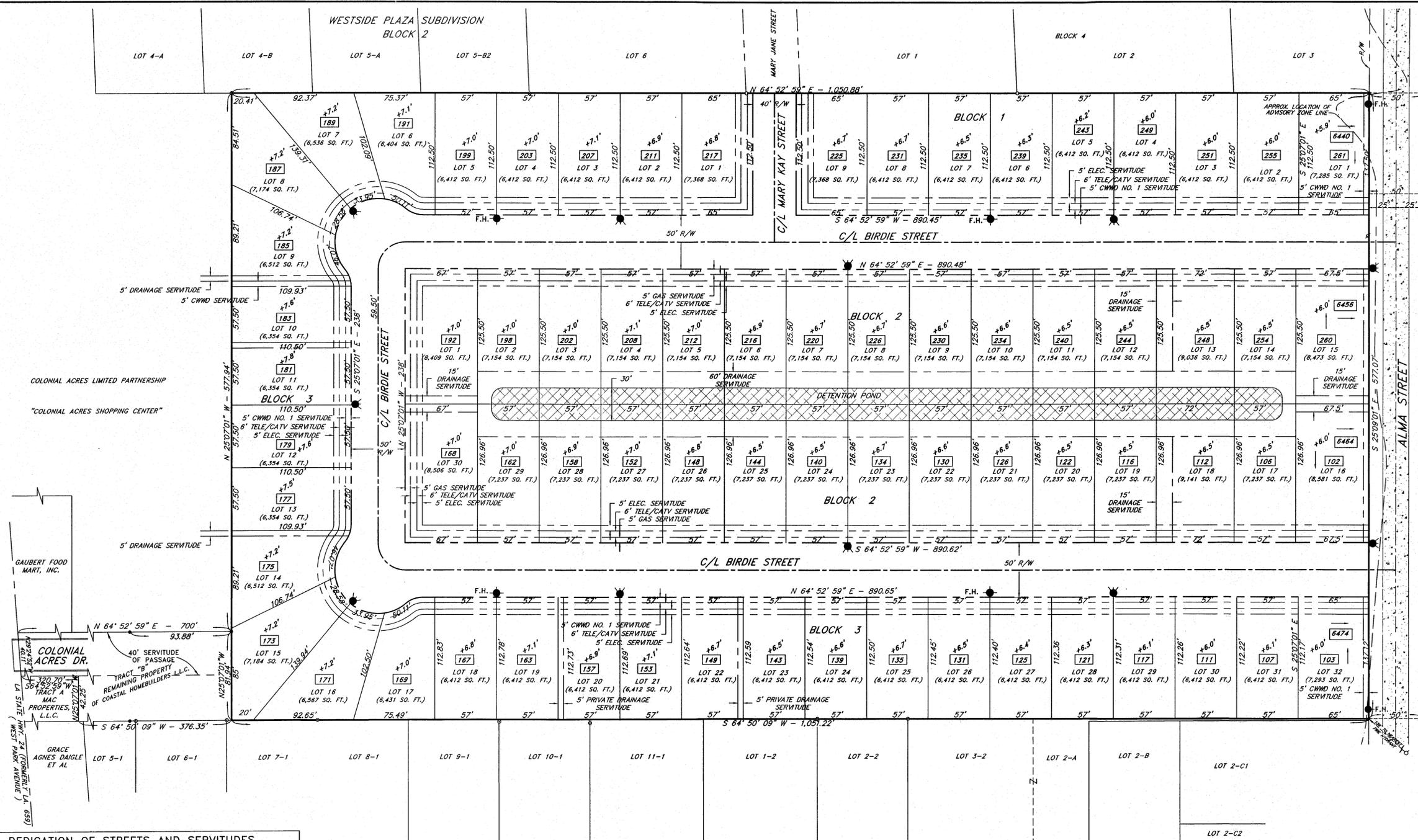
APPROVED BY: *[Signature]*

DATE: 29MAR12

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 50'
JOB # 11-56 CAD # 1156-SD FILE #



DATE	REVISION	BY



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 _____

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: _____

KENETH L. REMBERT, SURVEYOR

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. 986629 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND A PLAT PREPARED BY MICHAEL GENE BURKE ENTITLED "MAP SHOWING SURVEY OF THE PROPERTY OF NORA DAIGLE COOPER & PEARL DAIGLE ROBICHAUX LOCATED IN SECTIONS 4 & 94, T17S, R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 27, 1981 & NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, SURVEYORS. BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

THIS PROPERTY DRAINS TO ROADSIDE DITCH ALONG ALMA STREET WHICH IS MAINTAINED BY THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0285, SUFFIX "C", DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: SUGAR MILL OLDE TOWNE (PHASE B)
- Developer's Name & Address: RUTTER LAND CO., INC.
*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302
[* 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: RUE ST. COURTNEY
- Location by Section, Township, Range: SECTION 102, T17S-R17E
- Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)
- 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: SEPTEMBER 28, 2011 1" = 30'
- Council District: 6 - Hornsby / Bayou Cane Fire Dist.
- Number of Lots: 20
- Filing Fees: \$275.00

BRANDON M.

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

BRANDON M. ARCENEUX, P.E., AGENT

Print Applicant or Agent



Signature of Applicant or Agent

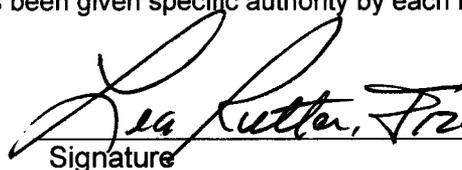
03/29/2012

Date

The undersigned certifies: LR 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.

RUTTER LAND CO., INC.

Print Name



Signature

03/29/2012

Date

PC12/ 4 - 8 - 15

Record # 16

REFERENCE MAPS & BEARINGS:

1. SURVEY OF 54.716 ACRE TRACT BELONGING TO VALH, INC. LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: APRIL 12, 1978
 REVISED: JULY 20, 1978
 BY: T. BAKER SMITH & SON, INC.

2. SUGAR MILL MANOR - PHASE A SUBDIVISION OF LAND IN SUGAR MILL POINT LOCATED IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA
 DATED: JANUARY 31, 1994
 BY: T. BAKER SMITH & SON, INC.

3. SUGAR MILL OLDE TOWNE RESIDENTIAL PLANNED UNIT DEVELOPMENT OWNER: RUTTER LAND CO., INC. SUGAR MILL OLDE TOWNE (PHASE A) LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: OCTOBER 12, 2004
 REVISED: 7/29/05 & 10/12/05
 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

4. REDIVISION OF TRACT B-5 OF SUGAR MILL OLDE TOWNE INTO LOTS 1, 2, & 3, BLOCK 27 AND LOTS 1 & 2, BLOCK 28, AND THE REMAINDER OF TRACT B-5 LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: AUGUST 8, 2007
 REVISED: AUGUST 14, 2007
 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
 ENTRY NO.: 1275672

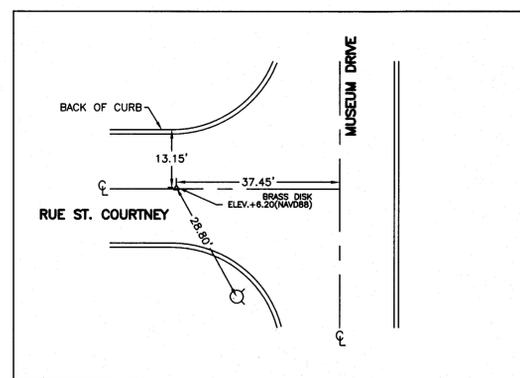
5. REDIVISION OF TRACT B-5A OF SUGAR MILL OLDE TOWNE INTO LOTS 1, 2, & 3, BLOCK 27 AND LOTS 1 & 2, BLOCK 28, INTO LOTS 1A, 2A, & 3A, BLOCK 27, LOTS 1A & 2A, BLOCK 28 AND THE REMAINDER OF TRACT B-5A LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: MARCH 3, 2008
 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
 ENTRY NO.: 1293471

6. REDIVISION OF LOT 2A & LOT 3A, BLOCK 27, LOT 1A & LOT 2A, BLOCK 28, AND TRACT B-5A INTO LOT 2B & LOT 3B, BLOCK 27, LOT 1B & LOT 2B, BLOCK 28, AND TRACT B-5B TO SUGAR MILL OLDE TOWNE LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: AUGUST 7, 2008
 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
 ENTRY NO.: 1304346

7. REDIVISION OF LOT 1A & LOT 2B, BLOCK 27, AND TRACT B-5B INTO LOT 1B & LOT 2C, BLOCK 27 AND TRACT B-5C TO SUGAR MILL OLDE TOWNE LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
 DATED: AUGUST 7, 2008
 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
 ENTRY NO.: 1304346

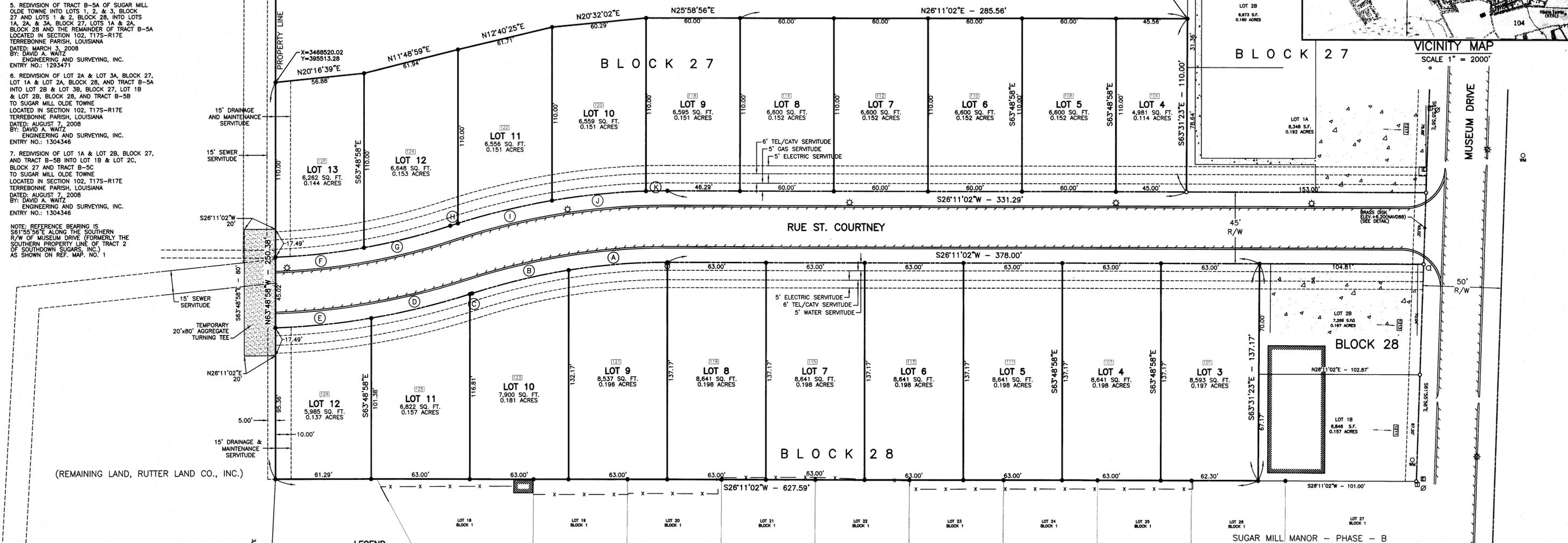
NOTE: REFERENCE BEARING IS S61°58'58"E ALONG THE SOUTHERN R/W OF MUSEUM DRIVE (FORMERLY THE SOUTHERN PROPERTY LINE OF TRACT 2 OF SUGAR MILL OLDE TOWNE, INC.) AS SHOWN ON REF. MAP NO. 1

NOTE: COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AH6477, STAMPED "STCB 01" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 396108.02; EASTING = 3468021.04; ELEVATION = 6.5'



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
A	09°03'43.8"	400.00'	63.27'	31.70'	N21°39'11"E - 63.20'
B	09°04'35.6"	400.00'	63.37'	31.75'	N12°35'02"E - 63.30'
C	00°11'58.5"	445.00'	1.55'	0.755'	N08°08'44"E - 1.55'
D	08°21'30.3"	445.00'	64.92'	32.52'	N12°25'29"E - 64.88'
E	07°56'10.8"	445.00'	61.64'	30.87'	N20°34'19"E - 61.60'
F	08°09'15.6"	400.00'	56.39'	28.51'	S20°16'39"W - 56.89'
G	08°09'15.6"	400.00'	56.93'	28.51'	S12°07'22"W - 56.89'
H	00°39'10.0"	445.00'	5.07'	2.54'	S08°22'19"W - 5.07'
I	07°57'06.6"	445.00'	61.76'	30.93'	S12°40'25"W - 61.71'
J	07°46'06.8"	445.00'	60.34'	30.21'	S20°32'02"W - 60.30'
K	01°45'55.1"	445.00'	13.71'	6.86'	S25°18'04"W - 13.71'



LEGEND

FOUND 3/4" I.R.	○
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	⊕
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊗
EXISTING GAS VALVE	⊕
EXISTING GAS METER	⊙
EXISTING SEWER MANHOLE	⊞
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
MUNICIPAL ADDRESS	⊞

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981

TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q102
 DATED: FEBRUARY 23, 2006 (SEE EFFECTIVE FIRM)

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* 4/2/12
 David A. Waitz Reg. No. 4744

STATE OF LOUISIANA
 DAVID A. WAITZ
 REG. NO. 4744
 REGISTERED PROFESSIONAL LAND SURVEYOR

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, ENTERTAINMENT, ATOMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAN 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: LEA RUTTER - OWNER
 RUTTER LAND COMPANY, INC.

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

APPROVALS

OWNER	DATE
_____	_____

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

RECORD DRAWING
 RESIDENTIAL PLANNED UNIT DEVELOPMENT
 OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE (PHASE B)
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

DESIGNED: BMA
 CHECKED: DAW
 DATED: SEPTEMBER 28, 2011

FILE: F:\DWG\2011\11-090\RECORD DRAWINGS\PLAT.dwg
 JOB NO: 11-090



DATE	DESCRIPTION	BY	TRACED
3/15/12	RECORD DRAWING	JED	DESIGNED: BMA
			CHECKED: DAW
			Detailed: JED
			Traced:
			Checked:
	REVISION		