

# 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

**DECEMBER 16, 2010, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 November 18, 2010

### **D. COMMUNICATIONS**

### **E. OTHER BUSINESS:**

1. Discussion and possible action with regard to changing the next HTRPC meeting to January 27, 2010 due to the Louisiana APA State Conference being held at the same time as the regularly scheduled meeting

### **F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 1463 & 1499 St. Charles Street, Terrebonne Parish, LA; Whitney National Bank and Carroll C. & Germaine Rhodes, applicants (*District 6*)

### **G. NEW BUSINESS:**

1. Preliminary Hearing:  
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Square 2, Barrowtown; NE corner of Isaac & West Streets, Terrebonne Parish, LA; Charles Johnson, applicant; and to call a Public Hearing for Thursday, January 27, 2010 (*tentatively*) at 6:00 p.m. (*District 1*)

### **H. STAFF REPORT**

1. *Public Hearing* Discussion and possible action with regard to accessory structures
2. *Public Hearing* Discussion and possible action with regard to the Major Corridor Overlay District to include Westside Boulevard

### **I. COMMISSION COMMENTS:**

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

### **J. PUBLIC COMMENTS**

### **K. 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 November 18, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 18, 2010

**D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 16, 2010 INVOICES, TREASURER'S REPORT OF NOVEMBER 2010, and PROPOSED 2011 BUDGET**

**E. ANNUAL ORGANIZATIONAL MEETING**

1. Approval proposal(s) for 2010 Audit
2. Election of Officers for 2011

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)  
Approval Requested: Process D, Minor Subdivision  
Location: 1200 & 1208 Barataria Avenue, Terrebonne Parish, LA  
Government Districts: Council District 2 / Houma/Bayou Cane Fire Districts  
Developer: Verizon Wireless, c/o Rash & Associates, L.P.  
Surveyor: Turner Surveys, LLC  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Subdivision of Property belonging to Jerri Smitko  
Approval Requested: Process D, Minor Subdivision  
Location: Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / City of Houma Fire District  
Developer: Jerri Smitko  
Surveyor: Allen R. Woodard, P.L.S.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Lot C-1 being a part of Semple Plantation  
Approval Requested: Process D, Minor Subdivision  
Location: 4246A Country Drive, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Sterling Authement  
Surveyor: T. Baker Smith, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Survey & Redesignation of Lot 3 of Michael Antee Subdivision being a Raw Land Tract into Lot 3-A, being a Public Tract  
Approval Requested: Process D, Minor Subdivision  
Location: 1926 Butcher Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Melinda L. Duncan  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Tract "C" belonging to Linda Blanchard Benoit  
Approval Requested: Process D, Minor Subdivision  
Location: 420 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 6 / Schriever Fire District  
Developer: Linda Benoit  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Southern Comfort Harbor Waterfront Community  
Approval Requested: Process D, Minor Subdivision  
Location: Snapper Court, Grand Caillou, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Bernie Turner  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

- 6. a) Subdivision: Tract "B" belonging to Matherne Realty Partnership  
 Approval Requested: Process D, Minor Subdivision  
 Location: Corner of Enterprise Drive Extension and Westside Boulevard Extension, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Bayou Cane Fire District  
 Developer: Matherne Realty Partnership, % Carroll Parr  
 Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Consider Approval of Said Application

- 7. a) Subdivision: Capital Commercial Development, Phase 4A & 4B  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA  
 Government Districts: Council District 6 / Bayou Cane Fire District  
 Developer: Aries Builders, Inc., % Robert A. Burns  
 Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

**I. STAFF REPORT:**

- 1. Discussion and possible action with regard reservoir construction and use for recreational facilities
- 2. Discussion and possible action with regard to the 2011 Louisiana APA State Conference to be held January 19-22, 2010

**J. ADMINISTRATIVE APPROVALS:**

- 1. Survey of Tract J-L-M-K-J being a portion of Property of Walter Land Company, Section 1, T18S-R17E, Terrebonne Parish, LA
- 2. Shift of Lot Line belonging to Rodney Huffaker, et ux, Section 72, T17S-R16E, Terrebonne Parish, LA

**K. COMMITTEE REPORTS:**

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

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**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: 11-1-2010

Whitney National Bank & Carroll C. & Germaine Rhodes  
Applicant's Name

Bayou Country Surveying, LLC P.O. Box 156, Labadieville, LA  
Address City State Zip 70372

369-2722  
Telephone Number (Home) (Work)

Owner  
Interest in Ownership (Owner, etc.)

1463 & 1499 St. Charles Street, Houma, LA  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

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

Previous Zoning History: ✓ No \_\_\_\_\_ Yes

If Yes, Date of Last Application: N/A

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

**EXHIBITS REQUIRED**

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

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



REFERENCE MAPS & BEARINGS:  
 MAP SHOWING A CERTAIN TRACT OF LAND  
 ADJACENT TO SOUTHDOWN SUBDIVISION  
 SECTION 103, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 PREPARED BY: DOUGLASS S. TALBOT  
 DATED: NOV. 21, 1972

CURRENT ZONING R1

CURRENT ZONING C6

SAN ANTONIO BLVD.

ST CHARLES ST

1463 ST CHARLES ST.

1499 ST CHARLES ST.

WHITNEY BANK

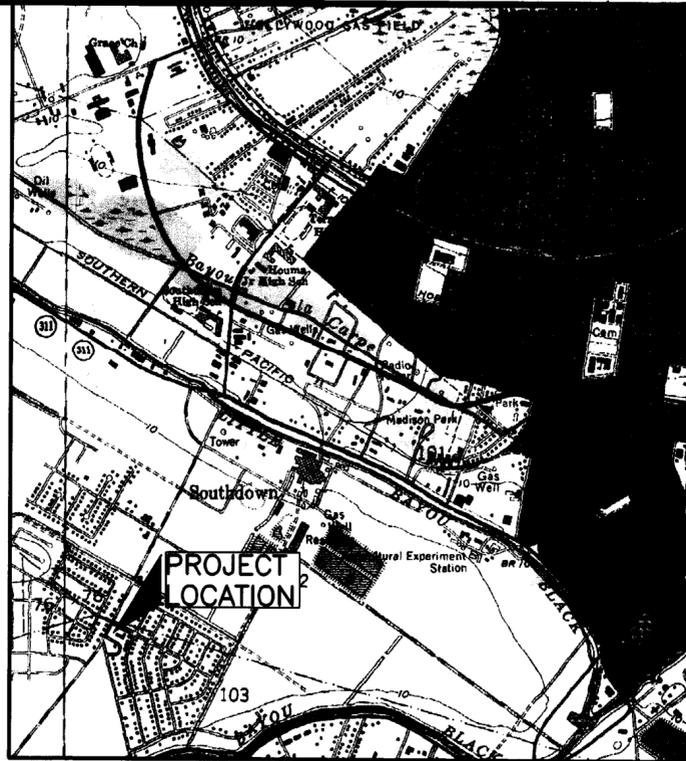
S28°00'54"W - 239.29'  
 (REFERENCE BEARING)

S77°25'56"W  
 125.00'

CURRENT ZONING R1



DATE	DESCRIPTION	BY



VICINITY MAP  
 SCALE 1" = 2000'

**FEMA FLOOD ZONE AND HAZARDS**  
 THIS LOT IS LOCATED IN ZONE C AN AREA OF MINIMAL FLOODING  
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: 5/19/81

**HURRICANE RITA ADVISORY MAP**  
 THIS LOT IS LOCATED IN ZONE A (A.B.F.E. 6.0')  
 TERREBONNE PARISH ADVISORY FLOOD MAP LA-Q102

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

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

APPROVED: Henry E. Schwartz IV 10/29/10  
 Henry E. Schwartz IV Reg. No. 4899

**SURVEY FOR PROPOSED REZONING OF THE PROPERTY**  
 LOCATED AT 1463 AND 1499 ST CHARLES ST.  
 LOCATED IN SECTION 103, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

**BAYOU COUNTRY SURVEYING, LLC**  
 Professional Land Surveyors  
 PO Box 158 Labadieville, LA. 70372  
 Office 985-526-0018

DESIGNED: HES	DETAILED:	TRACED:
CHECKED: HES	CHECKED: HES	CHECKED:
DATED: 10/29/10	FILE: C:\BAYOU_COUNTRY_SURVEYING\JOBS\1723\1723.DWG	JOB NO: 1723

# 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  
D.  Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

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

1. Name of Subdivision: Subdivision of Property belonging to Jerri Smitko et al  
2. Developer's Name & Address: Jerri Smitko 3303 Bayou Black Dr Houma La 70368  
\*Owner's Name & Address: Same  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Allen Roscoe Woodard

### SITE INFORMATION:

4. Physical Address: yes, applied for  
5. Location by Section, Township, Range: \_\_\_\_\_  
6. Purpose of Development: acomodate family  
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: November 2010  
11. Council District: 7 amb / COH Jru  
12. Number of Lots: 2  
13. Filing Fees: 158.30

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

Allen R. Woodard  
Print Applicant or Agent

Allen R. Woodard  
Signature of Applicant or Agent

November 5, 2010  
Date

The undersigned certifies: Jr 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.

Jerri Smitko  
Print Name

Allen R. Woodard  
Signature  
By Allen R. Woodard

November 5, 2010  
Date

PC10/ 12 - 1 - 69  
Record # 70



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Simple Plantation
- Developer's Name & Address: Sterling Authement, 4246A Country Drive, Bourg, LA 70343  
\*Owner's Name & Address: Sterling Authement, 4246A Country Drive, Bourg, LA 70343  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

### SITE INFORMATION:

- Physical Address: 4246A Country Drive, Bourg, LA 70343
- Location by Section, Township, Range: Section 9, T17S-R18E
- Purpose of Development: Create new Tract C-1-B
- 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: August 16, 2010 Scale: 1"=60'
- Council District: 9
- Number of Lots: 2
- Filing Fees: \$141.65 bmb

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

David L. Martinez

Print Applicant or Agent

Date

11/27/10

[Signature]  
Signature of Applicant or Agent

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

Sterling Authement  
Print Name

[Signature]  
Signature

Date

Nov 27 - 2010

PC10/ 12 - 2 - 70

Record # 71



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

         Variance(s) (detailed description):

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

- SURVEY & REDESIGNATION OF LOT 3 OF MICHAEL ANTEE  
SUBDIVISION, BEING A RAW LAND TRACT INTO LOT 3-A, BEING A  
PUBLIC TRACT*
1. Name of Subdivision: PUBLIC TRACT
2. Developer's Name & Address: MELINDA L. DUNCAN  
MELINDA L. DUNCAN
- \*Owner's Name & Address: 1926 BUTCHER ROAD, SCHRIEVER, LA 70395  
[\* 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: 1926 BUTCHER ROAD,, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTION 101, T-15-S, R-16-E
6. Purpose of Development: CONVERTING A RAW LAND TRACT INTO A PUBLIC TRACT
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: 11/17/10 1" = 50'
11. Council District:
12. Number of Lots: 1
13. Filing Fees: \$ 158<sup>30</sup>

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

MELINDA L. DUNCAN, APPLICANT  
Print Applicant or Agent

Melinda L. Duncan  
Signature of Applicant or Agent

November 29, 2010  
Date

The undersigned certifies: MLD 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.

MELINDA L. DUNCAN  
Print Name

Melinda L. Duncan  
Signature

November 29, 2010

PC10/ 12 - 3 - 11  
Record # 72

REFERENCE MAPS & BEARINGS:

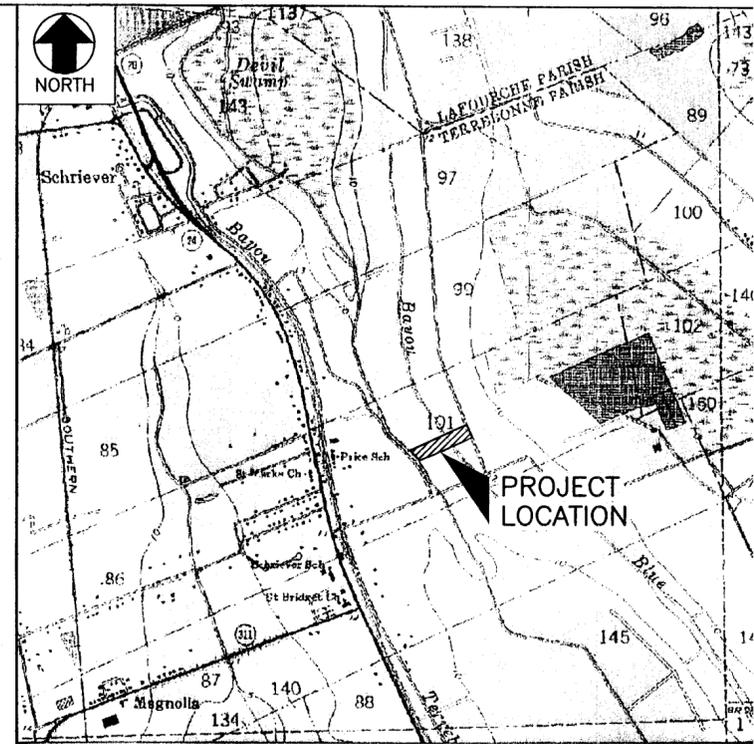
MICHAEL ANTEE SUBDIVISION  
 SURVEY AND DIVISION OF PROPERTY OWNED  
 BY MICHAEL ANTEE INTO PUBLIC LOTS 1 AND 2  
 AND RAW LAND LOTS 3 AND 4.  
 DATED IN SECTION 101, T15S-R16E  
 TERREBONNE PARISH, LOUISIANA  
 PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
 DATE: AUGUST 16, 2006

T15S - R16E  
 SECTION 101

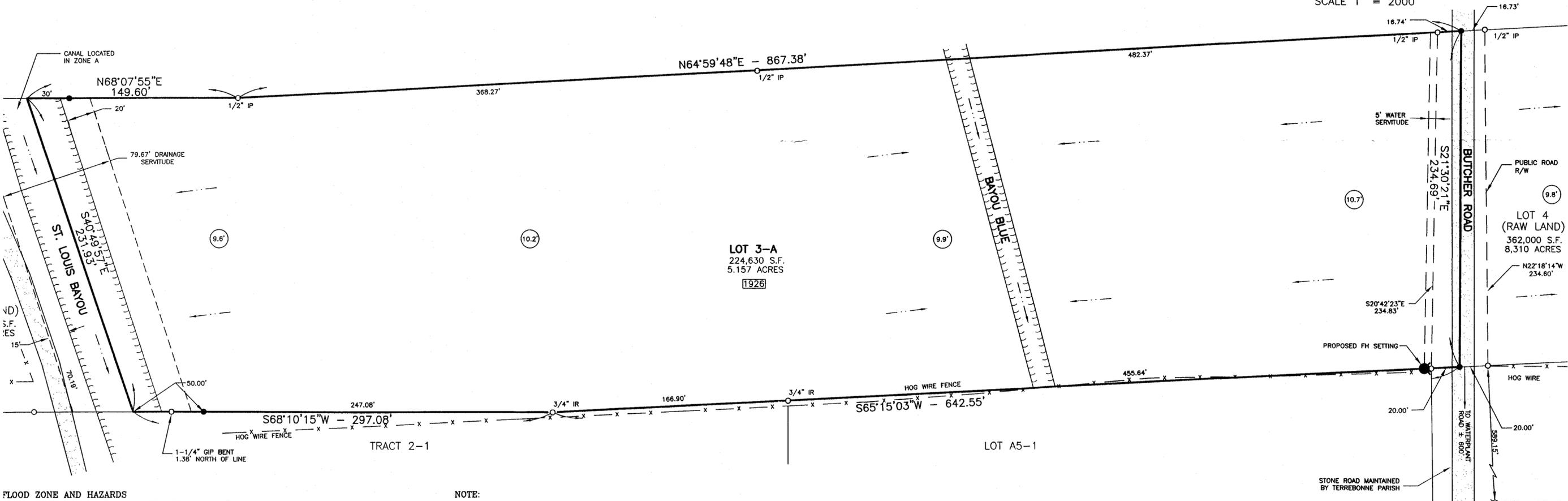
NOTE:  
 THE DRAINAGE FOR LOT 3-A IS INTO BAYOU BLUE  
 AND ST. LOUIS BAYOU WHICH IS MAINTAINED BY TERREBONNE  
 PARISH. THE OWNERS OF THIS TRACT WILL PROVIDE AND  
 PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY  
 TO REACH THESE AREAS.

LEGEND

- FOUND 1" GIP (UNLESS NOTED OTHERWISE) ○
- FOUND 3/4" I.R. ●
- EXISTING FENCE — x —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ∅
- EXISTING FIRE HYDRANT ⦿
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ≡
- DRAINAGE FLOW ———→
- GROUND ELEVATIONS (NAVD 88) (X.X')



VICINITY MAP  
 SCALE 1" = 2000'



FLOOD ZONE AND HAZARDS  
 LOT 3-A IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING  
 MAP COMMUNITY PANEL NUMBER 225206 0405 C, DATED: MAY 1, 1985  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-V100  
 FEBRUARY 23, 2006; FLOOD ZONE: NO CHANGE; A.B.F.E. = NO CHANGE

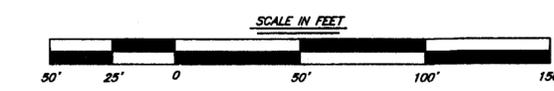
NOTE:  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL  
 EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL  
 UNDERGROUND UTILITIES AND/OR PIPELINES  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAT WAS PREPARED WITHOUT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

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 SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES  
 COMPLY WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES  
 AS SHOWN

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

APPROVED BY: \_\_\_\_\_  
 FOR: \_\_\_\_\_



SURVEY & REDSIGNATION OF LOT 3 OF MICHAEL  
 ANTEE SUBDIVISION, BEING A RAW LAND TRACT,  
 INTO LOT 3-A, BEING A PUBLIC TRACT  
 LOCATED IN SECTION 101, T15S-R16E  
 TERREBONNE PARISH, LOUISIANA

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

DATE	DESCRIPTION	BY

DESIGNED: BMA	DETAILED: SMB	TRACED:
CHECKED: BMA	CHECKED: BMA	CHECKED:
DATED: 11-17-10	FILE: F:\DWGS\2010\10-122\18x24.DWG	JOB NO: 10-122

PRELIMINARY  
 COPY

APPROVED: David A. Waitz Reg. No. 4744

REFERENCE MAPS & BEARINGS:

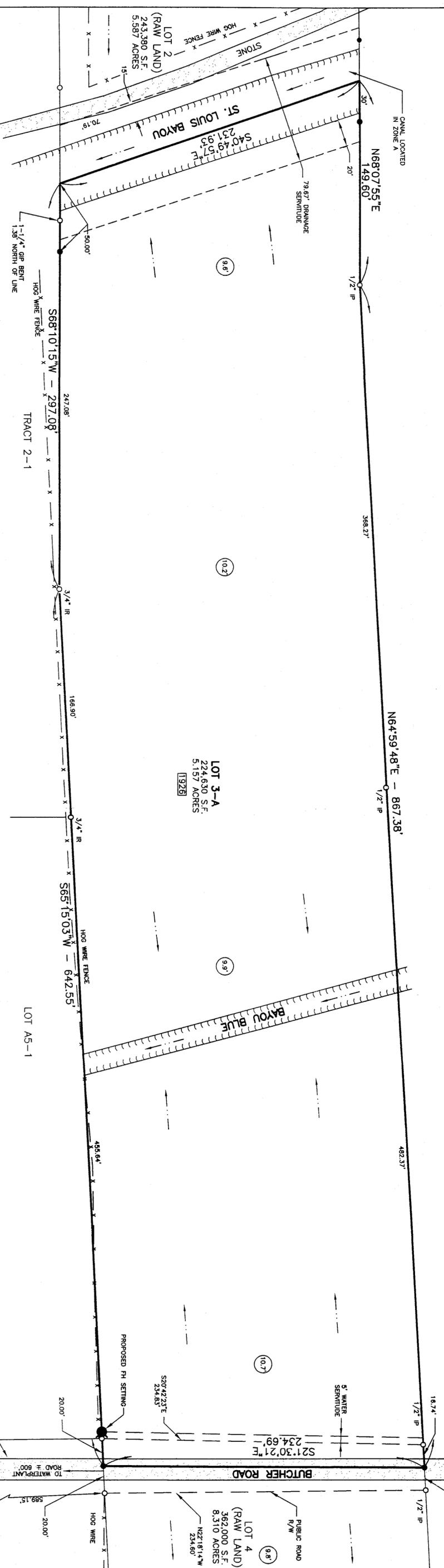
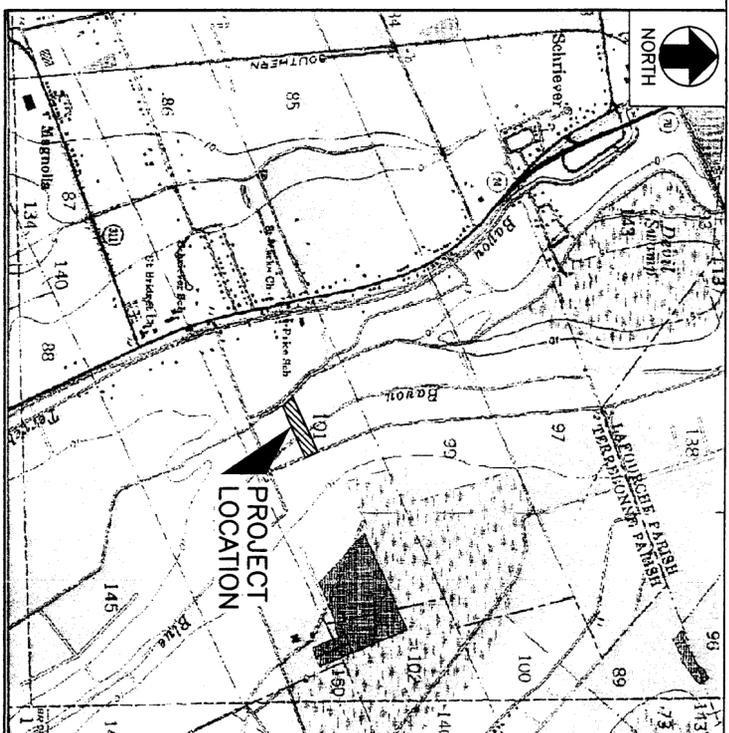
MICHAEL ANTEE SUBDIVISION  
 SURVEY AND DIVISION OF PROPERTY OWNED  
 BY MICHAEL ANTEE INTO PUBLIC LOTS 1 AND 2  
 AND RAW LAND LOTS 3 AND 4  
 LOCATED IN SECTION 101, T15S-R16E  
 TERREBONNE PARISH, LOUISIANA  
 PREPARED BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
 DATED: AUGUST 16, 2006

T15S - R16E  
 SECTION 101

NOTE:  
 THE DRAINAGE FOR LOT 3-A IS INTO BAYOU BLUE  
 AND ST. LOUIS BAYOU WHICH IS MAINTAINED BY TERREBONNE  
 PARISH. THE OWNERS OF THIS TRACT WILL PROVIDE AND  
 PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY  
 TO REACH THESE AREAS.

**LEGEND**

○	FOUND 1" GIP (UNLESS NOTED OTHERWISE)
●	FOUND 3/4" I.R.
— x —	EXISTING FENCE
⊗	EXISTING POWER POLE W/ LIGHT
⊘	EXISTING POWER POLE
⊙	EXISTING FIRE HYDRANT
⊚	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE
— — —	DRAINAGE FLOW
— — —	GROUND ELEVATIONS (NAVD 88)



**FEMA FLOOD ZONE AND HAZARDS**  
 THIS LOT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING.  
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0405 C, DATED: MAY 1, 1995  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-V100  
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: NO CHANGE; A.B.F.E. = NO CHANGE

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

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

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

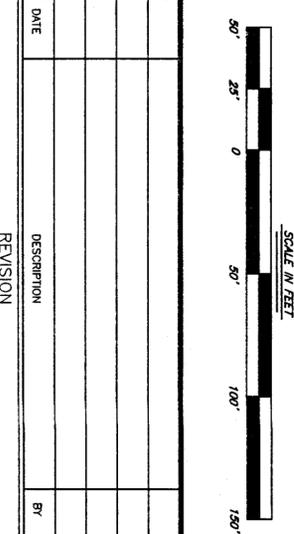
APPROVED: David A. Waitz

**PRELIMINARY**

Reg. No. 4744

**COPY**

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



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

SURVEY & REDISIGNATION OF LOT 3 OF MICHAEL ANTEE SUBDIVISION, BEING A RAW LAND TRACT, INTO LOT 3-A, BEING A PUBLIC TRACT LOCATED IN SECTION 101, T15S-R16E TERREBONNE PARISH, LOUISIANA

DESIGNED: BMA	DETAILED: SMB	TRACED:
CHECKED: BMA	CHECKED: BMA	CHECKED:

DATE: 11-17-10 FILE: F:\OWCS\2010\10-122\18x24.DWG JOB NO: 10-122

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

\_\_\_\_\_ Variance(s) (detailed description):

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

- Name of Subdivision: Redivision of Tract "C" belonging to Linda Blanchard Benoit
- Developer's Name & Address: Linda Benoit 420 Main Project Road Schriever, LA 70395  
\*Owner's Name & Address: same as above  
[\* 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: 420 Main Project Road (Schriever)
- Location by Section, Township, Range: Section 84, T15S-R16E
- Purpose of Development: Creates 8 family 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: 23 November 2010 1"=100'
- Council District: \_\_\_\_\_
- Number of Lots: 8
- Filing Fees: \$147<sup>20</sup>

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

Galen Bollinger  
Print Applicant or Agent  
29 November 2010  
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.

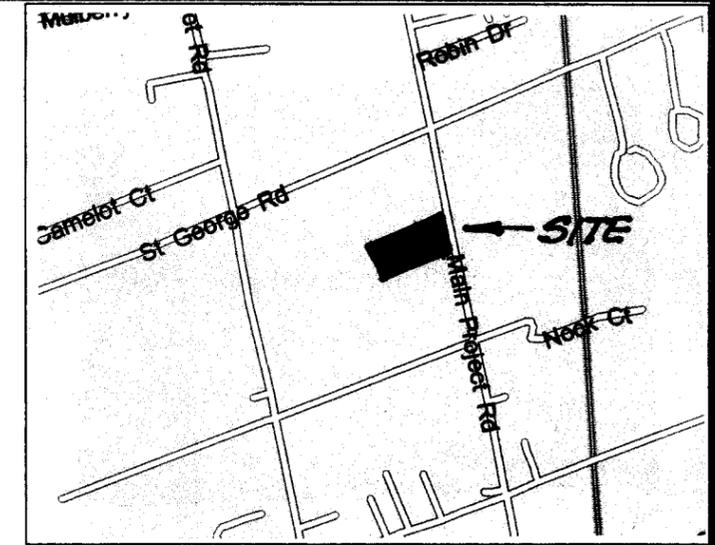
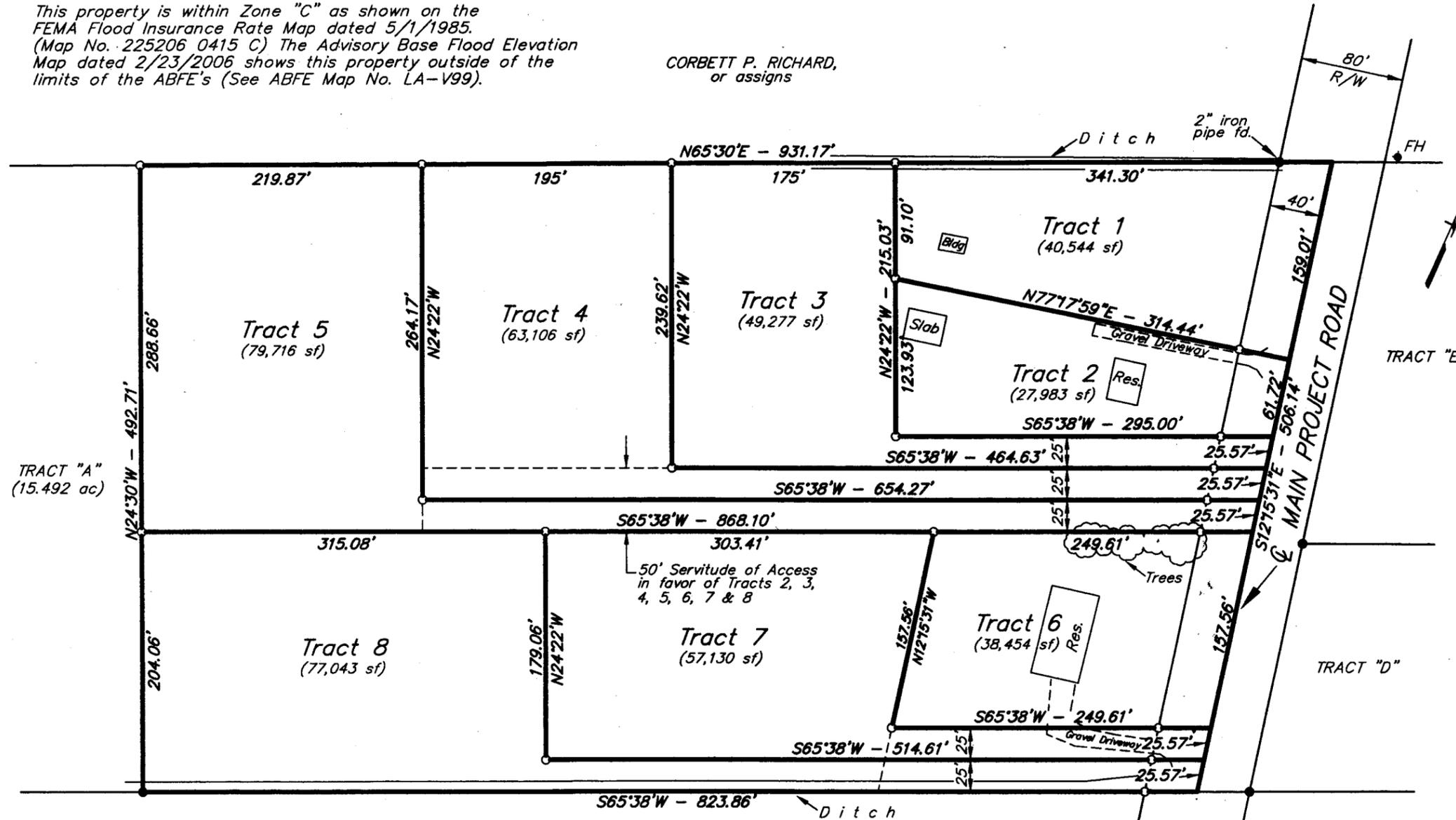
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Flood Zone Information:**

This property is within Zone "C" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0415 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-V99).

CORBETT P. RICHARD,  
or assigns



Vicinity Map

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

By: \_\_\_\_\_ For: \_\_\_\_\_

**Notes:**

Bearings shown hereon are based on the reference map prepared by the U.S.D.A. entitled "TERREBONNE PROJECT LA-12" and recorded at entry #105321. This property is also identified as Tract "C" of the redivision of Tract 32 of Terrebonne Project LA-12.

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

Sewer systems located on this property shall utilize the parish maintained roadside ditch as a destination point for discharge. Individual tract owners shall provide and perpetually maintain adequate drainage courses to this area.

JUNIUS ONCALE,  
or assigns

- Legend:**
- Indicates iron rod to be set
  - Indicates iron rod found
  - FH ● Indicates Fire Hydrant



**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

**MAP SHOWING THE REDIVISION OF TRACT "C" BELONGING TO LINDA BLANCHARD BENOIT LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

23 NOVEMBER 2010

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

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

\_\_\_\_\_ Variance(s) (detailed description):

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

- Name of Subdivision: SOUTHERN COMFORT HARBOR WATERFRONT COMMUNITY
- Developer's Name & Address: Bernie Turner 147 Eddie Diane Lane Sontag, MS 39665  
\*Owner's Name & Address: same as above  
[\* 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: Snapper Court (Shrimpers Row, Grand Caillou)
- Location by Section, Township, Range: Section 32, T20S-R17E
- Purpose of Development: Creates lots on north side of Snapper Court
- 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: 27 November 2010 1"=60'
- Council District: 7 / Grand Caillou fire
- Number of Lots: 20
- Filing Fees: \$125<sup>00</sup>

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

Galen Bollinger  
Print Applicant or Agent  
29 November 2010  
Date

Galen Bollinger  
Signature of Applicant or Agent

The undersigned certifies: BPT 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.

Bernard J Turner  
Print Name

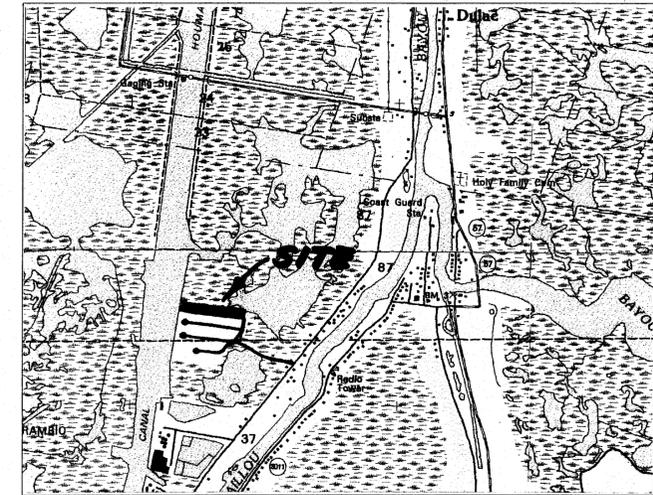
Bernard J Turner  
Signature

11-29-2010  
Date

PC10/ 12 - 5 - 73  
Record # 74

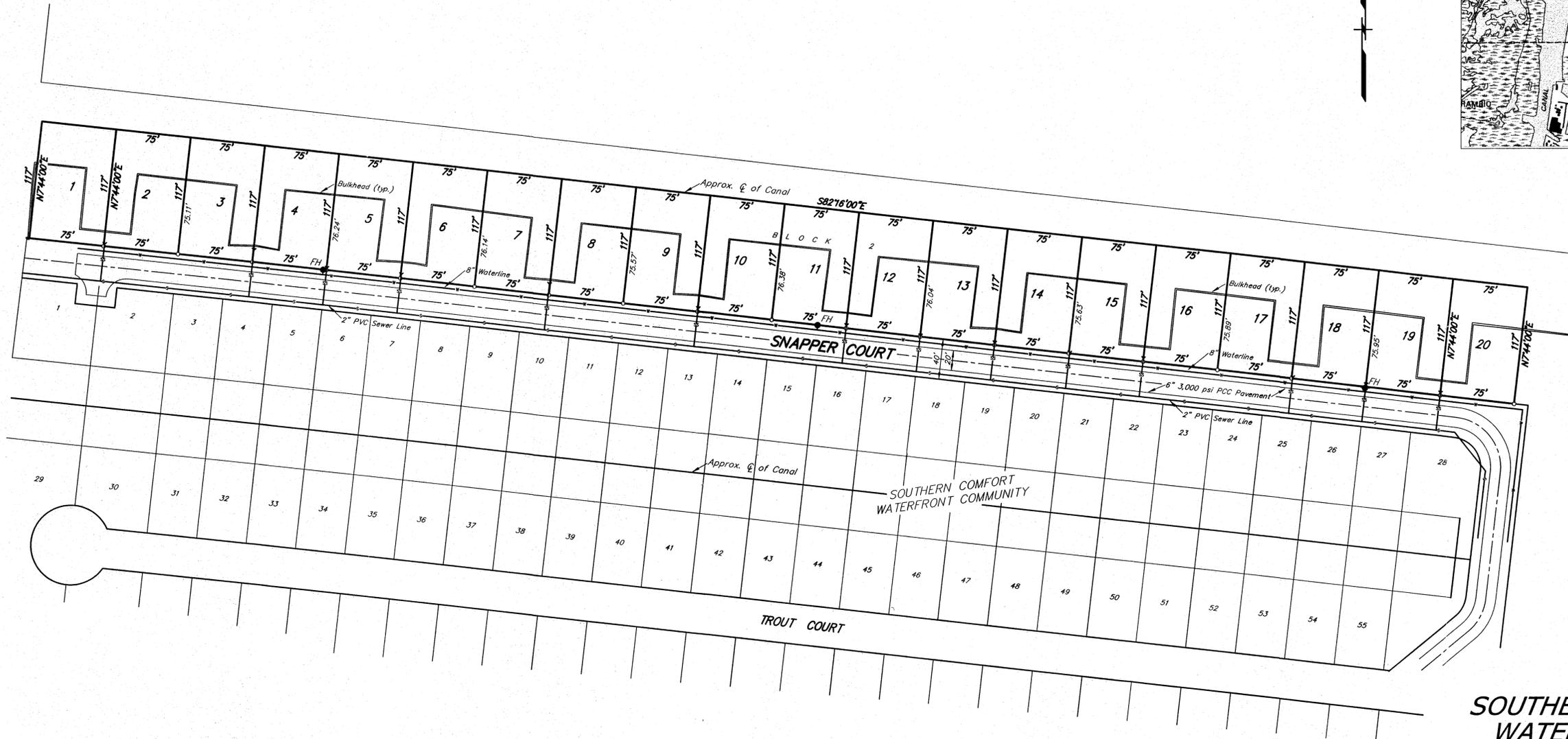
**Reference Map:**  
 Bearings shown hereon are based on the reference map entitled "SOUTHERN COMFORT WATERFRONT COMMUNITY, A PRIVATE COMMUNITY" prepared by CELSCO and recorded at entry # 1091500.

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



Vicinity Map

HOUMA NAVIGATION CANAL



**SOUTHERN COMFORT HARBOR WATERFRONT COMMUNITY**  
 LOCATED IN SECTION 32, T20S-R17E,  
 TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60' 27 NOVEMBER 2010

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

**Legend:**  
 ● Indicates 1/2" rod found  
 ○ Indicates 1/2" rod to be set

**NOTE:** This property is within ZONE "A15" (EL10) as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 223206 0315 C). The FEMA Advisory Base Flood Elevation map #A-102 indicates this development within Zone AE (EL 11).

Proposed Land Use:  
**Residential**  
 Owner/Developer:  
**Bernard J. Turner**

DATE	REVISION	BY

CHARLES L. McDONALD LAND SURVEYOR, INC. HOUMA, LOUISIANA		DRAWN: G.F.B.
		CHECKED: C.L.M.
		SCALE: 1"=60'
		DATE: 27 NOV 10
JOB #	CAD # SComfortHarbor	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
- 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: Tract "B", redivision of property of Matherne Realty Partnership
2. Developer's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA  
\*Owner's Name & Address: Matherne Realty Partnership, P.O. Box 763, Houma, LA  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

### SITE INFORMATION:

4. Physical Address: Corner of Enterprise Drive Extension and Westside Boulevard Extension
5. Location by Section, Township, Range: Sections 5, 101 & 102, T17S-R17E
6. Purpose of Development: Sale of tract
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community (PRIVATE)  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 6/15/10 Scale: 1" = 100'
11. Council District: 2-Williams/BayouCane Fire Dist.
12. Number of Lots: 2
13. Filing Fees: \$213<sup>80</sup>

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

Keneth L. Rembert  
Print Applicant or Agent

11/29/10

Date

[Signature]  
Signature of Applicant or Agent

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

Matherne Realty Partnership  
Print Name

11/29/10

Date

[Signature]  
Signature

PC10/ 12 - 6 - 74

Record # 75



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70861  
Ph. (985) 873-6798 - 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: CAPITAL COMMERCIAL DEVELOPMENT, PHASE 4A and 4B  
TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA
2. Developer's Name & Address: 70361  
TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA
- \*Owner's Name & Address: 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: VALHI BOULEVARD & CAPITAL BOULEVARD
5. Location by Section, Township, Range: SECTIONS 84 & 85, T17S-R17E
6. Purpose of Development: CREATE 18 LOTS FOR SALE PURPOSES
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: 24NOV10 Scale 1" = 60'
11. Council District: 6 Bayou Cane Fire
12. Number of Lots: 18
13. Filing Fees: \$860.00

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

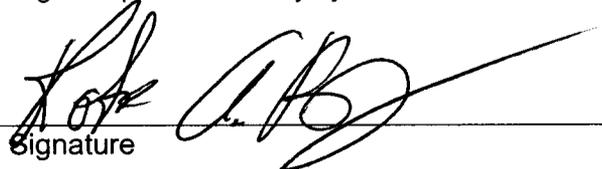
FLOYD E. MILFORD, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

29NOV10  
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.

ROBERT A. BURNS  
Print Name

  
Signature

11/24/10  
Date

PC10/ 12 - 7 - 75  
Record # 76

**DRIVEWAY CULVERT CHART**

**BLOCK 5**

LOT #	ROADSIDE - CAPITAL BLVD.	ROADSIDE - VALHI BLVD.
LOT 1	N/A	24" RPVC
LOT 2	18" RPVC	24" RPVC
LOT 3	15" RPVC	
LOT 4	15" RPVC	
LOT 5	15" RPVC	
LOT 6	15" RPVC	
LOT 7	15" RPVC	
LOT 8	15" RPVC	

**DRIVEWAY CULVERT CHART**

**BLOCK 6**

LOT #	ROADSIDE - CAPITAL BLVD.	ROADSIDE - VALHI BLVD.
LOT 1	N/A	24" RPVC
LOT 2	18" RPVC	24" RPVC
LOT 3	15" RPVC	
LOT 4	15" RPVC	
LOT 5	15" RPVC	
LOT 6	15" RPVC	
LOT 7	15" RPVC	
LOT 8	15" RPVC	
LOT 9	15" RPVC	
LOT 10	15" RPVC	

NOTE:  
RCP & PVC ARE INTERCHANGEABLE  
OR EQUIVALENT

**DEDICATION OF STREETS AND SERVITUDES**  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAN 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 \_\_\_\_\_

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

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

KENETH L. REMBERT, PLS \_\_\_\_\_

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAN 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 \_\_\_\_\_

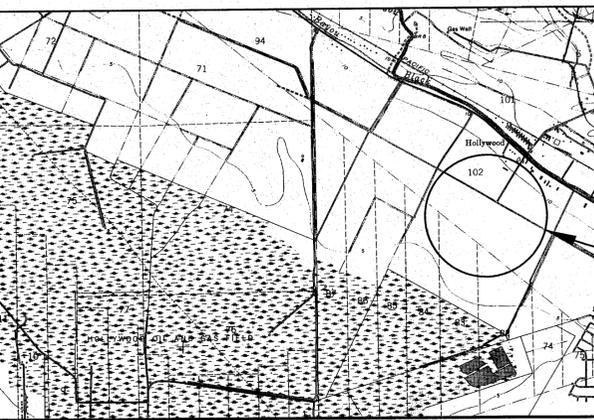
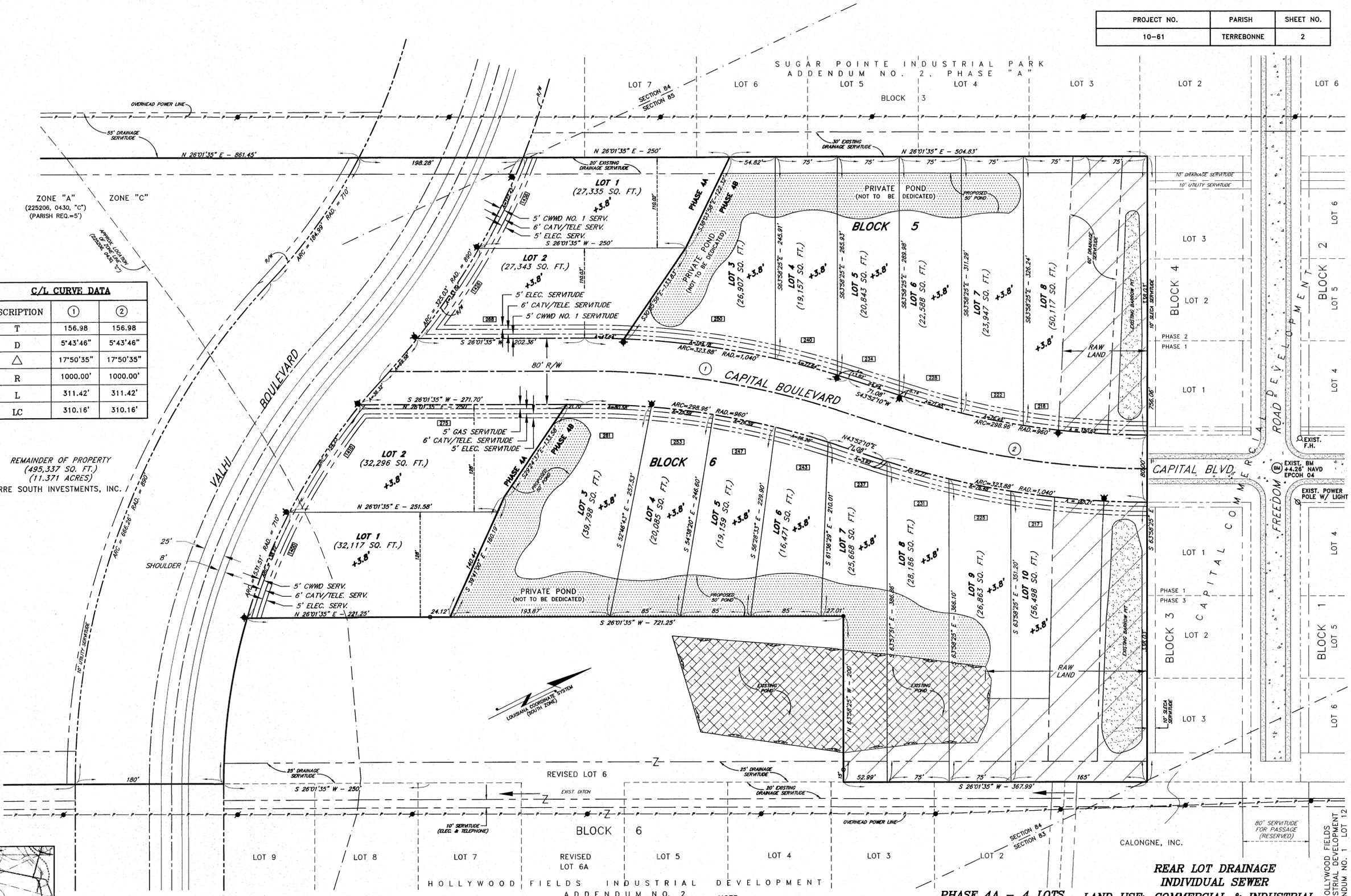
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

**C/L CURVE DATA**

DESCRIPTION	①	②
T	156.98	156.98
D	5'43.46"	5'43.46"
Δ	17°50'35"	17°50'35"
R	1000.00'	1000.00'
L	311.42'	311.42'
LC	310.16'	310.16'

REMAINDER OF PROPERTY  
(495,337 SQ. FT.)  
(11.371 ACRES)  
TERRE SOUTH INVESTMENTS, INC.



**PROJECT SITE**

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

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING, ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-101 & LA-0101 BOTH PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 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 LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

**LEGEND**

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- 18000 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE ARROWS
- BM INDICATES BENCH MARK
- 4" BRASS DISC SET IN CONCRETE

NOTE:  
PHASE 4A ARE THE LOTS ALONG VALHI BLVD.  
PHASE 4B IS THE ROAD AND REMAINDER OF LOTS.

LAND AREA ON ALL LOTS EXCEED 12,000 SQ. FT.

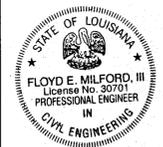


SCALE: 1" = 60'

DATE	REVISION	BY

PHASE 4A - 4 LOTS  
PHASE 4B - 14 LOTS  
TOTAL LOTS - 18

**REAR LOT DRAINAGE  
INDIVIDUAL SEWER  
LAND USE: COMMERCIAL & INDUSTRIAL  
SUBDIVISION PLAN**



**CAPITAL COMMERCIAL DEVELOPMENT  
PHASE 4A & 4B  
TERRE SOUTH INVESTMENTS, INC. - DEVELOPER  
LOCATED IN SECTIONS 84 & 85, T17S - R17E  
TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_

DATE: 24NOV10

JOB # 10-61 CAD # 1061-SD FILE # \_\_\_\_\_

HOLLYWOOD FIELDS INDUSTRIAL DEVELOPMENT ADDENDUM NO. 1 LOT 12