

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

APRIL 21, 2011, 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 17, 2011

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 28, Block 3, Addendum No. 1 to Residence Subdivision; 2006 Slatter Street; Ray & Charlotte Pitre, applicants; and call a Public Hearing on said matter for May 19, 2011 at 6:00 p.m. (*District 5*)
 - b) Rezone from C-5 (Commercial Business Park District) to C-3 (Neighborhood Commercial District) 2.776 Acres to be added to Tract "A"; 2161 Grand Caillou Road; Terrebonne Parish School Board, applicant; and call a Public Hearing on said matter for May 19, 2011 at 6:00 p.m. (*District 7*)

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 17, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 17, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 21, 2011 INVOICES AND TREASURER'S REPORT OF MARCH 2011

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: High Land Development
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: East of Industrial Avenue C & Industrial Avenue A Ext., Terrebonne Parish, LA
Government Districts: Council Districts 1 & 5 / Village East Fire District
Developer: Low Land Investors, L.L.C.
Surveyor: T. Baker Smith, Inc.
Engineer: Mr. Eugene P. Robichaux, P.E.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey and Division of Property (Tract 4) belonging to L-M Limited Partnership
Approval Requested: Process D, Minor Subdivision
Location: Tract on West side of 6803 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Fire District 08
Developer: S. Markey Stubbs c/o L-M Management Co., Inc.
Surveyor: T. Baker Smith, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Matherne Subdivision and Extension to Enterprise Drive
Approval Requested: Process D, Minor Subdivision
Location: Extension of Enterprise Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Matherne Realty Partnership, c/o Ms. Remedie Broussard
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Property belonging to Urbain J. Fournier, et ux
Approval Requested: Process D, Minor Subdivision
Location: 1143 Bayou Blue Road (near intersection with Coteau Road), Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Dean Fournier
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Lot H of the Division of Property belonging to the Breaux Heirs
Approval Requested: Process D, Minor Subdivision
Location: 4249 Country Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Stacy Dupre
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Property belonging to the Estate of Corbett P. Richard
Approval Requested: Process D, Minor Subdivision
Location: St. George Road (between Main Project Road and Back Project Road), Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Janice Benoit
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application

7. a) Subdivision: Redivision of Property belonging to Nolan Wesley, Sr., Christy and Keith Saul LeBlanc
 Approval Requested: Process D, Minor Subdivision
 Location: 323 Bayou Blue By-Pass Road, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Nolan Wesley
 Surveyor: Charles L. McDonald Land Surveyors, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

G. STAFF REPORT

1. Discussion with regard to the Planning Commissioner's Workshop held by the Louisiana Chapter of the American Planning Association on March 12, 2011
2. Discussion and possible action regarding a letter of support for TPCG's Planning & Zoning Department to apply for a Recreational Trails Grant

H. ADMINISTRATIVE APPROVALS:

1. Tract "A" & "B", Property of Tom E. Wilson, et al, Section 105, T17S-R17E, Terrebonne Parish, LA
2. Tracts "A" and Tract "B", Prepared for Kenneth J. Schwausch, Section 9, T17S-R17E, Terrebonne Parish, LA
3. Plat of Revised Tract 14, A Redivision of Property belonging to Lang Enterprises, Inc., Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA
4. Redivision of Lot 1 & A portion of Lot 2, Block 45 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
5. Redivision of Property belonging to Leslie Van Osdale, Sections 7 & 39, T17S-R17E, Terrebonne Parish, LA
6. Survey combining Lot 1, 2, & 3 of a Four Lot Subdivision into Tract A being 1.933 acres, Section 102, T17S-R17E, Terrebonne Parish, LA
7. Revised AMK, LLC Tract and Revised Tract "F", Section 96, T17S-R17E, Terrebonne Parish, LA
8. Survey of Revised Tracts "A" & "B", A portion of Property belonging to Walter Land Company, et als, Section 12, T17S-R17E, Section 20, T17S-R18E, and Section 59, T18S-R18E, Terrebonne Parish, LA
9. Proposed Lot Line Shift for Lots 2 & 3, Block 2, Westgate Subdivision, Add. No. 5, Section 102, T17S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

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

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 17, 2011

- A. The Chairman called the meeting of March 17, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Richard Elfert; Mr. James Erny; and Mr. Keith Kurtz. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedee: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the special meeting of February 8, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mrs. Amedée pointed out an error on Item E1(m), for which she abstained from voting on the motion, in the regular meeting minutes of February 17, 2011.

Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as corrected, for the Zoning and Land Use Commission for the regular meeting of February 17, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Danny & Lisa Luke requesting to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue.
 - a) The Chairman recognized Lisa Luke, 7097 Park Avenue, applicant, who discussed the rezoning request.
 - b) The Chairman recognized Courtney Dickerson, 209 J Patrick Drive, who expressed concerns of the rezoning request affecting her property value.
 - c) Dr. Cloutier moved, seconded by Mrs. Amedée and Mr. Navy: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny, Mr. Elfert, and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- Mr. James Erny arrived at the meeting at this time – 6:08 pm*
- e) Discussion was held with regard to the area along West Park Avenue and similar highways being zoned as commercial as well as property values differing if so. Discussion ensued with regard to zoning when property is vacant versus existing.
 - f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue and forward to the Terrebonne Parish Council for final consideration.”

- g) Discussion was held with regard to rezoning all areas fronting West Park Avenue in the major corridor; Staff recommended against it.

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

- 2. The Chairman called to order the Public Hearing for an application by Vincent Wolfe, Jr. requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block “B”, Mechanicville (112 Banks Street).

- a) Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Wolfe, discussed the rezoning request.

- b) No one was present from the public to speak.

- c) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.

- e) Discussion was held with regard to the special exception request from the Board of Adjustment and R-2 zoning districts. Discussion ensued with non-conforming uses and a 1-year limit of the property being vacant before losing its grandfathered status.

- f) Discussion was held with regard to the area mostly being zoned as single-family residential.

- g) Mr. Rembert stated Ms. Washington had a petition signed by the neighbors who weren’t opposed to the request and he would supply it to the Planning Department.

- h) Mr. Erny moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block “B”, Mechanicville (112 Banks Street) and forward to the Terrebonne Parish Council for final consideration as well as the list of names for the request be provided to the Planning Department.”

- i) Discussion was held with regard to the petition being provided as an individual case basis and not something that would be required in the future for every rezoning request. Discussion ensued with regard to rezoning various lots as R-2 zoning districts and it going against what the Commission is trying to do for the parish as a whole.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Erny, Mr. Ostheimer; NAYS: Mr. Babin, Dr. Cloutier, Mr. Navy, Mrs. Williams; ABSTAINING: None; ABSENT: Mr. Elfert and Mr. Kurtz. The Chairman voted against the motion to break the tie. THE CHAIRMAN DECLARED THE MOTION FAILED.

- j) Mr. Freeman informed the Commission that a recommendation had to be made to forward to the Terrebonne Parish Council.

- k) Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block “B”, Mechanicville (112 Banks Street) and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Babin, Dr. Cloutier, Mr. Navy, Mrs. Williams; NAYS: Mrs. Amedée, Mr. Erny, Mr. Ostheimer; ABSTAINING: None; ABSENT: Mr. Elfert and Mr. Kurtz. The Chairman voted for the motion to break the tie. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Parking Plan:

- a) The Chairman stated the next item on the agenda under New Business was a Parking Plan application by Houma Crossing, Ltd. for a proposed parking lot for Kohl's, 1779 Martin Luther King Blvd [*address corrected from 1799*].
- b) Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the parking plan request.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the parking plan.
- d) Discussion was held with regard to the reasoning of Parking Plan approvals and its process of allowing for landscaping, accessibility, and interconnecting between lots and businesses.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan application for the proposed parking lot for Kohl's, 1779 Martin Luther King Boulevard."
- f) Discussion was held with regard to ordinances needing to be followed.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mr. Erny: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:34 p.m."

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

Daniel J. Babin, 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 17, 2011.

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

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, May 18, 2011

@ 6:00 p.m.

2L11/7

***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: 3/28/11

Ray & Charlotte Pitre
Applicant's Name

2005 Slatter Street Houma, LA 70363
Address City State Zip

873-7284
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

2004 Slatter Street Lot 28, Blk. 3, Addendum No. 1 to Residence Subd.
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: none No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

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

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

EXHIBITS REQUIRED

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

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:

Mobile Home to be placed within 2 MONTHS of approval

6. **THE AREA IS MIXED WITH MOBILE HOMES AND HOUSES.**
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:

Ray & Charlotte Pitre 100%

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

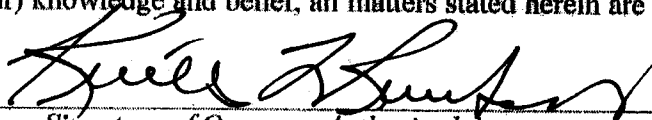
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

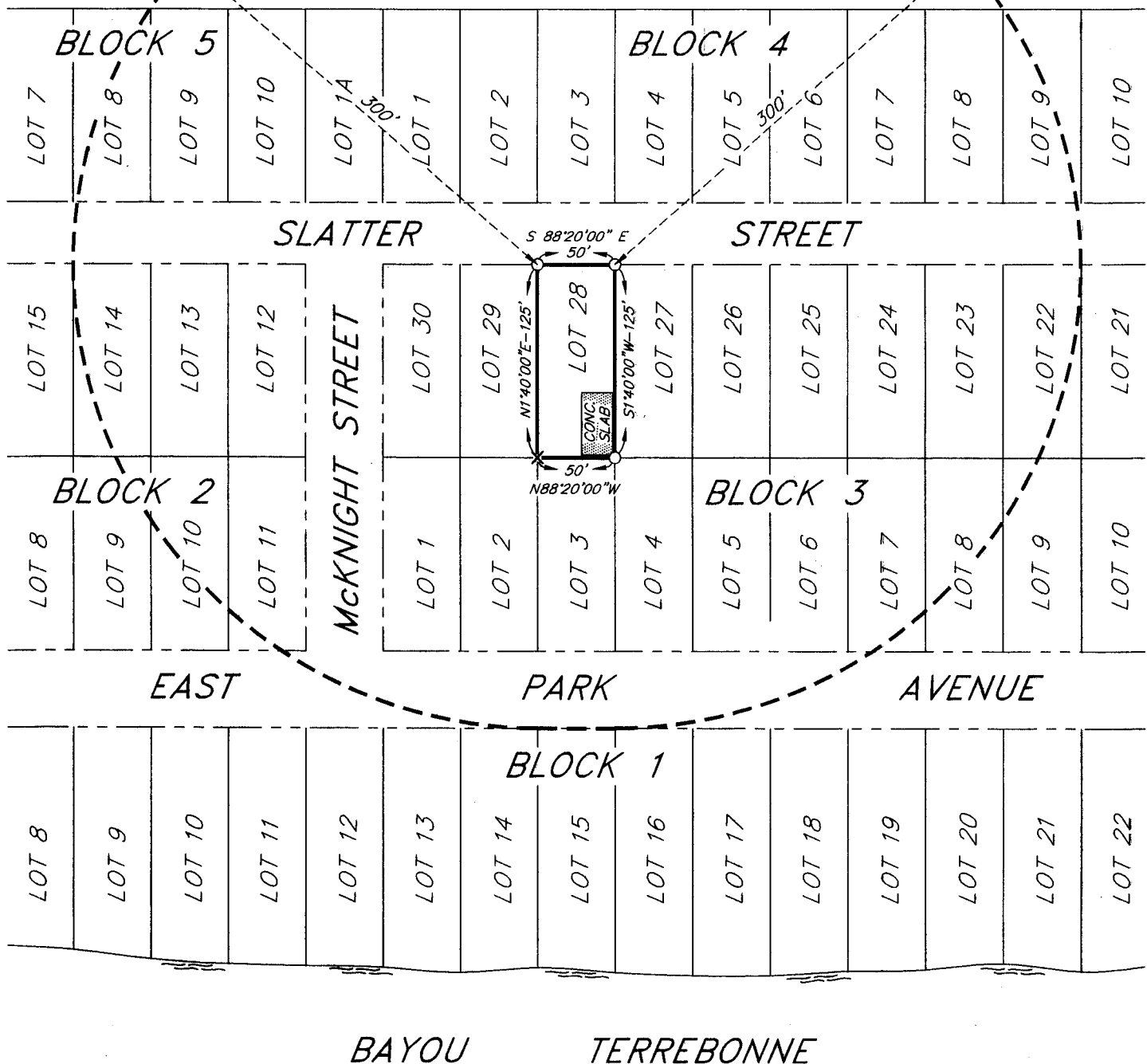
I (We) own 0.14 ac. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

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

PROPERTY OF MRS. W.J. GAIDRY
"WILSON GAIDRY MOBILE HOME PARK"



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

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL
COMPLIANCE WITH THE MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS.
DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

PLAN SHOWING PROPERTY TO BE REZONED TO R-2
LOCATED IN ADDENDUM NO. 1 TO RESIDENCE SUBDIVISION
IN SECTION 8, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MARCH 18, 2011

SCALE: 1" = 100'

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- O INDICATES 3/4" IRON PIPE FOUND

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



PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, May 18, 2011

@ 6:00 p.m.

*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: 4/4/11

~~Terrebonne Parish School Board~~
Applicant's Name

P.O.Box 5097	Houma	LA	70361
Address	City	State	Zip

876-7400

Telephone Number (Home) (Work)

100%	
Interest in Ownership (Owner, etc.)	

2161 Grand Caillou Road

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

2.776 Acres to be added to Tract "A" in Section 12, T17S-R17E,
Section 20, T17S-R18E and in Section 59, T18S-R18E

Zoning Classification Request:

From: C-5 To: C-3

Previous Zoning History: ☒ X ☐ No ☐ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

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

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

EXHIBITS REQUIRED

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

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:

Plan to start as soon as possible. Approx. 2 years to complete

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% ownership

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

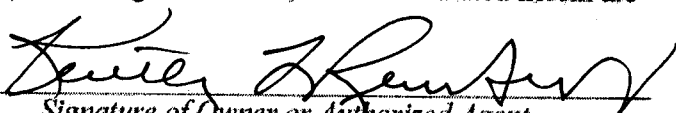
Minimum Charge - \$25.00;

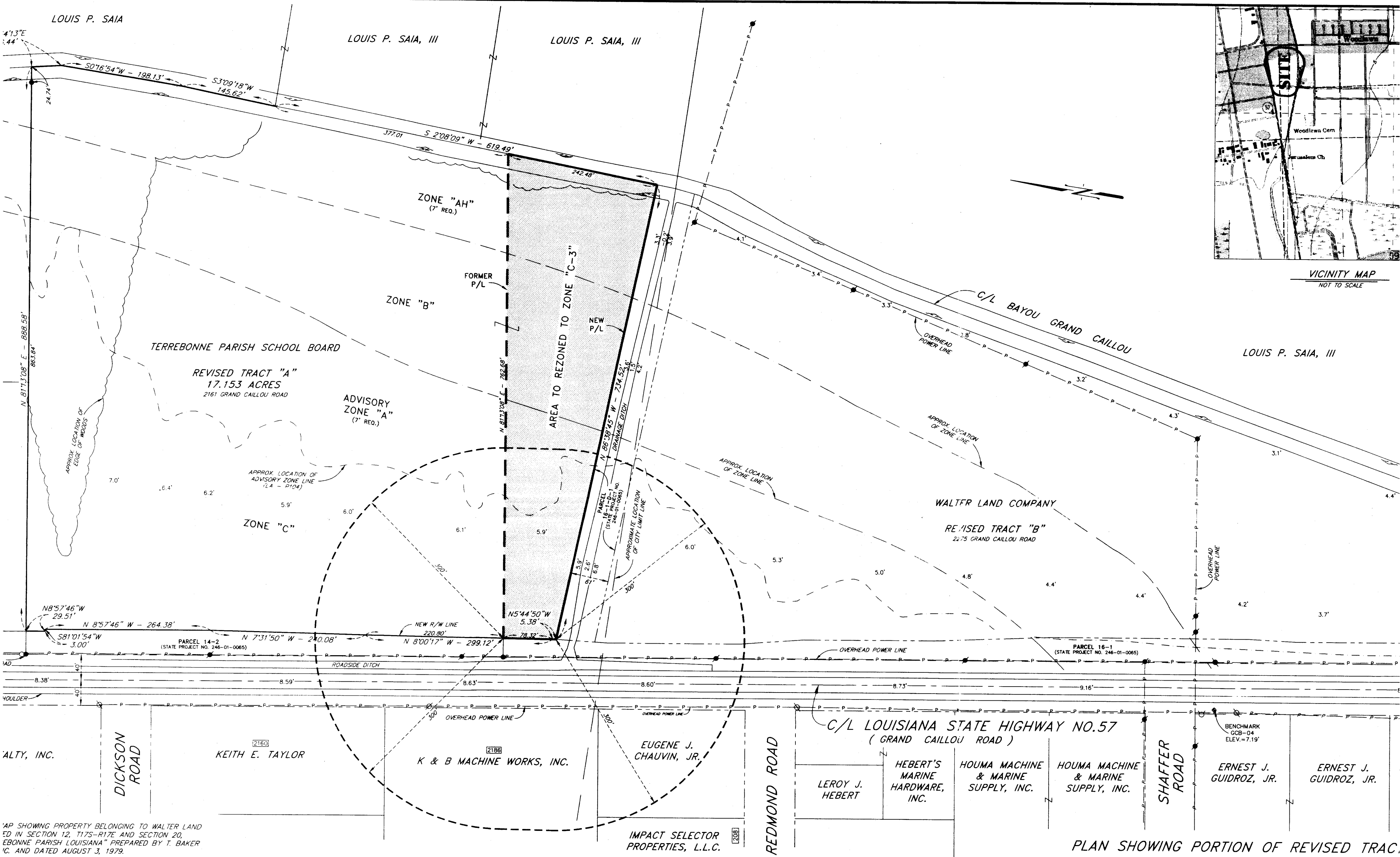
Maximum Charge - \$100.00

I (We) own 2.776 Acres acres. A sum of \$31.22 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



MAP SHOWING PROPERTY BELONGING TO WALTER LAND COMPANY, LOCATED IN SECTION 12, T17S-R17E AND SECTION 20, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER, INC. AND DATED AUGUST 3, 1979.

3.181 ACRES OF PROPERTY BELONGING TO SAIA MOTOR, LOCATED IN SECTION 20, T17S-R18E, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON, INC.

MEASUREMENTS ARE BASED ON ABOVE REFERENCED MAPS.

LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), TERMINED FLOOD HAZARD) AND ZONE "AH" AS SHOWN ON THE MANAGEMENT AGENCY MAP, COMMUNITY NO. 0010, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY MAP PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'.

SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND I AM A LICENSED SURVEYOR. THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING AT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH THE STANDARDS AS INDICATED IN THE ABOVE STANDARDS.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES CONC. NAIL
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- 5.2' EXISTING SPOT ELEVATION (BASED ON NAVD '88, EPOCH 2004 DATUM)

ZONE C-3 SETBACK REQUIREMENTS:
FRONT - TWENTY-FIVE (25) FEET
REAR - TWENTY (20) FEET
SIDE - FIVE (5) FEET

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

BY _____ FOR _____



PLAN SHOWING PORTION OF REVISED TRACT TO BE REZONED TO ZONE "C-3" WALTER LAND COMPANY et als LOCATED IN SECTION 12, T17S-R17E, IN SECTION 20, T17S-R18E, AND IN SECTION 59, T18S-R18E, TERREBONNE PARISH, LOUISIANA
APRIL 3, 2011 SCALE: 1" = 100'
KENETH L. REMBERT, SURVEYOR
635 SCHOOL STREET, HOUMA, LA

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MARCH 17, 2011

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of March 17, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:42 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mr. John Navy.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. James Erny; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Richard Elfert and Mr. Keith Kurtz. Also present was Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 17, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the special meeting of February 8, 2011 and for the regular meeting of February 17, 2011, as corrected.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the March 17, 2011 and approve the Treasurer’s Report of February 2011.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by John Wayne Bergeron requesting approval for Process D, Minor Subdivision for the Division of Property belonging to John Wayne Bergeron.
 - a) Mr. John Bergeron, 3903 Bayou Black Drive, Developer, discussed the location and division of property. He stated he wished to give the back half of his property to his daughter.
 - b) No one was present from the public to speak.
 - c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that 911 addressing is depicted on the plat and an approval letter from Board of Health was received.
 - e) Discussion was held with regard to the right-of-way provided to access the back lot.

- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Division of Property belonging to John Wayne Bergeron conditioned 911 addressing be depicted on the plat, an approval letter from Board of Health, and the surveyor show the width of the right-of-way and that it exceeds 25’ measured perpendicular.”
 - g) Discussion was held with regard to Board of Health requirements and why the Planning Commission helps regulate.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Janet Stevens requesting approval for Process D, Minor Subdivision for the Survey of Tract “C” and Revised Tracts “A” & “B”, A Redivision of Property belonging to Janet Duet Stevens, et als.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Stevens, discussed the location and division of property.
 - b) No one was present from the public to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Board of Health did object to the division at first but a letter of no objection was received since. He stated Staff recommended conditional approval provided that 911 addressing is depicted on the plat.
 - e) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tract “C” and Revised Tracts “A” & “B”, A Redivision of Property belonging to Janet Duet Stevens, et als conditioned 911 addressing be depicted on the plat.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Elfert and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Terrebonne Land Partnership requesting approval for Process D, Minor Subdivision for Tracts 2-A, 2-B, 2-C, 2-D & 2-E, A Redivision of Property belonging to Terrebonne Land Partnership.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
 - b) Mr. Mike Millet, 206, Glenwood Drive, Fire Inspector with City of Houma Fire Department, stated they would like to take a more proactive approach with regard to fire protection and they would like to be more involved in the Planning Commission’s matters. He did state there were no issues regarding this particular matter in their fire district.
 - c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the waterline installation was approved by Waterworks, a drainage plan be submitted with all building permits, a Board of Health or Pollution Control letter of approval be submitted, and 911 addressing be depicted on the plat.
- e) Discussion was held with regard to drainage taking place before the first permit being issued. Discussion ensued with regard to drainage.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for Tracts 2-A, 2-B, 2-C, 2-D & 2-E, A Redivision of Property belonging to Terrebonne Land Partnership conditioned the waterline installation was approved by Waterworks, a Board of Health or Pollution Control letter of approval be submitted, 911 addressing be depicted on the plat, and the drainage plan be submitted for all lots and be constructed before the first building permit is issued for the property.”
- g) Discussion was held with regard to Tract 1 depicted as raw land not being included in the submittal. Mr. Rembert clarified that lot was not being purchased at the time.

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

- 1. Survey & Redivision of Tract 3 and Tract 4 of Property belonging to Myra Naquin, et al into Tract 3A and Tract 4A, Sections 52 & 55, T18S-R19E, Terrebonne Parish, LA
- 2. Survey of Revised Tracts 1 & 2, Property belonging to Bobby Portier, et al, Section 53, T18S-R19E, Terrebonne Parish, LA
- 3. Survey of Tract A, Revised Tract B & Revised Tract 3, Property of Gaubert Food Marts, Inc., Section 105, T17S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts A and B, A Redivision of a portion of Property belonging to Kenneth Breaux, Section 10, T17S-R18E & Section 7, T18S-R18E, Terrebonne Parish, LA
- 5. Lot Line Shift being a part of Semple Plantation, Section 9, T17S-R18E, Terrebonne Parish, LA
- 6. Re-Division of Lots 27, 29, & 31, Block 1, of Gibson Gardens Subdivision on Property belonging to Jody Savoie, et al
- 7. Revised Tract "A", Phase 1 and Tract "H", Phase 2 of Denley-Grand Caillou Commercial Subdivision, Redivision of Property belonging to Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee: None.
 - a) Mr. Ostheimer stated Council’s Subdivision Regulations Review Committee was meeting on Tuesday, March 22, 2011 at 11:00 am and the matter of pole signs would be discussed.
- 2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated the contract was signed and they would soon be formulating the plan components, focus groups, working with the steering committee, etc. and can anticipate public meetings soon thereafter.
 - b) Mrs. Robinson also informed the Commission that the Parish Council approved including Westside Boulevard into the Overlay District.

J. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Dr. Cloutier stated the importance of master overlay plans showing drainage on larger commercial properties before coming to the meeting for approval.

- b) Mr. Ostheimer discussed the same and stated it would give the neighbors an opportunity to see the drainage issues as well.

2. Chairman's Comments: None.

K. PUBLIC COMMENTS: None.

L. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:10 p.m."

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

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

Houma-Terrebonne Regional Planning Commission

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

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: HIGH LAND DEVELOPMENT
2. Developer's Name & Address: LOW LAND INVESTORS, L.L.C.
*Owner's Name & Address: 946 LEFORT BY PASS ROAD, THIBODAUX, LA. 70301
[* All owners must be listed, attach additional sheet if necessary] SEE ATTACHED

3. Name of Surveyor, (Engineer) or Architect: Eugene P. Robichaux
SITE INFORMATION: Surveyor T. Baker Smith, Inc. - Prosper Touns, III

4. Physical Address: East of Industrial Ave. C, Industrial Ave. A Ext.

5. Location by Section, Township, Range: Section 2, 22 & 27. T17S - R18E

6. Purpose of Development: Continuing East Houma Industrial Park Development

7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type: LaTerre Dev. Corp.
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other

9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 3-29-11 1" = 200'
11. Council District: #5 & #1 / Village East Fire

12. Number of Lots: 14
13. Filing Fees: \$7500 \$33.30

I, Eugene P. Robichaux, certify this application including the attached data to be true and correct.

LOW LAND INVESTORS, L.L.C.
Print Applicant or Agent

3-29-11
Date

Eugene P. Robichaux
Signature of Applicant or Agent

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

Print Name of Signature

Signature

Date

PC11/ 4 - 1 - 5
Record # 6

Revised 3/25/2010

Design Storm: 25 years
Tailwater Elevation: 4.4' NGVD (GIWW)
Runoff Coefficient: 0.78
Ditch construction Slope: 0.0025 ft/ft

1) Square feet & acres are land only, slip excluded.

LEGEND:

- DENOTES SURVEY CORNER
- DENOTES 3/4" G.I.P.
- DENOTES PROPOSED SURVEY MARKER
- DENOTES PROPOSED SURVEY MARKER
- DENOTES FIRE HYDRANT
- 3 DENOTES ELEVATION
- ★ DENOTES LIGHT POLE
- ⊖ DENOTES POWER POLE

- 1.) THIS DEVELOPMENT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. MAP COMMUNITY PANEL NO. 220220 C0005 C MAY 19, 1981. THE DEVELOPMENT IS LOCATED IN ZONE A ON THE RITA ADVISORY MAP (PANELS R104/R105 AND Q104/Q105). THE BASE FLOOD ELEVATION IS 5.0'
- 2.) ON CORNER LOTS, ADDRESS IS DETERMINED BY THE LOCATION OF FRONT ENTRANCE OF RESIDENCE.
- 3.) ALL TREATED EFFLUENT WILL BE DISCHARGED INTO EXISTING ROADSIDE DITCHES AND/OR THE INTRACOASTAL CANAL.
- 4.) ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT
- 5.) ALL BOUNDARY CORNERS OF THIS DEVELOPMENT ARE ALREADY SET AND ESTABLISHED. ONLY THE PROPOSED LOT CORNERS ARE TO BE SET AFTER CONSTRUCTION IS COMPLETE AND BEFORE FINAL APPROVAL.



~~53.5~~ + GULF

INTRACOASTAL

WATERWAY

STRUCTURAL:

DELTA=19°22'41"
R=2565.06'
ARC=867.53'
L.C. = S 87°20'53"E - 863.40'

VICINITY MAP
SCALE: 1" = 2000'

C. S. & E. PROPERTIES, L.L.C.

REFERENCE BEARINGS TAKEN FROM MAPS ENTITLED:

"SURVEY OF 109.245 ACRE TRACT ALONG THE GULF INTRACOASTAL WATERWAY BELONGING TO LOW LAND INVESTORS, LLC, LOCATED IN SECTION 27, T17S-R18E TERREBONNE PARISH, LOUISIANA"
BY: T. BAKER SMITH, INC DATED DECEMBER 22, 2009.

CERTIFICATION:

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

APPROVED: _____

FOR: _____

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

APPROVED: _____
PROSPER J. TOUPS, III
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 4967

Developer: Low Land Investors, L.L.C.
946 Lefort Bypass Road
Thibodaux, Louisiana 70301

**CONCEPTUAL & PRELIMINARY APPROVAL
COMMERCIAL / INDUSTRIAL DEVELOPMENT**

**HIGH LAND DEVELOPMENT
COMMERCIAL LOTS LOCATED ALONG THE
GULF INTRACOASTAL WATERWAY
LOCATED IN SECTIONS 2,3,22,27 & 28, T17S-R18E
TERREBONNE PARISH, LOUISIANA**

SHEET
1
OF
1

NOTES:

[illegible]

FILE NAME:	100380PC4.dwg
TBS NO.:	2009.0380
DATE:	03/29/11
PLOT SCALE:	1:200'
DRAWN BY:	PJT
APPROVED:	PJT
MAP NO.	

*Low Land Investors, L.L.C.
946 Lefort By Pass Road
Thibodaux, Louisiana 70301
(985) 446-1314
(985) 446-3456 - Fax*

David J. Robichaux, Jr.
Leona G. Robichaux
David C. Robichaux
Dionne M. Robichaux
Don Robichaux
Eugene P. Robichaux
Clement J. Robichaux
Harvey J. Robichaux
Lorna R. Gaubert

Mailing address:

946 Lefort By Pass Road
Thibodaux, Louisiana 70301

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-3141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

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

SITE INFORMATION:

4. Physical Address: Tract on West Side of 6803 Bayou Black Drive, Gibson, LA 70356
5. Location by Section, Township, Range: Sections 19-21, T16S-R14E
6. Purpose of Development: Proposed sale of property
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 10/17/2009 Last Rev. 3/17/2011 Scale: 1"=200'
11. Council District: 6 Fire District 08
12. Number of Lots: 2
13. Filing Fees: \$136.10

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

John C. Mattingly
Print Applicant or Agent

John C. Mattingly
Signature of Applicant or Agent

3/31/2011
Date

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 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 concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

S. Markey Stubbs
Print Name

[Signature]
Signature

3/31/11
Date

PC11/ 4 - 2 - 6

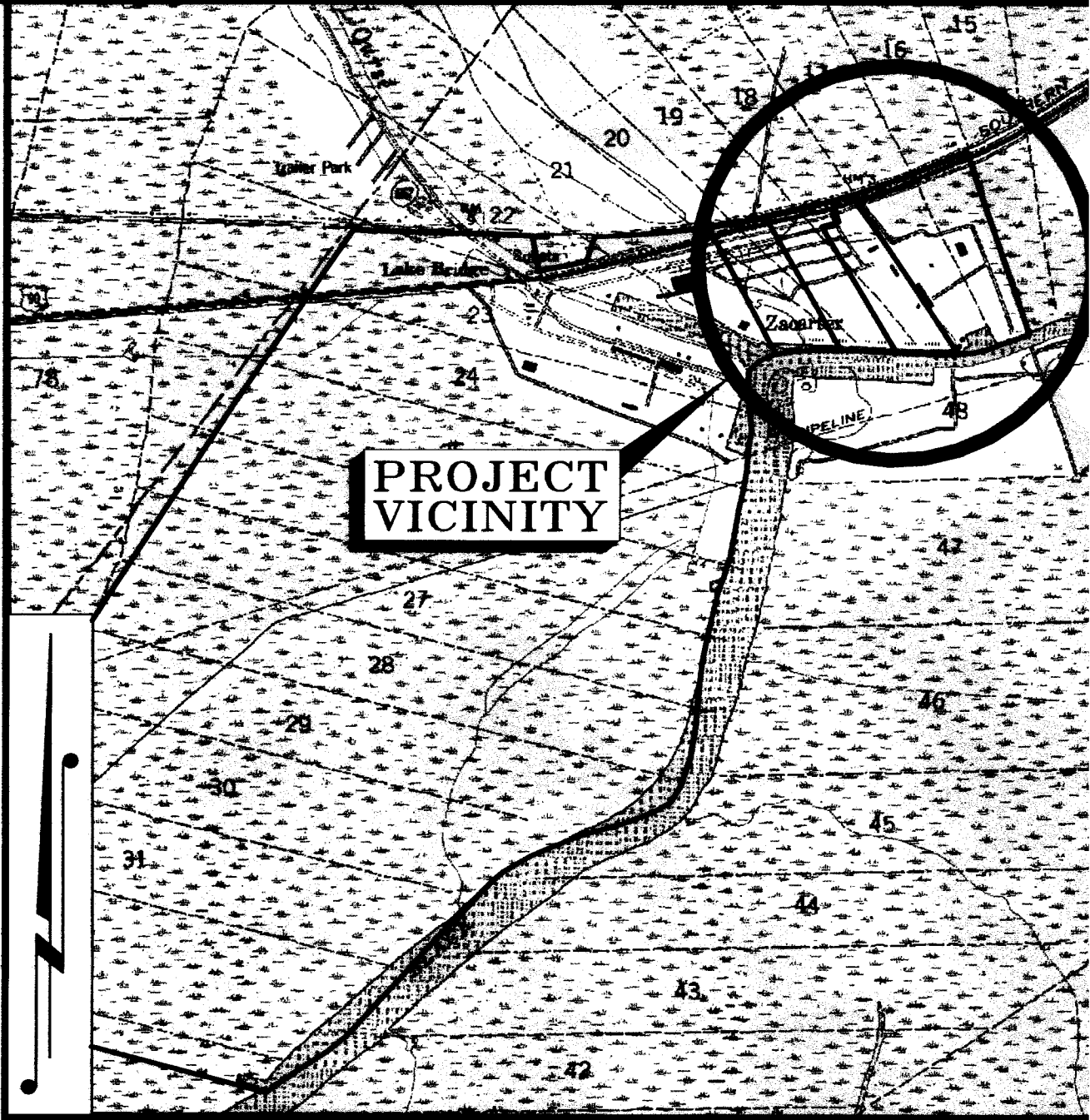
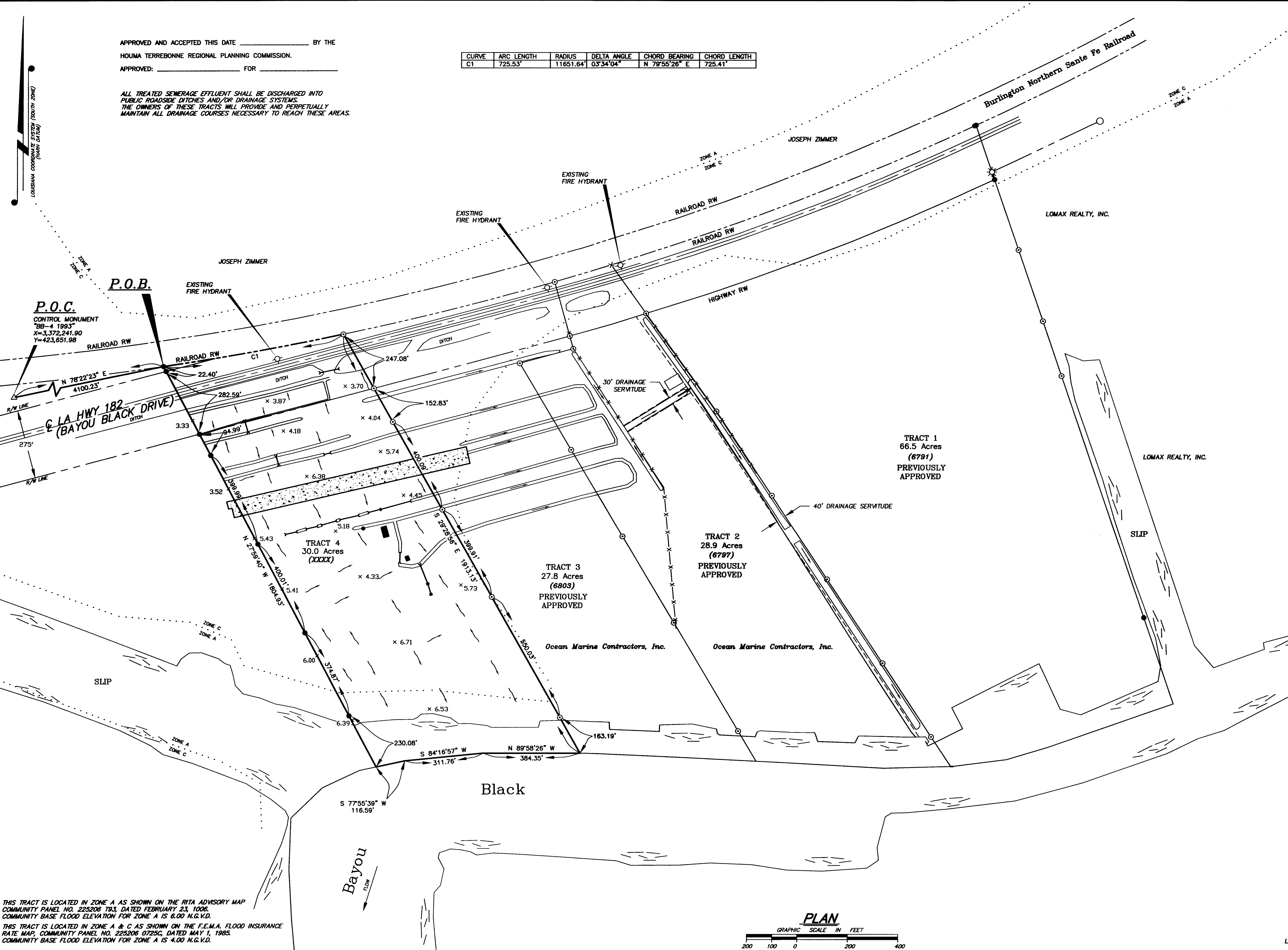
Record # 7

Revised 5/08/07

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

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO
PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.53'	11651.64'	0°34'04"	N 79°55'26" E	725.41'



VICINITY MAP
SCALE: 1"=200'

NOTE:
"L-M LIMITED PARTNERSHIP"-SURVEY OF A 1976.158 ACRE TRACT
LOCATED IN SECTIONS 16-32, T16S-R14E, ASSUMPTION AND
TERREBONNE PARISHES, LOUISIANA, BY T. BAKER SMITH & SON, INC.
DATED JUNE 25, 2001.

THIS TRACT IS LOCATED IN ZONE A AS SHOWN ON THE RITA ADVISORY MAP
COMMUNITY PANEL NO. 225206 TBS, DATED FEBRUARY 23, 1906.
COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 6.00 N.G.V.D.
THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 225206 0725C, DATED MAY 1, 1985.
COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 4.00 N.G.V.D.

NOTES:

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

DATE	REVISIONS	DRAWN BY	APPROVED BY
3/17/2011	SURVEY & DIVISION OF TRACT 4	J.C.M.	J.C.M.
7/8/2010	DIVISION OF TRACT 1	J.C.M.	J.C.M.
6/24/2010	ADDED TWO NEW FIRE HYDRANT LOCATIONS	J.C.M.	J.C.M.
3/1/2010	ADDED NEW FIRE HYDRANT LOCATION	J.C.M.	J.C.M.
11/4/2009	CHANGED TRACT 2 & 3 TO RAW LAND ONLY	J.C.M.	J.C.M.



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

APPROVED: *John C. Mattingly*
JOHN C. MATTINGLY
LA. LAND SURVEYOR REG. NO. 4710

FILE NAME:	090655bs3.dwg
TBS NO.:	2009-0655
DATE:	10/1/2009
PLOT SCALE:	1"=200'
DRAWN BY:	J.C.M.
APPROVED:	J.C.M.
MAP NO.	

LAND USE: INDUSTRIAL

L-M MANAGEMENT
SURVEY AND DIVISION OF PROPERTY
BELONGING TO L-M LIMITED PARTNERSHIP
LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21,
T16S-R14E,
TERREBONNE PARISH, LOUISIANA

- LEGEND:
- DENOTES 3/4" GLP. SET
 - × DENOTES CHISELED "X" FND.
 - DENOTES 3/4" GLP. FND.
 - DENOTES 2" GLP. FND.
 - ⊗ DENOTES 6" IRON PIPE FND.
 - △ DENOTES CONTROL MONUMENT
 - ⊙ DENOTES FIRE HYDRANT
 - ⋈ DENOTES NATURAL GROUND ELEVATION
 - (XXXX) DENOTES 911 ADDRESS

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
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: MATHERNE SUBDIVISION AND EXTENSION TO ENTERPRISE DRIVE
2. Developer's Name & Address: MATHERNE REALTY PARTNERSHIP, LLC
MATHERNE REALTY PARTNERSHIP, LLC P.O. BOX 763,
*Owner's Name & Address: HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: EXTENSION OF ENTERPRISE DR.
5. Location by Section, Township, Range: SECTION 5, 101, & 102, T17S-R17E
6. Purpose of Development: _____
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 4APR11 SCALE 1" = 100'
11. Council District: 2 / Bayou Cane Fire
12. Number of Lots: 16
13. Filing Fees: 130.55

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

FLOYD E. MILFORD, III

Print Applicant or Agent

4APR11

Date

[Signature]
Signature of Applicant or Agent

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

REMEDIA BROUSSARD

Print Name

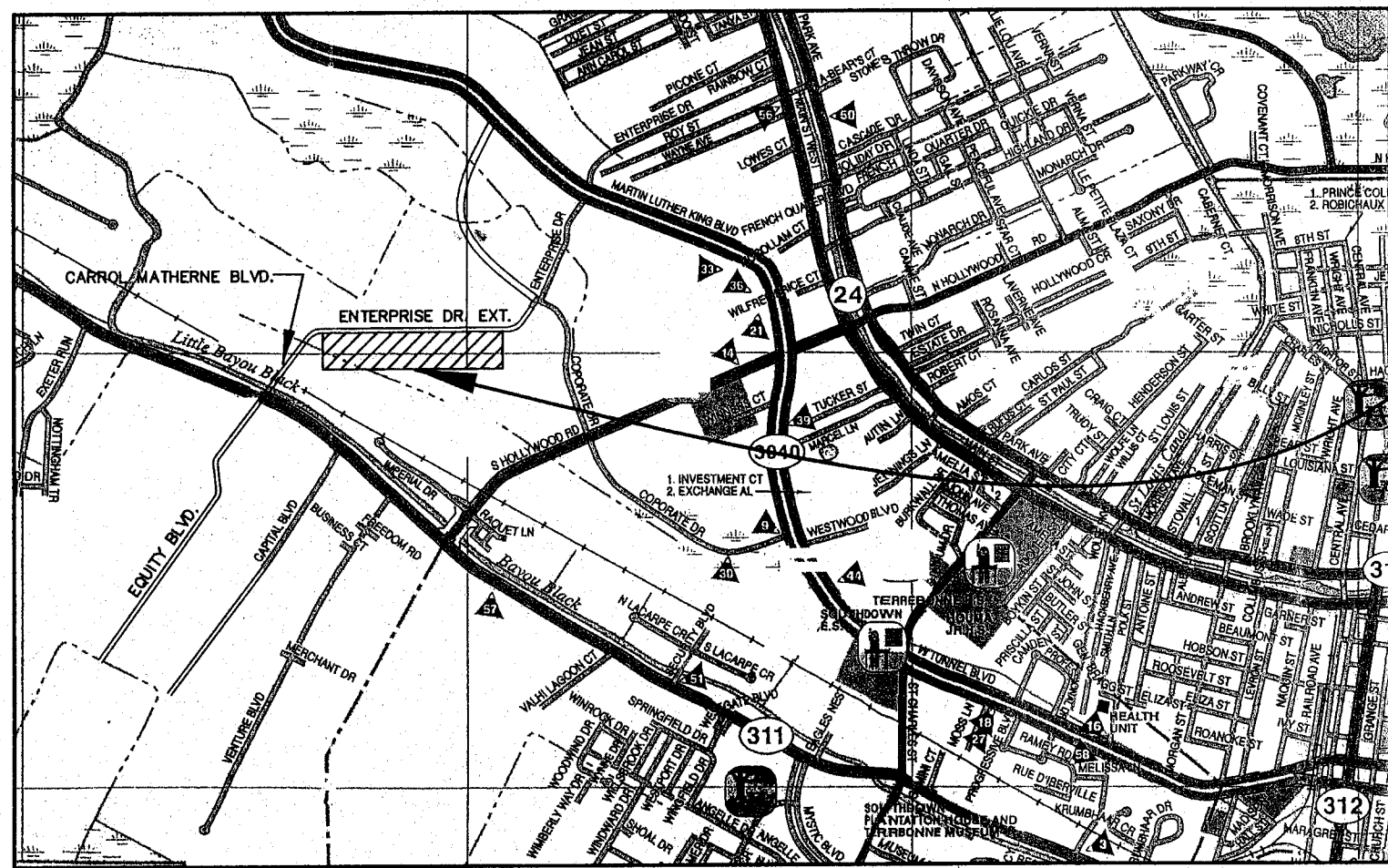
4APR11

Date

X Remedia M. Broussard
Signature

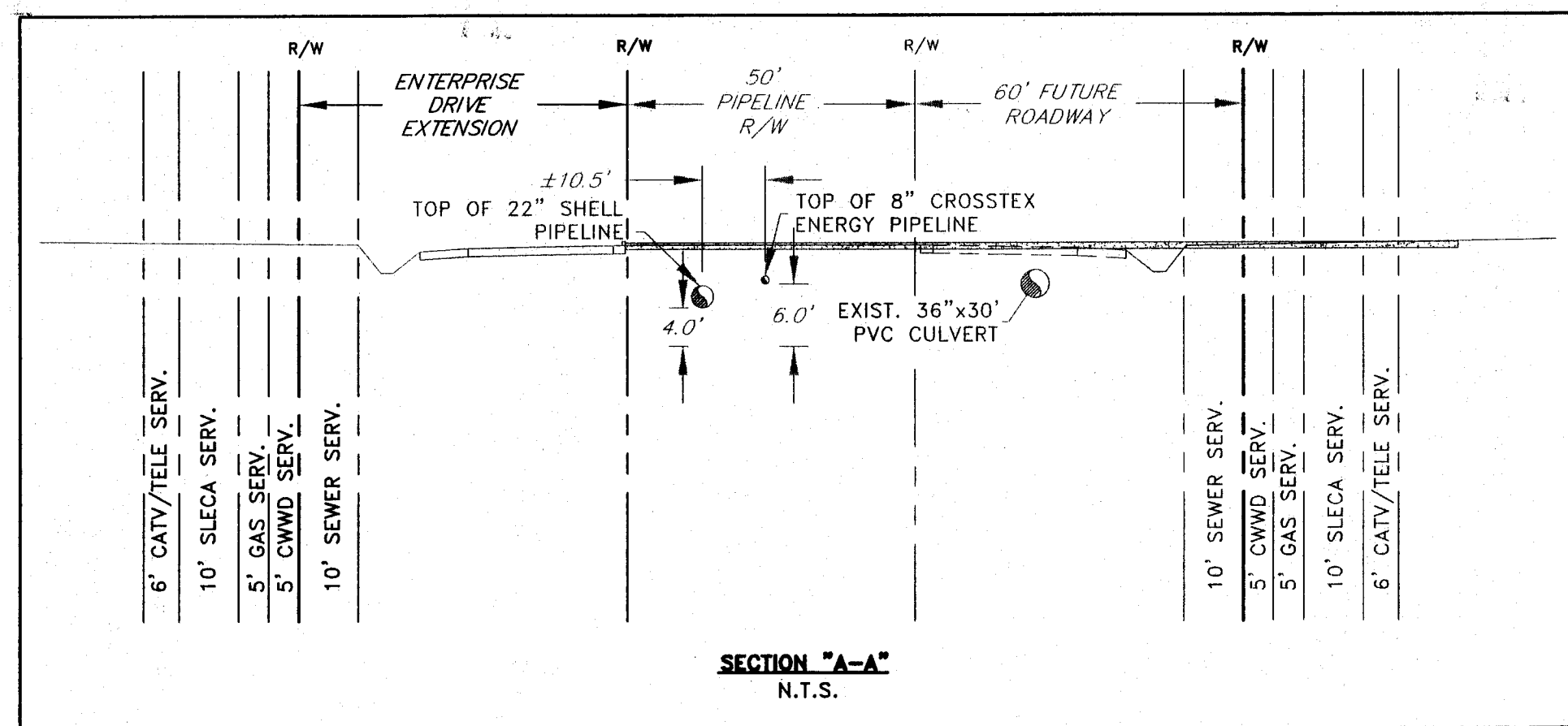
PC11/ 4 - 3 - 7

Record # 8



VICINITY MAP

PROJECT SITE



- LEGEND
- EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - EXISTING SEWER MANHOLE

PROJECT NO.	PARISH	SHEET NO.
11-17	TERREBONNE	1

TRACT	TRACT	TRACT	TRACT	TRACT	TRACT
C-3-G1	C-3-F1	C-3-E1	C-3-D1	C-3-C1	C-3-B1
REVISED TRACT C-3-A1					
564°59'22"E 146.69'					

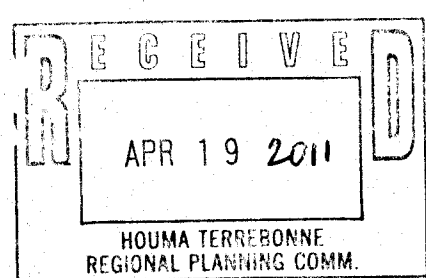
TRACT C-5
ARC=102.93'
RAD.=92.96'

TRACT C-10-1

LINTON ROAD COMPANY, L.L.C.

BELMERE, L.P.

LOUISIANA COORDINATE SYSTEM



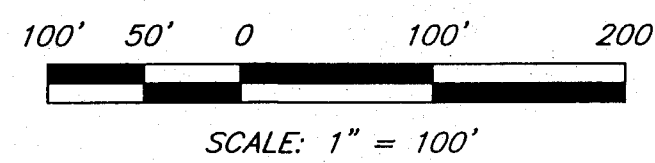
DRAINAGE: ROADSIDE, OPEN DITCH
SEWER: COMMUNITY
LAND USE: COMMERCIAL
MINOR SUBDIVISION

TOTAL LOTS - 16
GENERAL PLAN

MATHERNE SUBDIVISION &
EXTENSION TO ENTERPRISE DRIVE
MATHERNE REALTY PARTNERSHIP LLC - DEVELOPER
IN SECTIONS 5, 101 & 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DRAWN: L.A.T.	
CHK'D: F.E.M. III	
SCALE: 1" = 100'	
DATE: 4APR11	
APPROVED BY:	
JOB # 11-17	CAD # 1117-GP
FILE #	

R3



DATE	REVISION	BY
18APR11	REVS. PER PLANNING COMMISSIONS COMMENTS	LAT

DRAINAGE: THESE PROPERTIES GENERALLY DRAIN TO THE ROADSIDE DITCH THEN THROUGH PARISH MAINTAINED DITCHES TO LITTLE BAYOU BLACK.

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map (Flood Rate Map No. 225206 0430 C) dated May 1, 1985. Proposed DFRM Map locates this area as "0.2 percent annual chance of flooding" and the FEMA Advisory Map R-100es not modify the flood zone.

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: Redivision of property belonging to Urbain J. Fournier, et ux
- Developer's Name & Address: Dean Fournier 1143 Bayou Blue Road Houma, LA 70364
*Owner's Name & Address: see attached list
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 1143 Bayou Blue Road (north side of intersection w/Coteau Road)
- Location by Section, Township, Range: Section 26, T17S-R18E
- Purpose of Development: Creates 3 tracts (A, B & C) & reconfigures 3 existing 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:
4 March 2011 1"=60'
- Council District:
9 / Bayou Blue Fire
- Number of Lots: 3
- Filing Fees: \$180.50

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

Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

4 April 2011
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.

Print Name of Signature

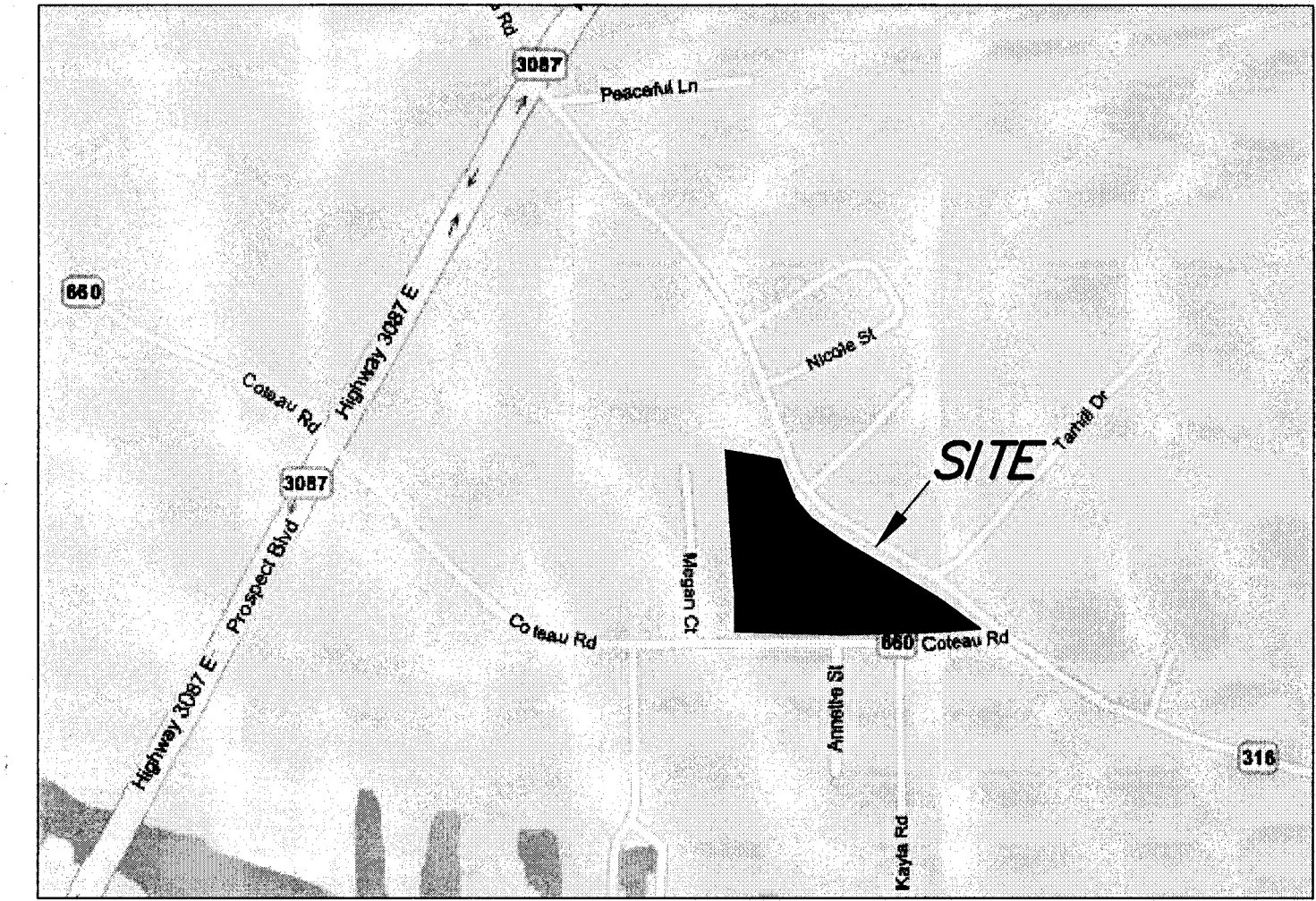
Signature

Date

PC11/4-4-8

2011-04-04

Notes:
All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc. Bearings shown hereon are based on the reference survey.



Vicinity Map

Flood Zone Information:
This property is situated within Zones "C" & "A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225208 0255 C) That portion of the property within Lafourche Parish is within Zone "C" (Map No. 225202 0425 C). The FEMA ABFE (Advisory) Maps (LA-R104 & LA-R105) show a portion of this property to be within ABFE Zone "A" (EL 5).

**MAP SHOWING THE
REDIVISION OF PROPERTY BELONGING
TO URBAIN J. FOURNIER, et ux
IN SECTION 26, T17S-R18E,
TERREBONNE & LAFOURCHE
PARISHES, LOUISIANA**

SCALE: 1" = 60' 4 MARCH 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

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

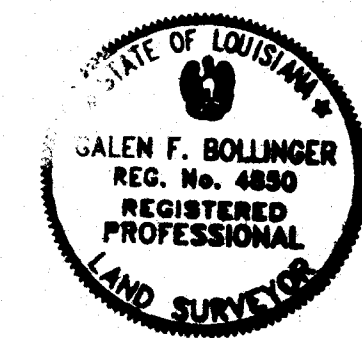
APPROVED: *Charles L. McDonald* REG. P.L.S. No. 4850

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

By: _____ For: _____

- Legend:**
- Indicates 1/2" pipe found unless noted
 - Indicates 1/2" rod set unless noted
 - FH ● Indicates Fire Hydrant

DATE	REVISION	BY



Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tele: (985)-876-4412
FAX: (985)-876-4806
email: clmsurveyor@aol.com

JOB #	CAD # DeanFournier.dwg	FILE #
-------	------------------------	--------

DRAWN BY: GB
CHECKED: C.L.M.
SCALE: 1" = 100'
DATE: 4 MAR 2011

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: Redivision of Lot H of the Division of property of the Breaux Heirs
- Developer's Name & Address: Stacy Dupre 4249 Country Drive Bourg, LA 70343
*Owner's Name & Address: see attached list
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 4249 Country Drive - Bourg, LA (approx. 0.55mi south from Jeff Dr.)
- Location by Section, Township, Range: Sections 9 & 13, T17S-R18E
- Purpose of Development: Divides Lot H into three tracts
- 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: 1 April 2011 1"=60'
- Council District: 9 / Bourgfire Dist.
- Number of Lots: 3
- Filing Fees: \$141.65

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger
Print Applicant or Agent

4 April 2011
Date


Signature of Applicant or Agent

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

Print Name of Signature

Signature

Date

PC11/4-5-9

Revised 3/25/2010

Bearing Reference:

Bearings shown hereon are based on the reference map prepared by T Baker Smith & Son entitled "DIVISION OF PROPERTY BELONGING TO THE BREAUX HEIRS BEING A PART OF SEMPLE PLANTATION" dated June 1, 1992.

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

By: _____ For: _____

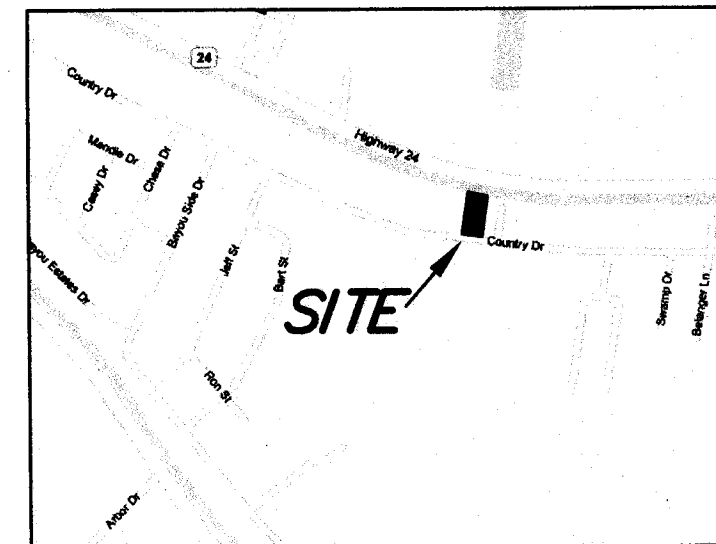
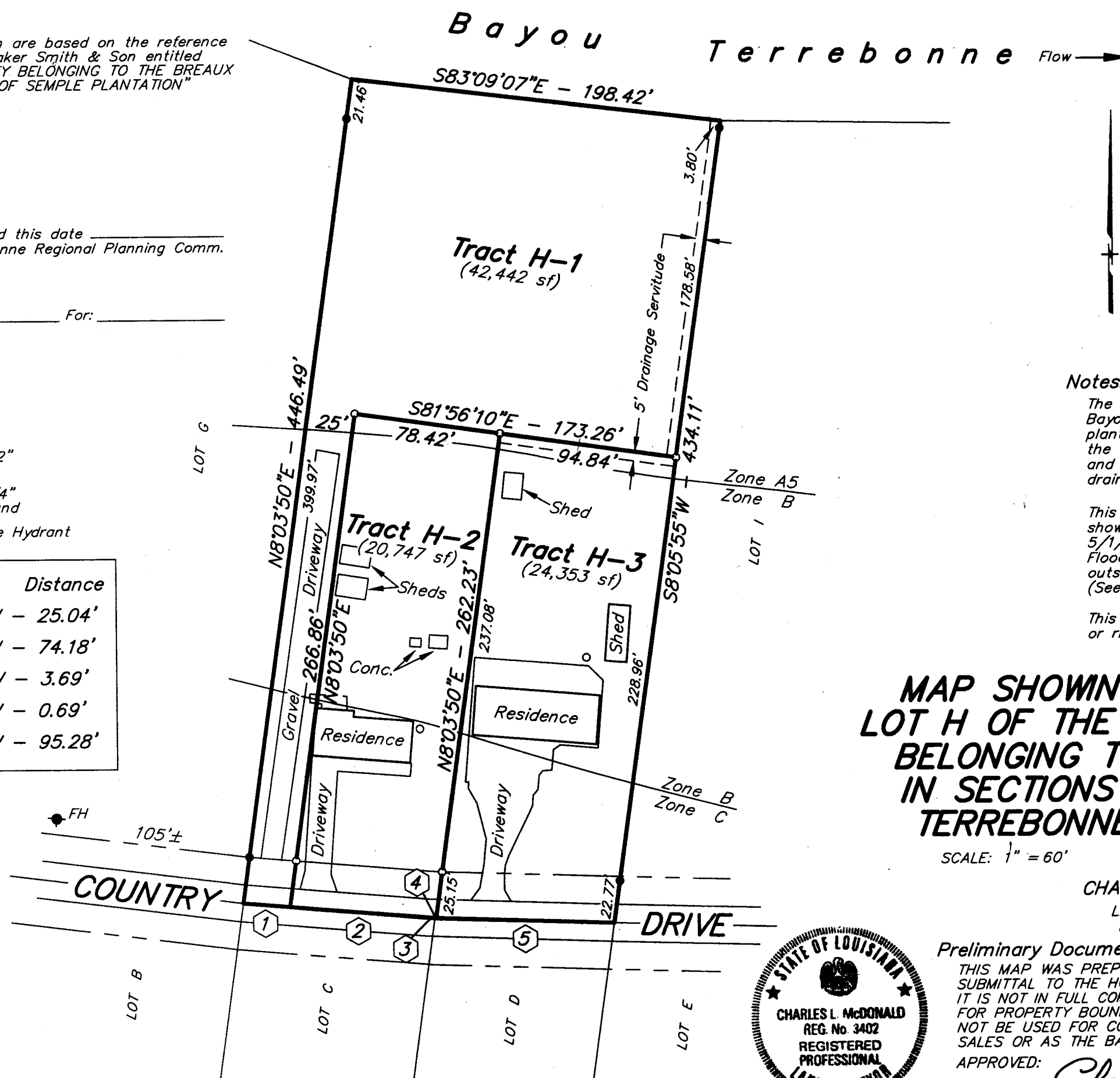
Legend:

○ Indicates 1/2" iron rod set

● Indicates 3/4" iron pipe found

FH ● Indicates Fire Hydrant

Line	Bearing	Distance
1	N85°17'16"W	25.04'
2	N85°17'16"W	74.18'
3	N85°16'50"W	3.69'
4	N88°15'51"W	0.69'
5	N88°15'51"W	95.28'



Vicinity Map

Notes:

The owners of Tracts H-1, H-2 & H-3 shall utilize Bayou Terrebonne as a discharge destination for sewer plant(s) located thereon. Tracts H-2 & H-3 shall utilize the 5' Drainage Servitude to access Bayou Terrebonne and shall construct & perpetually maintain appropriate drainage structures within said servitude for that purpose.

This property is within Zones "C", "B" & A5 (EL6) as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/85. (Map No. 220220 0005 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property outside of the limits of the ABFE's. (See ABFE Map No. LA-Q102).

This map does not purport to show all servitudes or rights of way which may affect this property.

MAP SHOWING THE REDIVISION OF LOT H OF THE DIVISION OF PROPERTY BELONGING TO THE BREAUX HEIRS IN SECTIONS 9 & 13, T17S-R18E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

1 APRIL 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

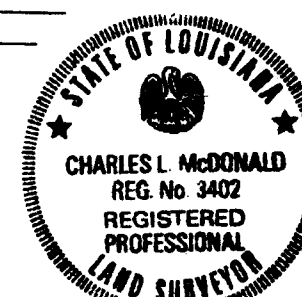
Preliminary Document:

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

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402



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: Redivision of property belonging to the Estate of Corbett P. Richard
- Developer's Name & Address: Janice Benoit 406 Main Project Road Schriever, LA 70395
*Owner's Name & Address: Janice Benoit
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: St. George Road (between Main Project Road & Back Project Road)
- Location by Section, Township, Range: Section 84, T15S-R16E
- Purpose of Development: Creates 5 lots & reconfigures 2 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: 4 April 2011 1"=100'
- Council District: _____
- Number of Lots: 5
- Filing Fees: _____

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

4 April 2011
Date

The undersigned certifies: J.B. 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.

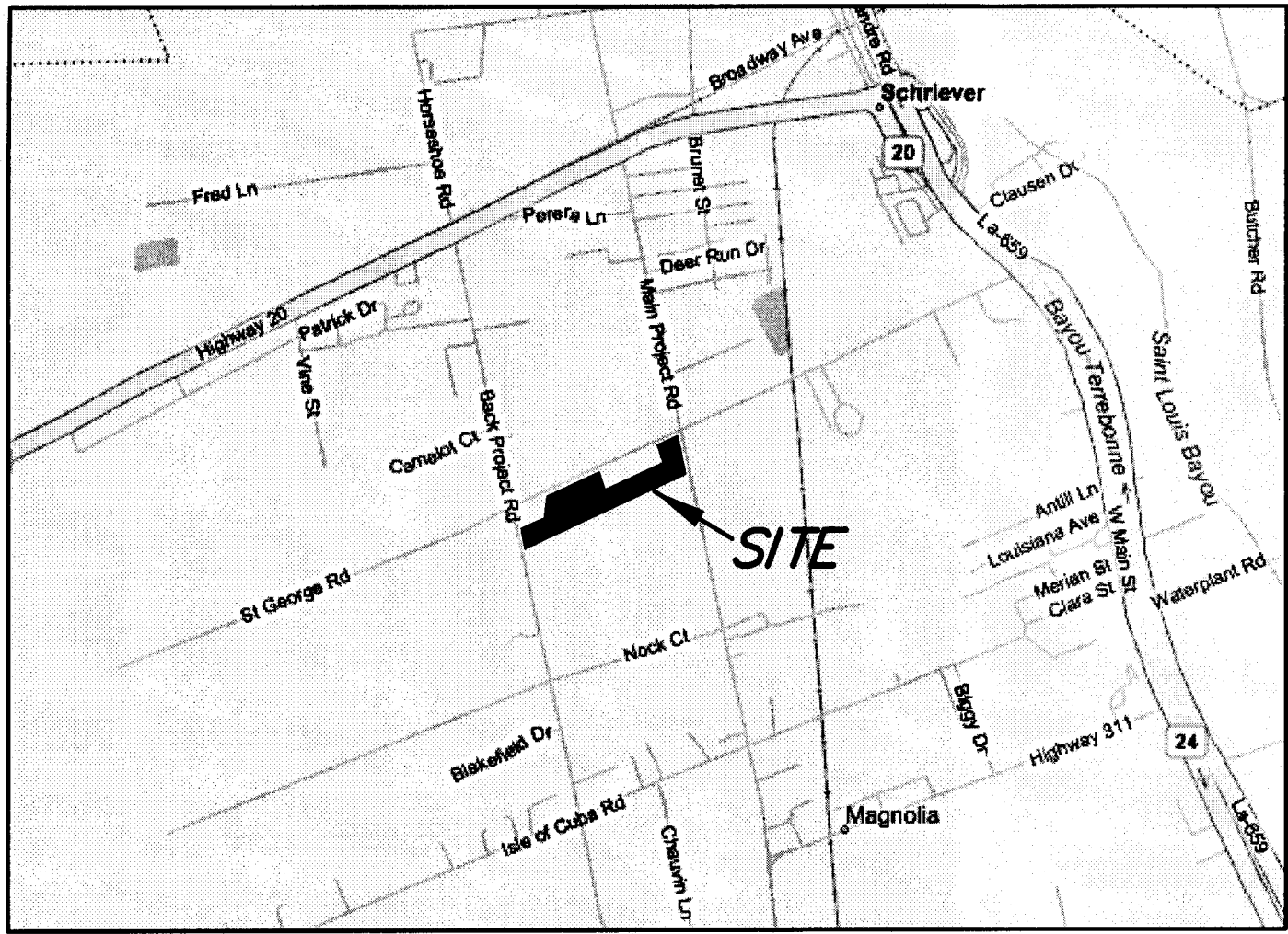
Janice Benoit
Print Name of Signature

Janice Benoit
Signature

4 April 2011
Date

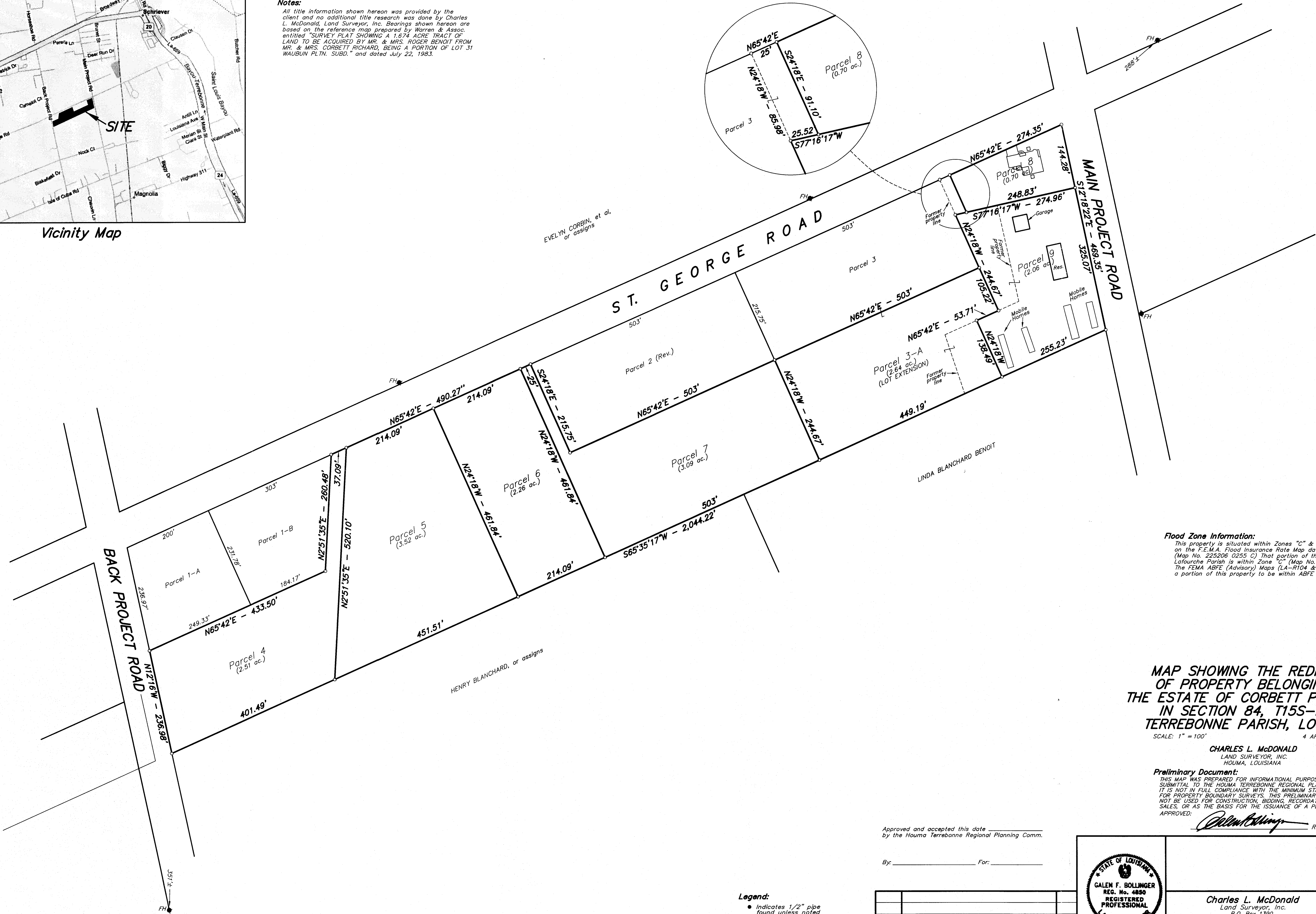
PC11/ 4 - 16 - 10
Record # 11

Revised 12/05/2010



Vicinity Map

Notes:
All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc. Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.



Flood Zone Information:
This property is situated within Zones "C" & "A", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985, (Map No. 225206 0255 C) that portion of the property within Lafourche Parish is within Zone "C" (Map No. 225202 0425 C). The FEMA ABFE (Advisory) Maps (LA-R104 & LA-R105) show a portion of this property to be within ABFE Zone "A" (EL 5).

**MAP SHOWING THE REDIVISION
OF PROPERTY BELONGING TO
THE ESTATE OF CORBETT P. RICHARD
IN SECTION 84, T15S-R16E,
TERREBONNE PARISH, LOUISIANA**
SCALE: 1" = 100' 4 APRIL 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

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

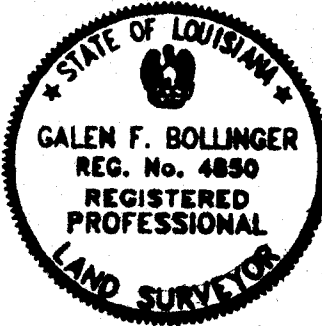
APPROVED:  REG. P.L.S. No. 4850

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

By: _____ For: _____

Legend:
● Indicates 1/2" pipe found unless noted
○ Indicates 1/2" rod set unless noted
FH ♦ Indicates Fire Hydrant

DATE	REVISION	BY



Charles L. McDonald Land Surveyor, Inc. P.O. Box 1390 Gray, LA 70359 Tele: (985)-876-4412 Fax: (985)-876-4806 email: clmsurveyor@aol.com		DRAWN BY: GB CHECKED: C.L.M. SCALE: 1" = 100' DATE: 4 APR 2011
JOB #	CAD # RogersBenoit.dwg	FILE #

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ 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:

- Redivision of property belonging to NOLAN WESLEY, CHRISTY
1. Name of Subdivision: LEBLANC AND SAUL KEITH LEBLANC
2. Developer's Name & Address: Nolan Wesley PO Box 1544 Gray, LA 70359
*Owner's Name & Address: 1)Nolan Wesley, 2)Christy LeBlanc, 3)Saul Keith LeBlanc
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 323 Bayou Blue By-Pass Road
5. Location by Section, Township, Range: Section 2, T16S-R17E
6. Purpose of Development: Creates 2 lots from Wesley property & shifts line w/LeBlanc prop.
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: 4 April 2011 1"=40'
11. Council District: _____
12. Number of Lots: 2
13. Filing Fees: _____

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent

4 April 2011
Date

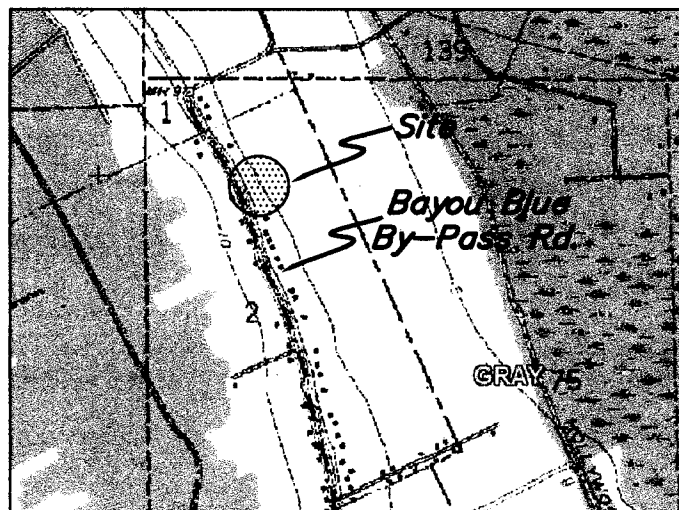
Signature of Applicant or Agent

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

Print Name of Signature

Nolan Wesley Jr
Signature

Date



VICINITY MAP

LEGEND

- Indicates 1/2" Rod Fd. Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted

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

BY: _____ FOR _____ APPROVAL

**MAP SHOWING THE REDIVISION OF
PROPERTY BELONGING TO NOLAN WESLEY, SR.,
CHRISTY AND SAUL KEITH LEBLANC
LOCATED IN SECTION 2, T16S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 40'

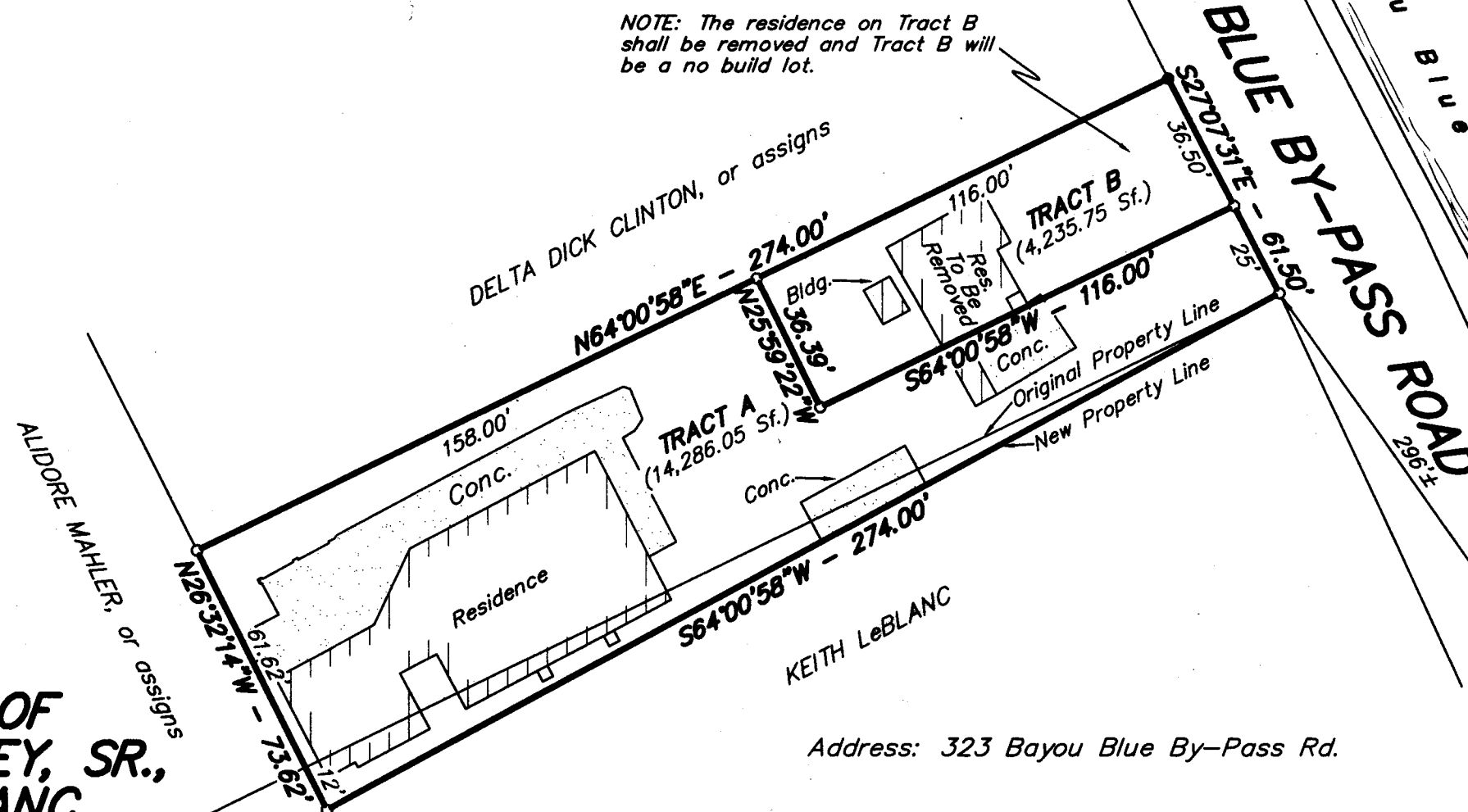
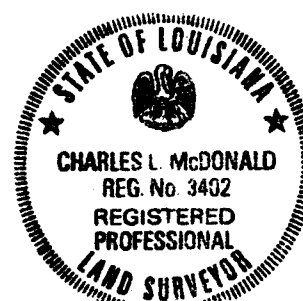
4 APRIL 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

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. 3402



General Notes:

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: All title information was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).
Reference Map: "MAP SHOWING PROPERTY OF KERNEY AND BUTLEY MAHLER" prepared by Douglass S. Talbot dated May 23, 1972 and recorded at entry no. 426112.

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0405 C)