

# 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 17, 2009, 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 19, 2009

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Planned Building Group:  
Placement of an additional building to accommodate printing press, 3030 Barrow Street; The Courier, applicant
2. Preliminary Hearing:  
Rezone from C-2 (General Commercial District) to I-1 (Light Industrial District) Tract consisting of 0.24469 acres, 5357 Hwy. 311 and Tract A as shown on map "Survey of Tract A, Property belonging to Kenneth Barrilleaux, Section 102, T17S-R17E," 5351 Hwy. 311; Alex Wheelock & Andrée Buquet-Casey, applicants

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 19, 2009
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 19, 2009

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 17, 2009 INVOICES, TREASURER'S REPORT OF NOVEMBER 2009, and PROPOSED 2010 BUDGET**

### **E. ANNUAL ORGANIZATIONAL MEETING**

1. Approve proposal(s) for 2009 Audit
2. Election of Officers for 2010

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: Section 101, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: William L. Kelley  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Three Oaks  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Sections 6, 7, & 82, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Coastal Phoenix Investments/Affordable Housing Services, LLC  
Surveyor: Kyle Associates, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Four Seasons Mobile Home Park  
Approval Requested: Process B, Mobile Home Park  
Location: Section 9, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Kevin & Jenny Do  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Hollygrove  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Section 104, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Hollygrove, L.L.C., % Timothy J. Thompson  
Engineer: David A. Waitz Engineering and Surveying, Inc.  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Redivision of Lot 15, Aragon Acres Subdivision on Property belonging to Tony Michael & Annabelle Grant Deroche  
Approval Requested: Process D, Minor Subdivision  
Location: Section 8, T18S-R19E, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut/Pointe-Aux-Chenes Fire District  
Developer: Tony Michael Deroche  
Surveyor: GSE Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A" & "B", Redivision of Property belonging to G & H Construction Co., Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: Section 98, T16S-R15E, Terrebonne Parish, LA  
Government Districts: Council District 2 / Fire District 08  
Developer: Zeboria & Glenn Short  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application

3. a) Subdivision: Survey of Tracts A & B in Houma Development Tract 1 belonging to Legrace Properties, L.L.C.  
 Approval Requested: Process D, Minor Subdivision  
 Location: Section 101, T17S-R17E, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Houma/Bayou Cane Fire District  
 Developer: Legrace Properties, L.L.C.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
4. a) Subdivision: Survey Plat showing Resubdivision of the Greg LeBlanc Nissan Property being a portion of a 9.39 acre tract formerly being a portion of the Henry J. Cambron Frost into Lots 1-A & 1-B  
 Approval Requested: Process D, Minor Subdivision  
 Location: Section 81, T15S-R16E, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Schriever Fire District  
 Developer: Greg LeBlanc  
 Surveyor: Acadia Land Surveying, L.L.C.
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase A  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: Sections 6 & 82, T16S-R17E, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Schriever Fire District  
 Developer: Teuton-Caro Developments, L.L.C., % Mr. Jerry Caro  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action to consider a policy change with regard to proposed development signs

**J. ADMINISTRATIVE APPROVALS:**

1. Division of ±69.58 acres of raw land along LA Hwy. 311 and Weatherford Road within the Rebecca Plantation, Sections 10, T16S-R16E, Terrebonne Parish, LA
2. Survey and Division of Property belonging to L-M Limited Partnership, Sections 16, 17, 18, 19, 20, & 21, T16S-R14E, Terrebonne Parish, LA (Raw Land Division)
3. Creation of 14.469 acre tract along Gulf Intracoastal Waterway belonging to CS&E Properties, LLC
4. Survey of Revised Lot 10 of Block 4 comprised of Revised Lot 10 and Lot 11 of Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tracts 3 & 6, Property belonging to Henry J. Richard, et al, Sections 2 & 4, T17S-R17E, Terrebonne Parish, LA
6. Survey of Lots 15A & 17A, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, 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**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF NOVEMBER 19, 2009**

- A. The Chairman called the meeting of November 19, 2009 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 Mr. Alex Ostheimer and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Beryl Amedée, Daniel Babin, 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: Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Mr. Kurtz 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 October 15, 2009."

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

D. COMMUNICATIONS: None.

E. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by Adrienne S. Duhe to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) Lots 1 & 2, Duhe' Estates, North Hollywood Road, Terrebonne Parish, Louisiana.

a) No one from the public was present to speak.

b) Mrs. Amedée moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

c) Mrs. Robinson stated the applicant called to say they would not be able to attend the meeting to represent their application. She discussed the Staff Report and stated Staff recommended approval of the rezoning request.

d) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) Lots 1 & 2, Duhe' Estates, North Hollywood Road, Terrebonne Parish, Louisiana to the Terrebonne Parish Council for final consideration."

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

F. NEW BUSINESS:

1. Home Occupation:

a) The Chairman called to order the application by Mary Robichaux requesting home occupation approval for a proposed photography studio at 514 Wilson Avenue.

b) The Chairman recognized Mrs. Mary Robichaux who requested to open photography studio out of her home.

c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request.

- d) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application for a proposed photography studio at 514 Wilson Avenue.”

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

2. Planned Building Group:

- a) The Chairman called to order the application by Mr. Shintaro Yoshido requesting planned building group approval for the placement of an additional structure on property of Baker Oil Tools at 139 Equity Boulevard.
- b) The Chairman recognized Mr. Ed Hulsewe who requested approval of their planned building group application.
- c) Mrs. Robinson stated an updated site plan had been submitted. She discussed the Staff Report and stated Staff recommended approval of the request based on the revised site plan showing the addition of 67 parking spaces.
- d) Mr. Elfert moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of an additional structure on property of Baker Oil Tools at 139 Equity Boulevard.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Mrs. Williams moved, seconded by Mr. Erny: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:07 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. 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 NOVEMBER 19, 2009.**

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

*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

Houma Courier Newspaper Corp, Inc.  
Applicant's Name

3030 Barrow Street                      Houma              LA                      70360  
Address                                      City                      State                      Zip Code

December 7, 2009                      /                      985-857-2220  
Date    Telephone Number(s)

New York Times  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: Houma Courier Building Addition
2. Location: 3030 Barrow St., Houma, LA 70360
3. Zoning District: C-2
4. Total Land Area: ±6.175 acres
5. Total Number of Units: one existing and one proposed
6. Gross Floor Area: Total = 50,854 sq. ft.  
existing=42,079 sq. ft. and proposed=8,775 sq. ft
7. Total Parking Spaces Provided: 127 existing minus 6 = 121  
add 9 next to new building = 130  
Total Parking Spaces Required: 149
8. Approximate Cost of Work Involved: \$1,000,000
9. Has any previous application been made: NO X YES \_\_\_\_\_  
If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ZW/E1**

**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  
see attached
- C. Drainage Plans and Elevations  
see site plan attached
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.  
see attached

**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

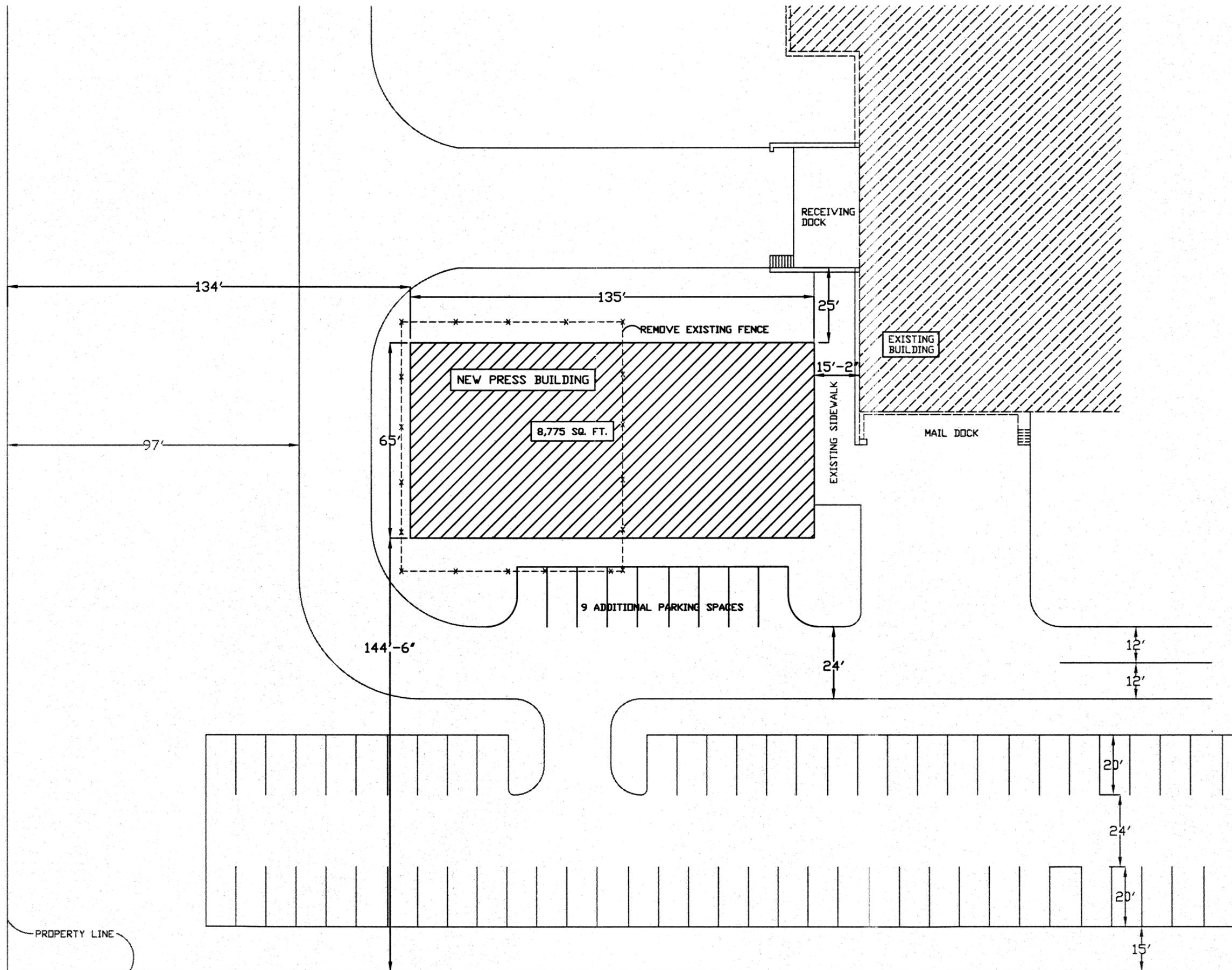
Note: Acreage is based on total area, exclusive of streets.

I (We) own 6.175 acres. A sum of \$43<sup>00</sup> dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant  
12-7-09  
\_\_\_\_\_  
Date

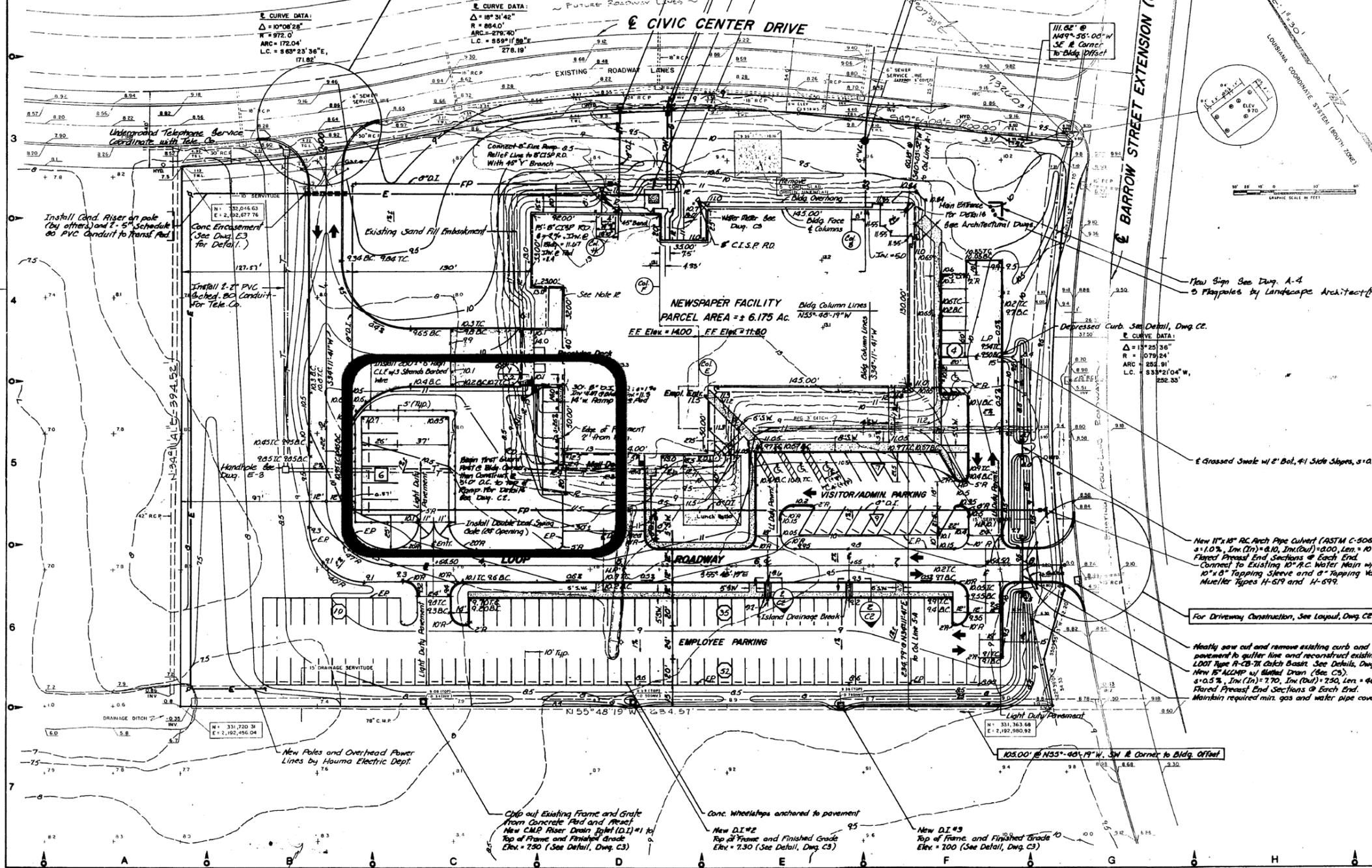
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent  
12-7-09  
\_\_\_\_\_  
Date



- EXISTING**
- 3/4" G.L.P. @ 90° Corners
  - DRAINAGE STUBOUT (24")
  - POWE. POLE
  - GUY LINE ANCHOR
  - WHD
  - FAH HYDRANT
  - 4" P.C. 3006 GAS LINE (25 W. P.S.I.)
  - 10" A.C. WATER LINE (20 W. P.S.I.)
  - 4" P.C. 3006 GAS LINE (25 W. P.S.I.)
  - ELECTRICAL TOP OF WATER LINE
  - ELEVATION TOP OF GAS LINE
  - ELEVATION TOP OF CONC. SLAB
  - LDH MONUMENT
  - SPOT ELEVATION
  - CONTOUR
  - CONCRETE CURB
- PROPOSED**
- Boring Location
  - Contour Elevation
  - Spot Elevation
  - EP Edge of Pavement w/ No Curbing
  - TC Top of Curb Elevation
  - BC Bottom of Curb Elevation
  - Limit of New Asphaltic Conc. Pavement
  - Concrete Curb (6" Reveal)
  - Concrete Curb (Other Than 6" Reveal)
  - Concrete Sidewalk (3.5W)
  - Wheelchair Ramp in Sidewalk
  - Roadway Baseline (100 Ft. Station)
  - Traffic Flow
  - Number of Regular Parking Stalls (10'x20')
  - Number of Regular Parking Stalls (60'x Angle Parking)
  - Number of Van Parking Stalls (16'x26')
  - Handicapped Parking Stall (12'x20')

- SS Sanitary Sewer and Manhole
- SD Storm Drain
- CV Culvert
- FP Fire Protection Water Main
- DW Domestic Water Main
- FI Fire Hydrant and Gate Valve
- PI Post Indicator Valve (PIV)
- G Gas Main
- E Electrical Conduit (Underground)
- T Telephone Conduit (Underground)
- Chain Link Fencing and Swing Gate
- Asphalt Wheelchair Ramp
- Conc. Splash Pad @ Roof Drain
- Conc. Wheelstop
- Gate Valve



15. For Site Lighting, See Dwg. E-3.  
 16. Provide signage and warning textures for handicapped parking according to ANSI A117.1-1980.

1. The property delineated on this plan and topographic information herein was provided by T. Baker Smith and Son, Inc., plan called "Topographic and Elevation Survey of 6.175 Acre Tract Along Civic Center Drive and Barrow Street Extension, located in Section 10E, T17S-R17E, Terrebonne Parish, Louisiana", dated October 25, 1982. One-half (1/2) existing contours plotted by Chas. T. Main, Inc. reflect rough grading work performed in Dec., 1982 as shown on MHIU's Dwg. No. 3711-3-C1A, called "Mass Earthwork Plan", dated Nov. 23, 1982. See Note #2.  
 2. Bench Mark: 4" Concrete Post w/ 3" Brass Cap in Civic Center Drive, Elevation 2. N.S.L.  
 3. Datum: U.S.G.S.  
 4. Utilities shown hereon were taken from available plans and records and are approximate. The Contractor shall verify exact horizontal and vertical alignment prior to construction. Utility owners: City of Houma (Water, Electric, Gas), South Central Bell (Telephone), Terrebonne Parish Police Jury (Sewer).  
 5. See Appendix to Specifications for Boring Logs.  
 6. All proposed grades shown are finished surface grades. Proper allowance shall be made for pavement, slopping and landscaping.  
 7. All material resulting from the clearing and stripping operation and any other excavated material which is not suitable for re-use on-site shall become the property of the Contractor who shall remove it from the site.  
 8. Unless otherwise noted, dimensions shown hereon are from building face, curb face or edge of pavement.  
 9. Location and construction of the Roadway Ingress-Egress (including drainage related work) off and within the U.S. Highway 90 R.O.W. shall be performed in accordance with the permit issued for such work by the Louisiana Dept. of Transportation and Development (LDOT).  
 10. See Dwg. CE for Boring Tabulation.  
 11. The Contractor shall phase his work and shall provide temporary surfacing to this wall adequate to support load of press and vehicle during installation. Temporary grade of wall shall be Elev. 10.0 for this operation. See Dwg. AC for location of knock-out panel.  
 12. Heavy Duty Asphaltic Concrete Pavement shall be constructed for the full width of the Loop Roadway (6E), driveways, and maneuvering areas of the Receiving and Mail Docks. All parking areas and access to same shall be of Light Duty A.C. Pavement construction to the limits shown hereon.

5	AS BUILT		
4	ISSUED FOR CONST. REV.		
3	ISSUED FOR CONST. REV.		
2	ISSUED FOR CONST. REV.		
1	ISSUED FOR CONST. REV.		
D	ISSUED FOR CONST. REV.		
C	ISSUED FOR CONST. REV.		
B	ISSUED FOR CONST. REV.		
A	ISSUED FOR CONST. REV.		

NO.	DATE	DESCRIPTION	BY	CHECKED BY	DATE
1	10/15	ISSUED FOR CONST. REV.	R. A. HUDSON	W. F. CONROY	10/15
2	10/15	ISSUED FOR CONST. REV.	R. J. CERIAH	W. F. CONROY	10/15
3	10/15	ISSUED FOR CONST. REV.	G. F. BROGAN	W. F. CONROY	10/15

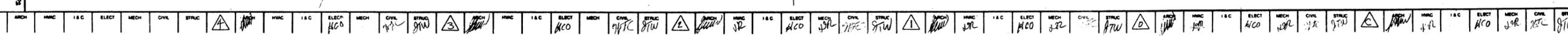
IN CHARGE: H.S. HOCH

CHAS. T. MAIN, INC.  
 BOSTON • NEW YORK • CHARLOTTE • PORTLAND

CLIENT/PROJECT TITLE: HOUMA DAILY COURIER  
 NEW NEWSPAPER FACILITY  
 HOUMA, LOUISIANA

DISCIPLINE: CIVIL  
 DRAWING NO.: 3711-3-1  
 DRAWING DESCRIPTION: SITE PLAN

SCALE: THIRTY (30) FEET TO ONE (1) INCH  
 MAIN/DWG. NO.: 3711-3-C1  
 REV: 5



**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, January 21, 2010***

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***@ 6:00 p.m.***

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***Z&LU / E1***

Dist 6

**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: 11/20/09

Alex Wheelock, Andrée Buquet-Casey  
Applicant's Name

1425 W. Tunnel Blvd Suite G. Houma LA. 70360  
Address City State Zip

985-876-8100 985-688-8787  
Telephone Number (Home) (Work)

Connector Specialist, Buquet Realty Inc.  
Interest in Ownership (Owner, etc.)

Tract consisting of 0.24469 Acres situated in section 102 T17S R17E

#1) 5357 Hwy 311 Houma, LA. 70360

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

#2) 5351 Hwy 311 Houma, LA. 70360

Tract A as shown on map "survey of Tract A in Section 102 T17S-R17E"

Zoning Classification Request:

From: C2 To: I1

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

If Yes, Date of Last Application: \_\_\_\_\_

Dist. 6

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

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

**EXHIBITS REQUIRED**

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

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

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

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

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

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

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

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

Construction upon approval of ReZoning

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:

Buguet Realty Inc : 5357 Hwy 311 Andre'e Buguet-Casey  
Houma, LA. 70360

Connector Specialist: 5351 Hwy 311 Alex Wheelock  
Houma, LA. 70360

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

x Andree Buguet-Casey, Vice President of Buguet Realty  
x Alex Wheelock

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:

x Andree Buguet-Casey, Vice President of Buguet Realty  
x Alex Wheelock

**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 under 1 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

**DECLARATION**

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

x Michael Heck  
Signature of Owner or Authorized Agent  
MICHAEL HECK

STATE OF LOUISIANA  
PARISH OF TERREBONNE

EXHIBIT A  
Buquet Tract

BE IT KNOWN, that on this 22<sup>nd</sup> day of June in the year of our Lord One Thousand Nine Hundred and Seventy-one;

BEFORE ME, ASHBY W. PETTIGREW, JR., a Notary Public duly commissioned and qualified in and for the Parish of Terrebonne, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

BRENT S. WOMACK, a man of full age of majority, married to the former Miss Kathleen Pettigrew, with whom he resides in Terrebonne Parish, State of Louisiana;

hereinafter called the vendor, who declared that he has sold and by these presents he does hereby sell, cede, transfer, assign, convey, set over, abandon and deliver unto

BUQUET REALTY CO. INC., a corporation organized and existing under the laws of the State of Louisiana, with legal domicile and residence in the Parish of Terrebonne, State of Louisiana, the address of which is 103 Mike Street, P. O. Box 892, Houma, Louisiana; herein represented by James J. Buquet, Jr., its duly authorized President;

said corporation hereinafter sometimes called the vendee, here present and accepting and purchasing for the said vendee and the said vendee's successors and assigns, and acknowledges due delivery and possession thereof, all and singular, the following described property to-wit:

A certain tract or parcel of land consisting of 0.24469 acres, situated in Section 102 of Township 17 South, Range 17 East, Terrebonne Parish, Louisiana, which tract of land is located between Little Bayou Black and Louisiana Highway No. 311 and more particularly described as that certain tract of 0.24469 acres located between the outline designated H-R-S-T-I-H on a

728

Sale - 2

plat of survey by DeFraitas Associates, Inc., Architects-Engineers, Houma, Louisiana, dated April 28, 1969, made by Bernard B. Davis, Civil Engineer, which is filed in the Conveyance Records of Terrebonne Parish under Entry No. 362086, made a part hereof and incorporated herein in full by reference; together with all of the buildings and improvements thereon and with all rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.

Being the same property acquired by the vendor from Southdown, Inc. by deed dated May 20, 1969, filed of record and recorded in the Conveyance Records of Terrebonne Parish under Entry No. 362086.

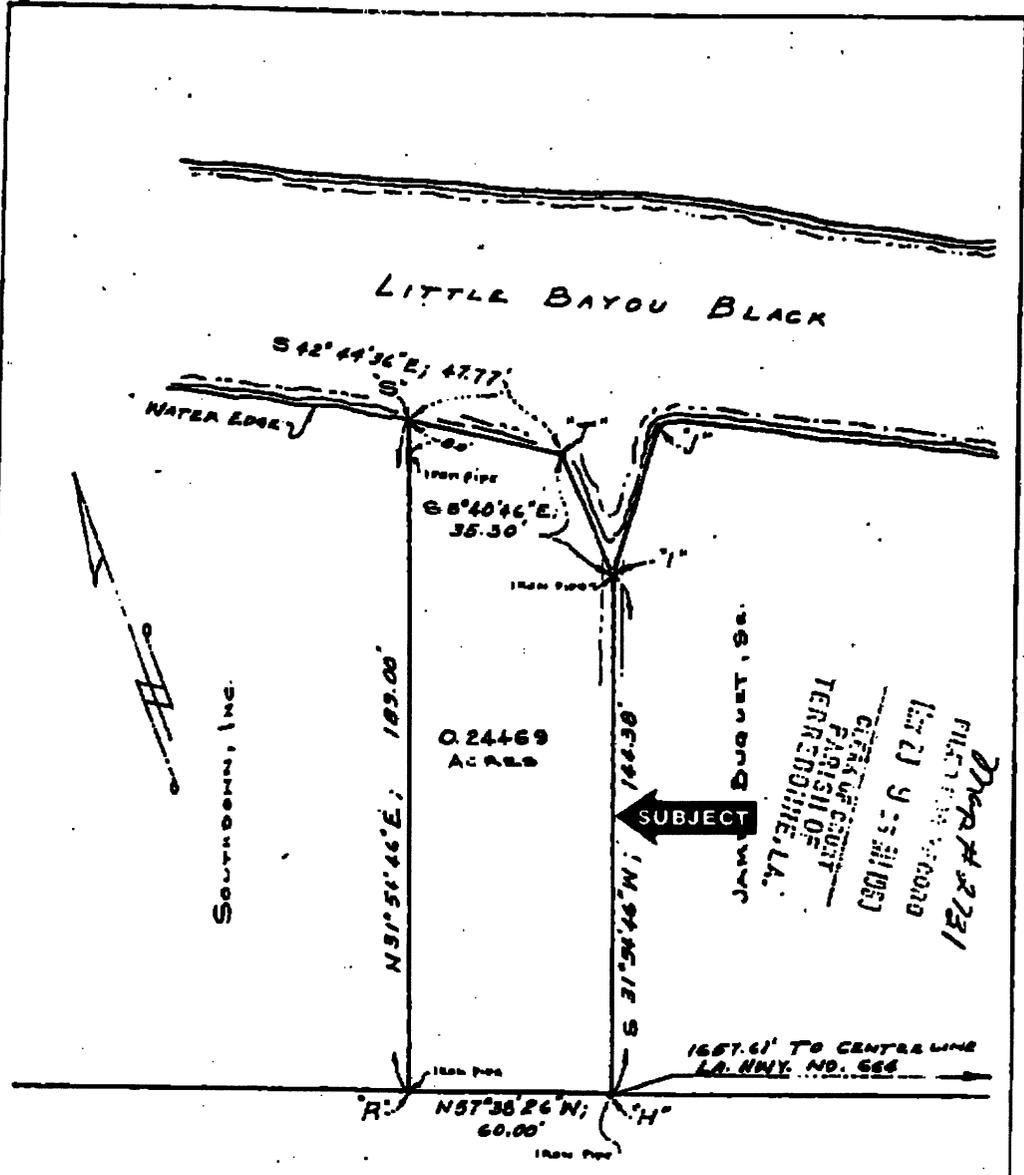
This sale is made subject to and there is less and excepting and excepted from this sale the following reservations, limitations, exceptions and stipulations as contained in the above said act of purchase by the vendor from Southdown, Inc. dated May 20, 1969, filed of record in the Conveyance Records of Terrebonne Parish under Entry No. 362086, which are quoted as follows:

"All minerals and all of the mineral rights in, on and under the above described property are not conveyed hereby and are specifically reserved to the Vendor, Southdown, Inc.

"Vendor further reserves the right to collect all bonuses, rentals, royalties and all other income from any mineral lease or leases which may now affect the above described property or which may hereafter affect the same, and Vendor reserves the right to grant future mineral leases on the said property, which said lease or leases shall contain a provision restricting the surface use of said property as more particularly set forth hereinafter.

"It is expressly understood by and between the Vendor and Vendee that this sale is made with legal warranties only to the extent of any monies paid hereunder and no further, but with full substitution and subrogation and in and to all rights and actions of warranty which Vendor has or may have against all preceding owners. It is further understood and agreed that the above described property is sold subject to any and all oil, gas and mineral leases, rights-of-way, servitudes and any other encumbrances appearing of record which may in any way affect the said property or any portion thereof, and especially subject to that certain Oil, Gas and Mineral lease dated January 3, 1949, in favor of Tidewater Associated Oil Company.

*Calley W. Posty*  
NOTARY PUBLIC.



Map # 2281  
 FILED IN RECORD  
 MAY 21 9 53 AM 1969  
 OFFICE OF CLERK  
 PARISH OF  
 TERREBONNE, LA.  
 JAMES DUGNET, Sr.  
 CLERK OF COURT

LA. Hwy. No. 311

SURVEY OF BATTURE LOT  
 BELONGING TO SOUTHDOWN, INC.  
 LOCATED IN SECTION 102, T17S, R17E,  
 TERREBONNE PARISH, LOUISIANA.  
 SCALE: 1"=40' APRIL 20, 1969

DE FRATES ASSOCIATES, INC.  
 ARCHITECTS-ENGINEERS  
 HOUMA, LOUISIANA

APPROVED: *Amos B. Davis*  
 CIVIL ENGINEER

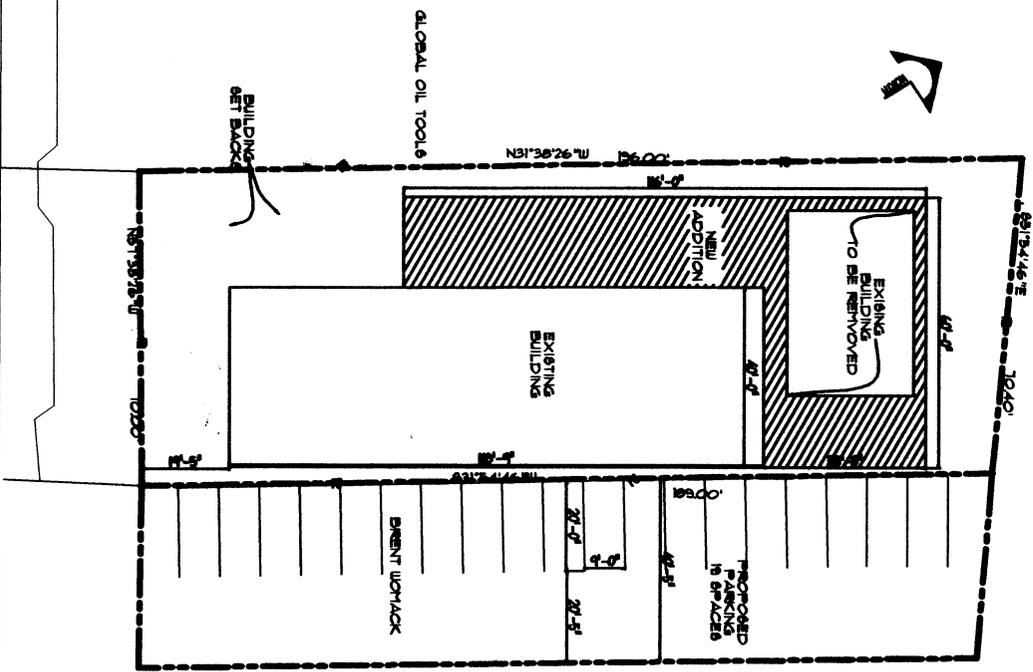
STATE OF LOUISIANA  
 BERNARD J. DEFRATE  
 REG. NO. 8  
 PROFESSIONAL CIVIL ENGINEER  
 LIC. NO. C.E. 875

# Buquet / Connector Specialist Tracts

## 1 SITE PLAN

SCALE: 1" = 40'-0"

HWY 311



LITTLE BLAOK

THIS DRAWING AND THE INFORMATION SHOWN THEREON IS THE PROPERTY OF MILLIN ENTERPRISES, INC. IT SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER AND SHALL NOT BE SUBMITTED TO ANY OUTSIDE PARTY OR USED AS A BASIS FOR DESIGN WITHOUT WRITTEN CONSENT.

JOB NO.:  
SHEET: 01

ISSUE DATE: 11.19.9

REVISIONS:	

**MILLIN ENTERPRISES, INC**  
 THOMAS D. MILLIN, ARCHITECT AN ARCHITECTURAL CORPORATION  
 POST OFFICE BOX 40694 225-274-1600  
 BATON ROUGE, LA 70835 225-274-1620 (FAX)

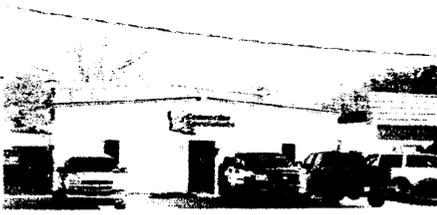
HWY 311  
**CONNECTOR SPECIALIST**  
 HOUMA, LA



# Connector Specialist Property

**MLS #: C101726A (Active) List Price: \$325,000**

**5351 HWY 311 HOUMA, LA 70360**



**STORIES:** One Story  
**#STORIES:** 1  
**CURRENT USE:** Business Service  
**PRESENT USE:** CONNECTOR SPECIALIST  
**LOCATION:** General Business District  
**TOTAL SQFT:** 4300  
**RESTROOMS:** 2  
**PARKING SPACES:** 13  
**PARKING:** Private 1-10  
**AGE:** 30  
**APX AGE SCALE:** 20+

**RENTAL PRICE:** \$0.00  
**AVAILABLE DATE:**  
**AREA:** 20  
**AREA/SUBDIVISION:** 20/ALL OTHERS  
**PARISH:** TERREBONNE

**LEGAL DESCRIPTION:** TRACT A AS SHOWN ON MAP SURVEY OF TRACT A PROP.  
**LOT SIZE:** 70.5' x 207'  
**ZONING:** GENERAL COMMERCIAL

**MINERAL RIGHTS RESERVED:** Yes  
**FLOOD ZONE:** Unknown

**TERMITE CONTR:** Yes

**APX ACRES:** 0.34  
**FEET ON WATER:** 70.5  
**INVENTORY INCLUDED:** No  
**OFFICE SQFT:** 1600  
**COOLED SQFT:** 1600

**TAXES:** 1300  
**EQUIPMENT:** None  
**WAREHOUSE SQFT:** 2700  
**TRAFFIC COUNT:** 45000  
**ACCESSIBLE BY:** US Highway, Paved Road  
**HEATED SQFT:** 1600  
**OTHER SQFT:** 0

**OVERHEAD DOORS:** 0  
**CEILING HEIGHT:** 18

**DOOR SIZE:** 11'  
**EVE HEIGHT:** 22  
**SPAN DISTANCE:** 0  
**DOCK:** 0

**BAYS:** 0  
**CRANES:** 0

**LEASED:** No  
**RENEWAL:** No

**LEASE EXPIRES:** 0  
**SALE INCLUDES:** Building & Land

**AMOUNT/MO:** 0

**CONSTRUCTION:** Aluminum, Stucco  
**ROOF:** Metal  
**FOUNDATION:** Concrete/Slab  
**FLOORING:** Ceramic Tile, Carpet  
**ELECTRIC/GAS:** Entergy Electric, Atmos Entergy Gas  
**HEATING/COOLING:** Central Heating, Central Air  
**WATER/SEWER:** Parish Water, Approved Septic

**MISCELLANEOUS 1:** 220 Wiring, Outside Storage, Terrebonne Parish  
**MISCELLANEOUS 2:** Office <2000 SqFt, Warehouse <5000 SqFt  
**COMM AMENITIES:** Security System, Carpeting

**DIRECTIONS:** HWY 311 ACROSS FROM TRUCK STOP ADJACENT TO GLOBAL OIL TOOLS.

**REMARKS:** RENOVATED. SELLER MUST HAVE A PLACE TO CONDUCT BUSINESS BEFORE ACT OF SALE OR OWNER WILLING TO LEASE BACK PROP. 5 OFFICES, HIS/HER SEPERATE BATH, CONF. ROOM, BREAK ROOM, COPY/STORAGE ROOM, TWO ADDITIONAL STORAGE SHEDS, LOFT IN WAREHOUSE.

**EXCLUSIONS:** No  
**ASIS/WVR:** Yes  
**COOP BROKER FEE %:** 2%  
**SHOWING INSTRUCTIONS:** Call LO for Appointment  
**DOCSFILE:** None

**SELLER:** No  
**RELO:** No  
**COMP MAY BE REDUCED IN THE EVENT OF SHORT SALE:** No  
**OWNER FIN:** No

**VAR COMM:** No  
**REPO:** No  
**EXMPTD SCL:** Yes  
**POSSESSION:** Settlement  
**TRMS LSE:** None

**LOCKBOX:** NO

**RENTED PRICE:** \$0.00  
**PENDING DATE:**  
**ORIGINAL LIST PRICE:** \$325,000

**RENTED DATE:**  
**DAYS ON MARKET:** 55

**PUBLIC REMARKS:** RENOVATED. SELLER MUST HAVE A PLACE TO CONDUCT BUSINESS BEFORE ACT OF SALE OR OWNER WILLING TO LEASE BACK PROP. 5 OFFICES, HIS/HER SEPERATE BATH, CONF. ROOM, BREAK ROOM, COPY/STORAGE ROOM, TWO ADDITIONAL STORAGE SHEDS, LOFT IN WAREHOUSE.

**OFFICE NAME:** HECK REALTY, INC./U.S.A. (#29)  
**MAIN:** (985) 876-8100  
**FAX:** (985) 851-0593

**LISTING AGENT:** Mike Heck (#1)  
**AGENT EMAIL:**  
**CELL:** (985) 688-8787

Information Herein Deemed Reliable but Not Guaranteed



**Corporate Headquarters**  
175 James Drive East  
St. Rose, LA 70087  
Phone: (504) 469-1659  
Fax: (504) 469-8545  
connector-specialists.com

St. Rose • Lafayette • Baton Rouge • Jackson, MS • Houma • Sulphur

November 19, 2009

Southern Comfort Realty

ATTN: Mike Heck

1425 W Tunnel Blvd.

Houma, LA 70360

Mr. Heck

Connector Specialists is a Wholesale Distributor of hose, tube fittings, gauges, quick couplers, and valves. We buy from manufacturers located throughout the USA and sell to customers throughout the bayou region. We do not manufacture any of these products.

We do assemble some components per our customers' need. Examples of this include: inserting hose fittings onto hoses and screwing couplers onto the end of hose assemblies. However, all of these components are manufactured elsewhere and NOT in any of our facilities located throughout South Louisiana and Mississippi.

Comparable business entities would be distributors of electrical parts or plumbing supply houses (ie, Grainger, Oliver Van Horn, Wilson Supply). Our business corresponds to NAICS code: 423840 - Industrial Supplies Merchant Wholesalers.

Please feel free to contact me if you have further questions regarding this matter.

Thank You,

Alex Wheelock

Vice President



YOUR SOLUTIONS PARTNER

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF NOVEMBER 19, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of November 19, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer and the Pledge of Allegiance led by Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L. Arnold "Budd" Cloutier. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mrs. Amedée: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of October 15, 2009."  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mrs. Williams moved, seconded by Mr. Kurtz: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of October 15, 2009."  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mrs. Amedée: "THAT the HTRPC emit payment for the November 19, 2009 invoices and approve the Treasurer's Report of October 2009."  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors requesting to table Item F1 with regard to the Survey of Lots 1-A-1 & 1-A-2 in LaCarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA until the next regular meeting of December 17, 2009 [See *ATTACHMENT A*].
  2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. requesting to table Item F7 with regard to Four Seasons Mobile Home Park until the next regular meeting of December 17, 2009 [See *ATTACHMENT B*].
- Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the HTRPC table Items F1 and F7 until the next regular meeting of December 17, 2009 as per the Developers' request."  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. WITHDRAWN Survey of Lots 1-A-1 and 1-A-2, A Redivision of Revised Lot 1-A, Block 2, LaCarpe Industrial Park Subdivision [See *ATTACHMENT A*]
  2. The Chairman called to order the Public Hearing for an application by Reynold J. Luke, Jr. requesting approval for Process D, Minor Subdivision for the Survey of Tracts "A" & "B", Redivision of Property belonging to Reynold J. Luke, Jr.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) No one was present from the public to speak.
- d) Mrs. Amedée moved, seconded by Mr. Navy: “THAT the Public Hearing be closed.”

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

- e) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Redivision of Property belonging to Reynold J. Luke, Jr.”

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

- 3. The Chairman called to order the Public Hearing for the application by James H. Crane requesting approval for Process D, Minor Subdivision for the Survey of Lots 1 thru 9, Redivision of Property belonging to James H. Crane, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that addresses are depicted on the plat and drainage calculations are submitted to the Engineering Division for approval.
- c) No one was present from the public to speak.
- d) Mr. Navy moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- e) Discussion was held with regard to a small portion of the property being located within the forced drainage area.
- f) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Lots 1 thru 9, Redivision of Property belonging to James H. Crane, et al per Staff’s recommendations; conditioned that addresses are depicted on the plat and drainage calculations are submitted to the Engineering Division for review and/or approval.”

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

- 4. The Chairman called to order the Public Hearing for the application by Henry J. Richard requesting approval for Process D, Minor Subdivision for the Survey of Revised Tracts A-2 & A-3, Tracts A-4, A-5 & A-6, Redivision of Tract A, Property belonging to Henry J. Richard, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that drainage calculations are submitted to the Engineering Division for review and/or approval.
- c) No one was present from the public to speak.

- d) Mr. Navy moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- e) Mrs. Amedée moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Revised Tracts A-2 & A-3, Tracts A-4, A-5 & A-6, Redivision of Tract A, Property belonging to Henry J. Richard, et ux per Staff’s recommendations; conditioned that drainage calculations are submitted to the Engineering Division for review and/or approval.”

- f) Discussion was held with regard to driveways, internal circulation, and drainage.

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

5. The Chairman called to order the Public Hearing for the application by Henry J. Richard requesting conceptual and preliminary approval for Process C, Major Subdivision for CitiPlace, Addendum Nos. 3 & 4.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) The Chairman recognized Mr. Bill Ellzey, 312 Bellaire Drive, who expressed concerns of the proposed land use and retention pond’s depth with regard to safety.

- c) Mr. Rembert stated the pond will be owned by the two property owners adjacent to the pond.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the requests to meet the Engineering Division’s request on the retention pond are met at Engineering.

- e) The Chairman recognized Mr. Fred Davis, 221 Bellaire Street, who expressed concerns of drainage.

- f) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- g) Discussion was held with regard to no abundance of filling of the land.

- h) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval for the application for Process C, Major Subdivision for CitiPlace, Addendum Nos. 3 & 4 per Staff’s recommendations; conditioned upon the Developer complying with Terrebonne Parish Engineering Division's letter dated November 16, 2009 concerning the mitigation plan are met at the Engineering Phase.”

- i) Discussion was held with regard to public sewer, allowable turn-arounds, and the road not going through to West Park Avenue from Martin Luther King Boulevard.

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

*The Chairman recognized Councilwoman Teri Cavalier and Councilman Kevin Voisin in the audience at this time.*

6. The Chairman called to order the Public Hearing for the application by Coastal Phoenix Investments/Affordable Housing Services, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Three Oaks.
- a) Mr. Gary Gibbs, 4410 Leisure Time Drive, Diamondhead, Mississippi, Developer, stated they wanted to focus on the multi-family portion (Phase 1) of the property that has the \$10 million attached to it. He stated they did not have to connect the streets on the rear phase, there would be no low-income tax credits, and vouchers would be accepted, and the single-family homes would be for sale and not rent.
  - b) Mr. Gordon stated the whole subdivision is included with the conceptual and preliminary application and would be considered as a whole. He discussed the Staff Report and stated that no sign was erected on the property depicting a public hearing and a letter was received from Councilwoman Teri Cavalier requesting to table the matter. He stated Staff recommended tabling the application due to these issues until the next regular meeting.
  - c) The Chairman recognized Councilwoman Cavalier, 307 Lola Street, District 4, who expressed concerns of the cross streets, density differences between all subdivisions involved, traffic concerns, and safety of existing residents. She requested a modification of the layout to include no connecting cross streets, hole #4 of the golf course be moved, a traffic study be conducted along with a new bridge across from the development, and hopes to address within the next (30) days.
  - d) The Chairman recognized the following individuals who expressed opposition to the development with regard to the notification of the public hearing, inadequate buffer, increased traffic, no boulevard or retention pond in the proposed development, not wanting connecting cross streets, Section 8 housing, overcrowding schools, drainage, maintenance of golf course, the existing vacant buildings at the front of Southern Estates, etc:
    - (1) David Bergeron, 4588 Sugar Bend Street
    - (2) Jason Baker, 445 Sugar Cane Street, submitted a petition with (128) signatures addressing concerns of residents
    - (3) Matt Whitney, 498 Sugar Trail Street
    - (4) Duffy Duplantis, Sr.,
    - (5) Adrianna Eschete. 486 Sugar Plum Street
    - (6) Jennifer Goullis, 432 Sugar Cane Street
    - (7) Chad Duplantis, 439 Sugar Trail Street
    - (8) Tracy Ledet, 4665 Sugar Hill Street
  - e) The Chairman recognized Councilman Kevin Voisin, District 6, who discussed zoning and density buffers and expressed the importance of enforcing the 4' x 4' sign requirement for advertising public hearings.
  - f) Mrs. Williams moved, seconded by Mr. Navy: "THAT the Public Hearing be closed."  
 The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - g) Mr. Ostheimer moved, seconded by Mrs. Amedée and Mr. Erny: "THAT the HTRPC table the application for Process C, Major Subdivision for Three Oaks until the next regular meeting of December 17, 2009 as per the request of Councilwoman Teri Cavalier."  
 The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. WITHDRAWN Four Seasons Mobile Home Park [See *ATTACHMENT B*]

8. The Chairman called to order the Public Hearing for the application by Terrebonne Land Partnership requesting approval for Process C, Major Subdivision for South Hollywood Commercial Park, Phases 1 & 2.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) Mr. Gordon stated the proper signage was erected on the property for the public hearing and placed in the file. He discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) No one was present from the public to speak.
- d) Mr. Navy moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- e) Discussion was held with regard to no curb cuts on Hollywood Road where Bridgeport Way intersects.
- f) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval for the application for Process C, Major Subdivision for South Hollywood Commercial Park, Phases 1 & 2 conditioned they install a cut through the neutral ground on Hollywood Road at Bridgeport Way so u-turns and left-hand turns can be made subject to Staff's approval."

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

9. The Chairman called to order the Public Hearing for the application by Teuton-Caro Developments, L.L.C. requesting approval for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A & Future Developments.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided LA DOTD be contacted to determine whether a traffic study is necessary and be provided if so.
- c) The Chairman recognized Councilwoman Teri Cavalier, 307 Lola Street, District 4, who expressed concerns of drainage, the pond in the middle of the subdivision, and no social aspects involved.
- d) Mr. Navy moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- e) Mr. Ostheimer moved, seconded by Mr. Elfert and Mr. Kurtz: "THAT the HTRPC grant approval for the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase A & Future Developments per Staff's recommendation; that notification from LA DOTD be received as to whether or not a traffic study is necessary and be provided if so."

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

10. The Chairman stated the next item on the agenda was an application by Hollygrove, L.L.C. requesting engineering approval for Process C, Major Subdivision for Hollygrove.
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
  - b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply with items 1 through 3 but feels like item 4 is not part of the subdivision regulations as he interprets them.
  - c) The Chairman recognized public speaker cards from the following adjacent property owners with regard to concerns of the drainage, proposed slip, and levee:
    - (1) Prosper Toups, 513 Forest Boulevard
    - (2) Jon Prejeant, 112 Tulip Drive
    - (3) Gerald Giroir, 110 Fern Street
    - (4) Ken Watkins, 101 General Lee Street
  - d) The Chairman recognized Councilman Kevin Voisin, 101 Angelle Circle, District 6, expressed disappointment in the process of the proposed development by the Developers. He discussed the extensive punch list items and requested the engineering approval not be accepted provisionally in this case.
  - e) Discussion was held with regard to reaching common ground between the residents and developers, Engineering not having time to review their new proposal, the affect on the adjacent property owners, and proceeding with caution.
  - f) Mrs. Amedée moved, seconded by Mrs. Williams: “THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Hollygrove until the next regular meeting of December 17, 2009 due to the many concerns expressed.”
  - g) Mr. Ostheimer offered a substitute motion, seconded by Mrs. Amedée: “THAT the HTRPC table the engineering approval for the application for Process C, Major Subdivision for Hollygrove until the next regular or special meeting but no later than December 17, 2009 due to the many concerns expressed.”
- The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
11. The Chairman stated the next item on the agenda was an application by Rebecca Plantation, L.L.C. requesting engineering approval for Process C, Major Subdivision for Rebecca Plantation, Phase II (1<sup>st</sup> Filing).
- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT D*].
  - b) Mr. Jeff Loup, T. Baker Smith, Inc., representing the Developer, requested a variance for items 1 and 4a and stated they would comply with the remaining items.
  - c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for the application for Process C, Major Subdivision for Rebecca Plantation, Phase II (1<sup>st</sup> Filing) with a variance for punch list items 1 (for block length) & 4a (with Lots 1-4, Block 1 and Lot 1, Block 6 to drain 100% to the rear because of the drain pipes on street exceeds 36" in diameter) conditioned upon the Developer complying with punch list items 2, 3, 4b, 4c, 5, & 6 as per the Terrebonne Parish Engineering Division's memo dated November 19, 2009 [See *ATTACHMENT D*].”
  - d) Discussion was held with regard to the pipes being at least 60" in diameter.
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Dr. Cloutier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

12. The Chairman stated the next item on the agenda was an application by Sugar Lake, L.L.C. requesting final approval for Process C, Major Subdivision for Sugarwood Subdivision, Addendum No. 5.
  - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT E*].
  - b) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, stated they would comply with all of the items on the punch list.
  - c) Discussion was held with regard to the agreement between the Parish and the Developer to build the remainder of Ravensaide Drive when Valhi Boulevard is constructed.
  - d) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC grant final approval for the application for Process C, Major Subdivision for Sugarwood Subdivision, Addendum No. 5 conditioned upon the Developer complying with all of the punch list items within (30) days and a notation on the plat next to Ravensaide Drive be placed indicating that it will be extended to Valhi Boulevard per the letter the Developer’s gave to the Parish Council [See *ATTACHMENT E*].”

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

G. OTHER BUSINESS:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding the addition of the extension of Valhi Boulevard from Savanne Road to U.S. Highway 90 to the Master Thoroughfare Plan.

- a) No one from the public was present to speak.
- b) Mrs. Williams moved, seconded by Mrs. Amedée: THAT the Public Hearing be closed.”

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

- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the addition of Valhi Boulevard from Savanne Road to U.S. Highway 90 to the Master Thoroughfare Plan.”

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

H. STAFF REPORT: None.

- I. Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

1. Survey of Tract A-B-C-D-E-F-A and Revised Lot 17 of Wilson's Addition to the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
2. Survey of Revised Tracts "B" & "BB", A Redivision of Property belonging to Saia Woodlawn Ranch, Inc., Section 55, T17S-R18E, Terrebonne Parish, LA
3. Survey of Revised Lots 1-A and 2-A, Block 2, Lacarpe Industrial Park Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 23 & 23, Block A, Mechanicville Subdivision, A Redivision o Property belonging to Saulman Thomas, et ux, Section 9, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Lots 6 & 7, Block 13, A Redivision of Lots 6 & 7, Block 13, Crescent Park Addition to the City of Houma, Section9, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mrs. Robinson informed the Commission that the Terrebonne Parish Council Subdivision Regulations Review Sub-Committee will be forming a Sub-Sub-Committee to look at the regulations over the next 6 months which will then refer back to the Sub-Committee. She stated the Residential Building Parks passed and would be going to the Parish Council, but the Mobile Home Park and RV Parks did not pass.
- b) Discussion was held with regard to the process of getting the regulations reviewed and approved and the unawareness of all parties involved of the problems arising to proposed changes.
- c) The Chairman recognized Councilman Kevin Voisin, 101 Angelle Circle, District 6, who stated they would be actively working on a better process and direction to allow for better progress on the subdivision regulations review and approval of the same.

2. Comprehensive Master Plan Update: None.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS: None.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman apologized to the Commission for his overlooking of a few lights during the meeting.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 9:55 p.m."

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

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

*Kenneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST HOUMA, LA. 70360  
504-879-2782 (FAX) 504-879-1641

November 19, 2009

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Pat Gordon:

Re: ITEM 1, SURVEY OF LOTS 1-A-1 & 1-A-2 IN LACARPE INDUSTRIAL PARK  
SUBDIVISION IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LA

Dear Pat:

Please postpone the above referenced item on the planning commission agenda tonight. At this time the parties are negotiating on the purchase price of the small sliver of land between them. I understand this should take place before the next meeting so this division can go forward.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr

**Charles L. McDonald***Land Surveyor, Inc.**P.O. Box 1390**Gray, Louisiana 70359**Ph. # (985) 876-4412 Fax # (985) 876-4806**Email: [clmsurveyor@aol.com](mailto:clmsurveyor@aol.com)**Charles L. McDonald, P.L.S.**Galen F. Bollinger, P.L.S*

November 18, 2009

Houma-Terrebonne Regional Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1466

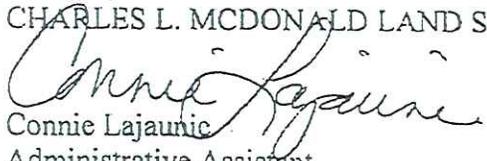
Attn: Becky

Ref: Jenny Do – Four Seasons Mobile Home Application

Dear Houma-Terrebonne Regional Planning Commission:

The above referenced application is on tonight's meeting agenda. At the request of the owner, please remove this item from tonight's agenda and table/add to the next meeting agenda for approval.

Thank you.

Sincerely,  
CHARLES L. MCDONALD LAND SURVEYOR, INC.  
Connie Lajaunie  
Administrative Assistant*Surveying Louisiana Since 1959 • Incorporated Since 1977*



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



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

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

November 19, 2009  
2<sup>nd</sup> Review

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Hollygrove;  
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. 24.5.4.8.2,3 The profile for the ditch along Lots 1 and 10 should show the finish grade of the lots.
2. 24.7.6.2.6 Does not conform to SDDM:
  - a. V.A.3. Reference should be made on sheet 7 that "Detail A" for the conflict box is located on sheet 5.
  - b. V.C.18. Future driveway culverts, sized as though the entire ditch was subsurface, need to be shown on the plat.
  - c. VIII.C. A Letter of No Objection is required for work inside a parish right-of-way.
3. 24.5.4.6.7 No approval letter from the Department of Health and Hospitals and TPCG Pollution Control
4. The following comments relating to the adjustment of the forced drainage boundary need to be addressed:
  - a. Specifications should be provided for the construction of the levee.
  - b. A sequence of construction should be provided to ensure the forced drainage boundary is maintained throughout construction.
  - c. A servitude should be granted to the parish providing unobstructed maintenance of the new forced drainage boundary. The developer's boundary location is the center of the lots where homes can be placed.
  - d. More details should be provided at the slip for lots 1 and 10 to ensure the forced drainage boundary can be maintained.

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.

cc: Gregory E. Bush, LTC, USA, Retired (w/attachment)  
Tom Bourg (w/attachment)  
Philip Liner (w/attachment)  
Brandon Arceneaux, P.E. (w/attachment)  
Planning Commission (w/attachment)  
Reading File (w/attachment)  
Council Reading File (w/attachment)



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



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

November 19, 2009  
2<sup>nd</sup> Review  
Agenda Item F-11

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Rebecca Plantation Phase 2;  
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 the northern section of road exceeds the 1500 ft. maximum length by 200 feet. This design was approved at Conceptual and Preliminary Phases.
2. 24.5.4.8 The final plat should show bearings and distances of all Drainage Right-of-Ways.
3. 24.5.4.7.6 The plans do not show the proposed street name.
4. 24.7.6.2.6 Does not conform to SDDM:
  - a. V.A.6, 24.7.1.2.6. All lots are not graded to drain to the street or to a major drainage artery as defined by the S.D.D.M. HTRPC is authorized to allowed rear lot drainage where the size of drain pipe would exceed 36 inches in diameter.
  - b. V.A.8. Cross sections at maximum 100 foot intervals need to show lot grades.
  - c. V.B.2. The service life for drain pipes 48 inches and greater should be 70 years.
5. 24.5.4.6.7 No approval letter from the following:
  - a. Waterworks
  - b. Department of Health and Hospitals
6. LaDOTD project permit should be obtained.

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.

cc: Gregory E. Bush, LTC, USA, Retired (w/attachment)  
Tom Bourg  
Philip Liner  
Jeff Loup, P.E. (w/attachment)  
Planning Commission (w/attachment)  
Reading File (w/attachment)  
Council Reading File (w/attachment)



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TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

November 19, 2009  
Agenda Item # F-12

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Sugarwood Subdivision, Add 5;  
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. A final plat should be submitted.
2. The property corners of all the lots need to be staked.
3. Clean all sediment and debris from the subsurface drainage system.
4. Remove the plugs at both outfalls.
5. Extend the 36" culvert at the Ravensaide Drive outfall.
6. Seal the void in the decking at the CB on Lansdown Drive.
7. Remove the forming boards from the CB on Lansdown Drive.
8. Sewer Manhole No. 1 (Station 3+98 Ravensaide Drive) leaks ground water and needs to be resealed.
9. Sewer Manhole No. 3 (Station 3+27 Lansdown Drive) leaks ground water and needs to be resealed.

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

cc: Gregory E. Bush, LTC, USA, Retired  
Planning Commission  
Kevin Rizzo, P.E.  
Engineering Division  
Reading File  
Council Reading 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: Lot 1-A-1 and Lot 1-A-2, a redivision of Revised Lot 1-A Block 2 of Lacarpe Industrial Park Subdivision
2. Developer's Name & Address: William L. Kelley, P.O. Box 4232, Houma, LA 70361  
William L. Kelley, P.O. Box 4232, Houma, LA 70361
- \*Owner's Name & Address:  
[\* 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: #1 and #5 Security Boulevard, Houma, LA 70361
5. Location by Section, Township, Range: Section 101, T17S-R17E
6. Purpose of Development: To create 2 tracts from existing lot
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: October 19, 2009 Scale: 1" = 50'
11. Council District: 2 - A. Williams / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$130<sup>55</sup> bmb

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

Keneth L. Rembert  
Print Applicant or Agent

10-19-09  
Date

[Signature]  
Signature of Applicant or Agent

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

William L. Kelley

10-20-09  
Print Name

10-20-09  
Date

[Signature]  
Signature

Revised 5/3/07

PC09/ 11-1-63

Record # 64



# 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: Three Oaks
- Developer's Name & Address: See Attached  
\*Owner's Name & Address: See attached  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Kyle Associates, LLC

### SITE INFORMATION:

- Physical Address: Highway 24, between John Bridge & Braves Bridge
- Location by Section, Township, Range: S 6,7 & 82, T16S, R17E
- Purpose of Development: Mixed Use Development
- 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: October 2009, 1"=200'
- Council District: 4 / Bayou Cane Ave
- Number of Lots: 229
- Filing Fees: \$235.95

- Jeff Simmons certify this application including the attached date to be true and correct.

Jeff Simmons  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

10-21-09  
Date

The undersigned certifies: HJR 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.

Henry J. Richard  
Print Name

[Signature]  
Signature

10/22/09  
Date

Revised 5/3/07

PC09/ 11 - 6 - 68

Record # 69

Three Oaks Development  
Application Subdivision of Property

**Question No. 2**

**Developer's Name and Address**

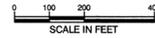
Coastal Phoenix Investments / Affordable Housing Services LLC  
4410 Leisure Time Drive  
Diamondhead, MS 39525

**Owner's Name and Address**

NORTHPARK, LLC  
c/o Henry J. Richard Managing Member  
P.O. Drawer 4035  
Houma, LA. 70361

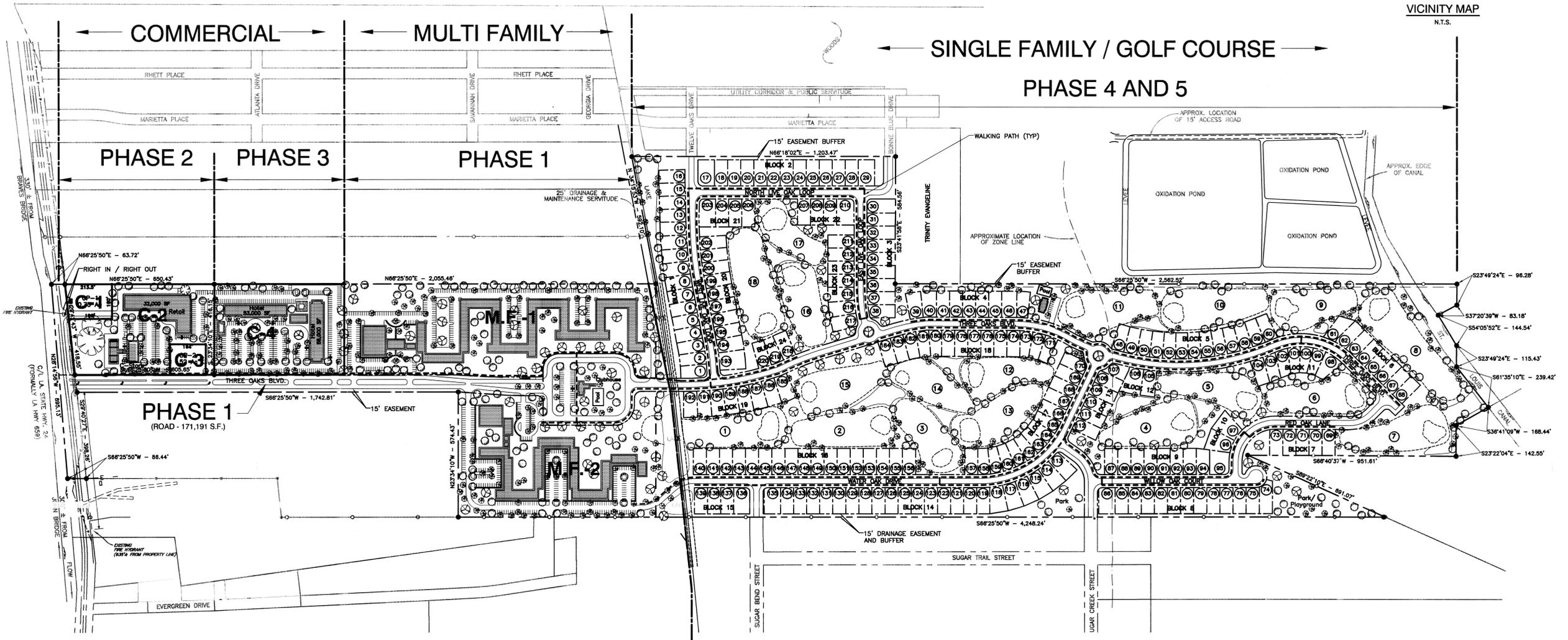
# THREE OAKS

A MIXED USE COMMUNITY  
SECTION 6,7 & 82, TOWNSHIP 16S, RANGE 17E  
COASTAL PHOENIX INVESTMENTS/AFFORDABLE HOUSING LLC, DEVELOPERS  
KYLE ASSOCIATES, LLC, PLANNER / ENGINEER



VICINITY MAP  
N.T.S.

144 ACRES	220	4	2
AREA	NO. OF S.F. LOTS	NO. OF COMMERCIAL LOTS	NO. OF M.F. LOTS
6,011 SQ. FT.	20 FT	PUBLIC	ASPHALT
MIN. LOT SIZE	STREET WIDTH	WATER SYSTEM	ROAD SURFACE
		NONE	5
		ZONING	NO. OF PHASES



- NOTES:
- FIRE HYDRANTS TO BE PROVIDED EVERY 300' IN COMMERCIAL AREAS AND 400' IN RESIDENTIAL AREAS.
  - FIRE FLOW CALCULATIONS TO BE PROVIDED DURING THE DESIGN PROCESS.
  - ALL FIRE HYDRANTS WILL BE ACCESSIBLE FROM THE STREET RIGHT OF WAY.

## SINGLE FAMILY

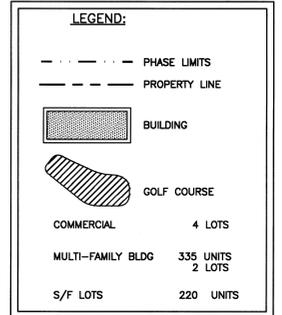
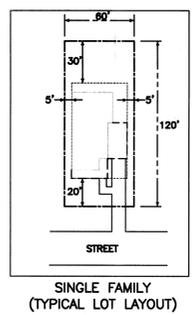
LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA														
1	7084 SQ.FT.	28	7200 SQ.FT.	55	6787 SQ.FT.	82	7200 SQ.FT.	109	7200 SQ.FT.	136	8914 SQ.FT.	163	6160 SQ.FT.	190	7517 SQ.FT.	217	7579 SQ.FT.	244	7200 SQ.FT.	271	7200 SQ.FT.
2	6718 SQ.FT.	29	9000 SQ.FT.	56	6787 SQ.FT.	83	7200 SQ.FT.	110	7200 SQ.FT.	137	7200 SQ.FT.	164	6160 SQ.FT.	191	7517 SQ.FT.	218	7511 SQ.FT.	245	7200 SQ.FT.	272	7200 SQ.FT.
3	6923 SQ.FT.	30	8364 SQ.FT.	57	6787 SQ.FT.	84	7200 SQ.FT.	111	7200 SQ.FT.	138	7200 SQ.FT.	165	6298 SQ.FT.	192	7517 SQ.FT.	219	6327 SQ.FT.	246	7200 SQ.FT.	273	7200 SQ.FT.
4	7194 SQ.FT.	31	7800 SQ.FT.	58	6787 SQ.FT.	85	7200 SQ.FT.	112	7200 SQ.FT.	139	7200 SQ.FT.	166	7200 SQ.FT.	193	10220 SQ.FT.	220	6865 SQ.FT.	247	7200 SQ.FT.	274	7200 SQ.FT.
5	7200 SQ.FT.	32	7800 SQ.FT.	59	6787 SQ.FT.	86	8968 SQ.FT.	113	7891 SQ.FT.	140	7200 SQ.FT.	167	7200 SQ.FT.	194	7653 SQ.FT.	221	7200 SQ.FT.	248	7200 SQ.FT.	275	7200 SQ.FT.
6	7200 SQ.FT.	33	7800 SQ.FT.	60	6837 SQ.FT.	87	7200 SQ.FT.	114	8064 SQ.FT.	141	7200 SQ.FT.	168	7200 SQ.FT.	195	7159 SQ.FT.	222	7200 SQ.FT.	249	7200 SQ.FT.	276	7200 SQ.FT.
7	7200 SQ.FT.	34	7800 SQ.FT.	61	7894 SQ.FT.	88	7200 SQ.FT.	115	8064 SQ.FT.	142	7200 SQ.FT.	169	7200 SQ.FT.	196	7200 SQ.FT.	223	7200 SQ.FT.	250	7200 SQ.FT.	277	7200 SQ.FT.
8	7508 SQ.FT.	35	7800 SQ.FT.	62	7649 SQ.FT.	89	7200 SQ.FT.	116	8064 SQ.FT.	143	7200 SQ.FT.	170	6979 SQ.FT.	197	7200 SQ.FT.	224	7200 SQ.FT.	251	7200 SQ.FT.	278	7200 SQ.FT.
9	7456 SQ.FT.	36	7813 SQ.FT.	63	7226 SQ.FT.	90	7200 SQ.FT.	117	8064 SQ.FT.	144	7200 SQ.FT.	171	6278 SQ.FT.	198	7200 SQ.FT.	225	7200 SQ.FT.	252	7200 SQ.FT.	279	7200 SQ.FT.
10	7451 SQ.FT.	37	7728 SQ.FT.	64	7200 SQ.FT.	91	7200 SQ.FT.	118	8773 SQ.FT.	145	7200 SQ.FT.	172	6278 SQ.FT.	199	6998 SQ.FT.	226	7200 SQ.FT.	253	7200 SQ.FT.	280	7200 SQ.FT.
11	7436 SQ.FT.	38	7268 SQ.FT.	65	7200 SQ.FT.	92	7200 SQ.FT.	119	7223 SQ.FT.	146	7200 SQ.FT.	173	5991 SQ.FT.	200	6998 SQ.FT.	227	7200 SQ.FT.	254	7200 SQ.FT.	281	7200 SQ.FT.
12	7412 SQ.FT.	39	7808 SQ.FT.	66	7200 SQ.FT.	93	7200 SQ.FT.	120	7200 SQ.FT.	147	7200 SQ.FT.	174	7200 SQ.FT.	201	7013 SQ.FT.	228	7200 SQ.FT.	255	7200 SQ.FT.	282	7200 SQ.FT.
13	7077 SQ.FT.	40	7949 SQ.FT.	67	7200 SQ.FT.	94	6978 SQ.FT.	121	7200 SQ.FT.	148	7200 SQ.FT.	175	7200 SQ.FT.	202	7012 SQ.FT.	229	7200 SQ.FT.	256	7200 SQ.FT.	283	7200 SQ.FT.
14	7203 SQ.FT.	41	7200 SQ.FT.	68	7200 SQ.FT.	95	9440 SQ.FT.	122	7200 SQ.FT.	149	7200 SQ.FT.	176	7200 SQ.FT.	203	9634 SQ.FT.	230	7200 SQ.FT.	257	7200 SQ.FT.	284	7200 SQ.FT.
15	7207 SQ.FT.	42	7200 SQ.FT.	69	7200 SQ.FT.	96	7200 SQ.FT.	123	7200 SQ.FT.	150	7200 SQ.FT.	177	7200 SQ.FT.	204	7740 SQ.FT.	231	7200 SQ.FT.	258	7200 SQ.FT.	285	7200 SQ.FT.
16	7203 SQ.FT.	43	7200 SQ.FT.	70	7200 SQ.FT.	97	9577 SQ.FT.	124	7200 SQ.FT.	151	7200 SQ.FT.	178	7200 SQ.FT.	205	7740 SQ.FT.	232	7200 SQ.FT.	259	7200 SQ.FT.	286	7200 SQ.FT.
17	8914 SQ.FT.	44	7200 SQ.FT.	71	7200 SQ.FT.	98	8080 SQ.FT.	125	7200 SQ.FT.	152	7200 SQ.FT.	179	7200 SQ.FT.	206	7740 SQ.FT.	233	7200 SQ.FT.	260	7200 SQ.FT.	287	7200 SQ.FT.
18	7200 SQ.FT.	45	7200 SQ.FT.	72	7200 SQ.FT.	99	6011 SQ.FT.	126	7200 SQ.FT.	153	7200 SQ.FT.	180	6994 SQ.FT.	207	7200 SQ.FT.	234	7200 SQ.FT.	261	7200 SQ.FT.	288	7200 SQ.FT.
19	7200 SQ.FT.	46	8355 SQ.FT.	73	7183 SQ.FT.	100	5727 SQ.FT.	127	7200 SQ.FT.	154	7200 SQ.FT.	181	6563 SQ.FT.	208	7200 SQ.FT.	235	7200 SQ.FT.	262	7200 SQ.FT.	289	7200 SQ.FT.
20	7200 SQ.FT.	47	6773 SQ.FT.	74	8561 SQ.FT.	101	5830 SQ.FT.	128	7200 SQ.FT.	155	7200 SQ.FT.	182	6557 SQ.FT.	209	7200 SQ.FT.	236	7200 SQ.FT.	263	7200 SQ.FT.	290	7200 SQ.FT.
21	7200 SQ.FT.	48	6590 SQ.FT.	75	7212 SQ.FT.	102	6535 SQ.FT.	129	7200 SQ.FT.	156	7200 SQ.FT.	183	6919 SQ.FT.	210	9514 SQ.FT.	237	7200 SQ.FT.	264	7200 SQ.FT.	291	7200 SQ.FT.
22	7200 SQ.FT.	49	6787 SQ.FT.	76	7200 SQ.FT.	103	6877 SQ.FT.	130	7200 SQ.FT.	157	7200 SQ.FT.	184	7200 SQ.FT.	211	7197 SQ.FT.	238	7200 SQ.FT.	265	7200 SQ.FT.	292	7200 SQ.FT.
23	7200 SQ.FT.	50	6787 SQ.FT.	77	7200 SQ.FT.	104	6972 SQ.FT.	131	7200 SQ.FT.	158	6333 SQ.FT.	185	6097 SQ.FT.	212	7197 SQ.FT.	239	7200 SQ.FT.	266	7200 SQ.FT.	293	7200 SQ.FT.
24	7200 SQ.FT.	51	6787 SQ.FT.	78	7200 SQ.FT.	105	7591 SQ.FT.	132	7200 SQ.FT.	159	6160 SQ.FT.	186	7517 SQ.FT.	213	7198 SQ.FT.	240	7200 SQ.FT.	267	7200 SQ.FT.	294	7200 SQ.FT.
25	7200 SQ.FT.	52	6787 SQ.FT.	79	7200 SQ.FT.	106	9738 SQ.FT.	133	7200 SQ.FT.	160	6160 SQ.FT.	187	7517 SQ.FT.	214	7197 SQ.FT.	241	7200 SQ.FT.	268	7200 SQ.FT.	295	7200 SQ.FT.
26	7200 SQ.FT.	53	6787 SQ.FT.	80	7200 SQ.FT.	107	5806 SQ.FT.	134	7200 SQ.FT.	161	6160 SQ.FT.	188	7517 SQ.FT.	215	7767 SQ.FT.	242	7200 SQ.FT.	269	7200 SQ.FT.	296	7200 SQ.FT.
27	7200 SQ.FT.	54	6787 SQ.FT.	81	7200 SQ.FT.	108	7180 SQ.FT.	135	8989 SQ.FT.	162	6160 SQ.FT.	189	7517 SQ.FT.	216	7579 SQ.FT.	243	7200 SQ.FT.	270	7200 SQ.FT.	297	7200 SQ.FT.

## COMMERCIAL

LOT NUMBER	AREA (SQ.FT.)
C-1	32,775 SQ.FT.
C-2	219,294 SQ.FT.
C-3	122,948 SQ.FT.
C-4	247,606 SQ.FT.

## MULTI-FAMILY BLDG.

LOT NUMBER	AREA (SQ.FT.)
M-1	703,681 SQ.FT.
M-2	518,291 SQ.FT.



**PRELIMINARY PLAN**  
NOT FOR CONSTRUCTION

CADD FILE NAME:  
40944-PL-Site Color Revised

DESIGNED BY:	BCN
DRAWN BY:	M/MTM
CHECKED BY:	FMK
DATE:	OCT 2009
JOB NO.:	40944

**THREE OAKS**  
COASTAL PHOENIX INVESTMENTS, LLC  
TERREBONNE PARISH, LOUISIANA

REVISIONS

DATE	REVISIONS
11/25/09	REVISED MASTER PLAN BASED ON COMMENTS FROM TERREBONNE PARISH PLANNING DEPT.



**KYLE ASSOCIATES, LLC**  
Planning • Civil Engineering • Landscape Architecture

# 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: Four Seasons Mobile Home Park
- Developer's Name & Address: Kevin & Jenny Do 127 Bryce Lane Houma, LA 70360  
\*Owner's Name & Address: Kevin & Jenny Do  
[\* 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: 320 & 322 Marie Louise (West Main Street)
- Location by Section, Township, Range: Section 9, T16S-R17E
- Purpose of Development: Creates a 4 lot Mobile Home Park
- 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: 30 March 2009 1" = 30'
- Council District: 4 Cavalier / Bayou Cane
- Number of Lots: 4
- Filing Fees: \$141<sup>00</sup>

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

Galen Bollinger  
Print Applicant or Agent

  
Signature of Applicant or Agent

2 November 2009  
Date

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

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

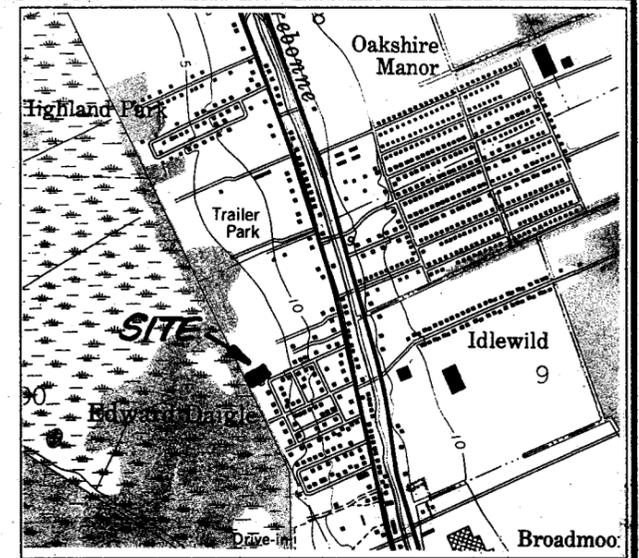
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

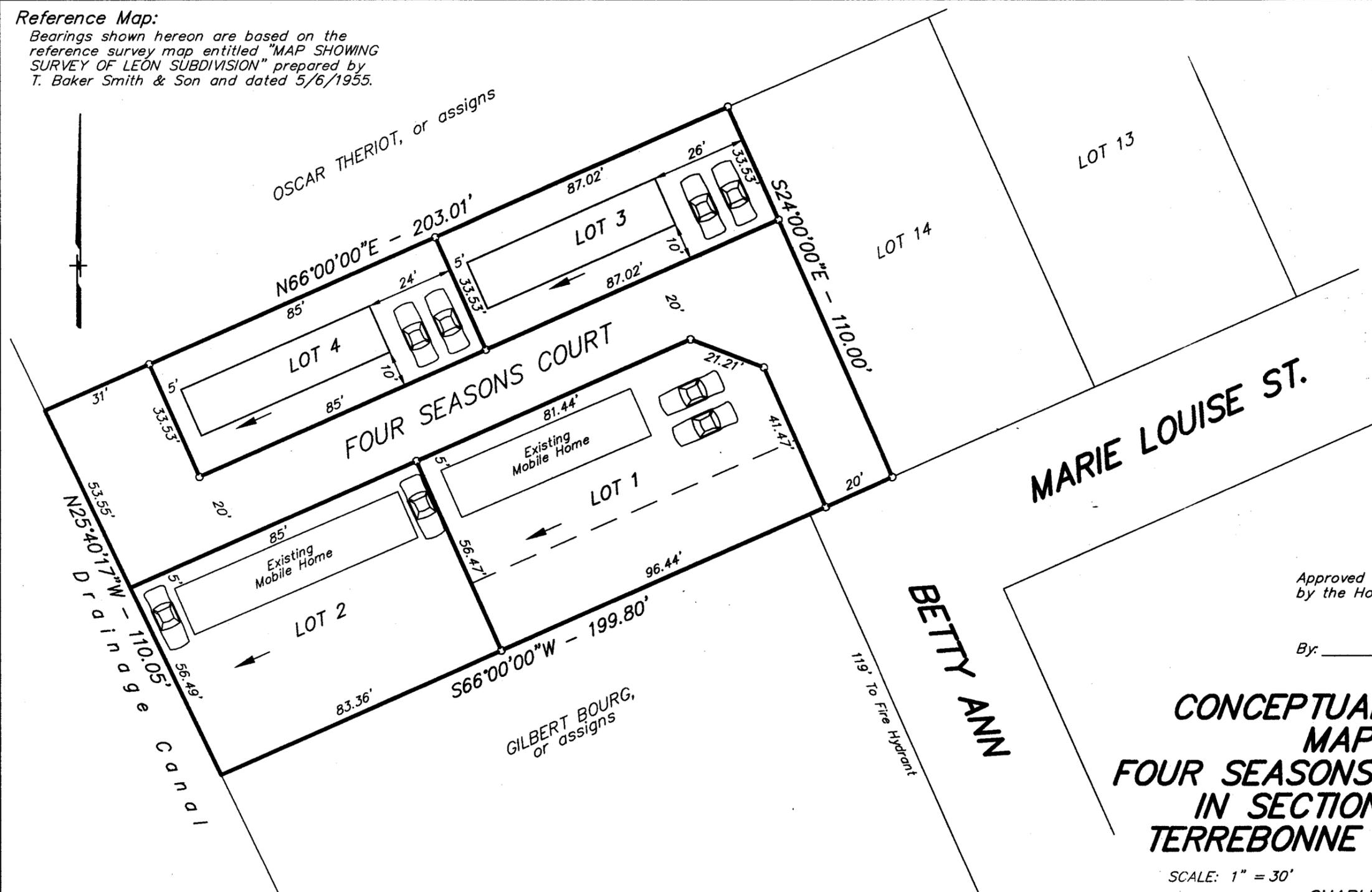
PC09/11-7-69

**Reference Map:**

Bearings shown hereon are based on the reference survey map entitled "MAP SHOWING SURVEY OF LEON SUBDIVISION" prepared by T. Baker Smith & Son and dated 5/6/1955.



Vicinity Map



Approved and accepted this date: \_\_\_\_\_  
by the Houma Terrebonne Regional Planning Commission

By: \_\_\_\_\_ For Conceptual & Preliminary

**CONCEPTUAL & PRELIMINARY  
MAP SHOWING  
FOUR SEASONS MOBILE HOME PARK  
IN SECTION 9, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

30 MARCH 2009

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

**Notes:**

This map does not purport to show any pipelines, servitudes and/or rights of ways which may affect this property.

This property is within Zone "A1" (EL5) as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C) The FEMA Advisory Base Flood Elevation Map shows this property to be outside of the limits of the ABFEs. (Map No. LA-S101)

Proposed Land Use:  
**Mobile Home Park**

**Legend:**

- Indicates 1/2" iron rod to be set unless noted
- Drainage Flow



**Preliminary Map:**

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 F. Bollinger*

REG. P.L.S. No. 4850

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision:  HOLLYGROVE
- Developer's Name & Address:  HOLLYGROVE, L.L.C., 315 Barrow St. Houma LA 70360   
\*Owner's Name & Address:  HOLLYGROVE, L.L.C. 315 Barrow St. Houma LA 70360   
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect:  DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- Physical Address:  BEAUREGARD STREET, HOUMA, LA
- Location by Section, Township, Range:  SECTION 104, T17S-R17E
- Purpose of Development:  DIVISION OF PROPERTY FOR RESIDENTIAL USE
- Land Use:  
 X  Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
- Sewerage Type:  
 X  Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
- Drainage:  
 X  Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
- Date and Scale of Map:  SEPTEMBER 21, 2009 1" = 100'
- Council District:  6 - K. Voisin / COH. Inc. Dist.
- Number of Lots:  11
- Filing Fees:  ~~\$75.00~~ \$ 860.00 bmb

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

DAVID A. WAITZ, AGENT   
Print Applicant or Agent

[Signature]   
Signature of Applicant or Agent

11/2/09   
Date

The undersigned certifies:  X TST  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.

TIMOTHY J. THOMPSON, MANAGER   
Print Name

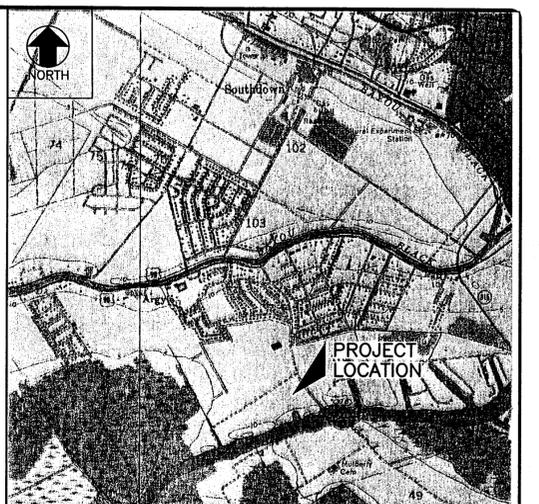
[Signature]   
Signature

\_\_\_\_\_ Date

PC09/11-10-12

REFERENCE MAPS & BEARINGS:  
 PLAN SHOWING TRACTS A & B  
 A PORTION OF PROPERTY BELONGING TO EDWARD E. WRIGHT  
 LOCATED IN SECTION 104, T17S-R17E,  
 TERREBONNE PARISH, LOUISIANA  
 PREPARED BY: KENETH L. REMBERT DATED: JULY 16, 2008

RAW LAND DIVISION  
 MAP SHOWING LOTS 1 AND 2 OF PROPERTY  
 BELONGING TO EDWARD E. WRIGHT  
 LOCATED IN SECTION 104, T17S-R17E,  
 TERREBONNE PARISH, LOUISIANA  
 PREPARED BY: DAVID A. WAITZ DATED: DECEMBER 30, 2008



**LEGEND**

FOUND PROPERTY MARKER	○	EXISTING ANCHOR	→
SET 3/4" I.R.	●	EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER LINE	— W —	EXISTING WATER VALVE	⊙W
EXISTING GAS LINE	— G —	EXISTING FIRE HYDRANT	⊙H
EXISTING SEWER LINE	— S —	EXISTING WATER METER	⊙WM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	⊙GM
EXISTING TELEPHONE LINE	— T —	EXISTING GAS METER	⊙GM
EXISTING FENCE	— X —	EXISTING SEWER MANHOLE	⊙SM
EXISTING POWER POLE W/ LIGHT	⊙	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
EXISTING POWER POLE	⊙		

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.  
 BY: \_\_\_\_\_  
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
 APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.  
 APPROVED BY: \_\_\_\_\_  
 FOR: \_\_\_\_\_

**DEDICATION:**  
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN, DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENTERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAN OF SUBMISSION AND BELONGING TO THE UNDERSIGNED THE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.  
 BY: \_\_\_\_\_  
 TIMOTHY J. THOMPSON - MANAGER  
 HOLLYGROVE, L.L.C.  
 SOUTH HOLLYWOOD PROPERTIES #1, L.L.C.

**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	45°35'11.6"	13.50'	10.74'	5.67'	N54°01'37"E - 10.46'
C2	135°34'24.5"	41.50'	98.20'	101.63'	S80°58'23"E - 76.84'
C3	135°34'24.5"	41.50'	98.20'	101.63'	S54°36'00"W - 98.20'
C4	45°35'11.6"	13.50'	10.74'	5.67'	N80°24'00"W - 10.46'

**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONES B, C AND A2.  
 ZONE A2 (B.F.E. = 5')  
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C; DATED: MAY 19, 1981  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0102  
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: A, AE AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.; A.B.F.E. = 6'  
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

**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 ENCUMBRANCES ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN  
**PRELIMINARY COPY**  
 APPROVED: David A. Waitz Reg. No. 4744

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



DATE	DESCRIPTION	BY
	REVISION	

**HOLLYGROVE**  
 LOCATED IN SECTION 104, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DATE: SEPTEMBER 21, 2009	FILE: P:\DWGS\2009\09-009\PLAT.DWG	JOB NO: 09-009
CHECKED: DAW	DRAWN: JED	TRACED: DAW	

10

Houma-Terbonne 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
B. Mobile Home Park
C. Major Subdivision
D. Minor Subdivision
Conceptual
Preliminary
Engineering
Final

Variance(s) (detailed description):

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

- 1. Name of Subdivision: ARAGON ACRES SUBDIVISION
2. Developer's Name & Address: Tony Michael Deroche 978 Aragon Road, Montegut, LA 70377
\*Owner's Name & Address: Tony Michael Deroche 978 Aragon Road, Montegut, LA 70377
3. Name of Surveyor, Engineer, or Architect: Arthur A. DeFraitcs, Jr. P.E., P.L.S.

SITE INFORMATION:

- 4. Physical Address: 978 Aragon Road, Montegut, LA 70377
5. Location by Section, Township, Range: Section 8, T18S-R19E
6. Purpose of Development: To separate batture property.
7. Land Use: Single-Family Residential
8. Sewerage Type: Individual Treatment
9. Drainage: Roadside Open Ditches
10. Date and Scale of Map: 11/16/09 Scale: 1" = 60'
11. Council District: 9. Lambert / Montegut - Pointe Aux Chenes Ave
12. Number of Lots: 2 Lots
13. Filing Fees: \$135.50 lmb

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

Terral J. Martin Jr.
Print Applicant or Agent
11/30/09
Date

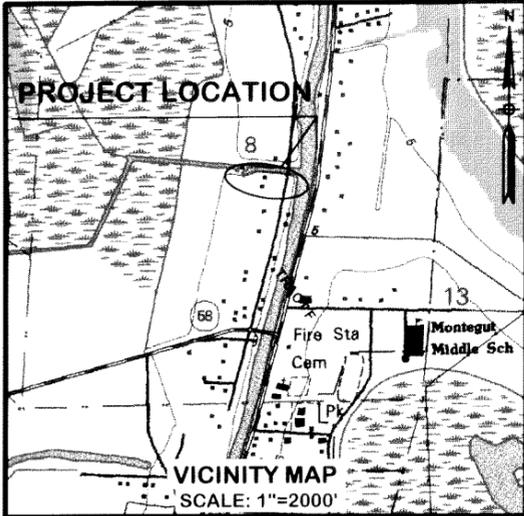
[Signature]
Signature of Applicant or Agent

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

Tony Michael Deroche
Print Name
11-30-09
Date

[Signature]
Signature

PC09/ 12 - 1 - 75
Record # 76



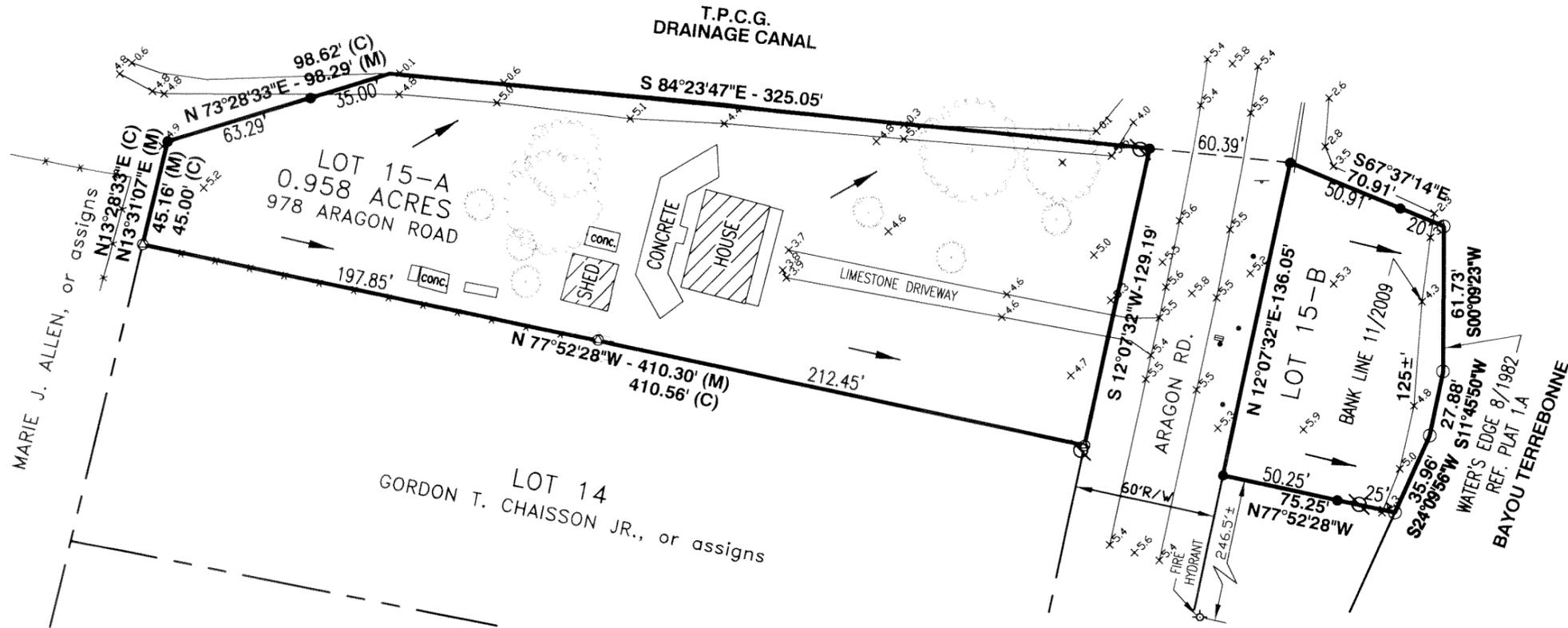
**LEGEND**

- x0.5 - DENOTES EXISTING ELEVATIONS
- - DENOTES SET 3/4" G.I.P.
- ⊙ - DENOTES FOUND 3/4" G.I.P.
- ⊗ - DENOTES EXISTING POWER POLE
- x— - DENOTES EXISTING FENCE
- |— - DENOTES SIGN
- - DENOTES MAIL BOX
- - DENOTES POST
- - DENOTES DRAINAGE FLOW
- - DENOTES TREE
- - DENOTES BUSH
- (M) - MEASURED DISTANCE
- (C) - CALL DISTANCE

**DRAINAGE NOTE:**

THE PROPERTY DRAINS TO A DRAINAGE CANAL THAT IS MAINTAINED BY TPCG. THE BATTURE PROPERTY DRAINS TO BAYOU TERREBONNE.

LOT 15-B  
 10,123.9 sq.ft. (0.232 ACRES) (WATER'S EDGE 8/1982)  
 9,095.7 sq.ft. (0.209 ACRES) (WATER'S EDGE 11/2009)  
 LAND USE: FOR MOORING PURPOSES ONLY.



**GENERAL NOTES:**

1. BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT ENTITLED:  
 A."COMMERCIAL LOTS & SINGLE FAMILY RESIDENTIAL LOTS IN ARAGON ACRES SUBDIVISION DEVELOPED BY HEARTLAND INVESTMENT CO. IN SECTION 8, T18S-R19E, TERREBONNE PARISH, LOUISIANA." PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 1982.
2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
3. THE PROPERTY IS LOCATED IN ZONE "A15" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0130 C AND DATED MAY 01, 1985. ZONE "A15" REQUIRES A +9.00 BASE FLOOD ELEVATION. THE PROPERTY IS LOCATED IN ZONE "AE" AS DESIGNATED BY RITA FLOOD MAP #LA N108 DATED FEBRUARY 23, 2006. ZONE "AE" ADVISES A +10.00 A.B.F.E.
4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**SURVEY SHOWING  
 RE-DIVISION OF LOT 15  
 ARAGON ACRES SUBDIVISION  
 ON PROPERTY BELONGING  
 TONY MICHAEL DEROCHE AND  
 ANNABELLE GRANT DEROCHE**

LOCATED IN  
 SECTION 8, T18S-R19E  
 TERREBONNE PARISH, LOUISIANA  
 SCALE: 1" = 40'  
 DATE: NOVEMBER 16, 2009



GRAPHIC SCALE  
 1" = 60'

**CERTIFICATION:**

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

BY \_\_\_\_\_  
 PROCESS D - MINOR SUBDIVISION APPROVAL



**PRELIMINARY**

Arthur A. DeFraités, Jr.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 LA. LICENSE NO. 1199

Prepared By:  
**GSE ASSOCIATES, LLC**  
 Engineers • Architects • Planners • Surveyors  
 991 Grand Cailou Road, 2315 North Woodlawn Avenue  
 Houma, Louisiana 70363-5705, Suite 201  
 Phone (985) 876-6380, Metairie, Louisiana 70002-7402  
 Fax (985) 876-0621, Phone (504) 454-1710, Fax (504) 454-1781  
 800 Youngs Road Morgan City, Louisiana 70381 Phone  
 (985) 384-2521 Fax (985) 876-0621

# HOUMA-TERRADONNE 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: Tracts "A" & "B", property of G & H Construction Co.
- Developer's Name & Address: Zeboria & Glenn Short, 5288 North Bayou Black Dr. Gibson, LA 70356  
\*Owner's Name & Address: G&H Construction Co., INC. 5562 N. Bayou Black Dr. Gibson, LA 70356  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, Surveyor

### SITE INFORMATION:

- Physical Address: 5600-5700 block of North Bayou Black Dr.
- Location by Section, Township, Range: Section 98, T16S-R15E
- Purpose of Development: The Shorts want to acquire the western 1/3 of
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type: property  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 11/24/09 Scale: 1"=200'
- Council District: 2 / Fire District 08
- Number of Lots: 2
- 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

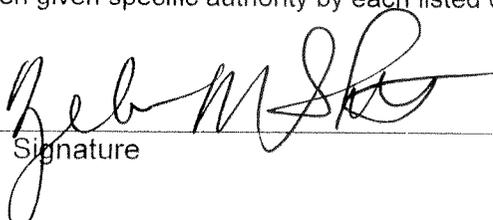
11/30/09  
Date

  
Signature of Applicant or Agent

The undersigned certifies: ZS 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.

Zeboria Short  
Print Name

11/30/09  
Date

  
Signature

PC09/ 12 - 2 - 76

Record # 11



# 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: Tracts "A" & "B", property of Legrace Properties L.L.C.
2. Developer's Name & Address: Legrace Properties, LLC, 1021 Church St. Houma, LA 70360  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert

### SITE INFORMATION:

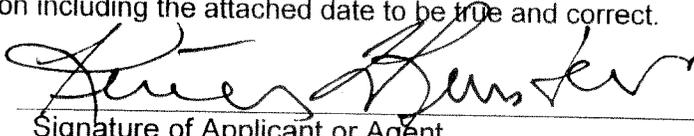
4. Physical Address: 1050 West Tunnel Blvd.
5. Location by Section, Township, Range: Section 101, T17S-R17E
6. Purpose of Development: owner has sale for a portion of this land
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Date and Scale of Map: 11/30/09 Scale 1"=50'
11. Council District: 2 / Houma-Bayou Cane
12. Number of Lots: 2
13. Filing Fees: \$158<sup>30</sup>

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

Keneth L. Rembert  
Print Applicant or Agent

11/30/09

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.

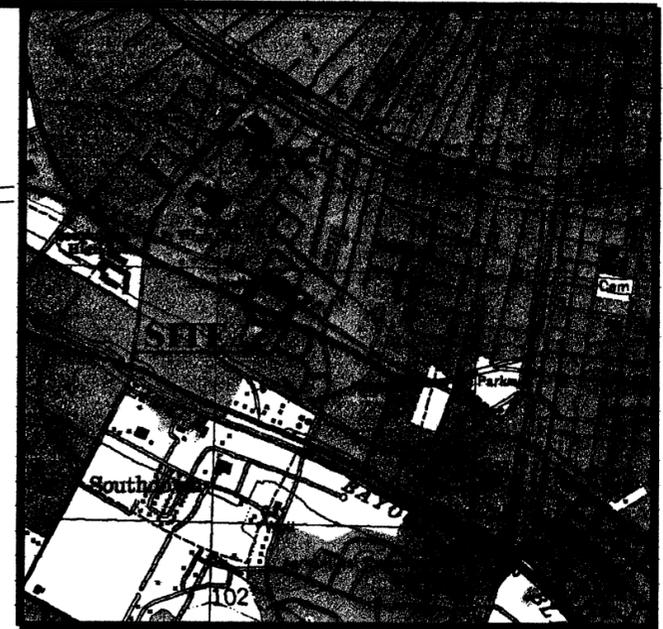
Legrace Properties, LLC  
Print Name

Signature

Date

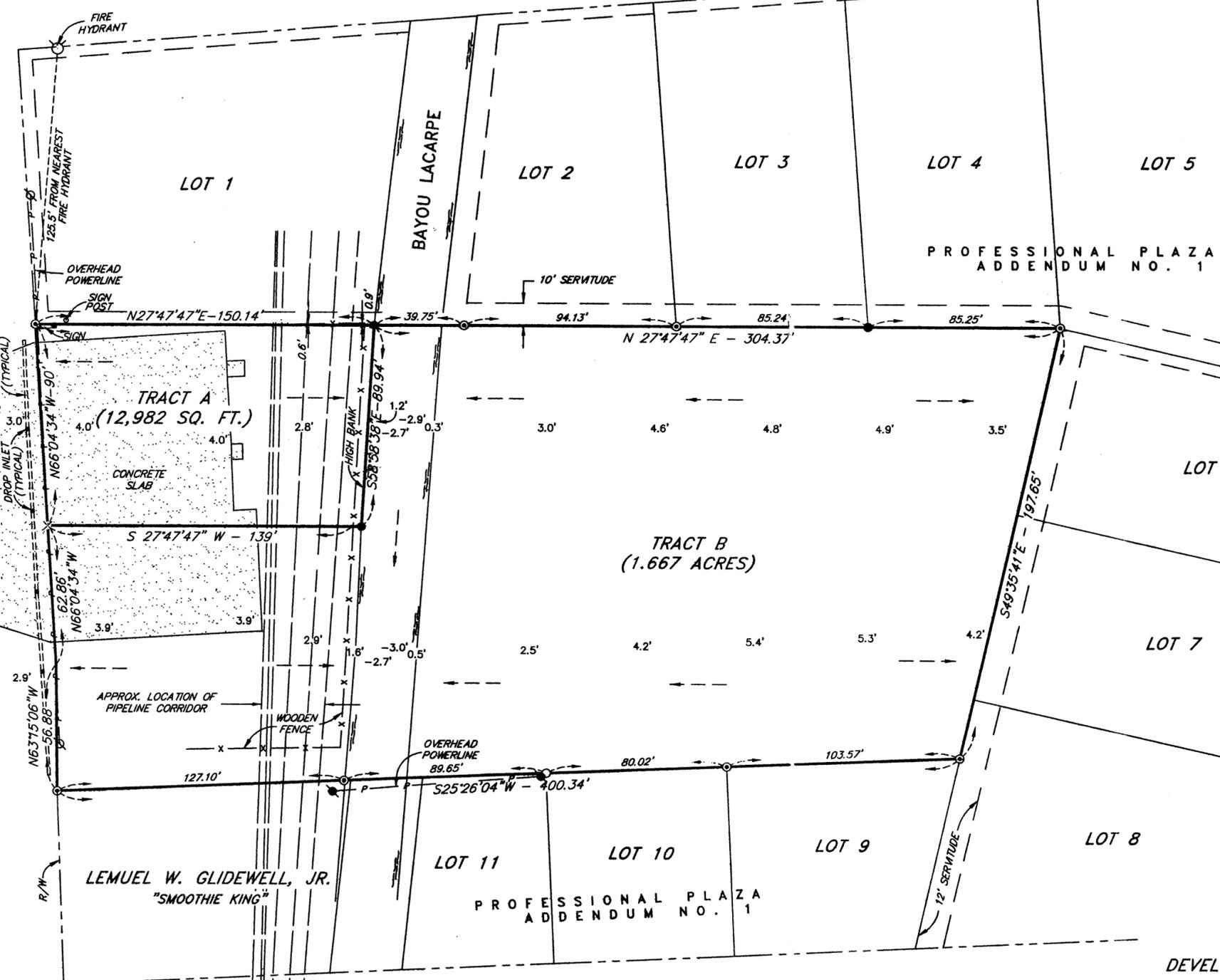
PC09/12-3-11

PROFESSIONAL DRIVE



VICINITY MAP

LA STATE HWY. NO. 3040  
(WEST TUNNEL BOULEVARD)



REVISED REAR LINE OF TRACT A ON DECEMBER 9, 2009 AND AREA FOR BOTH.

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

THIS PLAT BASED ON MAPS RECORDED UNDER ENTRY NO.S 496168 & 469734 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS HEREON ARE BASED ON SAID MAPS.

THESE LOTS ARE LOCATED IN ZONE "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO.S LA-Q102 & LA-R102 PLACE THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD REQUIREMENT OF 8'.

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.

LEGEND:

- INDICATES CHISELED "X" IN CONC. SET
- INDICATES 5/8" IRON ROD SET
- ⊙ INDICATES 5/8" IRON ROD FOUND
- INDICATES 8" SPIKE FOUND
- ⊕ EXISTING POWER POLE
- ⊖ EXISTING METAL POWER POLE
- 5.2' INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)

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

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

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

LAND USE: COMMERCIAL  
DEVELOPER: LEGRACE PROPERTIES, L.L.C.

SURVEY OF TRACTS A & B  
IN HOUMA DEVELOPMENT TRACT I  
BELONGING TO LEGRACE PROPERTIES, L.L.C.  
LOCATED IN SECTION 101, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

NOVEMBER 30, 2009 SCALE: 1" = 50'  
REVISED: DECEMBER 9, 2009



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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- 1. Name of Subdivision: Greg LeBlance Nissan Property into Lots 1-A & 1-B
2. Developer's Name & Address: Greg LeBlance, 660 LAHWY 20, Thibodaux 70301
\*Owner's Name & Address: Greg LeBlance, 660 La Hwy 20, Thibodaux, 70301
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, LLC

SITE INFORMATION:

- 4. Physical Address: 644 & 660 La. Hwy. 20
5. Location by Section, Township, Range: 81, T15S, R16E
6. Purpose of Development: to create to two lots of record
7. Land Use: Single-Family Residential
8. Sewerage Type: Individual Treatment
9. Drainage: Roadside Open Ditches
10. Date and Scale of Map: November 30, 2009 & 1"=40'
11. Council District: 4 / Schriever
12. Number of Lots: 2
13. Filing Fees: \$ 158.30

I, Greg LeBlanc, certify this application including the attached date to be true and correct.

Greg LeBlanc
Print Applicant or Agent
11/30/09
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.

Greg LeBlanc
Print Name
11/30/09
Date

Signature

PC091 12 - 4 - 18
Record # 19

T 15 S - R 16 E  
SECTION 81

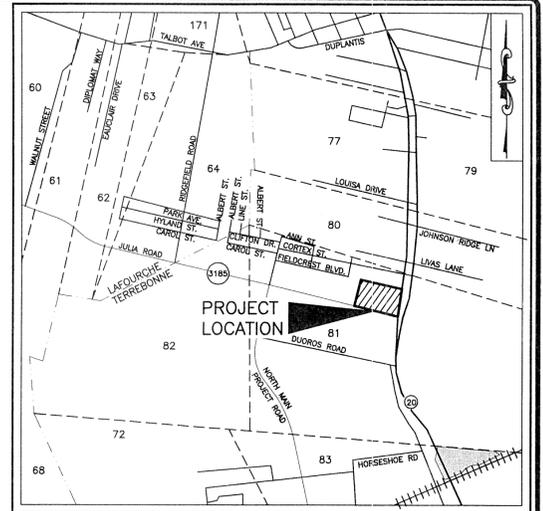
OWNER:  
CRAD S. BIONDO  
2535 SNOWBIRD COURT  
COLORADO SPRINGS, CO 80918

OWNER:  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
P.O. BOX 278  
HOUMA, LA 70361

OWNER:  
STEVEN A. SAUCE  
271 FIELDCREST DRIVE  
THIBODAUX, LA 70301

OWNER:  
ANTHONETTE PESSON  
276 FIELDCREST DRIVE  
THIBODAUX, LA 70301

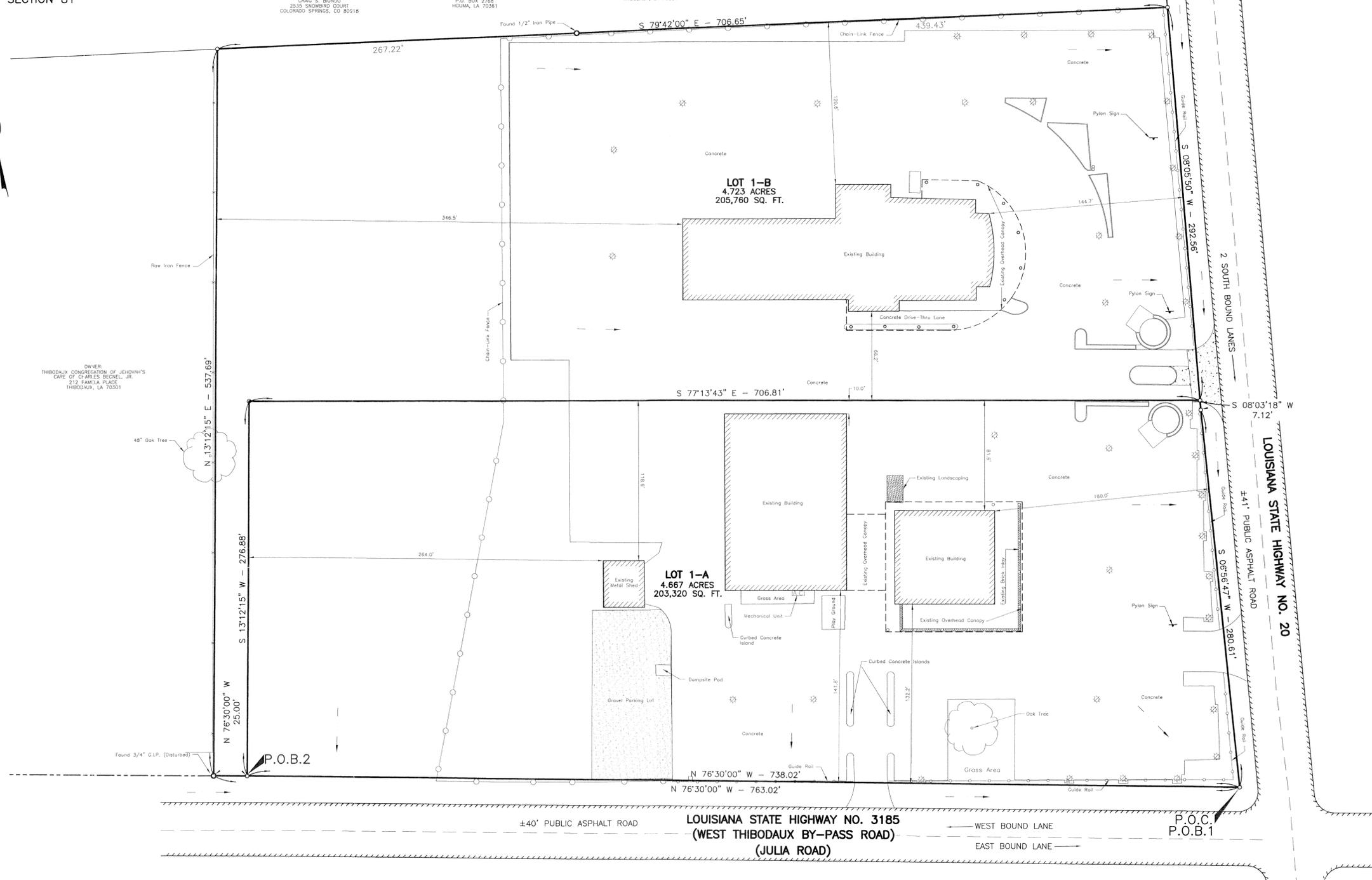
OWNER:  
PATRICIA EILEEN KNORR  
1230 LA CROIX DRIVE  
HOUMA, LA 70364



VICINITY MAP  
SCALE 1" = 2000'

**SURVEY PLAT SHOWING RESUBDIVISION  
OF THE  
GREG LEBLANC NISSAN PROPERTY  
BEING A PORTION OF A 9.39 ACRE TRACT  
FORMERLY BEING A PORTION OF THE  
HENRY J. CAMBRON FROST  
INTO  
LOTS 1-A & 1-B  
LOCATED IN SECTION 81,  
TOWNSHIP 15 SOUTH - RANGE 16 EAST  
TERREBONNE PARISH, LOUISIANA  
FOR  
DANTIN CHEVROLET**

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING FIRE HYDRANT	⊕
EXISTING FENCE RAIL	—○—
EXISTING CHAIN LINK LINE	—○—



- NOTES:**
- 1.) Zoning: None
  - 2.) Reference Maps:  
A.) Survey map showing a portion of the Property of Henry J. and Cambron Frost, located in Section 81, Township 15 South, Range 16 East, Terrebonne Parish, Louisiana for Greg LeBlanc  
Prepared By: Carl E. Heck, P.L.S., Dated: May 16, 1986  
B.) Map showing As-Built Survey of Greg LeBlanc Nissan  
Prepared By: Duplantis Engineers.
  - 3.) Basis of Bearing Referenced to Reference Map "A."
  - 4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0395 C, dated May 1, 1985, for Terrebonne Parish, Louisiana; the property hereon is located in Flood Zone "C" (Areas of minimal flooding).  
In accordance with Panel LA-999 dated February 23, 2006 of the new Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish, the site is located outside the limits of the ABFE zone.  
The FEMA FIR maps are used in conjunction with insurance rates for homeowners and the ABFE's are used for permitting & construction purposes.
  - 5.) Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
  - 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
  - 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
  - 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee or warranty, expressed or implied.

**LEGAL DESCRIPTION - LOT 1-A:**  
A certain portion of ground designated as "LOT 1-A" containing 4.667 acres or 203,320 square feet, situated in Sections 81, Township 15 South, Range 16 East, Terrebonne Parish, State of Louisiana and being more fully described as follows:  
Commencing at a point being at the intersection of the westerly right of way of Louisiana State Highway No. 20, and the northerly right of way of Louisiana State Hwy. No. 3185 (West Thibodaux By-Pass Road & Julia Road), said point being the "POINT OF BEGINNING" and labeled "P.O.B.1";  
Then, continuing along the northerly line of Louisiana State Highway No. 3185, North 76 degrees 30 minutes 00 seconds West a distance of 25.00 feet to a point;  
Then, departing said right of way, North 13 degrees 12 minutes 15 seconds East a distance of 276.88 feet to a point;  
Then, South 77 degrees 13 minutes 43 seconds East a distance of 706.81 feet to a point, said point being located on the westerly right of way line of Louisiana State Highway No. 20;  
Then, continuing along said right of way, South 08 degrees 03 minutes 18 seconds West a distance of 7.12 feet to a point;  
Then, South 08 degrees 56 minutes 47 seconds West a distance of 280.61 feet to the "POINT OF BEGINNING."

**LEGAL DESCRIPTION - LOT 1-B:**  
A certain portion of ground designated as "LOT 1-B" containing 4.723 acres or 205,760 square feet, situated in Sections 81, Township 15 South, Range 16 East, Terrebonne Parish, State of Louisiana and being more fully described as follows:  
Commencing at a point being at the intersection of the westerly right of way of Louisiana State Highway No. 20 and the Northerly right of way of Louisiana State Highway No. 3185 (West Thibodaux By-Pass Road & Julia Road), said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.";  
Then, continuing along the northerly line of Louisiana State Highway No. 3185, North 76 degrees 30 minutes 00 seconds West a distance of 738.02 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.2";  
Then, North 76 degrees 30 minutes 00 seconds West a distance of 25.00 feet to a point;  
Then, departing said right of way line, North 13 degrees 12 minutes 15 seconds East a distance of 537.69 feet to a point;  
Then, South 79 degrees 42 minutes 00 seconds East a distance of 706.65 feet to a point, said point being located on the westerly right of way line of Louisiana State Highway No. 20;  
Then, continuing along said right of way, South 08 degrees 05 minutes 50 seconds West a distance of 292.56 feet to a point;  
Then, departing said right of way, North 77 degrees 13 minutes 43 seconds West a distance of 706.81 feet to a point;  
Then, South 13 degrees 12 minutes 15 seconds West a distance of 276.88 feet to the "POINT OF BEGINNING."

**DRAINAGE NOTES:**

← — — Apparent direction of drainage flow  
Lots 1-A and 1-B sheet drain into the roadside ditch along Louisiana State Highway No. 20 & 3185 which is maintained by Terrebonne Parish Consolidated Government. Both of these drainage systems flow to Bayou Terrebonne which needs no maintenance. The owners of these tracts will provide and perpetually maintain all drainage courses necessary to reach these areas.

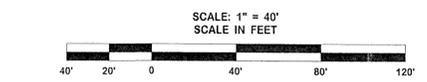
**CERTIFICATION:**  
APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

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

FOR: \_\_\_\_\_

**STATEMENT OF OWNERSHIP:**  
I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATION:**  
This is to certify to DANTIN CHEVROLET 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.

*Michael P. Blanchard* 11/30/2009  
Michael P. Blanchard, P.L.S., Reg. No. 4861  
This survey plat is not valid without the raised seal and signature of the Registered Land Surveyor.

**ACADIA**  
LAND SURVEYING, L.L.C.

Phone: (985) 449-0094 314 East Bayou Road  
Fax: (985) 449-0085 Thibodaux, Louisiana 70301  
Email: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
FIELD BOOK: xxx, pg xx-xx	FIELD WORK COMPLETED ON: NOVEMBER 30, 2009	ALS FILE: 2009/09-2845/09-2945.DWG

# Houma-Tebebonne 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):

SDDM Chapter 24: V.B.11; VI.A.16; VI.A.20; VI.A.24; VI.A.27

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

- Name of Subdivision: WALLACE J. THIBODAUX ESTATES, ADDENDUM NO. 4, PHASE A  
TEUTON-CARO DEVELOPMENTS, L.L.C., P.O. BOX 1450, GRAY,
- Developer's Name & Address: LA 70359  
\*Owner's Name & Address: TEUTON-CARO DEVELOPMENTS, L.L.C.  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

- Physical Address: WEST SIDE OF BAYOU BLUE & NORTH OF US 90
- Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community (PRIVATE)  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 25NOV09 Scale: 1" = 100'
- Council District: 24 / Schriever Ave
- Number of Lots: 29
- 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

NOVEMBER 30, 2009

Date

  
Signature of Applicant or Agent

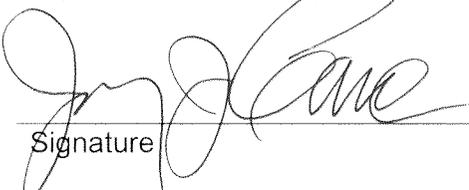
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

JERRY CARO

Print Name

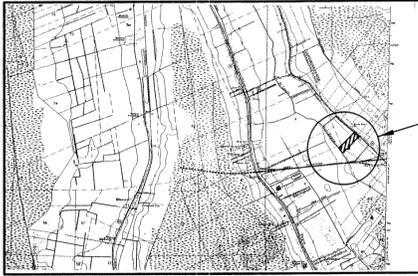
NOVEMBER 30, 2009

Date

  
Signature

PC09/ 12 - 5 - 09

Record # 80



**PROJECT SITE**

**GENERAL NOTES:**

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

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

Reference Map "MAP SHOWING PROPERTY BELONGING TO THE ESTATE OF ELPHEGE DAIGLE, OR ASSIGNS" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 25 August 1986 and revised 12 February 1987.

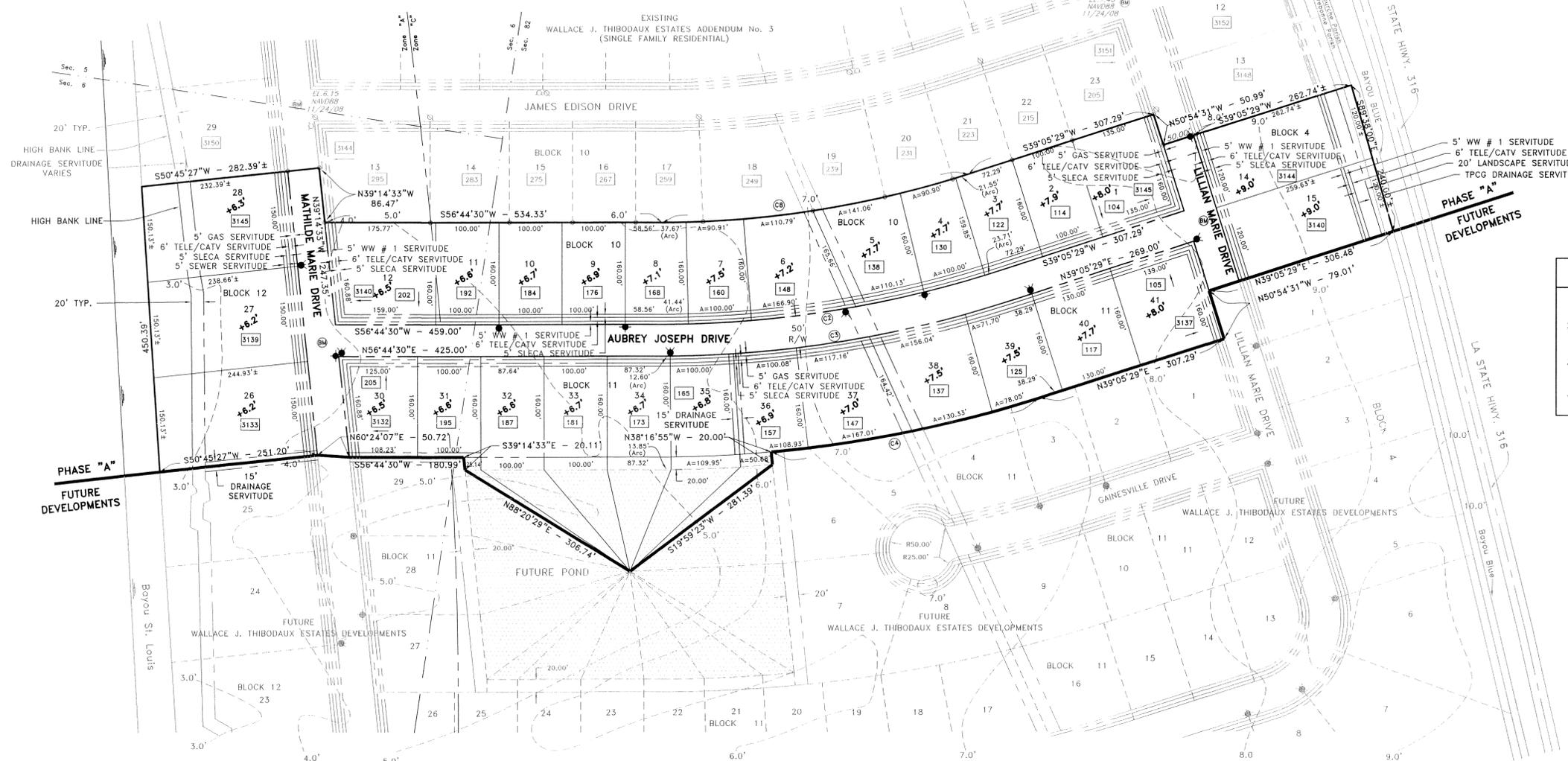
THESE LOTS ARE LOCATED IN ZONE "A" & "C" (PARISH BASE FLOOD REQUIREMENT IS 5' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0395, SUFFIX "C", AND DATED MAY 1, 1985.

FEMA 2006 ADVISORY PANEL LA-V99 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'

NOTE: TPCG NOT RESPONSIBLE FOR LANDSCAPE DRAINAGE ALONG CONCURRENT SERVITUDE AT BAYOU BLUE.

PROJECT NO.	PARISH	SHEET NO.
09-42	TERREBONNE	2

**VICINITY MAP**



- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE  $\epsilon$  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
- BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

**5**

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

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER \_\_\_\_\_

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

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

**CURVE DATA**

DESCRIPTION	C2/RW	C3/RW	C4/PL	C8/PL
T	273.25'	281.01'	217.95'	237.38'
D	3'15"20"	3'09"56"	2'54"30"	3'34"52"
$\Delta$	17'39"01"	17'39"01"	12'37"37"	16'52"43"
R	1760.00'	1810.00'	1970.00'	1600.00'
L	542.18'	557.58'	434.15'	471.34'
LC	540.03'	555.37'	433.27'	469.63'

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

APPROVED: \_\_\_\_\_ REG. P.L.S. No. 3402

CHARLES L. McDONALD, P.L.S.

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

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



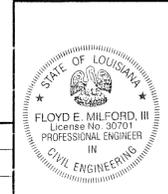
NAVD 88

**CURB & GUTTER SUB SURFACE DRAINAGE**

LAND USE: SINGLE FAMILY RESIDENTIAL

PHASE A - 29 LOTS

SUBDIVISION PLAN



WALLACE J. THIBODAUX ESTATES ADDENDUM NO. 4  
 PHASE A  
 TEUTON-CARO DEVELOPMENTS, L.L.C.  
 SECTIONS 6 & 82, T16S - R17E  
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

DATE: 25NOV09

JOB # 09-42 CAD # 0942-SD FILE #

DATE	REVISION	BY