

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

AUGUST 18, 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 July 21, 2011

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20' of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana; The Haven, Inc., applicant

F. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of a modular office building, 103 Simmons Drive; On-Site Training & Instruction, Inc., applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of July 21, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 18, 2011 INVOICES AND TREASURER'S REPORT OF JULY 2011

E. COMMUNICATIONS:

1. Letter from Charles L. McDonald Land Surveyors, Inc. requesting to withdraw the Redivision of Property belonging to Joyce Duplantis Lirette, et al which was tabled at the Regular Meeting of July 21, 2011

F. APPLICATIONS:

1. a) Subdivision: Colonial Acres Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 6446 Alma Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District

- Developer: Coastal Home Builders
Surveyor: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to D & G Rentals, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2923 Bayou Blue Road (approximately 0.1 mile north of Country Estate Drive), Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: D & G Rentals, LLC
Surveyor: Charles L. McDonald Land Surveyors, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to the Estate of Corbett P. Richard, Being a portion of Lot 31 of Terrebonne Project LA-12
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
4. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase C
Approval Requested: Process D, Minor Subdivision
Location: Shoal Drive @ Shelby Claire Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terre South Investments, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase D
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Shoal Drive @ Shelby Claire Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terre South Investments, Inc.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Property belonging to Briarpatch, Inc.
Approval Requested: Process D, Minor Subdivision
Location: Along East Street, approximately 435' from intersection of East and Senator Streets, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Fire District
Developer: Westgate Development, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Redivision of Property belonging to T.P.C.G. & Marfo, Inc. into T.P.C.G. Tract 1 and Remaining Property belonging to Marfo, Inc., Section 104, T17S-R17E, Terrebonne Parish, LA
2. Survey of Tracts 3-1 & 3-2, A Redivision of Tract 3, Property of Keith P. Broussard, et al, Sections 101, 102, 103, & 104, T16S-R15E, Terrebonne Parish, LA
3. Reconfiguration of Property of Janice & Roger Benoit & Property belonging to the Estate of Corbett P. Richard, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Adjustment between Properties of Emile L. Richard & Becky R. Crochet, Section 81, T15S-R16E, Terrebonne Parish, LA

5. Survey of Revised Lots 5 & 8, A Re-Division of Lots 5, 6, 7, & 8 of Block 9, Addendum Nos. 3 & 4 to Mulberry Heights Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
6. Redivision of Property belonging to Joyce Duplantis Lirette, et al & Thomas A. Richard, et al, Sections 2 & 3, 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 JULY 21, 2011

- A. The Chairman called the meeting of July 21, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier, Jr. 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. Richard Elfert; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Dr. Cloutier moved, seconded by Mrs. Williams: “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 June 16, 2011.”

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

D. COMMUNICATIONS: None.

Note: Mr. James Erny arrived at the meeting at this time – 6:08 p.m.

E. NEW BUSINESS:

1. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mrs. Williams: THAT the HTRPC call a Public Hearing to Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20’ of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana; The Haven, Inc., applicant, for August 18, 2011 at 6:00 p.m.”

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

- b) Mr. Ostheimer inquired about the proper protocol and necessity to have preliminary hearings to call for a public hearing. Mr. Gordon stated the Preliminary Hearing was for initial review and to call for a public hearing (30) days later.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. 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 6:10 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 JULY 21, 2011.**

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

ZLU11/11
Dist. 3

***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: July 5, 2011

The Haven, Inc.
Applicant's Name

<u>P.O. Box 4279</u>	<u>Houma</u>	<u>La 70360</u>	
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>(985) 872-0757</u>	
<i>Telephone Number (Home)</i>	<i>(Work)</i>

Interest in Ownership (Owner, etc.)

2002 Deborah Street ; Lots# 6 & 7 Block#2 of Pineridge Subdivision and
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

the northern most 20' of Lot#5 Blk#2 of Pineridge Subdivision

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

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

SIGNATURES REQUIRED

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

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:

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;

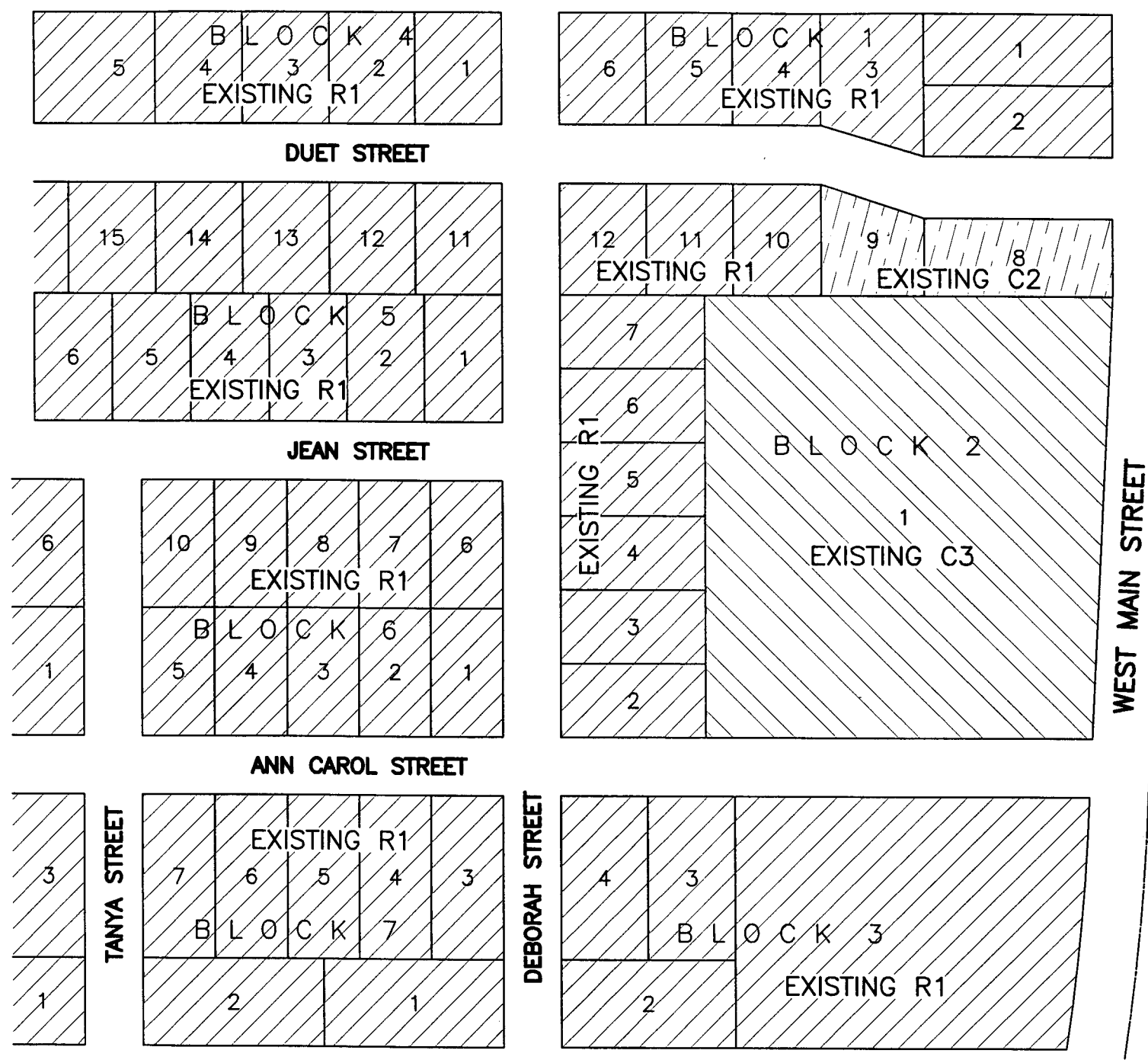
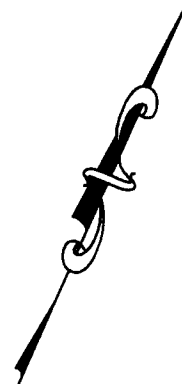
Maximum Charge - \$100.00

I (We) own _____ acres. A sum of _____ 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)

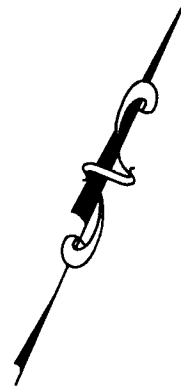


NOTE: THIS IS NOT A BOUNDARY SURVEY.
IT IS INTENDED SOLELY TO SHOW LANDS
OWNED BY THE HAVEN, INC.

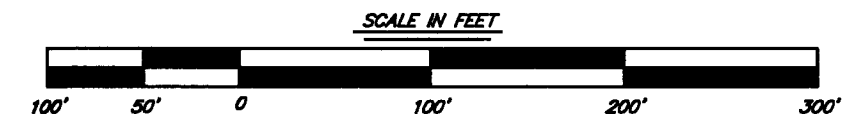
PREPARED BY:
DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana
DATE: NOVEMBER 11, 2008

***EXISTING ZONING MAP FOR LOTS 6 AND 7 OF
PINE RIDGE SUBDIVISION AND THE NORTHERNMOST
20 FEET OF LOT 5 BLOCK 2 BELONGING TO THE HAVEN, INC.
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA***

EXHIBIT "A"



NOTE: THIS IS NOT A BOUNDARY SURVEY.
IT IS INTENDED SOLELY TO SHOW LANDS
OWNED BY THE HAVEN, INC.



PREPARED BY:

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DATE: NOVEMBER 11, 2008

FILE: DWGS\2011\ZONING MAPS.dwg

***PROPOSED ZONING MAP FOR LOTS 6 AND 7 OF
PINE RIDGE SUBDIVISION AND THE NORTHERNMOST
20 FEET OF LOT 5 BLOCK 2 BELONGING TO THE HAVEN, INC.
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA***

EXHIBIT "B"

2LU11/12
Dist.1

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

On-site Training & Instruction, Inc.
Applicant's Name

103 Simmons Drive Houma LA 70363
Address City State Zip Code

August 4, 2017 / (985) 876-9955
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Modular Office Building
2. Location: 103 Simmons Drive
3. Zoning District: C-3, Neighborhood Commercial
4. Total Land Area: approx. 33,605 square feet
5. Total Number of Units: 2
6. Gross Floor Area: approx. 10,537 square feet
7. Total Parking Spaces Provided: 4 additional spaces
Total Parking Spaces Required: 2 additional spaces
8. Approximate Cost of Work Involved: \$34,000.00
9. Has any previous application been made: NO X YES _____

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

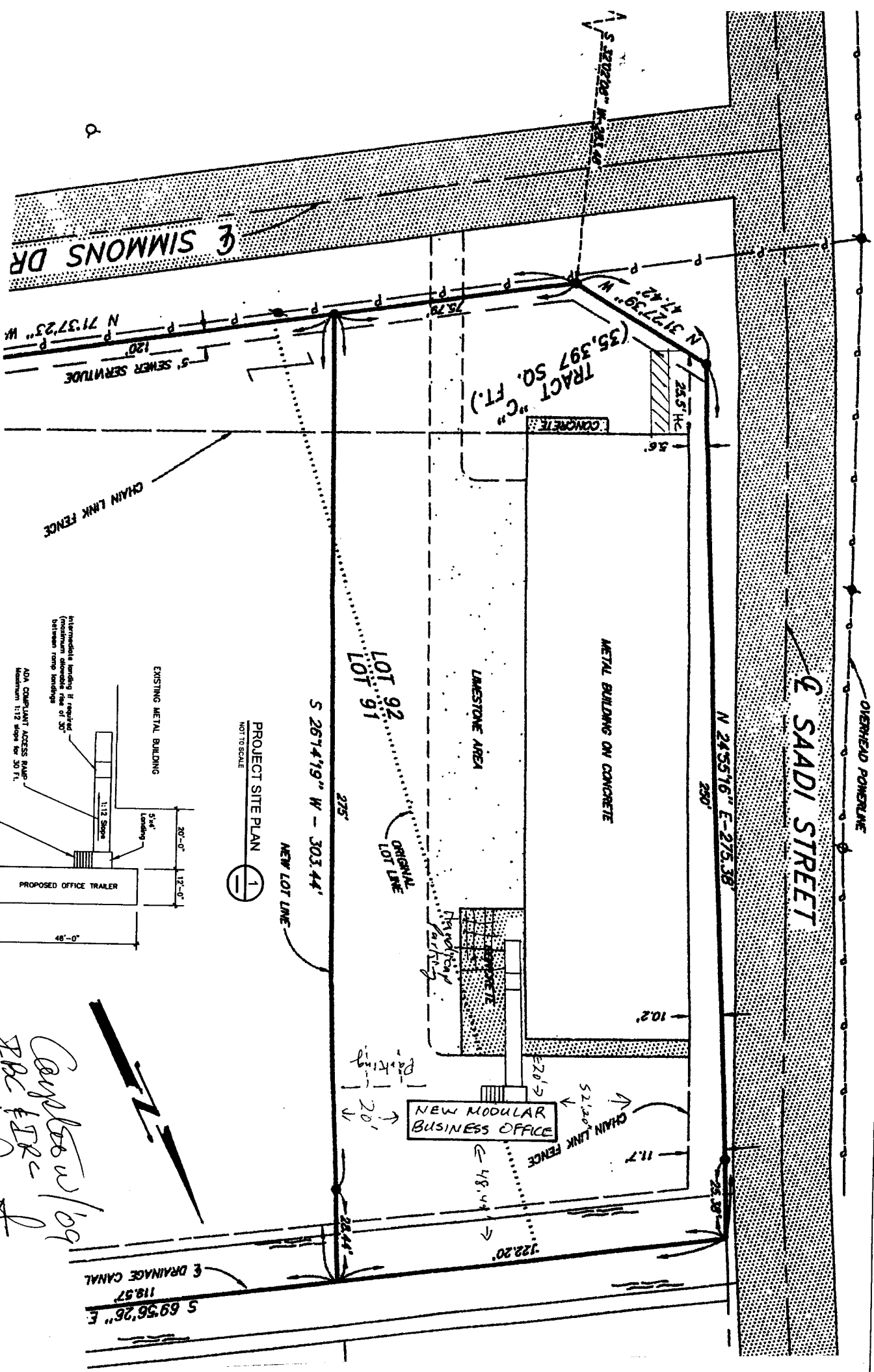
Note: Acreage is based on total area, exclusive of streets.

I (We) own 71 acres. A sum of 25.00 dollars is enclosed and made a part of this application.

Vinita M. Elong, On-Site Training
Signature of Applicant
8/1/2011
Date

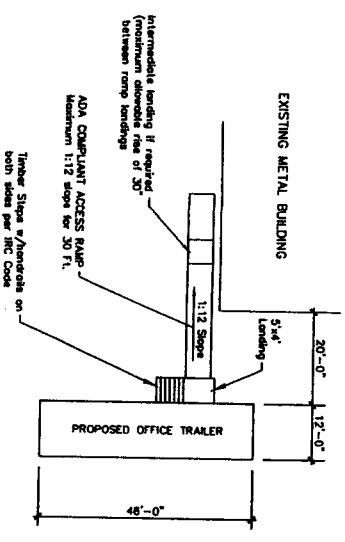
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

Vinita M. Elong, On-Site Training
Signature of Owner or Authorized Agent
8/1/2011
Date



DISCLAIMER

THE ENGINEER HAS PRODUCED THIS PRINT BASED ON HIS KNOWLEDGE, EXPERIENCE, AND INSTRUCTIONS PROVIDED BY THE OWNER BASED ON GENERAL SITE CONDITIONS. THERE IS NO WARRANTY, HOWEVER, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF THIS PRINT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE USE OF THIS PRINT IS INTENDED ONLY FOR THE GENERAL CONTRACTOR, AT THE SITE IN HOUMA, LOUISIANA.



PROJECT SITE PLAN
NOT TO SCALE
1

PARTIAL TRAILER SITE PLAN
NOT TO SCALE
2

Handwritten notes:
Campbell/09
BAC & BAC
Meredith
7/22/11

Site Plan

FILE NAME:	V McELROY-1
TBS NO.:	V McELROY
DATE:	24 JUNE 2011
PLOT SCALE:	1/4" = 1'-0"
DRAWN BY:	LJD
APPROVED:	LJD
MAP NO.	

PROPOSED PROJECT SITE PLAN
PARTIAL TRAILER SITE PLAN
PROPOSED OFFICE TRAILER
ON-SITE TRAINING AND INSTRUCTION, INC.
103 SIMMONS DRIVE,
HOUMA, LOUISIANA 70363
TERREBONNE PARISH

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JULY 21, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of July 21, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier, Jr. and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz, Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of June 16, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of June 16, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the July 21, 2011 and approve the Treasurer’s Report of June 2011.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman stated the Annual Financial Report was complete after the agenda was prepared and packets went out. He stated someone from Martin & Pellegrin’s office wished to present the report.
 - a) Mr. Kurtz moved, seconded by Mrs. Williams & Dr. Cloutier: “THAT the HTRPC deviate from the agenda to allow a Martin & Pellegrin, CPA representative to present the HTRPC’s 2010 Annual Financial Report, and for discussion and possible action regarding the same.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) No one from the Public wished to speak on the matter.
 - c) Mrs. Amedée moved, seconded by Dr. Cloutier: “THAT the public comment period be closed.”

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) The Chairman recognized Ms. Bonnie Naquin, Martin & Pellegrin, CPA, who discussed the annual audit performed. She stated the Commission received a good report overall. She stated the revenue was 14% under budget and recommended doing an amendment in December before the year begins.

- e) Discussion was held with regard to the depreciation of the Master Plan and there being no outstanding bonds.
- f) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the 2010 Annual Financial Report presented by Martin & Pellegrin, CPA.”

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

E. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc., dated July 21, 2011, withdrawing the application for D & G Estates [See *ATTACHMENT A*].

- a) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the letter and the matter regarding Alton James Residential Building Park (Item F1) be removed from consideration as per the developer’s request [See *ATTACHMENT A*].”

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

- 2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc., dated July 21, 2011, requesting to table the Redivision of Property belonging to Joyce Duplantis Lirette, et al until the next regular meeting of August 18, 2011 as per the developer’s request [See *ATTACHMENT B*].

- a) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: “THAT the HTRPC accept the letter and the matter regarding Tracts A & B belonging to James M. Meyer, et al (Item F2) from the agenda as per the developer’s request [See *ATTACHMENT B*].”

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

F. OLD BUSINESS:

- 1. WITHDRAWN. D & G Estates [See *ATTACHMENT A*]

- a) The Chairman recognized Kelly Rodrigue, 202 Country Estates Drive, who requested clarification that D & G Estates was withdrawn and not tabled.

G. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Alton James, Jr. for Process B, Mobile Home Park for Alton James Jr. Mobile Home Park.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they planned for a retention pond, privately maintained sewerage plant, and paved streets.
- b) The Chairman recognized James “JD” Guidroz (?), no address given, who has done dozer work on the property and expressed concerns of flooding, drainage, and exits & entrances into and out of the subdivision.
- c) The Chairman recognized Jessie Bourg, 206 Marietta Place, who expressed concerns of adequate entrances and exits to the subdivision with church traffic on Sundays as well as typical everyday traffic, and access for emergency vehicles.
- d) The Chairman recognized David Mounts, 313 Rhett Place, who expressed concerns of flooding.
- e) The Chairman recognized Denny Boudreaux, 304 Marietta Place, who presented pictures of flooding and standing water on the property.
- f) Discussion was held with regard to ditches, drainage, proposed retention pond, engineering, and maintenance of the pond by the landowner, mobile home park

process not allowing for engineering review, CCC ditch, drainage into the 1-1B force drainage system.

- g) Mr. Gordon stated the mobile home park proposal was almost an addition to the subdivision with streets, pond, curb & gutter, etc. and requesting Mr. Rembert to submit engineering plans for review and/or approval.
- h) Discussion was held with regard to encouraging the public to contact their Council members to express the need for new mobile home park regulations to address engineering matters and entrances/exits of the same.
- i) The Chairman recognized Helyn James, Developer's spouse, who discussed a ditch that was recently closed in that was always used for drainage. She also presented pictures and stated she would take the legal route in order for to research the drainage issues. She stated they were trying to improve the neighborhood and hoped to expand.
- j) Joan Schexnayder, Terrebonne Parish Engineering Division, stated they were working on widening/deepening the CCC ditch from Bayou Gardens Drive to Lake Houma, but they were still trying to get land rights to dredge from Bayou Gardens Drive North for which the landowners are not allowing. Discussion ensued with the next step being expropriation.
- k) The Chairman recognized Debra Bourg, 206 Marietta Place, who expressed concerns of drugs, loud music, kids breaking windshields, stealing oranges, and was concerned of even more crime with the proposed mobile home park.
- l) The Chairman recognized Albert Oncale, 302 Marietta Place, who expressed concerns of buses and fire trucks being able to turn-around, the road needing to be fixed, children walking on the streets because of no sidewalks, street flooding, traffic, and lack of communication with their council person.
- m) 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. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- n) Mr. Gordon discussed the Staff Report and stated engineering was not required in the regulations for a mobile home park, but would request due to the proposed streets. He also requested a play area to be included in the plan.
- o) Mr. Rembert stated they have already hired Milford & Associates, Inc. to review the design, paving, sewer, etc. and the applicant had no problem doing so. Mr. Rembert, on behalf of the developer, agreed to include a play area in the proposed mobile home park.
- p) Mr. Gordon stated Staff recommended conditional approval provided that a letter from Waterworks is received by the Planning Department and that the Mobile Home Park receives engineering and final approval by the Planning Commission, and that a play area is included.
- q) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for Process B, Mobile Home Park for Alton James Jr. Mobile Home Park conditioned a letter from Waterworks is received by the Planning Department, engineering and final approval be received, and a play area be included as accepted by the Developer."
- r) Mr. Freeman stated that the Developer needed to provide a notarized statement indicating the maintenance of the drainage and roads being private and approval of the same by legal. This was also agreed upon by the Developer.
- s) Motion as amended: Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval for Process B, Mobile Home Park for Alton James Jr. Mobile Home Park conditioned a letter from Waterworks is received by the Planning Department, engineering and final approval be received, a play area be included, and submittal of a Road & Drainage Maintenance Agreement approved by Planning Commission's legal advisor; all conditions accepted by the Developer."

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier,

Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin and Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by David & April Boudreaux for Process D, Minor Subdivision for Tract B of Property belonging to Mrs. Carolyn (Harold) Boudreaux.

- a) Mrs. April Boudreaux, applicant, 1712 Bull Run Road, discussed the location and division of property and stated they wished to divide the property in half because of mortgage purposes.
- b) No one from the public was present 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. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided 911 addressing was depicted on the plat.
- e) Mr. Navy moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Tract B of Property belonging to Mrs. Carolyn (Harold) Boudreaux conditioned upon 911 addresses being depicted on the plat.”
- f) Discussion was held with regard to the size of the batture lot.

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

3. TABLED. Redivision of Property belonging to Joyce Duplantis Lirette, et al [See *ATTACHMENT B*]

4. The Chairman called to order the Public Hearing for an application by Chevron U.S.A., Inc. for Process D, Minor Subdivision for the Division of Tract D along Highway 24.

- a) Mr. Joseph Fournet, T. Baker Smith, Inc., representing Chevron U.S.A., Inc., discussed the location and division of property.
- b) No one from the public was present 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. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that fire hydrants and waterline is installed, address of 2219 West Park Avenue is depicted on the plat, and a driveway permit from LA DOTD is obtained.
- e) Discussion was held with regard to drainage/engineering which would be acquired by Jacobs Engineering at the permit stage. Ms. Schexnayder indicated everything was approved and they were just waiting for LA DOTD to approve.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Division of Tract D along Highway 24 conditioned upon the installation of fire hydrants and the waterline, address of 2219 West Park Avenue be depicted on the plat, and clearance from the Terrebonne Parish Engineering Division.”

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

ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman stated the next item on the agenda was an application by Hollygrove Estates, LLC requesting engineering approval for Process C, Major Subdivision for Concord Business Park.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
- c) Mr. Waitz stated a variance was already granted for item 1 regarding block length at the Conceptual & Preliminary stage and requested a variance for item 4d for Lots 1-8 due to the slip and Intracoastal.
- d) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Concord Business Park with a variance for punch list item 4(d) for Lots 108 and conditioned upon the Developer complying/resolving with all remaining punch list items (with the exception of item 1 for which a variance has already been granted) per Terrebonne Parish Engineering Division’s memo dated July 21, 2011 [See *ATTACHMENT C*].”

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

6. The Chairman stated the next item on the agenda was an application by Hollygrove Estates, LLC requesting final approval for Process C, Major Subdivision for Hollygrove Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT D*].
- c) Mr. Waitz stated most of the items on the list were already addressed. He requested to not tie in the slip to the Intracoastal until the Developer’s boathouse was built due to the ease of building on dry ground.
- d) Discussion was held with regard to approval of the subdivision in order to apply for permitting to build the boathouse.
- e) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Hollygrove Subdivision conditioned upon the Developer complying/resolving all punch list items with the exception of item 7 which is to be completed prior to any Certificates of Occupancy being issued for any residences built within the subdivision, per Terrebonne Parish Engineering Division’s memo dated July 21, 2011 [See *ATTACHMENT D*] and agreed to by the Developer.”

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

7. The Chairman called to order the Public Hearing for an application by Rutter Land Company, Inc. for Process D, Minor Subdivision for the Redivision of Tract B-6A and a portion of the Remaining Property belonging to Rutter Land Company into Tracts B-6A-1, B-6A-2, B-6A-3, & B-6A-4.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) 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. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that the Planning Department receive all utility letters and addresses be depicted on the plat.
- e) Mr. Erny moved, seconded by Mr. Ostheimer & Dr. Cloutier: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Tract B-6A and a portion of the Remaining Property belonging to Rutter Land Company into Tracts B-6A-1, B-6A-2, B-6A-3, & B-6A-4 conditioned upon the submittal of all utility letters and addresses being depicted on the plat.”

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

H. STAFF REPORT: None.

I. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8.”

- 1. Redivision of portions of Lots 93, 94, 95, & 96 of Crescent Plantation, Section 101, T17S-R17E, Terrebonne Parish, LA
- 2. Redivision of Tract 1A into Tract 1A-1 & 1A-2, Raw Land, Sections 25, 26, 27, 28, & 29, T18S-R17E, Terrebonne Parish, LA
- 3. Survey and Division of Property belonging to John W. Gautreaux, William B. Gautreaux, Robert P. Gautreaux, and James E. Gautreaux, III, Section 77, T15S-R16E, Terrebonne Parish, LA
- 4. Revised Lots 10 & 11, Addendum No. 1 to Energy Center of Southeast Louisiana, Property of Cropland Investment Group, L.L.C., Section 4, T16S-R2+E & Section 4, T16S-R17E, Terrebonne Parish, LA
- 5. Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne Parish, LA
- 6. Survey of Revised Lots 2 and 3 of Block 8, Village Heights Subdivision, Section 48, T18S-R19E, Terrebonne Parish, LA
- 7. Revised Tracts C-3-H1 and C-3-F1, 3040 Commercial Park Subdivision, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
- 8. Survey of Tract A-B-C-D-E-F-A and Tract B-G-H-C-B, A Redivision of Property belonging to Huffaker Industries, L.L.C., Section 2, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee: None.
- 2. Comprehensive Master Plan Update:
 - a) Mr. Gordon discussed the upcoming local meetings for the Master Plan Update and encouraged everyone to attend at least one meeting to help show their support.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Elfert provided an update on the fire districts.
- 2. Chairman’s Comments:
 - a) The Chairman informed everyone of the meeting he attended with fire district personnel.

L. PUBLIC COMMENTS: None.

- M. Dr. Cloutier moved, seconded by Mr. Elfert: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:14 p.m.”

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

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

Item F1

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

21 July 2011

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: D&G Estates (Old Business application – July 21, 2011 agenda)

Dear Becky:

I'm requesting that the above referenced item on tonight's planning commission agenda be permanently withdrawn.

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,
agent for D & G Rentals, LLC

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10:58AM 11/21/11

11:42PM 11/21/11 FROM: C. L. McDONALD LAND SURVEYOR, INC. TO: BECKY BECNEL

Item G3

Charles L. McDonald

Land Surveyor, Inc.

P O Box 1390

Gray, Louisiana 70359

Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

21 July 2011

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Redivision of property belonging to Joyce Duplantis Lirette, et al
(Application Item #3 – July 21, 2011 agenda)

Dear Becky:

I'm requesting that the above referenced item on tonight's planning commission agenda be **tabled** until the next planning commission meeting.

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,
agent for Joyce Duplantis Lirette, et al



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 21, 2011
1st Review
Item G-5

TO: **Pat Gordon**

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

SUBJECT: **Concord Business Park
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.3 The block length of Concord Road Extension exceeds the 600 ft. maximum length by 1000 feet. This design was approved at Conceptual and Preliminary Phases.
2. 24.5.4.6.5 Plat should be provided depicting latest Parish adopted Vertical Datum.
3. 24.7.6.1.7 Signage plan should be included in subdivision plans; with a note stating Street and Traffic signs should be in accordance with "Manual on Uniform Traffic Control Devices."
4. Does not conform to the SDDM
 - a. IV.D.1 DOTD HYDR6020 shall be consistent with drainage plan.
 - b. V.A.3 Finished centerline slopes, finished grade at right-of-way, utility line size, type, invert elevation, and top elevation should be depicted on plan/profile sheets. Drainpipe sizes are inconsistent on the plan/profile sheets.
 - c. V.A. 4 Design sketches of tributary areas, watershed boundaries, and drainage areas should be provided for entire watershed. Graphic representation of surface flow and a legend should be depicted on drainage map.
 - d. V.A.6, 24.7.1.2.6 All lots inside the Urban Services District and Urban Planning Area shall be graded to drain to the street or to a Major Drainage Artery.
 - e. V.B.3 Closed storm drainage system is not sized to operate full with a minimum self cleansing velocity.
 - f. V.B.5 Maximum catch basin spacing shall not exceed 250'.
 - g. V.B.7 A minimum vertical distance of 6" from bottom of pavement to top of drain pipe is required for a drain pipes.
 - h. V.B.8 All drainage pipes under roadway shall be joined in conformance with LaDOTD Type 3 joints.

- i. V.B.9 The latest Standard plan details were not used for CB-07, EC-01, and MC-01
 - j. V.B.11 Inlet spacing is required to have gutter flow less than 10 cfs, width of flooding less than 8', and spacing less than 250'.
 - k. V.B.14 Calculations show flow in ditch is outside of the banks.
 - l. V.B.18 Water surface profile should be computed and shown on final drawings for all ditches.
6. 24.7.6.1.8 Fire hydrant spacing should be 300' or less.
7. 24.5.4.6.7 No approval letter from the following:
- a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. Electricity
9. 24.7.5.2 Latest standards were not used for street lights.
10. 24.7.6.4 Benchmark made of brass or aluminum disk should be located in the street near the centerline of each road intersection shown on engineering plan denote the location, description, elevation, and datum used.
11. Concord Road median should end before cul-de-sac.
12. Sufficient detail should be provided for the tie in to the existing Concord Road.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

GEB/mld

cc: Tom Bourg
Philip Liner
David Waitz, P.E., P.L.S.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 21, 2011
Item G-6

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **Hollygrove Subdivision**
Final Inspection

On July 13, 2011 at 2 p.m. representatives of the Terrebonne Parish Department of Public Works conducted a Final inspection for the above reference subdivision. The following punch list items remain and need to be addressed:

1. The survey plat shall show the state plane coordinate (Louisiana South Zone) of at least two (2) points with the subdivision with bearings and approximate distances.
2. Municipal street addresses of each lot shall be shown on the final plat.
3. Final survey plat shall show the center natural ground elevation of each proposed lot and the FEMA first floor elevation requirements shall be shown as of the date of the plat.
4. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date, & three point ties.
5. Survey plat should be cleared marked Final.
6. All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.
7. Slip must be connected with Intracoastal Canal.
8. Lot grading needs to be completed.
9. Levee between subdivision and pump station needs to be raised to a +10.0 elevation.
10. Profile and cross section of levee is required.
11. A letter from Pollution Control dated July 20, 2011 was received and is attached.

Hollygrove Subdivision

Final Inspection

GEB Memo to PG dated 7/21/11

Page 2

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
David A. Waitz, P.E., P.L.S.
Engineering Division
Reading File
Council Reading File



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

July 19, 2011

Mr. Brandon M. Arceneaux, P.E.
David A. Waitz Engineering and Surveying, Inc.
P. O. Box 1203
Thibodaux, LA 70302

RE: Hollygrove, A Single Family Residential Development
Located in Section 104, T17S-R17E, Terrebonne Parish, Louisiana
Developer: Hollygrove, L.L.C.
(Revised Punch List – Disregard the July 15, 2011 Punch List)

Dear Mr. Arceneaux:

We have reviewed the Record Drawings for the above referenced development, submitted under your letter dated July 5, 2011. We also attended the final inspection on Wednesday, July 7, 2011, and performed a video inspection of the sewer system on Monday, July 11, 2011. The following items must be addressed prior to final acceptance:

RECORD DRAWINGS & ENGINEERING

1. Contractor's tee-sheets shall be submitted.
2. Engineer's certification shall be submitted.
3. Record Drawing, Sheet 10, 10+76; Text for the slope of the new sewer line is incorrect at 3.32%. A revised Sheet 10 shall be submitted.

CONSTRUCTION

4. The manhole covers (lids) have prefabricated holes in them. All lids must be replaced with a type that is solid (no holes).
5. Some manholes have ladder rungs in them. The ladder rungs shall be removed or cut as close to the wall of the manhole as possible, and any remaining holes or protruding portions of the rungs must be grouted over.

Mr. Brandon M. Arceneaux, P.E.
David A. Waitz Engineering and Surveying, Inc.
July 19, 2011
Page 2

ADMINISTRATION

6. The sewer connection charge agreement must be executed with applicable fees remitted. The following must be submitted in order to prepare a Sewer Connection Charge Agreement:

- a. Legal Name and Address of the Property Owner
- b. Legal Size Plat and Description of the Property
- c. Corporate Resolution and/or Legal Documentation authorizing a Representative to sign on behalf of the Corporation/Company

Although an effort has been made to be thorough and accurate, this review does not imply that all other requirements of this development are met. Future, necessary or unforeseen compliance requirements are the responsibility of the developer.

Should you have any questions, please feel free to contact this office.

Very truly yours,

TERREBONNE PARISH GOVERNMENT



Donnie R. Porche, Engineering Analyst
Pollution Control Division

DRP/dr

cc: TPCG Planning Department
TPCG Engineering Department
Division Files

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: COLONIAL ACRES S/D
2. Developer's Name & Address: COASTAL HOME BUILDERS, 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]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: 6446 ALMA STREET
5. Location by Section, Township, Range: SECTION 4 & 94, T17S-R17E
6. Purpose of Development: CREATE SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
11. Council District: DISTRICT 3 / Bayou Cane Fire
12. Number of Lots: 70
13. Filing Fees: \$197.98

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

28 JUL 11

Date


Signature of Applicant or Agent

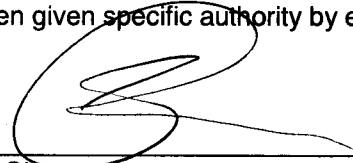
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☐ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ELTON TOOTLE

Print Name

28-Jul-11

Date

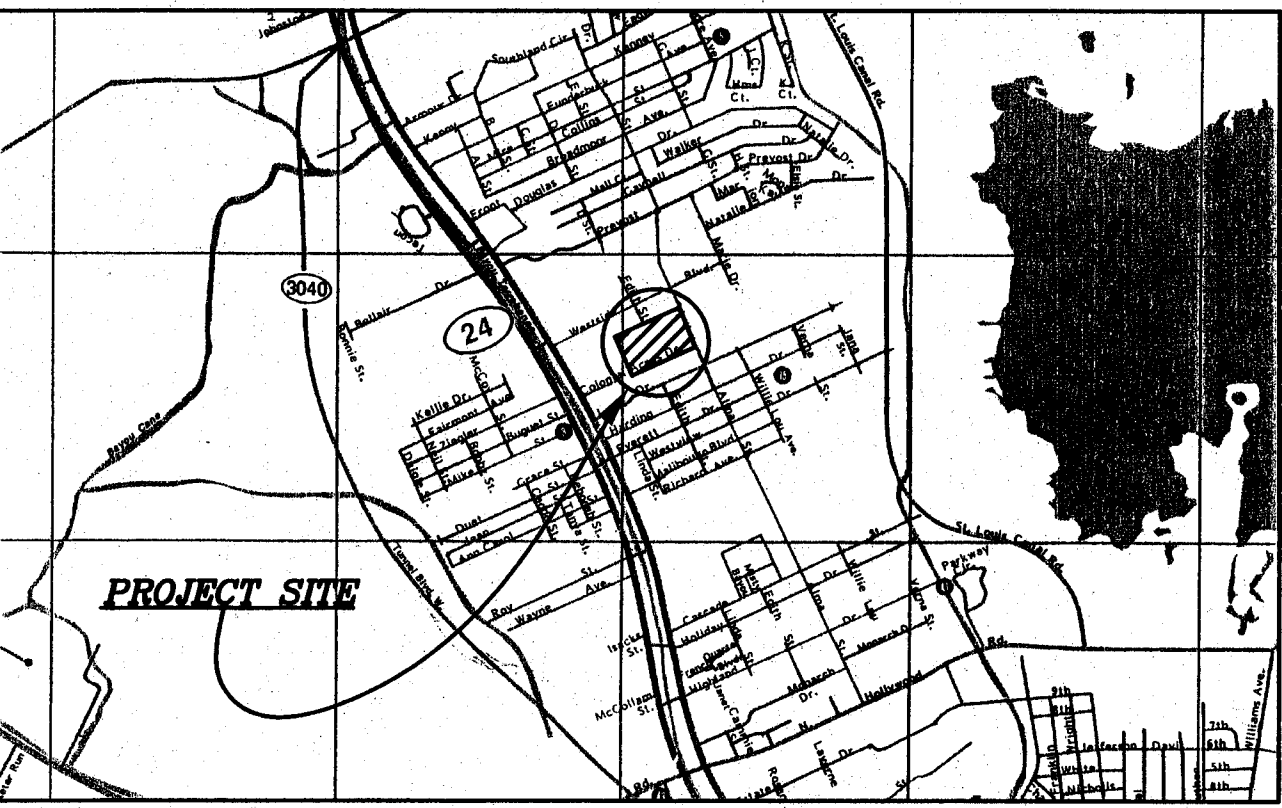
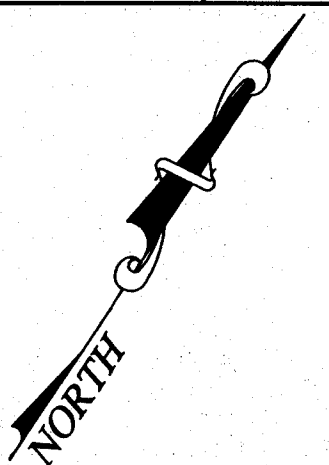

Signature

PC11/ 8 - 1 - 27

Record #

Revised 5/3/07

PROJECT NO.	PARISH	SHEET NO.
11-56	TERREBONNE	1



VICINITY MAP

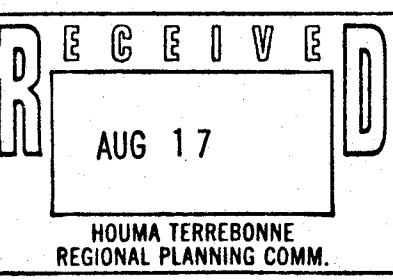
"COLONIAL ACRES GOLF COURSE"
PEARL DAIGLE ROBICHAUX ET AL ASSIGNS

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.

LEGEND

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



CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER

CONCEPTUAL AND PRELIMINARY
LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION PLAN

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

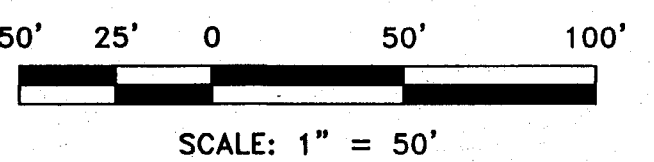
MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 11-56 CAD # 1156-CP FILE #

70-TOTAL LOTS

R1



DATE	REVISION	BY
17AUG11	EXTEND LOT LINES TO C/L BIRDIE ST.	DAB



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 SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

KENETH L. REMBERT, SURVEYOR

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

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. 886629 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, SURVEYOR. 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. 0265, 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
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 D & G Rentals, LLC
- Developer's Name & Address: D & G Rentals, LLC 125 Manchester Drive Houma, LA 70360
*Owner's Name & Address: D & G Rentals, LLC
[* 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: 2923 Bayou Blue Road (approx. 0.1 mi north of Country Est. Dr.)
- Location by Section, Township, Range: Section 64, T16S-R17E
- Purpose of Development: Creates 2 tracts from existing tract
- 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 August 2011 1"=100'
- Council District: 4 / Bayou Blue Fire
- Number of Lots: 2
- Filing Fees: \$14720

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

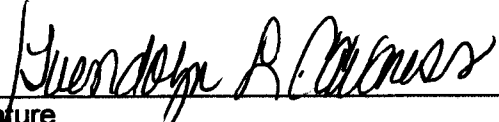
Galen Bollinger
Print Applicant or Agent

1 August 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 X 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

X 
Signature

Date

PC11/ 8 - 2 - 28

Record #

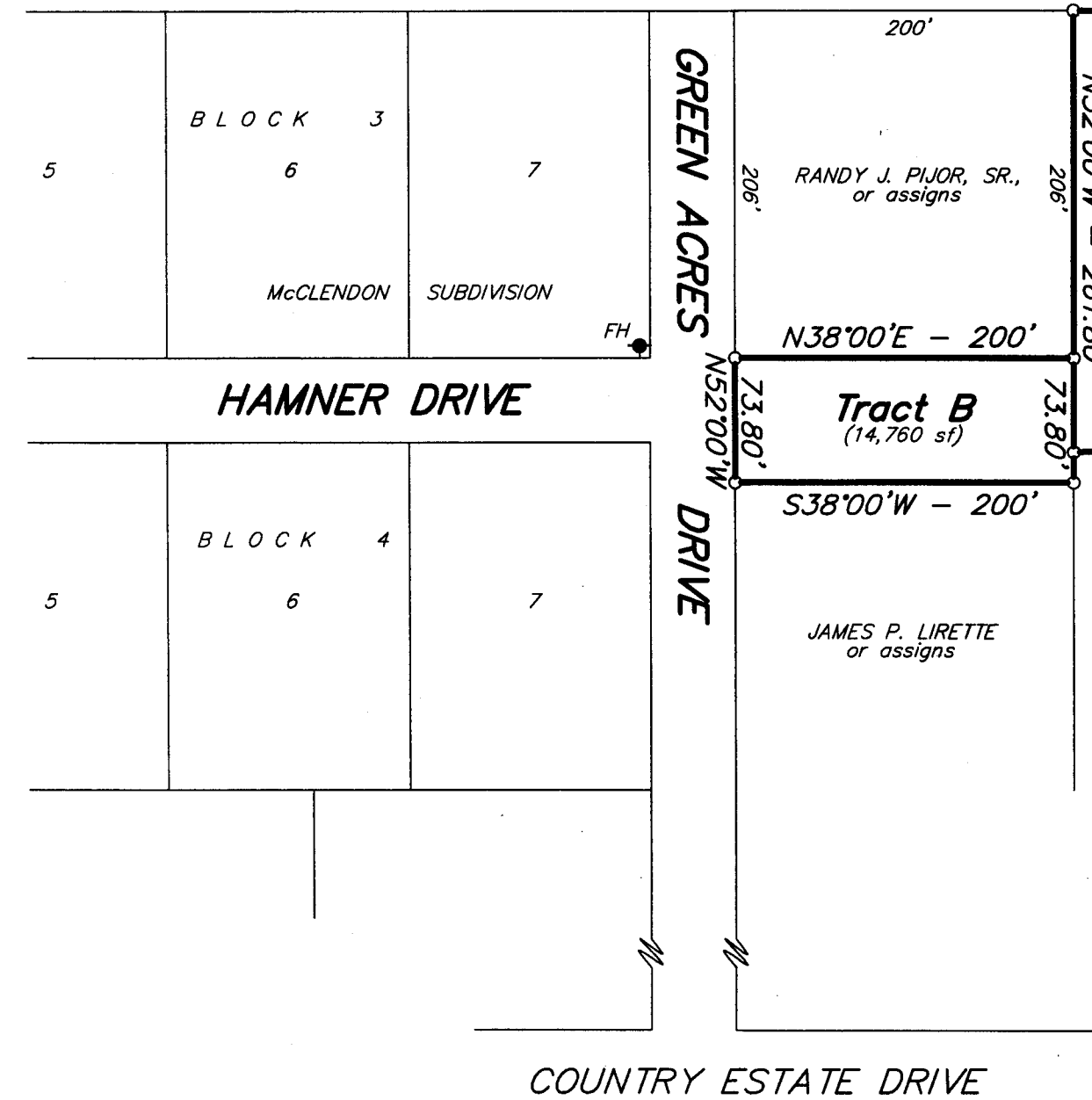
Revised 2/25/2010

Reference Map:

"REDIVISION OF TRACTS 1 & 4, PROPERTY OF ROBERT H. McCLENDON IN SECTION 64, T16S-R17E, TERREBONNE PARISH LOUISIANA" prepared by Keneth L. Rembert, PLS and recorded at entry #1331596.

Note:

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.



N38°00'E - 268.82'

Tract A
(2.096 ac.)

N38°00'E - 200'

Tract B
(14,760 sf)

S38°00'W - 200'

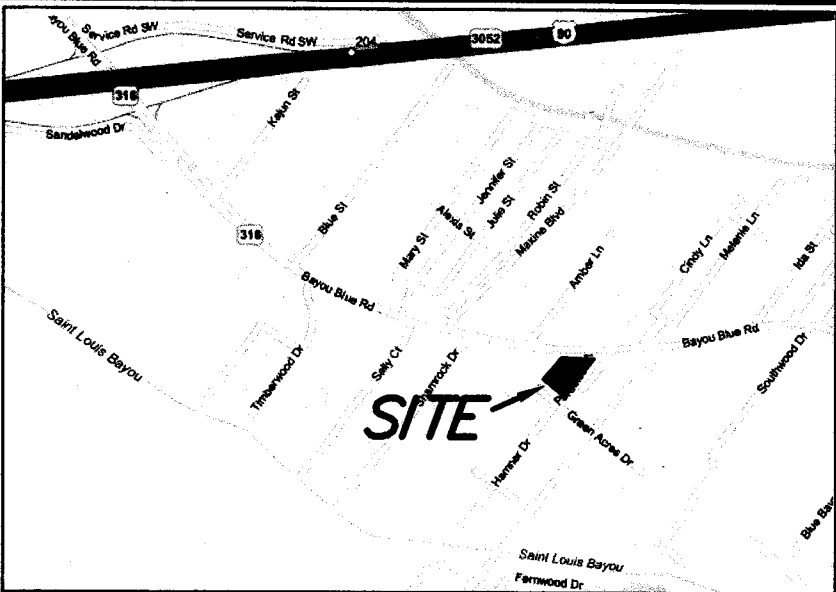
S35°35'47\"W - 268.82'

LINKIN, LLC
(Mobile Home Park)

JAMES P. LIRETTE
or assigns

Legend:

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



Vicinity Map

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

By: _____ For: _____

MAP SHOWING THE REDIVISION
OF PROPERTY BELONGING TO
D & G RENTALS, LLC
LOCATED IN SECTION 64, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1\" = 100'

1 AUGUST 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:

Galen Bollinger

REG. P.L.S. No. 4850

Flood Zone Information:

This property is situated within Zone "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0245 C). The FEMA ABFE (Advisory) Map (LA-T102) shows this property to be outside of the "Limits of ABFE's".

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 3 lots & 1 lot "extension"
- 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 August 2011 1"=100'
- Council District: 6 / Schriever Fire District
- Number of Lots: 3
- Filing Fees: \$163.85

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

Galen Bollinger
Print Applicant or Agent

1 August 2011
Date


Signature of Applicant or Agent

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.

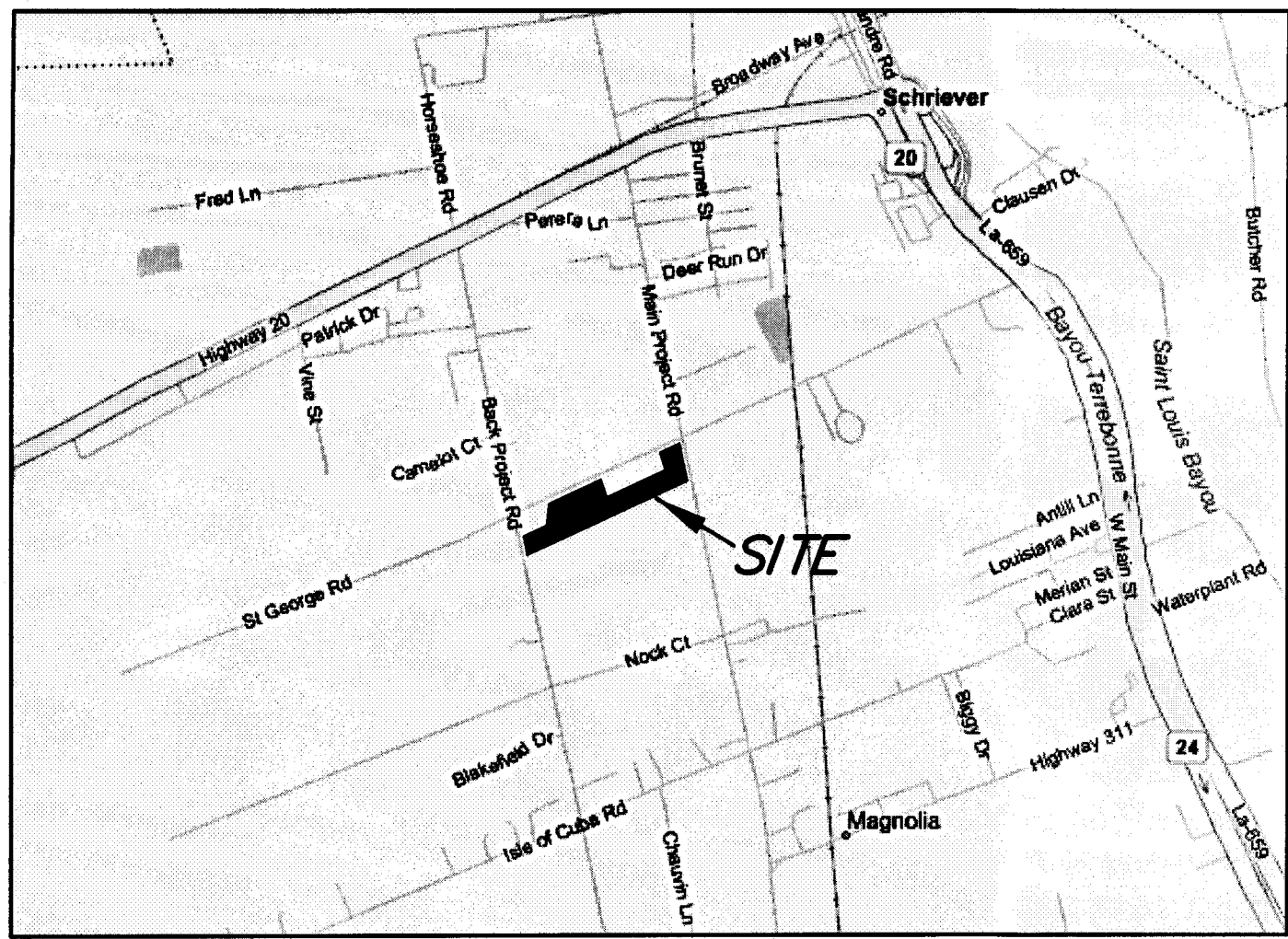
JANICE BENOIT
Print Name of Signature

Janice Benoit
Signature

Date

PC11/ 8 - 3 - 29
Record #

Revised 3/25/2010

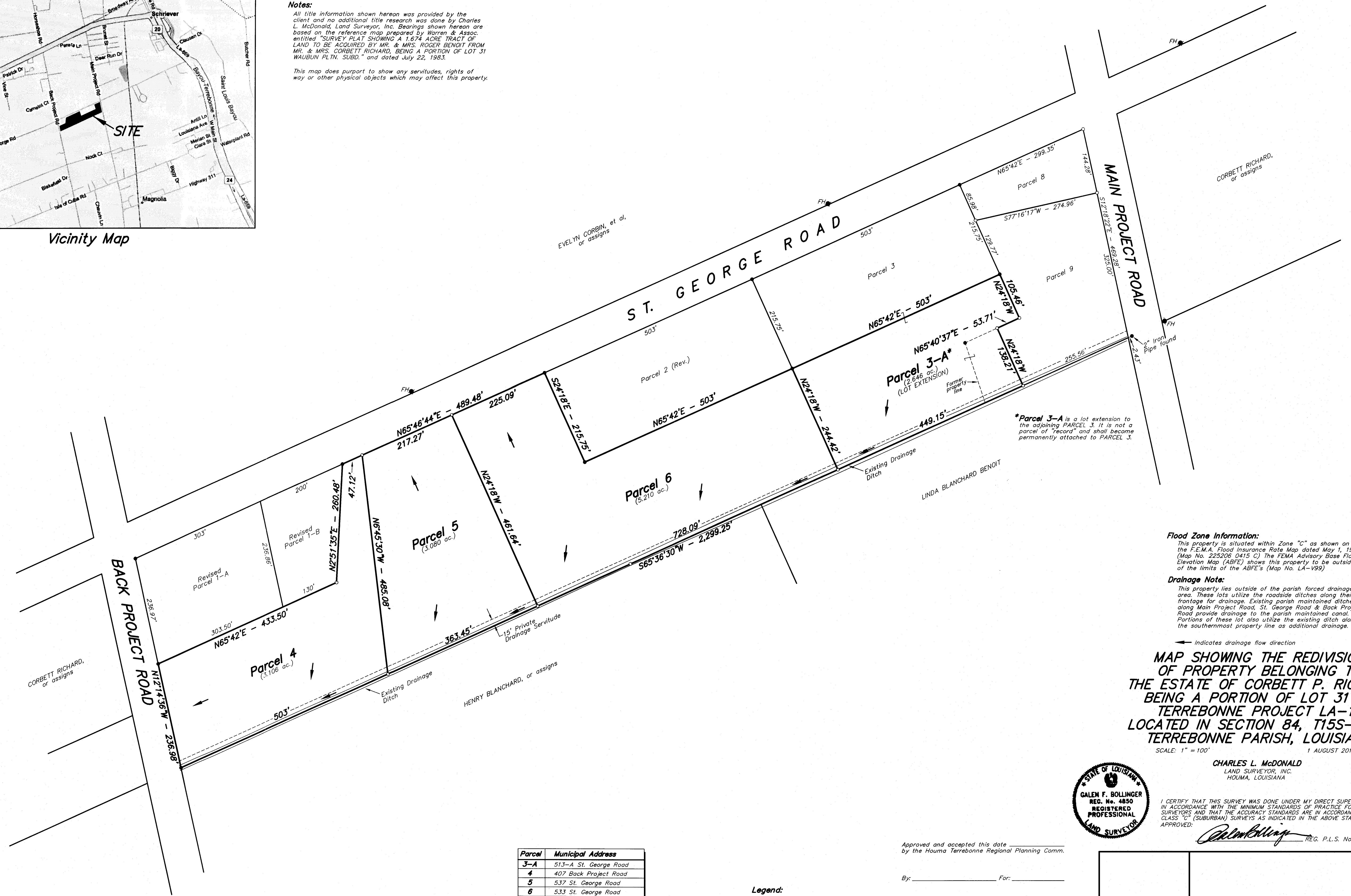


Vicinity Map

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.

This map does purport to show any servitudes, rights of way or other physical objects which may affect this property.



Flood Zone Information:

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

Drainage Note:

This property lies outside of the parish forced drainage area. These lots utilize the roadside ditches along their frontage for drainage. Existing parish maintained ditches along Main Project Road, St. George Road & Back Project Road provide drainage to the parish maintained canal. Portions of these lot also utilize the existing ditch along the southernmost property line as additional drainage.

Indicates drainage flow direction

MAP SHOWING THE REDIVISION
OF PROPERTY BELONGING TO
THE ESTATE OF CORBETT P. RICHARD
BEING A PORTION OF LOT 31 OF
TERREBONNE PROJECT LA-12
LOCATED IN SECTION 84, T15S-R16E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

1 AUGUST 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: *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
- Indicates Typical drainage flow direction

Parcel	Municipal Address
3-A	513-A St. George Road
4	407 Back Project Road
5	537 St. George Road
6	533 St. George Road

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: cimsurveyor@aol.com

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

JOB #	CAD # RogersBenoit.dwg	FILE #
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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
C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- B. _____ Mobile Home Park
D. X Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: ADDENDUM NO. 11 TO SOUTHDOWN WEST SUBDIVISION PHASE "C"
TERRE SOUTH INVESTMENTS, INC..
2. Developer's Name & Address: P. O. BOX 1866 HOUMA, LA 70361
TERRE SOUTH INVESTMENTS, INC.
- *Owner's Name & Address: P. O. BOX 1866 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: SHOAL DRIVE AT SHELBY CLAIRE DRIVE
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
6. Purpose of Development: CREATE 5 LOTS IN PHASE "C"
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
 X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: 8/1/11 SCALE: 1"=60'
11. Council District: 6 / City of Houma Fire
12. Number of Lots: 5
13. Filing Fees: \$125.00

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

KENETH L. REMBERT

Print Applicant or Agent

8/1/11

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: x ma 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.

TERRE SOUTH INVESTMENTS, INC.

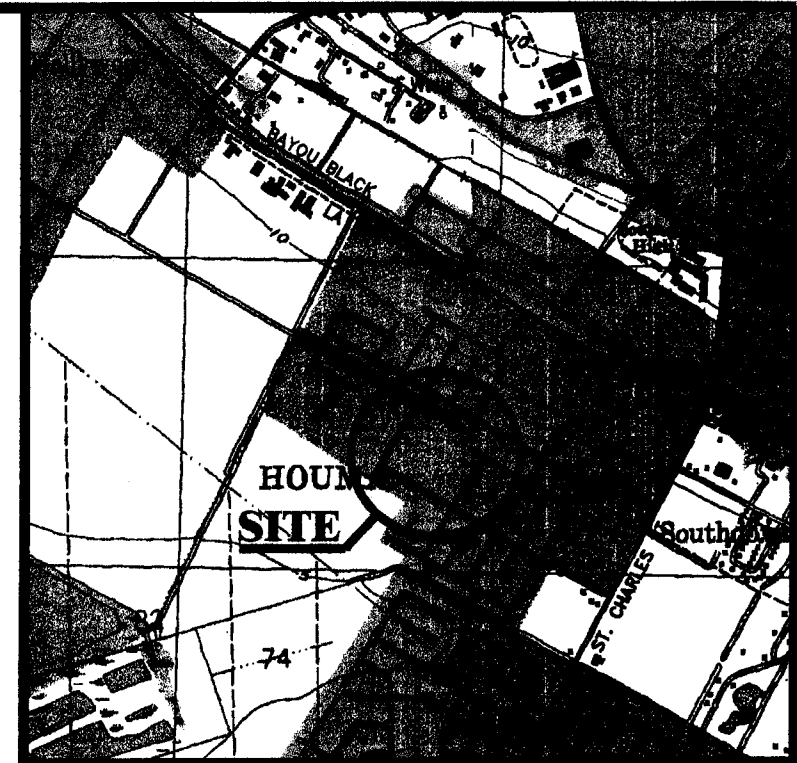
Print Name

Date 8/1/11

PC11/ 8 - 4 - 30

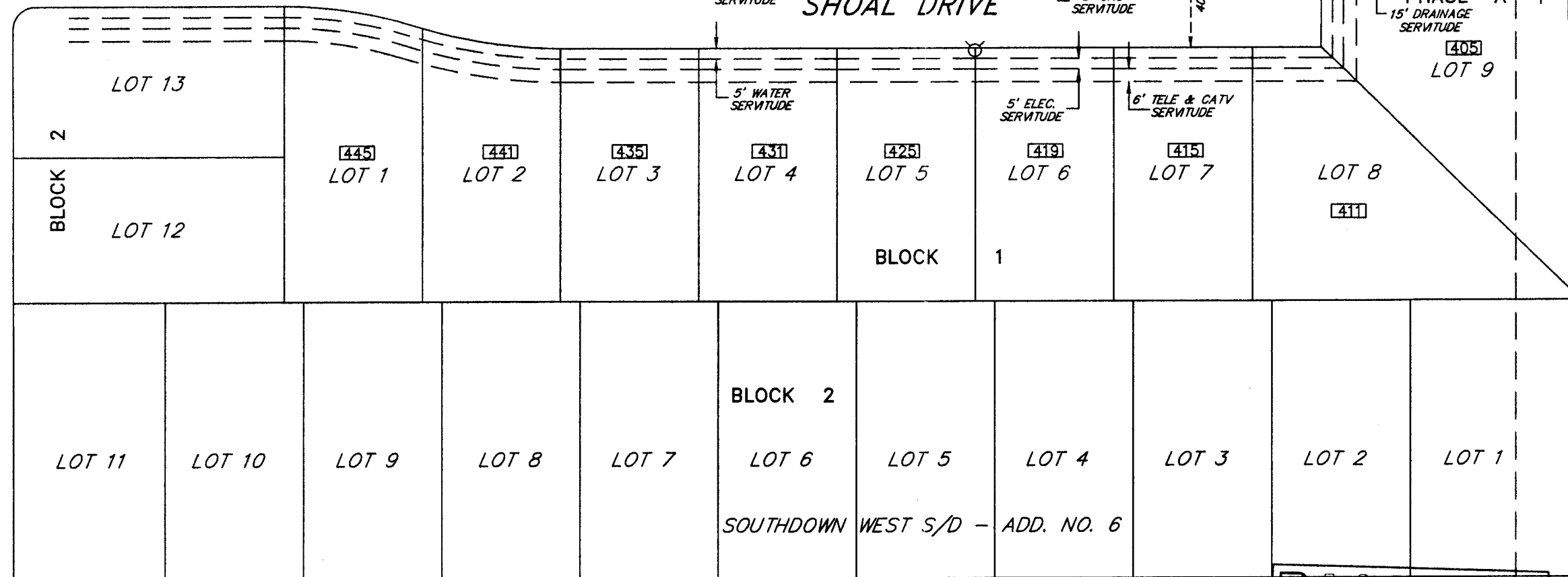
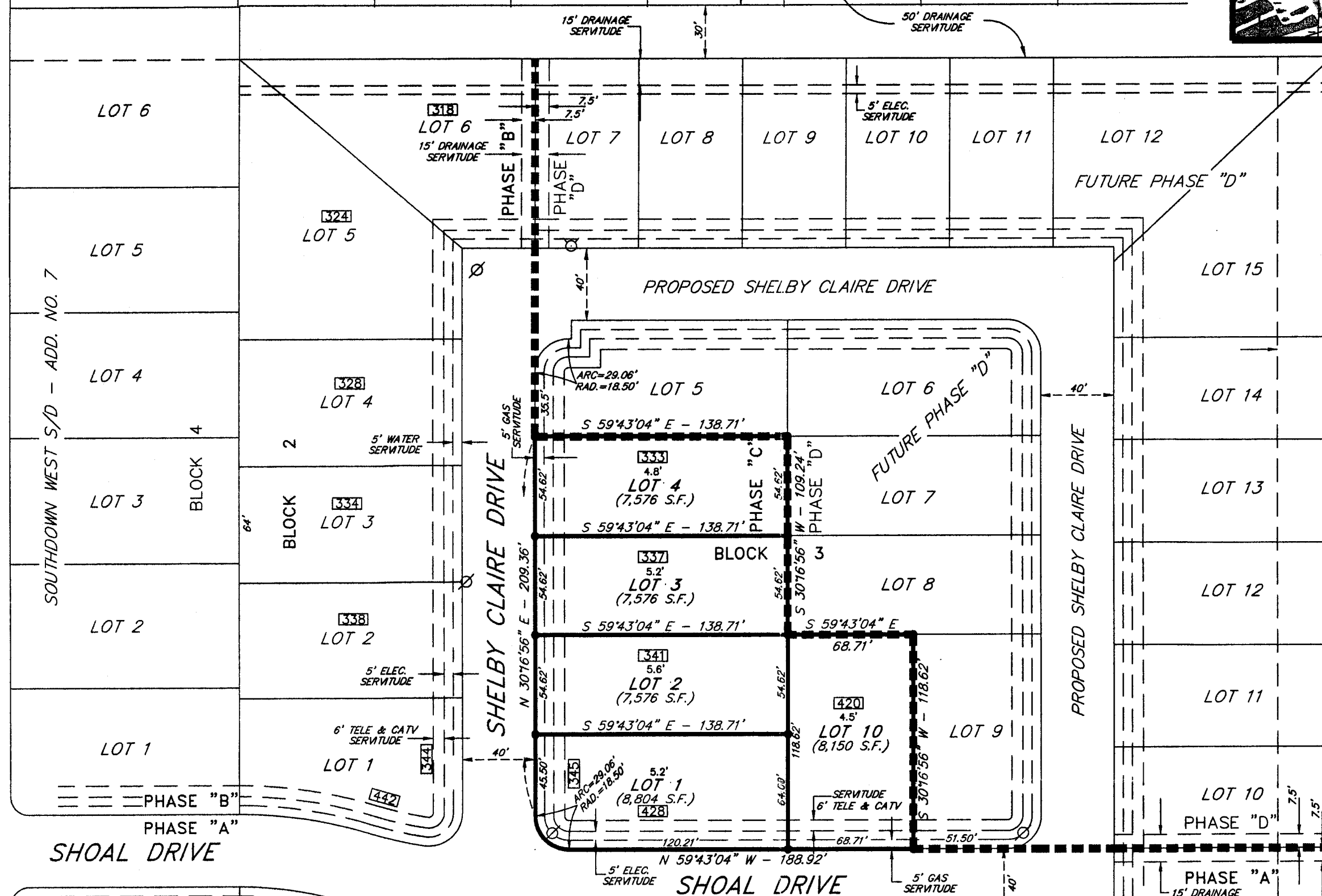
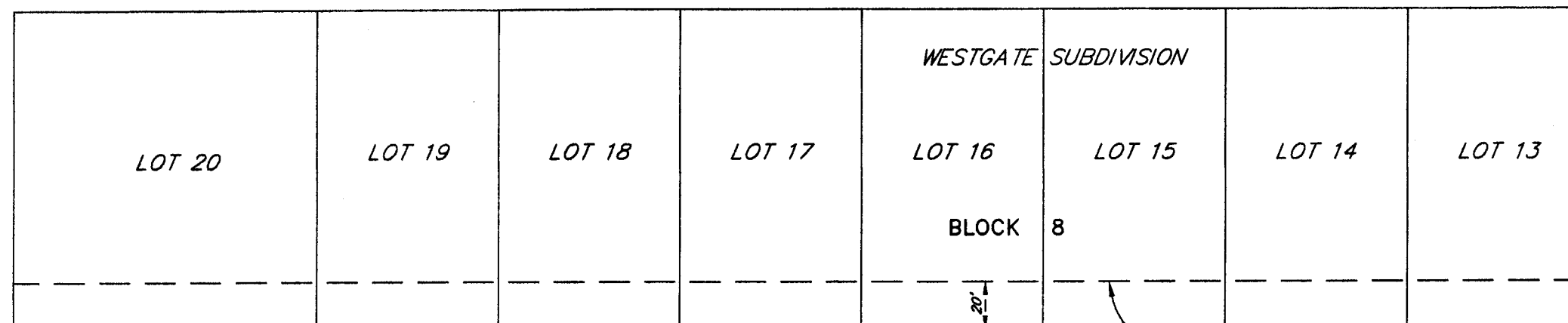
Record # _____

ANGELLE DRIVE



VICINITY MAP

WINDWARD DRIVE



SOUTHDOWN WEST BOULEVARD

NORTH MOSS DRIVE

CORAL DRIVE

DEDICATION OF SERVITUDES

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

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-0101 & LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 979605 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.

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

APPROVED AND ACCEPTED THIS DATE

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

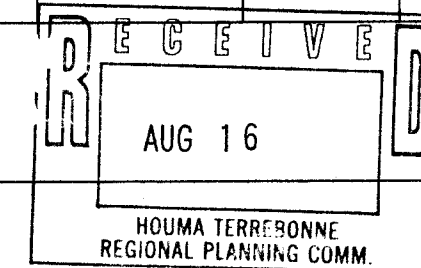
BY _____ FOR _____

LEGEND:

- X CHISELED "X" IN CONCRETE SET
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- [445] INDICATES MUNICIPAL ADDRESS

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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



LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: TERRE SOUTH INVESTMENTS, INC

CONCEPTUAL, PRELIMINARY & FINAL APPROVAL

**SOUTHDOWN WEST SUBDIVISION
ADDENDUM NO. 11 - PHASE "C"**
LOCATED IN SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

AUGUST 1, 2011

SCALE: 1" = 60'

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



R4

Houma-terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: ADDENDUM NO. 11 TO SOUTHDOWN WEST SUBDIVISION PHASE "D"
TERRE SOUTH INVESTMENTS, INC..
2. Developer's Name & Address: P. O. BOX 1866 HOUMA, LA 70361
TERRE SOUTH INVESTMENTS, INC.
- *Owner's Name & Address: P. O. BOX 1866 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:



4. Physical Address: SHOAL DRIVE AT SHELBY CLAIRE DRIVE
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
6. Purpose of Development: CREATE 17 LOTS IN PHASE "D"
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: 8/1/11 SCALE: 1"=60'
11. Council District: 6 / City of Houma Five
12. Number of Lots: 17
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

8/1/11
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.

TERRE SOUTH INVESTMENTS, INC.
Print Name

Date 8/1/11

PC11/ 8 - 5 - 31

Record # _____

WINDWARD DRIVE

PHASE 7
SHOAL DRIVE

SOUTHDOWN WEST BOULEVARD

RECEIVED
AUG 16
HOUMA TERRERONNE
REGIONAL PLANNING COMM.

R5

A circular professional seal for a land surveyor in the State of Louisiana. The outer ring of the seal contains the text "STATE OF LOUISIANA" at the top and "LAND SURVEYOR" at the bottom, separated by two small stars. In the center of the seal is an emblem featuring an eagle with its wings spread, perched atop a shield. Below the shield is a banner with the word "EXCELSIOR" written on it. Directly beneath the emblem, the name "KENETH L. REMBERT" is printed in a bold, sans-serif font. Below the name, the registration number "REG. No. 331" is printed in a smaller, similar font. At the bottom of the seal, the words "REGISTERED" and "PROFESSIONAL" are stacked vertically in a bold, sans-serif font.

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: REDIVISION OF PROPERTY BELONGING TO BRIARPATCH, INC.
WESTGATE DEVELOPMENT, INC, 120 PROGRESSIVE BLVD.,
2. Developer's Name & Address: HOUMA, LA 70360.
BRIARPATCH, INC.
*Owner's Name & Address: 7849 PARK AVENUE, HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: ALONG EAST STREET - APPROX. 435' FROM INTERSECTION OF EAST ST. AND SENATOR ST.
5. Location by Section, Township, Range: SECTION 9, T-17-S, R-17-E
DIVISION OF PROPERTY FOR PROPOSED SUBDIVISION FOR
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS & COMMERCIAL TRACTS
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: 8/1/11 1" = 100'
11. Council District: 1 / City of Houma Fire
12. Number of Lots: 4
13. Filing Fees: \$ 297.05

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

DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent


Signature of Applicant or Agent

AUGUST 1, 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.

BRIARPATCH, INC.
Print Name


Signature

AUGUST 1, 2011
Date

PC11/ 8 - 6 - 32

Record #

