

# 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

**JULY 21, 2011, 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 June 16, 2011

### **D. COMMUNICATIONS**

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

1. Preliminary Hearing:
  - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20 of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana; The Haven, Inc., applicant; and to call a Public Hearing on said matter for Thursday, August 18, 2011 at 6:00 p.m.

### **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 June 16, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 16, 2011

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 21, 2011 INVOICES AND TREASURER'S REPORT OF JUNE 2011**

### **E. COMMUNICATIONS**

### **F. OLD BUSINESS:**

1. a) Subdivision: D & G Estates  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 2923 Bayou Blue Road (approximately 0.1 mile north of Country Estate Drive), Terrebonne Parish, LA  
  
Government Districts: Council District 4 / Bayou Blue Fire District  
Developer: D & G Rentals, LLC  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**G. APPLICATIONS:**

1. a) Subdivision: Alton James Mobile Home Park  
Approval Requested: Process B, Mobile Home Park  
Location: Kody Court & Alton James Court, Gray, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Alton James, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
2. a) Subdivision: Tract B of Property belonging to Mrs. Carolyn (Harold) Boudreaux  
Approval Requested: Process D, Minor Subdivision  
Location: 1712 Bull Run Road, Terrebonne Parish, LA  
Government Districts: Council District 2 / Fire District 08  
Developer: David & April Boudreaux  
Surveyor: Acadia Land Surveying, L.L.C.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Joyce Duplantis Lirette, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 6072 West Main Street (West Main St. @ Tecon Court), Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Barbara Lirette  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
  
c) Variance Request: Variance from 25' to 19.43' for the servitude of passage  
  
d) Consider Approval of Said Application
4. a) Subdivision: Division of Tract D along Highway 24  
Approval Requested: Process D, Minor Subdivision  
Location: 2219 West Park Avenue, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Chevron U.S.A., Inc., c/o Noel Avocato  
Surveyor: T. Baker Smith, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
5. a) Subdivision: Concord Business Park  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Concord Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Hollygrove Estates, LLC, c/o Timothy J. Thompson, Manager  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application
6. a) Subdivision: Hollygrove Subdivision  
Approval Requested: Process C, Major Subdivision-Final  
Location: Beauregard Street, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Hollygrove Estates, LLC, c/o Timothy J. Thompson, Manager  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application
7. a) Subdivision: Redivision of Tract B-6A and a portion of the Remaining Property belonging to Rutter Land Company into Tracts B-6A-1, B-6A-2, B-6A-3, & B-6A-4  
Approval Requested: Process D, Minor Subdivision  
Location: Intersection of St. Charles St. & Olde Towne Blvd., Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Company, Inc., c/o Lea Rutter, Jr.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application

## **H. STAFF REPORT**

### **I. ADMINISTRATIVE APPROVALS:**

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

### **J. COMMITTEE REPORTS:**

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

### **K. COMMISSION COMMENTS:**

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

### **L. PUBLIC COMMENTS**

### **M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JUNE 16, 2011**

- A. The Chairman called the meeting of June 16, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier, Jr. and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Keith Kurtz and Mr. John Navy. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mrs. Amedée pointed out a clerical error on item E(c) of the minutes where it showed Mr. Erny voting when he hadn’t arrived at the meeting yet.
- Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as corrected, for the Zoning and Land Use Commission for the regular meeting of May 19, 2011.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing to rezone from R-1 (Single-Family Residential District) & I-2 (Heavy Industrial District) to C-2 (General Commercial District), R-1 (Single-Family Residential District), & O-L (Open Land) Proposed Hollygrove Subdivision and Concord Business Park, Section 104, T17S-R17E, Terrebonne Parish, LA; South Hollywood Properties #1, LLC, applicant.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the rezoning request.
- b) The Chairman recognized Mr. Gerald Giroir, 410 Fern Street, who stated the neighbors and Developers came to terms on the proposed development and is turning out to be a first class development they are pleased with. He stated the Thompsons to be very open and willing to accommodate the neighbors and trying to do everything right.
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) & I-2 (Heavy Industrial District) to C-2 (General Commercial District), R-1 (Single-Family Residential District), & O-L (Open Land) Proposed Hollygrove Subdivision and Concord Business Park, Section 104, T17S-R17E, Terrebonne Parish, LA and forward the matter to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda under New Business was a Planned Building Group application by B & T Leasing, Inc. requesting to place two (2) residential structures at 6790 & 6796 Alma Street.
- b) Mr. David Chauvin, 502 Crescent Blvd., applicant, stated their first stage of the project was to place two (2) residential homes on the property.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- d) Discussion was held with regard to one structure being moved to the property and being split into two; quality of the drawings submitted which didn't show proper setbacks, etc.; and using the planned building group process versus splitting the lots.
- e) Mr. Erny moved, seconded by Mrs. Amedée: THAT the HTRPC, convening as the Zoning & Land Use Commission grant planned building group approval for the placement of two (2) residential structures at 6790 & 6796 Alma Street."
- f) Discussion was held with regard to the placement of homes and if they would meet the requirements if the property were later subdivided into three (3) lots. Discussion ensued with regard to the property's original attempt to subdivide into six (6) lots years prior.

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:20 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz and Mr. Navy. 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 JUNE 16, 2011.**

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

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF JUNE 16, 2011**

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of June 16, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:23 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier, Jr. and the Pledge of Allegiance led by Mrs. Marsha Williams.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Keith Kurtz & Mr. John Navy. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of May 19, 2011.”  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the minutes, as corrected, for the Zoning & Land Use Commission for the regular meeting of May 19, 2011.”  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the June 16, 2011 and approve the Treasurer’s Report of May 2011.”  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors, dated June 10, 2011, withdrawing the application for Alton James Residential Building Park [See *ATTACHMENT A*].  
  
Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the letter and the matter regarding Alton James Residential Building Park (Item F1) be removed from consideration as per the developer’s request [See *ATTACHMENT A*].”  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors, dated June 6, 2011, requesting to withdraw Tracts A & B belonging to James M. Meyer, et al (Item F2) from the agenda as per the developer’s request [See *ATTACHMENT B*].  
  
Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: “THAT the HTRPC accept the letter and the matter regarding Tracts A & B belonging to James M. Meyer, et al (Item F2) from the agenda as per the developer’s request [See *ATTACHMENT B*].”  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Kurtz & Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Gordon read a letter from Charles L. McDonald Land Surveyors, Inc., dated June 15, 2011, requesting to table D & G Estates (Item F3) until the next regularly scheduled meeting as per the developer's request [See *ATTACHMENT C*].

- a) Dr. Cloutier moved, seconded by Mrs. Williams & Mrs. Amedée: "THAT the HTRPC accept the letter and the matter regarding D & G Estates (Item F3) be tabled until the next regularly scheduled meeting of July 21, 2011 as per the developer's request [See *ATTACHMENT C*]."

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

- b) The Chairman informed the Commission that Councilwoman Teri Cavalier was going to attend the meeting and request that the matter be tabled, but he called her, along with the neighbors, once the letter was received from Charles L. McDonald Land Surveyors, Inc.'s office indicating their request to table instead.

F. APPLICATIONS:

1. WITHDRAWN. Alton James Jr. Residential Building Park [See *ATTACHMENT A*]
2. WITHDRAWN. Survey of Tracts "A" & "B", A Redivision to James M. Meyer, et al [See *ATTACHMENT B*]
3. TABLED. D & G Estates [See *ATTACHMENT C*]
4. The Chairman stated the next item on the agenda was an application by Rebecca Plantation, LLC requesting final approval for Process C, Major Subdivision for Rebecca Plantation, Phase II (1<sup>st</sup> Filing).

- a) No one was present to represent the request for final approval.
- b) Mr. Gordon briefly discussed the application.
- c) Joan Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo dated June 16, 2011 regarding the punch list items for the development [See *ATTACHMENT D*].
- d) Discussion was held with regard to no one being present to represent the application and determining whether all of the items on the punch lists were definable and could be complied with.
- e) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision for Rebecca Plantation, Phase II (1<sup>st</sup> Filing) conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division's memo dated June 16, 2011 [See *ATTACHMENT D*]."
- f) Discussion was held with regard to one-year road warranty inspections and Valhi Boulevard Extension.

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mr. Erny & Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Revised Tract-JE (Jamie Ellender), Section 65, T18S-R19E, Terrebonne Parish, LA
2. Redivision of Property belonging to The Landry Family Trust, Section 72, T15S-R16E, Terrebonne Parish, LA
3. Survey and Redivision of Lots 1, 2, 3, 4, & 5 of Block 2 and Remaining Common Area of Sugar Mill Quarters into Lots 1A, 2A, 3A, 4A, & 5A, Section 102, T17S-R17E, Terrebonne Parish, LA
4. Survey of a portion of Lots 7 & 8 of P.F.A. Boudreaux Subdivision, Property belonging to Lillie Jaubert Lapeyrouse, et als, Section 11, T17S-R18E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Ostheimer suggested meeting to discuss specifications for fire hydrants with regard to the fire departments versus our subdivision regulations. Mr. Ostheimer will set up a meeting with Mr. Elfert, Dr. Cloutier, and the fire departments for further discussion.
- b) Discussion was held with regard to different regulations versus all of the fire departments among the parish. Mr. Gordon suggested inviting the Head of the Fire Association to participate in order to achieve a more uniform policy.
- c) The Chairman also requested Mr. Elfert's concerns of Planned Building Groups be discussed in the near future pertaining the reasoning, applying the regulations better, and whether lots should be divided instead.

2. Comprehensive Master Plan Update:

- a) Mrs. Robinson discussed the flyer she handed out regarding all of the upcoming local meetings for the Master Plan Update and encouraged everyone to attend at least one meeting to help show their support.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed drawings submitted that should include all figures needed to determine conformity of the regulations and be the obligation by the Engineer, Surveyors, etc. to provide.

2. Chairman's Comments:

- a) The Chairman informed everyone that the Terrebonne Parish Council would be honoring Barry Blackwell, Past Parish Manager and General Manager of Waterworks up until his passing away, at their Council Meeting on Wednesday. He encouraged everyone to attend.

K. PUBLIC COMMENTS:

- 1. The Chairman recognized Mr. Matt Ledet, T. Baker Smith, Inc., who apologized for not being present to represent the application for Rebecca Plantation. He was unaware that the first three items had been withdrawn and/or tabled which caused his timing to be off. He offered to entertain any questions anyone had, which there were none and they informed Mr. Ledet of the motion made.

L. Dr. Cloutier moved, seconded by Mr. Elfert: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:53 p.m."

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

June 10, 2011

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

Att: Mr. Pat Gordon:

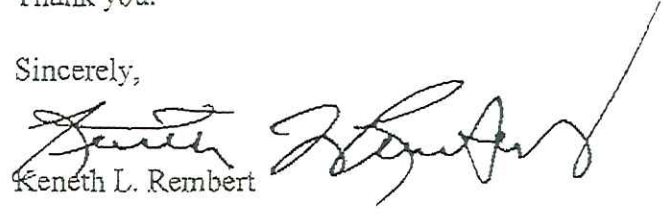
Re: ITEM 1, ALTON JAMES RESIDENTIAL BUILDING PARK, TERREBONNE PARISH,  
LA

Dear Pat:

Please remove the above referenced item from consideration at Thursday night's meeting. More changes are needed on the use of this property by the owner.

Thank you.

Sincerely,

  
Kenneth L. Rembert

KLR/apr

*Kenneth L. Rembert*

LAND SURVEYORS

*since 1973*

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

June 6, 2011

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

Att: Mr. Pat Gordon:

Re: ITEM 2, TRACTS A & B, BELONGING TO JAMES M. MEYER ET AL, TERREBONNE  
PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at the next scheduled meeting.  
They've changed their minds about going forward with this project at this time.

Thank you.

Sincerely,



Kenneth L. Rembert

KLR/apr

PAGE 01/01

KEN REMBERT SURVEYOR

06/06/2011 13:07 985-879-1641

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

15 June 2011

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

Re: D&G Estates (Application #3 – June 16, 2011 agenda)

Dear Becky:

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

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,  
agent for D & G Rentals, LLC



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 16, 2011  
Item F-4

TO: **Pat Gordon**

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

SUBJECT: **Rebecca Plantation - Phase 2, 1st Filing**  
**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. Three marked spoiled areas at expansion joints shall be repaired.
2. Install fencing and gates completely around retention pond as shown on plans.
3. Stumps in drainage ditches and detention pond shall be removed to flow line.
4. Seed and fertilize all servitudes and right-of-way as shown in plans.
5. Culvert shall be sized and installed in field ditch crossing drainage servitude in Area N5; and revise record drawing to include location, size, and invert elevation of the new culvert.
6. Sta. 8+05.4 CB-01 Lt & Rt - Grout shall be placed around stub-out culvert.
7. Sta. 9+76.1 Junction Box Rt & Lt - Drainage Manhole Cover shall be cleaned and coated as required in plans and specifications.
8. Sta. 10+53.4 CB-01 Rt - Leak shall be sealed around influent culvert.
9. Sta. 13+09.5 CB-02 Lt - Grout shall be placed around effluent culvert and remove slag in culvert.
10. Sta. 15+66 CB-02 Rt - Defective concrete top shall be repaired or replaced.
11. Sta. 18+16.3 CB-02 Rt - Concrete catch basin top will be reviewed at the One Year Warranty Inspection.
12. Sta. 22+09 CB-02 Rt - Grout shall be placed around top.
13. Sta. 22+50.85 CB-02 Rt - Grout shall be placed around top.
14. Sta. 22+58.5 CB-02 Lt - Grout shall be placed around culverts.
15. Sta. 51+88.7 CB-01 Lt - Catch Basin shall be sealed and replastered.
16. Sta. 54+38.5 CB-01 Rt & Lt - Inverts shall be replastered.
17. Sta. 59.39.6 CB-01 Rt - Excessive sediments in culverts and catch basins shall be removed.

**Rebecca Plantation - Phase 2, 1st Filing**

**Final Inspection**

GEB Memo to PG dated 6/16/11

Page 2

18. The depression in the top of the 54" PCCMP culvert near Sta 4+75 in South Outfall shall be repaired or replaced.
19. The survey plat shall show the state plane coordinate (Louisiana South Zone) of at least two (2) points with the subdivision.
20. Final survey plat shall show the center natural ground elevation of each proposed lot and the FEMA first floor elevation requirements shall be shown as of the date of the plat.
21. Sheet 5 of plans shall be revised with the correct detention pond acreage.
22. Location of fire hydrant and streetlights shall be indicated on the final survey plat.
23. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date, & three point ties.
24. Street lights shall be installed as per approved engineering plans.
25. Record drawings shall be revised to reflect As-Built conditions.
26. 24.7.5.6 No approval letter from Waterworks.
27. A letter from Pollution Control dated June 15, 2011 was received and is attached.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

**Attachments**

cc: Planning Commission  
James P. Ledet, P.E.  
Engineering Division  
Reading File  
Council Reading File



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

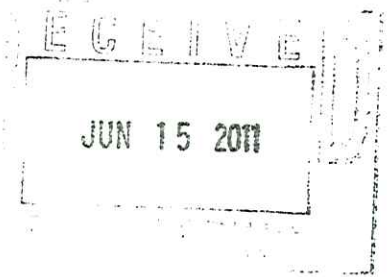


P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 15, 2011

Mr. Philip Chauvin  
T. Baker Smith, Inc.  
P. O. Box 2266  
Houma, LA 70361



RE: Rebecca-Plantation – Phase 2 – First Filing  
Light Industrial and Commercial Subdivision  
Rebecca Plantation, LLC – Owner/Developer

Dear Mr. Chauvin:

On April 19, 2011, we began testing the sewer lift station and sewer treatment plant at the referenced development. During the week of June 6-10, 2011, we attended the Final Inspection, performed a video inspection of the sewer gravity system, and also attended another draw-down test of the sewer lift station pumps. We also reviewed the Record Drawings, and there are some deficiencies.

The following items must be addressed prior to acceptance of this sewer system:

### **SEWER LIFT STATION ITEMS:**

1. Pump No. 2 failed to pump at rated capacity. Excessive leakage was observed at the discharge flange. Another draw-down test shall be performed after developer/engineer confirms proper operation of the pump.
2. After verification of all electrical, electronic and pumping functions, duct seal shall be installed in the EYS fittings just below the junction box to seal out the sewer gases.
3. After phone service has been provided, it must be confirmed that the communication cable from the modem to the PLC is appropriate and functions properly.
4. The wet well shear gate, on the influent pipe, does not stop in the proper orientation when in the open position. This makes closing the valve almost impossible.

**GRAVITY SEWER ITEMS:**

5. The sewer main deviates down unacceptably (up to 4-inches) between sewer manholes P-6 and P-7. The deviation is at 97-feet through 110-feet from sewer manhole P-6.
6. The stack sewer service, between manholes P-19 and P-20, is seated improperly in the wye connection to the sewer main. The gasket is protruding and the joint is leaking.
7. There are leaks in manholes P-6, P-7 and P-21, where the sewer main piping connects.
8. An asterisk (\*) shall be etched into the edge of the street pavement, to mark the location of each sewer service. Each asterisk shall be placed on the same side of the street as the lot being served.

**ENGINEERING & ADMINISTRATIVE ITEMS:**

9. On the "Sewer Layout" (Sheet No. 11), the stationing text for sewer manhole P-4 is not correct.
10. The sewer services between manholes P-11/P-12 and P-13/P-14, shall be depicted on the Record Drawings, and included in the Tee Sheet.
11. Stationing text for all sewer services shall be included in the "Sewer Layout" (Sheet No. 11) Record Drawing.
12. Video inspection indicates that several sewer services are not located where the Tee Sheets indicate. The Tee Sheets and the Record Drawings shall be revised to "As-Built" conditions.
13. Record Drawings and Operation/Maintenance Manuals shall be revised to reflect "As-Built" conditions of the gravity sewers, and also the make, model and capacities of the pumps installed in the sewer lift station.
14. The formal right-of-way documents, executed by the Grantee, shall be submitted to this Division.

Mr. Philip Chauvin  
T. Baker Smith, Inc.  
June 15, 2011  
Page 3

15. This development will be subject to a sewer connection charge agreement with applicable fees remitted. In order to prepare a sewer connection charge agreement, the following information must be submitted to this office.
  - a. Legal name and address of the property owner.
  - b. Corporate resolution/documentation authorizing the representative to sign on behalf of the corporation/company.
  - c. Legal size plat and description of the property.
16. The current discharge permit with the Louisiana Department of Environmental Quality must be transferred to Terrebonne Parish Consolidated Government.

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

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

Sincerely,

TERREBONNE PARISH GOVERNMENT



Donnie R. Porche, Engineering Analyst  
Division of Pollution Control

DRP/dr

cc: TPCG Planning Department  
✓ TPCG Engineering Department  
Division Files

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

21 July 2011

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

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

Dear Becky:

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

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,  
agent for D & G Rentals, LLC

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: ALTON JAMES JR. MOBILE HOME PARK
- Developer's Name & Address: ALTON JAMES JR., 831 SCHOOL ST, HOUMA LA 70360  
\*Owner's Name & Address: ALTON JAMES JR ET UX, 831 SCHOOL ST., HOUMA LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: KODY COURT and Alton James Court
- Location by Section, Township, Range: SECTION 6, T16S-R17E
- Purpose of Development: CREATE 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:  
DATE: 6/27/11 SCALE: 1" = 30'
- Council District:  
4 / Bayou Cane Fire
- Number of Lots: 26 SPACES
- Filing Fees: \$186.05

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

KENETH L. REMBERT

Print Applicant or Agent

7/5/11

Date

[Signature]  
Signature of Applicant or Agent

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

Alton James

Print Name of Signature

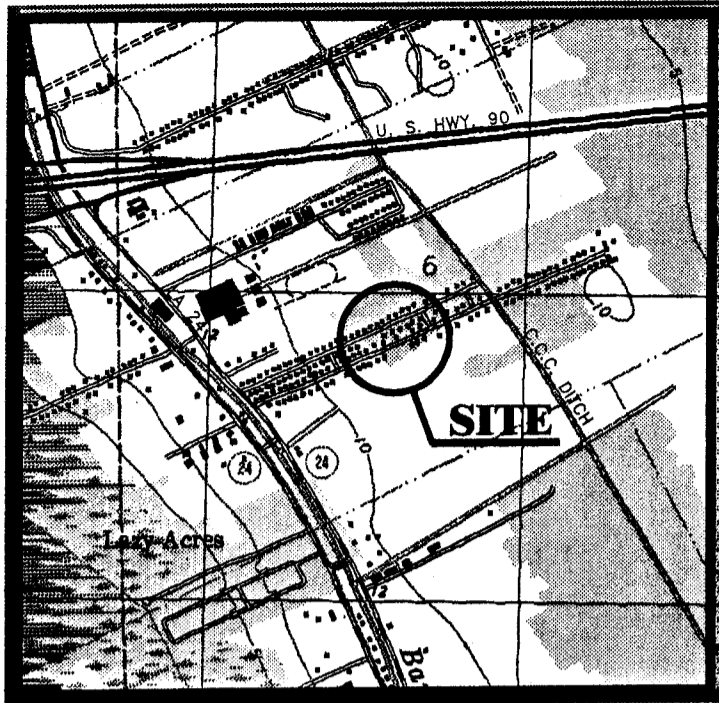
Alton James Jr.  
Signature

7/5/11

Date

PC11/ 7 - 1 - 20

Record # 21



VICINITY MAP

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES DRAINAGE ARROWS
  - ⊙ INDICATES FIRE HYDRANT
  - 109 INDICATES MUNICIPAL ADDRESS

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

THIS PROPERTY DRAINS TO THE DITCH ALONG SOUTHERN PROPERTY LINE AND THEN TO THE C.C.C. DITCH IN THE REAR OF ORIGINAL PROPERTY. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP ENTITLED "PLAT OF TRACTS 'G' THRU 'O' REDIVISION OF PROPERTY BELONGING TO ESTATE OF EARL J. BREAU, SR. IN SECTION 6, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS AND DATED FEBRUARY 4, 1997 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE SPACES ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

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

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

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

LAND USE: MOBILE HOME PARK  
DEVELOPER: ALTON JAMES, JR.

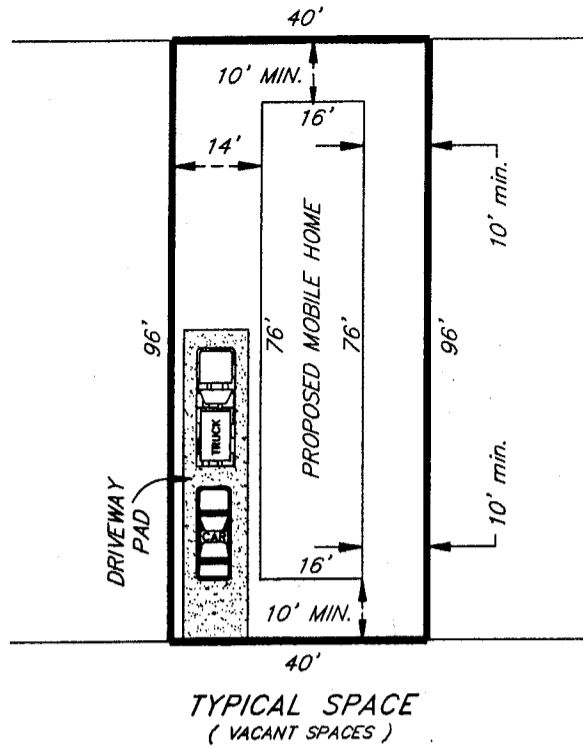
PLAN SHOWING  
ALTON JAMES, JR. MOBILE HOME PARK  
LOCATED IN SECTION 6, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA

JUNE 27, 2011

SCALE: 1" = 30'



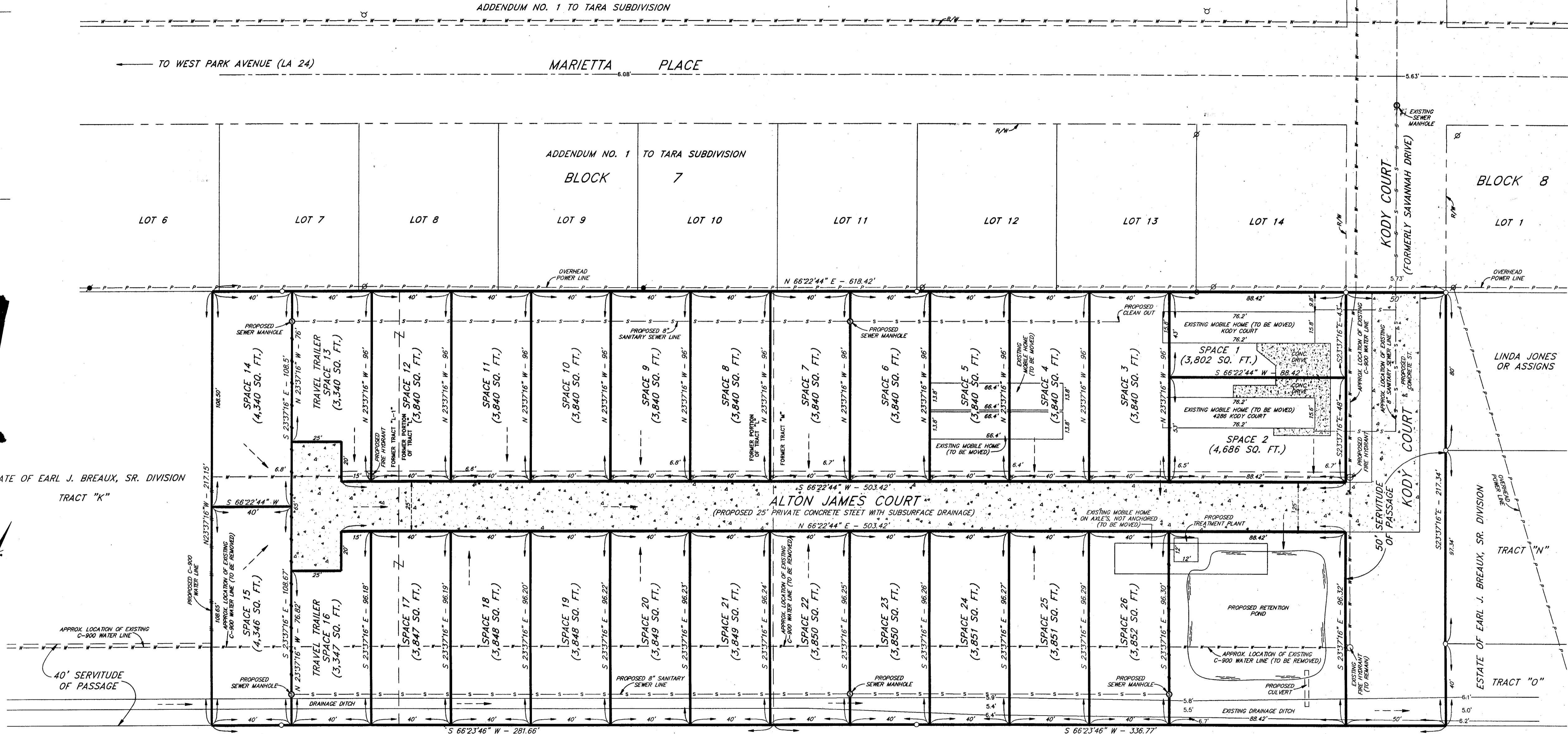
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.



TYPICAL SPACE  
(VACANT SPACES)

ESTATE OF EARL J. BREAU, SR. DIVISION  
TRACT "K"

APPROX. LOCATION OF EXISTING  
C-900 WATER LINE  
40' SERVITUDE  
OF PASSAGE



BEACON LIGHT BAPTIST CHURCH OF HOUMA  
TRACT 2

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Tract B of Property belonging to Mrs. Carolyn (Harold) Boudreaux et al.
- Developer's Name & Address: David & April Boudreaux, 1712 Bull Run Road, Schreiver, LA 70395  
\*Owner's Name & Address: David & April Boudreaux, 1712 Bull Run Road, Schreiver, LA 70395  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, LLC/ Michael P. Blanchard

### SITE INFORMATION:

- Physical Address: 1712 Bull Run Road, Schreiver, LA 70395
- Location by Section, Township, Range: 5 & 6, T16S, R15E
- Purpose of Development: Residential
- 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: May 2, 2011
- Council District: 2 / Fire Dist. 08
- Number of Lots: 2
- Filing Fees: \$147.20

I, David & April Boudreaux, certify this application including the attached date to be true and correct.  
David Paul Boudreaux  
April Brown Boudreaux  
Print Applicant or Agent  
6-30-2011  
Date  
[Signature]  
Signature of Applicant or Agent

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

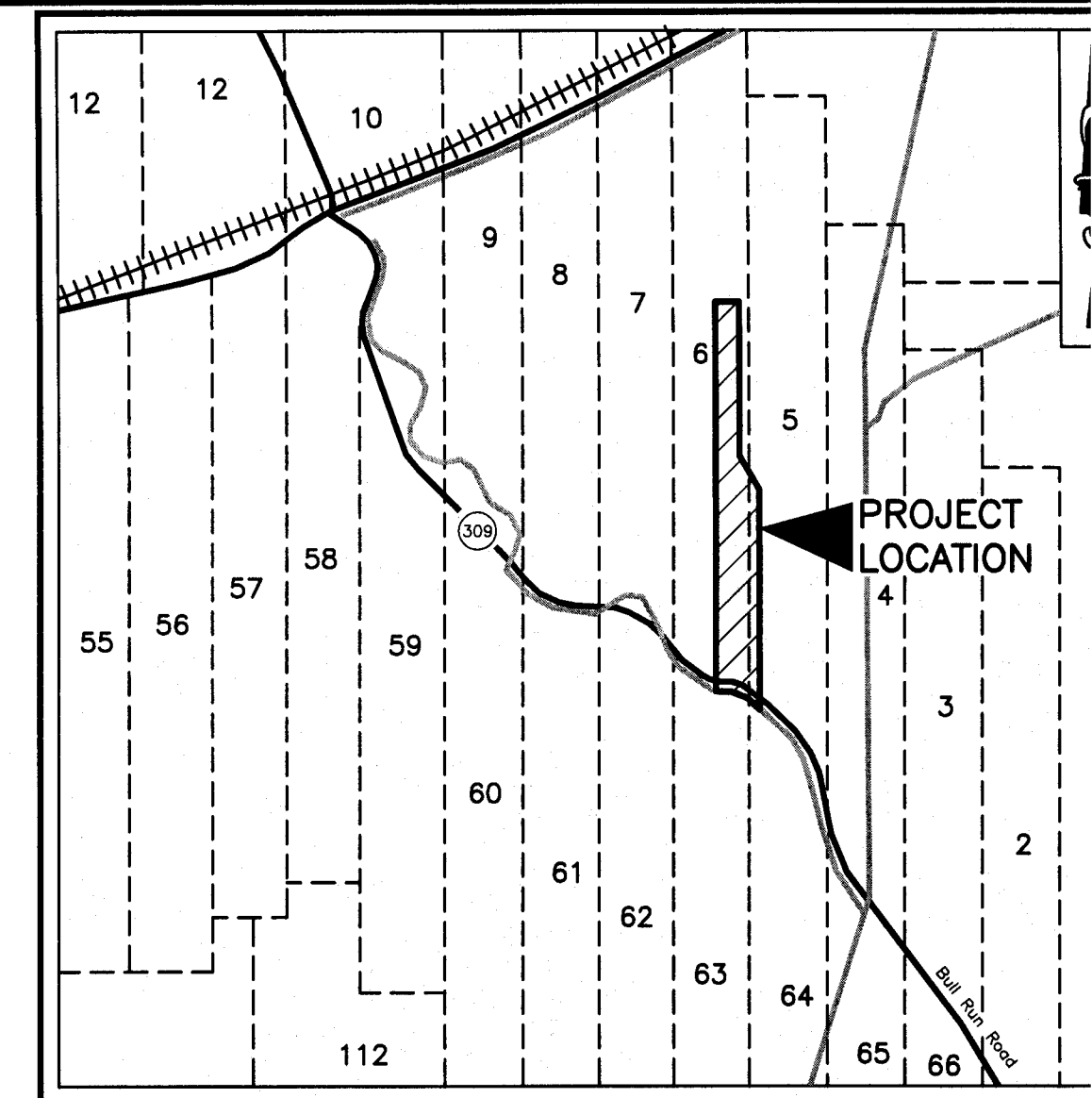
David Paul Boudreaux  
April Brown Boudreaux  
Print Name of Signatures  
6-30-2011  
Date  
[Signature]  
Signature

PC11/ 7 - 2 - 21

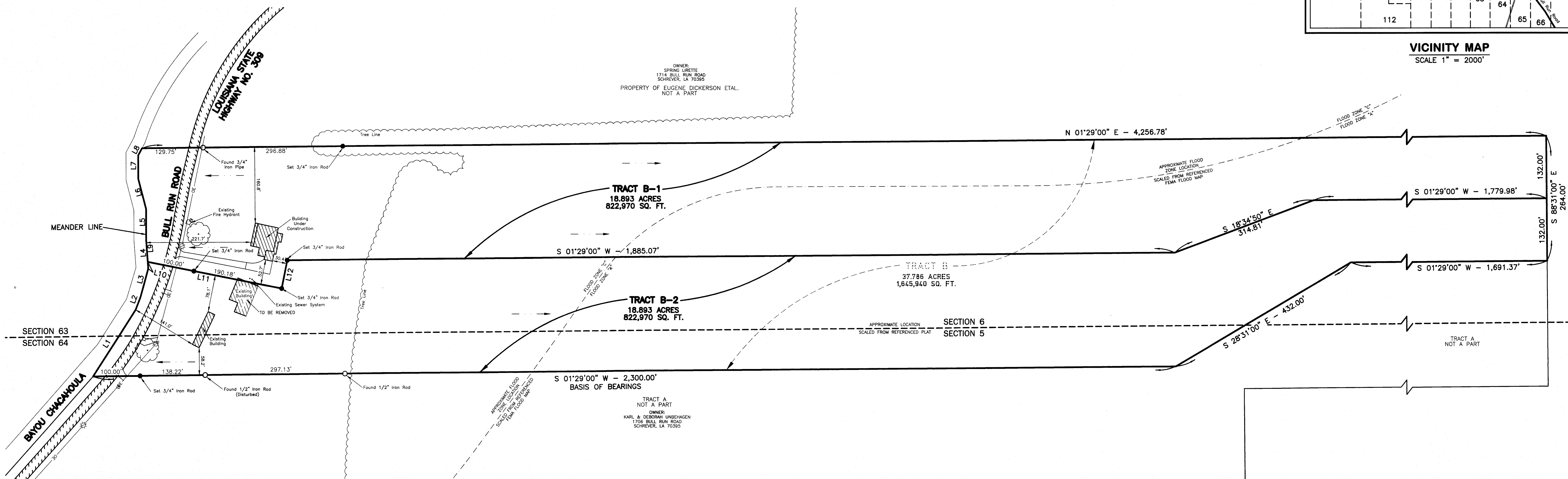
Record # 22

Revised 3/25/2010

T 16 S - R 15 E  
SECTIONS 5 & 6



VICINITY MAP  
SCALE 1" = 2000'



- NOTES:**
- 1.) Zoning: None
  - 2.) Reference Maps:  
A.) Map showing the redvision of property belonging to Mrs. Carolyn (Harold) Boudreaux, et al located in Sections 5 & 6, T16S-R15E, Terrebonne Parish, Louisiana.  
Prepared By: Charles L. McDonald, Land Surveyor, Inc. Dated: December 6, 2000  
Entry #1089035
  - 3.) Basis of Bearing Referenced to Reference Map "A."
  - 4.) Flood Note: In accordance with Panel LA-U97 dated February 23, 2006 of the new Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish, this site is located "INSIDE" the limits of ABFE "Zone A EL6".  
In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0555 C, dated May 1, 1985, for Terrebonne Parish, Louisiana (Unincorporated Areas), the property hereon is located in Flood Zone "C" (Area of minimal flooding) and Flood Zone "A" (Areas of 100-year flood; base flood elevations and flood hazard factors not determined).  
The FEMA FIR maps are used in conjunction with insurance rates for homeowners and the ABFE's are used for permitting & construction purposes.
  - 5.) Utilities: 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 nor a warranty, expressed or implied.

PROPOSED LAND USE:	
RESIDENTIAL	

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗*
EXISTING GUY ANCHOR	—>
EXISTING TELEPHONE PEDESTAL	□
EXISTING OVERHEAD POWER LINE	—OE—
EXISTING FIRE HYDRANT	⊕

**DRAINAGE NOTES:**

— — — — — APPARENT DIRECTION OF DRAINAGE FLOW

THIS PROPERTY DRAINS TO THE HIGHWAY DITCH ALONG LOUISIANA HIGHWAY 309, WHICH IS MAINTAINED BY LOUISIANA D.O.T.D.  
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.  
SEWER SYSTEMS FOR NEW STRUCTURES ON THIS PROPERTY SHALL DRAIN TO SAID DRAINAGE DITCH.

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

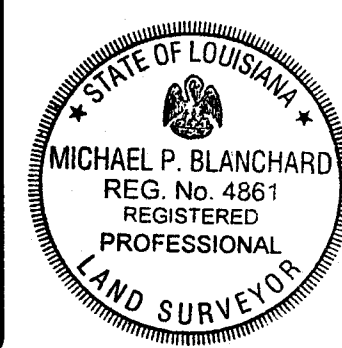
APPROVED: \_\_\_\_\_

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: 8/2/2011



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 55°07'45" W	166.85'
L2	N 67°01'12" W	28.70'
L3	N 72°38'11" W	62.10'
L4	S 88°00'18" W	60.00'
L5	N 88°03'16" W	68.00'
L6	S 77°29'17" W	66.10'
L7	N 88°03'17" W	49.50'
L8	N 59°45'57" W	16.80'
L9	S 88°00'18" W	45.72'
L10	S 88°00'18" W	14.28'
L11	N 13°18'37" E	290.18'
L12	N 76°41'23" W	60.76'

SCALE: 1" = 100'  
SCALE IN FEET

100 50 0 100 200 300

**CERTIFICATION:**  
This is to certify to David and April Boudreaux 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, P.L.S.,  
Reg. No. 4861  
This survey plat is not valid without the raised seal and signature of the Registered Land Surveyor.

**PLAT SHOWING  
SURVEY AND RESUBDIVISION  
OF  
TRACT B OF PROPERTY  
BELONGING TO MRS. CAROLYN  
(HAROLD) BOUDREAUX, ET AL.  
INTO  
TRACTS B-1 AND B-2  
LOCATED IN SECTIONS 5 & 6,  
TOWNSHIP 16 SOUTH - RANGE 15 EAST  
TERREBONNE PARISH, LOUISIANA  
FOR  
DAVID AND APRIL BOUDREAUX**

**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.
FB: 297, PG 1, 33, 34, 47	FIELD WORK COMPLETED ON: APRIL 18, 2011	ALS FILE: 2010/10-2855/10-28551.DWG

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

21 July 2011

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

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

Dear Becky:

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

Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Galen Bollinger", followed by a horizontal line extending to the right.

Galen Bollinger,  
agent for Joyce Duplantis Lirette, et al

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

X Variance(s) (detailed description):

Variance from 25' to 19.43', servitude of passage

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

- Name of Subdivision: Redivision of property belonging to Joyce Duplantis Lirette, et al
- Developer's Name & Address: Barbara Lirette 4383 Hwy. 56 Chauvin, LA 70344  
\*Owner's Name & Address: Barbara Lirette 4383 Hwy. 56 Chauvin, LA 70344  
[\* 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: 6072 W Main Street (W Main St @ Tecon Court)
- Location by Section, Township, Range: Sections 2 & 3, T17S-R17E
- Purpose of Development: Divides property into Tracts A & Tract B
- Land Use:  
☒ \*\* Single-Family Residential  
☐ Multi-Family Residential  
☒ \*\* Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☒ \*\* Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 5 July 2011 1"=50'
- Council District: 3 / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$136.10

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

Galen Bollinger  
Print Applicant or Agent

5 July 2011  
Date

  
Signature of Applicant or Agent

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

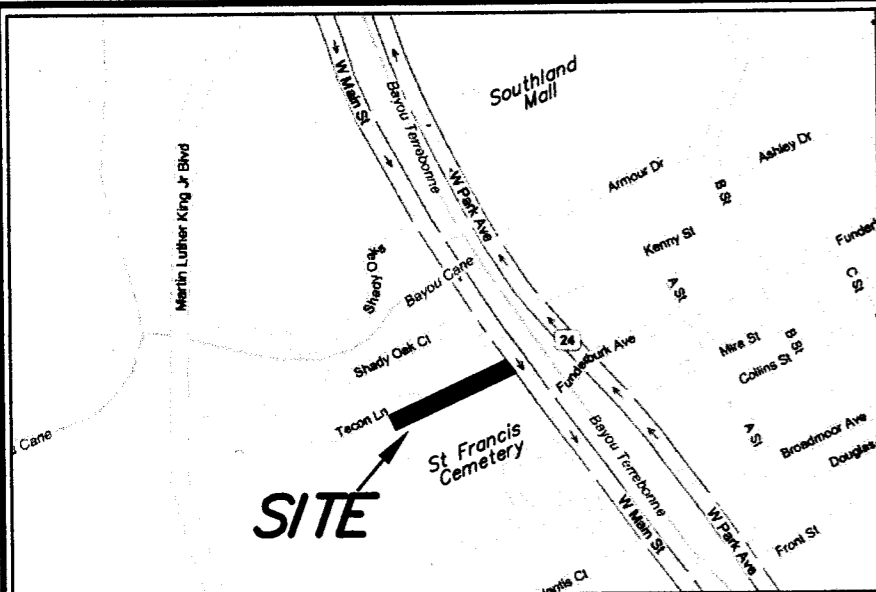
\_\_\_\_\_  
Print Name of Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

PC11/7-3-22

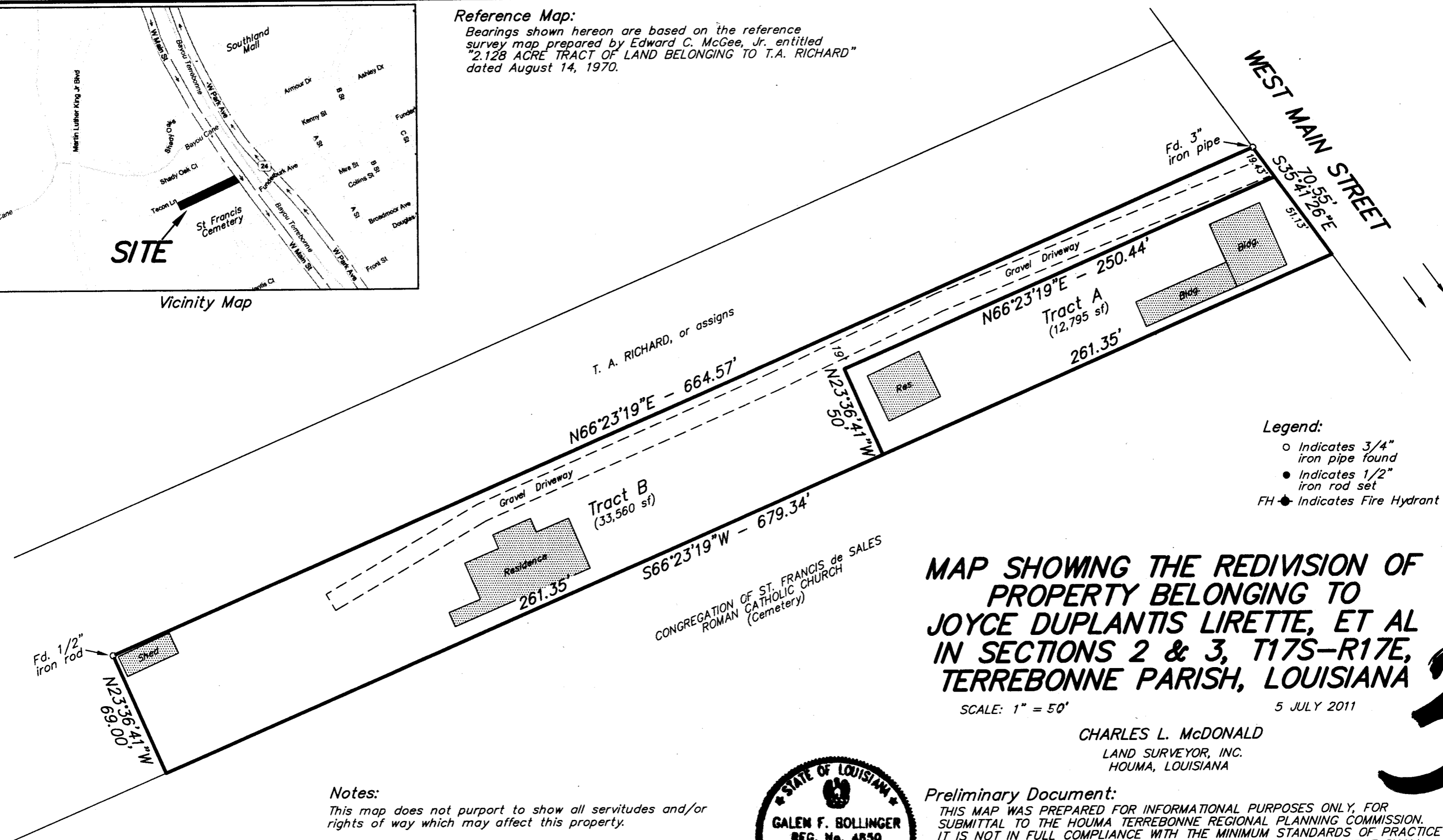
PC11/7-3-22



Vicinity Map

# Reference Map:

Bearings shown hereon are based on the reference survey map prepared by Edward C. McGee, Jr. entitled "2.128 ACRE TRACT OF LAND BELONGING TO T.A. RICHARD" dated August 14, 1970.



## Legend:

- Indicates 3/4" iron pipe found
- Indicates 1/2" iron rod set
- FH ● Indicates Fire Hydrant

## MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO JOYCE DUPLANTIS LIRETTE, ET AL IN SECTIONS 2 & 3, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 50'

5 JULY 2011

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

## Notes:

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

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property outside of the limits of the ABFE's. (Map No. LA-S101)



## Preliminary Document:

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

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850

3

# *Houma-Terrebonne Regional Planning Commission*

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: Division of Tract D Along Highway 24 / Evergreen Plantation  
2. Developer's Name & Address: \_\_\_\_\_  
\*Owner's Name & Address: Chevron U.S.A. Inc. 100 Northpark Blvd, Covington, Louisiana 70433  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

### SITE INFORMATION:

4. Physical Address: ~~(TBD) West Park Avenue, Gray, LA 70359~~ MSJ 2219 West Park Ave. Schriever, LA 70359  
5. Location by Section, Township, Range: Section 145, T15S – R16E  
6. Purpose of Development: To develop a support facility for oil field activities.  
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☒ Industrial  
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☐ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: 4/27/11, 1" = 100'  
11. Council District: 2 Schriever Ave  
12. Number of Lots: 1  
13. Filing Fees: \$125.00 130<sup>55</sup>

I, Matthew Ledet, LSI, certify this application including the attached date to be true and correct.

Matthew Ledet, LSI

Print Applicant or Agent

6/28/2011

Date

The undersigned certifies:

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

Noel Avocato

Print Name

APRIL 28, 2011

Date

Matthew Ledet  
Signature of Applicant or Agent

HA  
Signature

Assistant Secretary for Chevron U.S.A. Inc.

PC11/ 7 - 4 - 23

Record # 24



# *Houma-Terrebonne Regional Planning Commission*

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: CONCORD BUSINESS PARK  
HOLLYGROVE ESTATES, L.L.C.  
2. Developer's Name & Address: 315 BARROW STREET, HOUMA, LA 70360  
SOUTH HOLLYWOOD PROPERTIES, #1, L.L.C & HOLLYGROVE  
ESTATES, L.L.C..  
\*Owner's Name & Address: 315 BARROW STREET, HOUMA, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: CONCORD ROAD, HOUMA, LA  
5. Location by Section, Township, Range: SECTION 104, T17S-R17E  
6. Purpose of Development: DIVISION OF PROPERTY FOR COMMERCIAL USE  
7. Land Use:  
\_\_\_\_\_ Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
  X   Commercial  
\_\_\_\_\_ Industrial  
8. Sewerage Type:  
\_\_\_\_\_ Community  
  X   Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other  
9. Drainage:  
  X   Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other  
10. Date and Scale of Map: APRIL 27, 2011 1" = 100'  
11. Council District: 6 / COH June  
12. Number of Lots: 10  
13. Filing Fees: \$75.00 \$100.00 bmb

Brandon M. Arceneaux, P.E.,  
I, Agent, certify this application including the attached date to be true and correct.

Brandon M. Arceneaux, P.E., Agent  
Print Applicant or Agent

Brandon Arceneaux  
Signature of Applicant or Agent

06/27/2011  
Date

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

6-28-11  
Date

PC11/ 7 - 5 - 24

Record # 25

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



VICINITY MAP  
SCALE 1" = 2000'

#### LEGEND

FOUND PROPERTY MARKER	○	EXISTING ANCHOR	→
SET 3/4" I.R.	●	EXISTING TELEPHONE PEDESTAL	⌘
EXISTING WATER LINE	— W —	EXISTING WATER VALVE	⊙WV
EXISTING GAS LINE	— G —	EXISTING FIRE HYDRANT	⊙WH
EXISTING SEWER LINE	— S —	EXISTING WATER METER	⊙WM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS VALVE	⊙GV
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	⊙
PROPOSED POWER POLE W/ LIGHT	⊙	PROPOSED FIRE HYDRANT	⊙
EXISTING POWER POLE	⊙		

#### CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT 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, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
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	00°09'10.0"	3015.03'	8.04'	4.02'	N89°07'14.0"W - 8.04'
C2	14°27'54.0"	3015.03'	761.18'	382.62'	S83°40'20.0"W - 759.16'
C3	14°51'17.7"	36.50'	92.53'	116.67'	S32°32'32.0"E - 69.67'
C4	34°42'04.9"	36.50'	22.11'	11.40'	N87°49'10.0"W - 21.77'

FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONES B, C AND A2.  
ZONE A2 (B.F.E. = 6')  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C; DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q102  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: A, AE AND AREAS OUTSIDE  
THE LIMIT OF A.B.F.E.; A.B.F.E. = 6.0  
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.

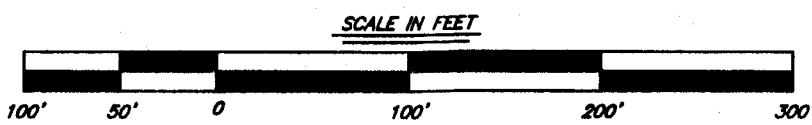
I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY

APPROVED: David A. Waitz Reg. No. 4744

COPY

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



DATE	DESCRIPTION	BY
	REVISION	

CONCORD BUSINESS PARK  
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	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: APRIL 2, 2011	FILE: F:\NWGS\2009\09-009\12-01-09\PLAT.DWG	JOB NO: 09-009

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

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

### SITE INFORMATION:

4. Physical Address: BEAUREGARD STREET, HOUMA, LA  
5. Location by Section, Township, Range: SECTION 104, T17S-R17E  
6. Purpose of Development: DIVISION OF PROPERTY FOR RESIDENTIAL USE  
7. Land Use:  
X Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial  
8. Sewerage Type:  
X Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other  
9. Drainage:  
X Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other  
10. Date and Scale of Map: SEPTEMBER 21, 2009 1" = 100'  
11. Council District: 6 / COH Five  
12. Number of Lots: 11  
13. Filing Fees: \$140.00

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

DAVID A. WAITZ, AGENT

Print Applicant or Agent

07/1/11

Date

  
Signature of Applicant or Agent

The undersigned certifies: \_\_\_\_\_ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or <sup>initial</sup> TST 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

Date

7-5-11

PC11/ 7 - 6 - 25

Record # 26

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: KENNETH 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

#### MINIMUM DRIVEWAY CULVERT REQUIREMENTS:

BLOCK 1  
LOTS 1 & 2 24" DIA. CULVERT  
LOTS 3, 4, & 5 36" DIA. CULVERT  
LOT 6 42" DIA. CULVERT  
LOTS 7, 8, & 9 48" DIA. CULVERT  
MAX. CULVERT LENGTH SHALL BE 40 LF. PER LOT



VICINITY MAP  
SCALE 1" = 2000'

#### 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	⊙
EXISTING SEWER LINE	— S —	EXISTING WATER METER	⊙ WM
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS VALVE	⊙ GV
EXISTING TELEPHONE LINE	— T —	EXISTING GAS METER	⊙ GM
EXISTING FENCE	— X —	EXISTING SEWER MANHOLE	⊙
EXISTING POWER POLE W/ LIGHT	⊙	EXISTING CATCH BASIN	—
PROPOSED POWER POLE W/ LIGHT	⊙	WITH SUBSURFACE DRAINAGE	—
EXISTING POWER POLE	⊙		

#### CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT 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, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
TIMOTHY J. THOMPSON — MANAGER  
HOLLYGROVE, L.L.C.  
SOUTH HOLLYWOOD  
PROPERTIES #1, L.L.C.

BY: \_\_\_\_\_  
MARTIN FOLSE  
MARPO, L.L.C.

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  
CHECKED: DAW  
DATE: SEPTEMBER 21, 2009  
FILE: F:\DWG\2009\09-009\12-01-09\PLAT.DWG  
DETAILED: JED  
CHECKED: DAW  
DATE: \_\_\_\_\_  
TRACED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_

JOB NO: 09-009

FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONES B, C AND A2.  
ZONE A2 (B.F.E. = 6')  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C; DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q102  
DATED: FEBRUARY 23, 2006; FLOOD ZONE: A, AE AND AREAS OUTSIDE  
THE LIMIT OF A.B.F.E.; A.B.F.E. = 6.0'  
NOTE: FOR AREAS OUTSIDE THE ABPE 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.

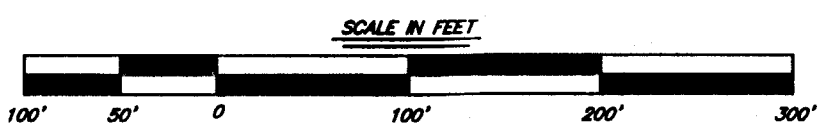
I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES  
EXCEPT AS SHOWN

APPROVED: David A. Waitz Reg. No. 4744

PRELIMINARY  
COPY

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

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



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- REDIVISION OF TRACT B-6A AND A PORTION OF THE  
REMAINING PROPERTY BELONGING TO RUTTER LAND  
COMPANY INTO TRACTS B-6A-1, B-6A-2, B-6A-3, AND B-6A-4
1. Name of Subdivision: COMPANY INTO TRACTS B-6A-1, B-6A-2, B-6A-3, AND B-6A-4
2. Developer's Name & Address: RUTTER LAND COMPANY, INC.  
\*Owner's Name & Address: P.O. BOX 745 THIBODAUX, LA 70302  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: INTERSECTION OF ST. CHARLES BLVD. & OLDE TOWN BLVD.
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
6. Purpose of Development: DIVISION OF PROPERTY FOR MINOR SUBDIVISION FOR COMMERCIAL DEVELOPMENT
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☐ Industrial
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: JUNE 22, 2011 1" = 30'
11. Council District: 6 / COH Fire
12. Number of Lots: 4
13. Filing Fees: \$169.40

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

DAVID A. WAITZ, AGENT  
Print Applicant or Agent

7/5/11  
Date

  
Signature of Applicant or Agent

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

RUTTER LAND COMPANY, INC.  
Print Name of Signature

7/5/11  
Date

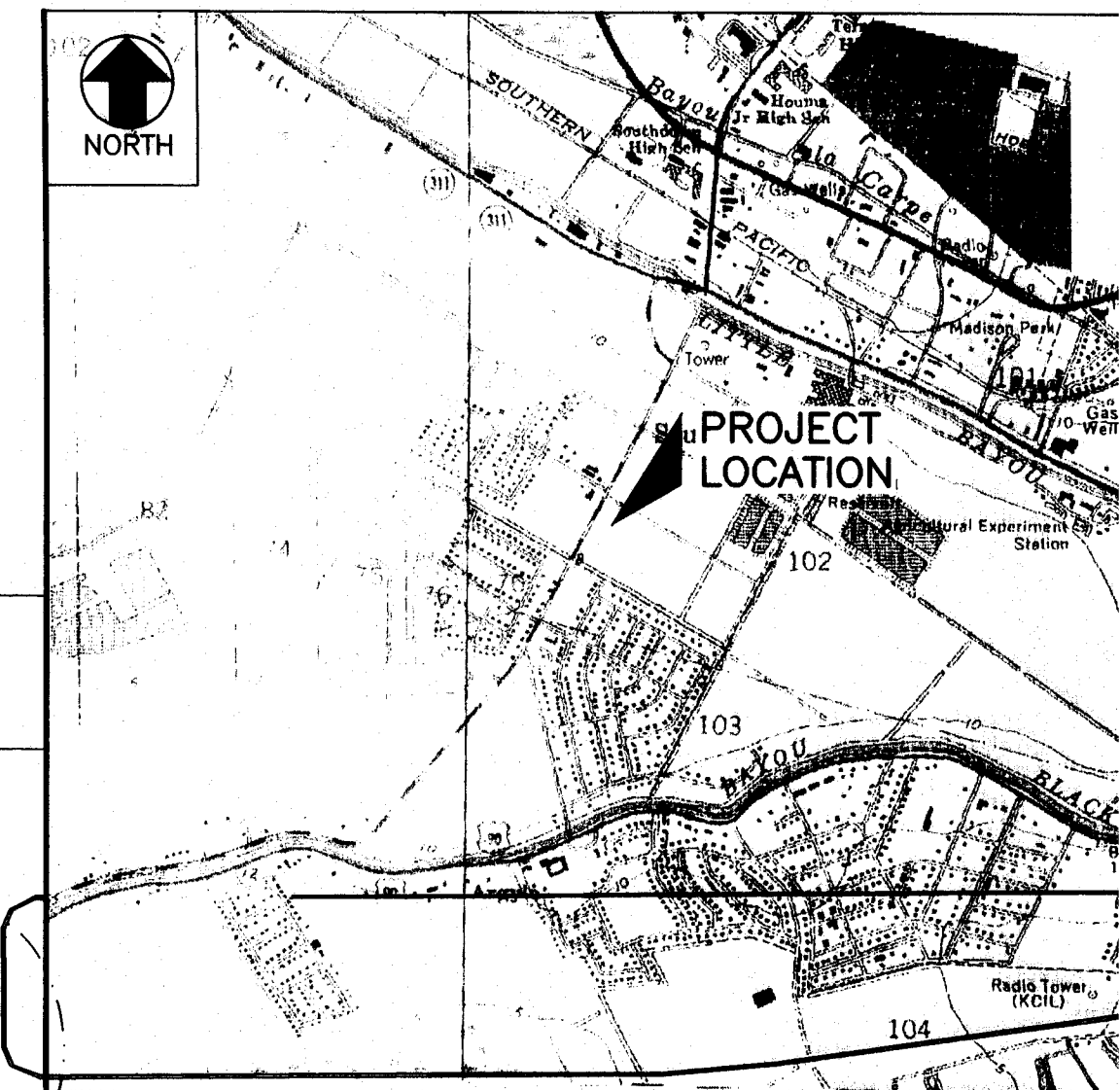
PC11/ 1 - 1 - 26  
Record # 21

Revised 3/25/2010

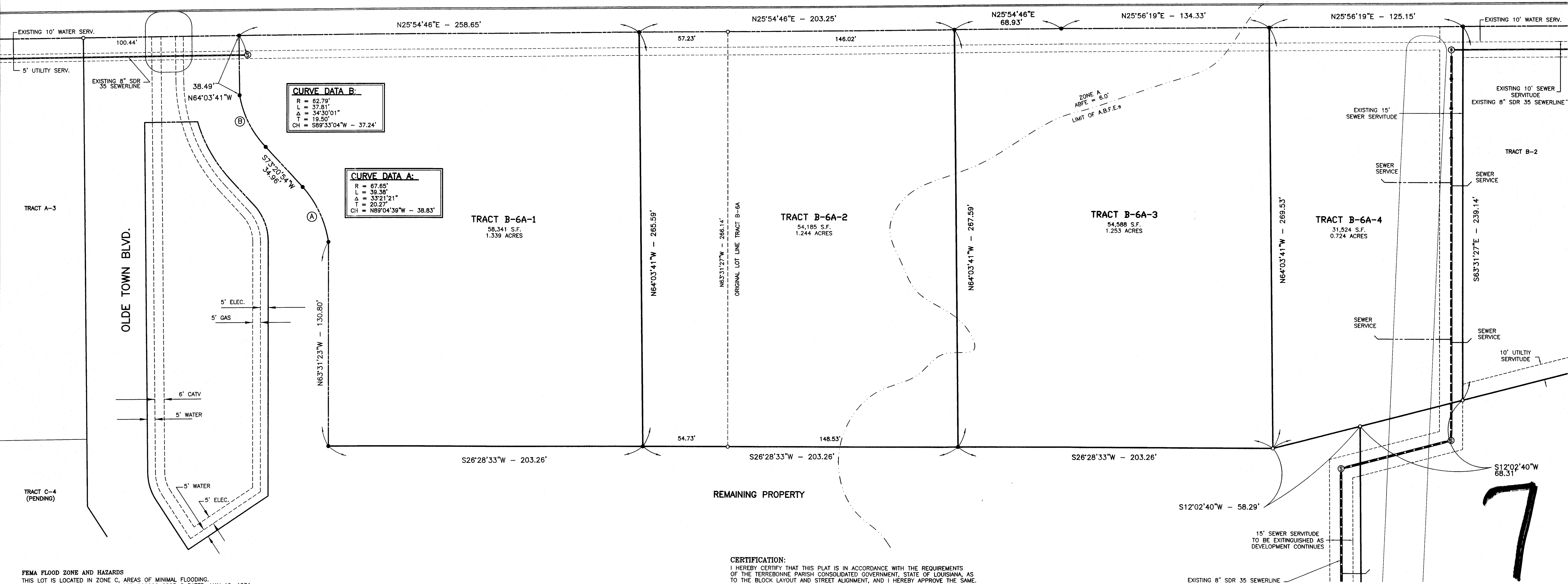
REFERENCE MAPS & BEARINGS:  
REDIVISION OF TRACT A2-3 INTO TRACTS V1, V2, V3 AND  
TRACT A2-4 BELONGING TO RUTTER LAND COMPANY, LOCATED IN  
SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA  
PREPARED BY: DAVID A. WAITZ DATED: AUGUST 28, 2009  
ENTRY NO.: 1332548  
NOTE: REFERENCE BEARING IS  
S26°28'33"W ALONG THE EASTERN  
BORDER OF FORMER TRACT B-6A  
AS SHOWN ON REF. MAP.

#### LEGEND

FOUND 3/4" I.R.	○	EXISTING TELEPHONE PEDESTAL	□
SET 3/4" I.R. (UPON APPROVAL)	●	EXISTING WATER VALVE	●WV
EXISTING WATER LINE	— W —	EXISTING FIRE HYDRANT	○
EXISTING GAS LINE	— G —	EXISTING WATER METER	○WM
EXISTING SEWER LINE	— S —	EXISTING GAS VALVE	●GV
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS METER	○GM
EXISTING TELEPHONE LINE	— T —	EXISTING SEWER MANHOLE	⊙
EXISTING FENCE	— X —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— ■ —
EXISTING POWER POLE W/ LIGHT	⊙		
EXISTING POWER POLE	⊙		
EXISTING ANCHOR	→		



VICINITY MAP  
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS  
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-0102  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: A & C; A.B.F.E. = 6.0'

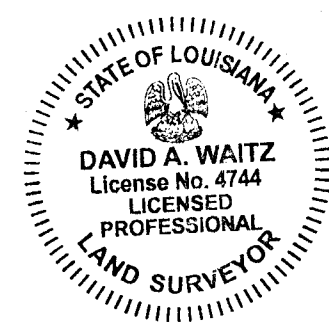
NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S  
EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

#### 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 ENCROACHMENTS ACROSS ANY PROPERTY LINES  
EXCEPT AS SHOWN

APPROVED: *David A. Waitz* 7/5/11 Reg. No. 4744



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

#### CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT 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: \_\_\_\_\_

#### APPROVALS

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



DATE	DESCRIPTION	BY

REDIVISION OF TRACT B-6A AND A PORTION  
OF THE REMAINING PROPERTY BELONGING TO  
RUTTER LAND COMPANY INTO TRACTS B-6A-1,  
B-6A-2, B-6A-3, AND B-6A-4  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED: JMT	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: JUNE 22, 2011	FILE: F:\DWGS\2011\11-055\PLAT.DWG	JOB NO: 11-055