

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

MAY 17, 2012, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 19, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street; Jules & Suzanne LeBlanc, applicants (*Council District 5*)

F. STAFF REPORT:

1. *Public Hearing:*
Discussion and possible action regarding the proposed resolution/ordinance concerning the addition of the Extension of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations

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 April 19, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 19, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 17, 2012 INVOICES and TREASURER'S REPORT OF APRIL 2012

E. PLANNING

1. Planning Commissioners' Comments
 - a) Discussion and possible action relative to establishing control access and or internal control standards for new developments, commercial and or business parks and complexes, especially those accessing major travel arteries in Terrebonne Parish (*Wayne Thibodeaux*)
2. Administration's Comments
3. Chairman's Comments

F. COMMUNICATIONS:

- 1. Letter from Milford & Associates, Inc. dated April 27, 2012 requesting to withdraw Woodridge Heights Subdivision until further notice (*matter was tabled at the April 19, 2012 meeting*)

G. OLD BUSINESS:

- 1. a) Subdivision: Colonial Acres Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: 6446 Alma Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Coastal Homebuilders, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

- 1. a) Subdivision: Tracts "A-1" & "A-2", A Redivision of Tract "A" belonging to SYXI, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 8155 Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: SYXI, Inc., % Carroll Parr
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
- 2. a) Subdivision: Tract "A-1A" and "A-1B", A Redivision of Tract "A-1" belonging to Paul C. D'Aquin
Approval Requested: Process D, Minor Subdivision
Location: 2499 Brady Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Paul C. D'Aquin
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
- 3. a) Subdivision: Revised Tracts 2 & 6, A Redivision of Tracts 2, 6, & 7 and Revised Tracts 1, 3, 5, & 8, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: LA Hwy. 24, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Trinity Tool Rentals, LLC, % Harvey Sharp, III / North Terrebonne Investors, LLC, % Ronald J. Shaw
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
- 4. a) Subdivision: Lots "17-1" and "17-2", A Redivision of Lot 17, Block 2 of Fontenet Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 5101 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: JoAnn Singleton
Surveyor: Prosper J. Toups, III, P.L.S.

b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

- 1. Redivision of Property belonging to Everard T. Walker, or Assigns, Section 10, T17S-R18E, Terrebonne Parish, LA
- 2. Revised Lots 6 & 8 of Block 2, LeJardin Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between property belonging to Loretta H. Morvant & Levorne H. Rhodes into Tracts "A" & "B", Section 32, T18S-R17E, Terrebonne Parish, LA
- 4. Survey of Tract 2 of the Estate of Tony Dagate, et al, or assigns and adjacent property, Section 1, T19S-R17E, Terrebonne Parish, LA

5. Revised Tracts "A3-1A" & A3-1B", A Redivision of Tract A3-1, Property belonging to Wilson Voisin, Jr., Section 31, T18S-R17E, Terrebonne Parish, LA
6. Revised Lot 4 of Chauvin Farms Estates Subdivision, Section 53, T19S-R18E, 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 APRIL 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 19, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:07 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. 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 March 15, 2012.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. 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 Dove Development & Land, L.L.C. requesting to adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to move the existing zoning lines.
- b) No one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mr. Schouest: THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning adjustment.
- e) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to adjust C-2 (General Commercial District), C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District) zoning boundaries; Tract 1 and Tracts 2-A thru 2-E; 1214 & 1258 Valhi Boulevard and 628-700 South Hollywood Road, and forward 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: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Christopher DuBois and Bobby J. DuBois requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request and the applicant’s desire to build duplexes.
- b) No one was present from the public to speak.

- c) Mrs. Williams moved, seconded by Mr. Ostheimer: THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to subdivisions starting out as R-1 and slowly changing to different zones and spot zoning and looking at entire areas as a whole to determine if the zoning needs to be changed.
- f) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street, and forward to the Terrebonne Parish Council for final consideration.”
- g) Discussion was held with regard to the mixed uses along the street, no one speaking against the rezoning, changing the atmosphere of the subdivision, and placing mobile homes in R-2 zoning districts with Special Exception approval from the Board of Adjustments.

James Erny arrived at the meeting at this time – 6:24 pm

- h) Discussion ensued with regard to who is authorized to rezone lots whereas Mr. Gordon stated the owner, Council, or Planning Commission.
- i) Mr. Gordon stated he spoke to Councilman John Navy about the Mechanicville area in his district that they plan to take a look to determine the zoning need due to many rezonings that have taken place. Discussion ensued with the need in this area.
- j) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 7 & 8, Block 2, Elardo Subdivision; 233 & 239 St. Peter Street, and forward to the Terrebonne Parish Council for final consideration and request Staff to ask the Councilman of this district to look at this subdivision and see if he thinks perhaps it would be appropriate that a larger part of it be rezoned from R-1 to R-2 and if he does, then we as a Planning Commission can proposed that.”
- k) Mr. Gordon discussed this area not being justified to rezone because there have not been a lot of rezoning in the past ten (10) years for this area.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: Mr. Elfert & Mrs. Williams; ABSTAINING: Dr. Cloutier and Mr. Erny; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Preliminary Hearings:

- a) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District) & I-1 (Light Industrial District); Tracts A, B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant for Thursday, May 17, 2012 at 6:00 p.m.”

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

- b) Mrs. Williams moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District);

Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street; Jules & Suzanne LeBlanc, applicants for Thursday, May 17, 2012 at 6:00 p.m.”

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

G. STAFF REPORT:

1. Mr. Pulaski discussed the proposed resolution/ordinance concerning the addition of Valhi Boulevard and Bayou Gardens Boulevard as a whole, and not just the extensions, into the Zoning Overlay District Regulations.
 - a) Discussion was held with regard to the overlay district not extending past the currently zoned areas.
 - b) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for May 17, 2012 at 6:00 p.m. for the proposed addition of Valhi Boulevard and Bayou Gardens Boulevard into the Zoning Overlay District Regulations.”
 - c) Discussion ensued with regard to looking into the Enterprise Drive area to also be included in the overlay district.

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

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Mr. Schouest 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 6:39 p.m.”

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

L.A. “Budd” Cloutier, Jr., O.D., 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 APRIL 19, 2012.

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

**Houma-Terrebonne Regional Planning
Commission
Zoning & Land Use Commission**

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 4/02/12

DANOS PROPERTIES, L.L.C. ET AL .

Applicant's Name

<u>P.O. BOX 1460</u>	<u>LAROSE</u>	<u>LA</u>	<u>70373</u>
Address	City	State	Zip

<u>291-1191</u>	<u>291-1191</u>
Telephone Number (Home)	(Work)

100%
Interest in Ownership (Owner, etc.)

PROPOSED VALHI BLVD. EXTENSION SOUTH OF THE LAKES SUBD.
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

TRACTS A,B,C & D.

Zoning Classification Request:

From: O-L To: C-3 AND I-1

Previous Zoning History: O-L No Yes

AMENDMENT POLICY

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

PLEASE CHECK ONE OR MORE:

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

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

EXHIBITS REQUIRED

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

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

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

UNKNOWN AT THIS TIME

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

SIGNATURES REQUIRED

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

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

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

100% OWNERS

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

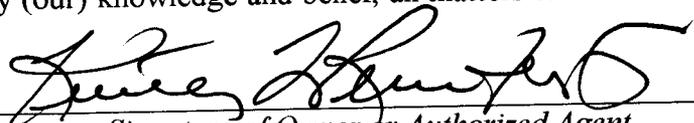
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

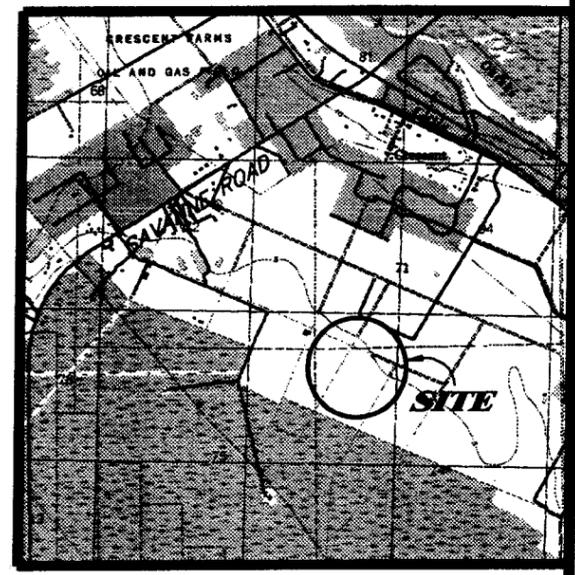
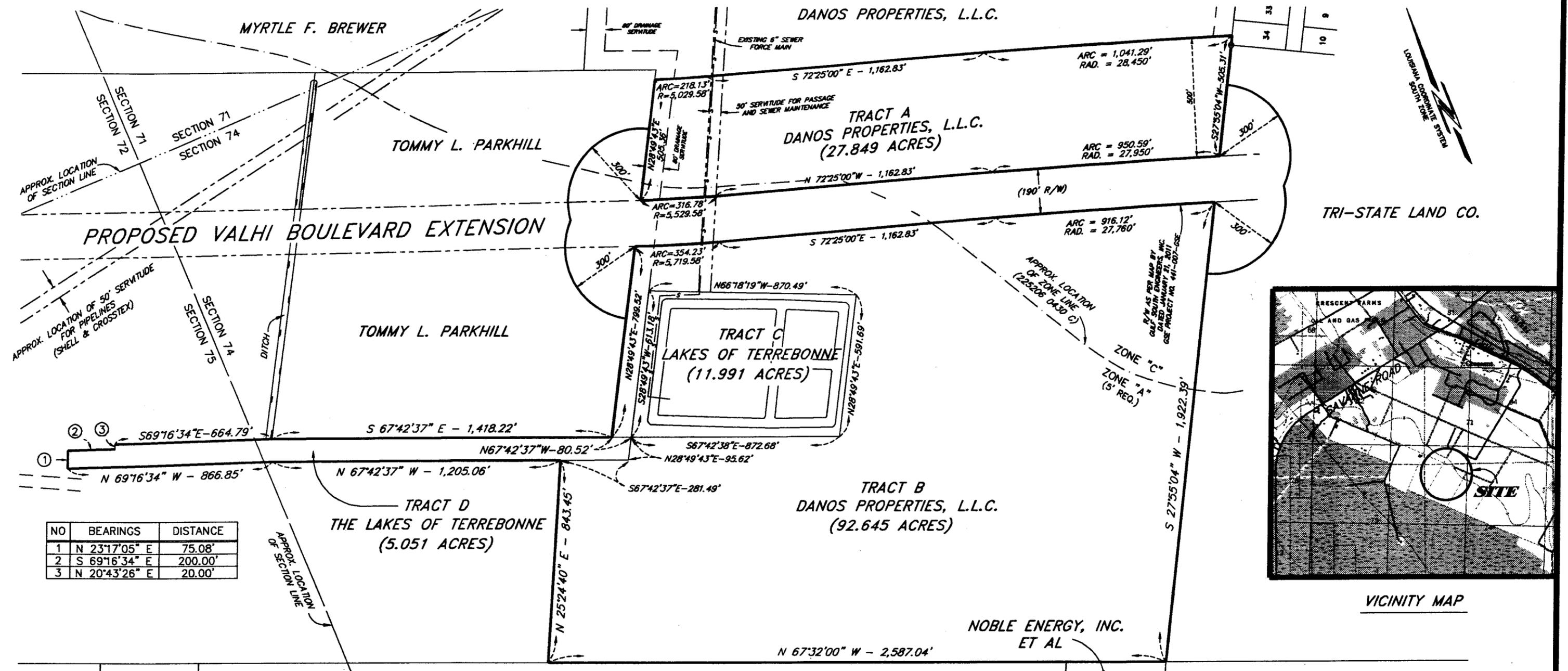
I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

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



Signature of Owner or Authorized Agent



VICINITY MAP

NO	BEARINGS	DISTANCE
1	N 23°17'05" E	75.08'
2	S 69°16'34" E	200.00'
3	N 20°43'26" E	20.00'

APPROX. LOCATION OF SECTION LINE

WEST TERREBONNE PROPERTIES, INC.

PLAT SHOWING TRACTS A, B, C & D TO BE REZONED BELONGING TO DANOS PROPERTIES, L.L.C. ET AL LOCATED IN SECTIONS 74 & 75, T17S - R16E, TERREBONNE PARISH, LOUISIANA

APRIL 2, 2012

SCALE: 1" = 400'

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

THIS TRACT IS LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

TRACT A TO BE REZONED "C-3"
TRACTS B, C & D TO BE REZONED "I-1"

Handwritten signature of Kenneth L. Rembert

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



**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, May 15, 2012

@ 6:00 p.m.

ZLU/F1(b)

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:

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

SIGNATURES REQUIRED

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

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

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

Synergy Bank 210 Synergy Center Blvd.
Houma, LA 70360

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

- 1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 21 acres. A sum of \$25⁰⁰ dollars is enclosed and made a part of this application.

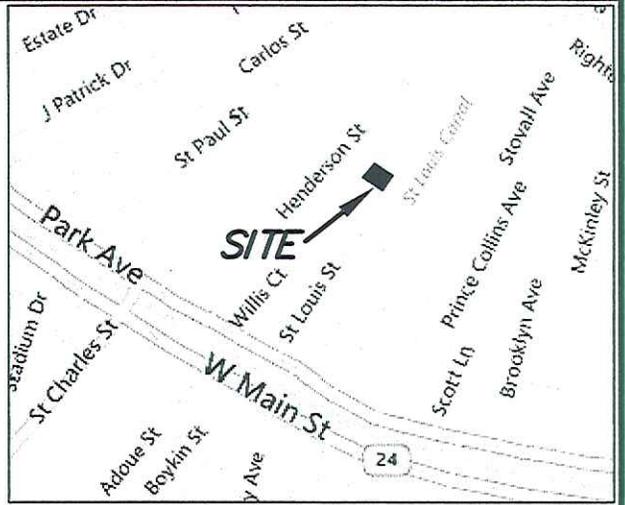
DECLARATION

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

John L...
Signature of Owner or Authorized Agent

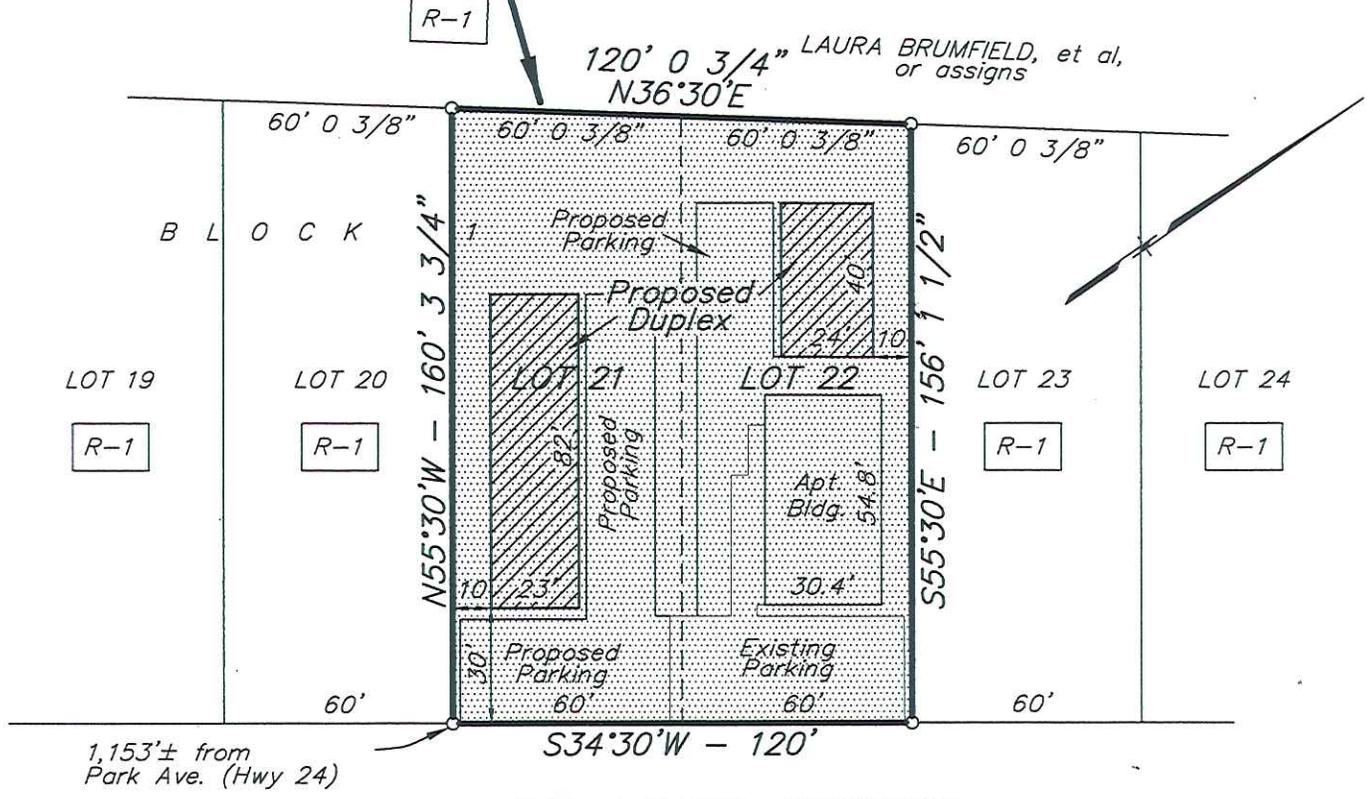
Reference Map:

Bearings shown hereon are based on the reference map prepared by Keneth L. Rembert, Surveyor, entitled "SURVEY OF LOTS 21 & 22 OF BLOCK 1 WOLFF SUBDIVISION No. 2" dated 7/22/11.



Vicinity Map

Proposed Zoning Change:
from R-1 (Single Family Residential)
to R-2 (Two Family Residential)



ST. LOUIS STREET

Notes:

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 0265 C) The FEMA Advisory Base Flood Elevation Map shows this property within ABFE Zone AE Required elevation 6.0 (Map No. LA-R102)

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information for this survey was provided by the owner. No title research was performed by the surveyor.

R-1

Legend:

○ Indicates 1/2" to be set

**MAP SHOWING LOTS 21 & 22,
BLOCK 1 OF WOLFF SUBDIVISION No. 2
LOCATED IN SECTION 6, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 50'

9 MARCH 2012

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412



Preliminary Document:

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

APPROVED:

Galen Bollinger

REG. P.L.S. No. 4850

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF APRIL 19, 2012

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called to order the regular meeting of April 19, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:42 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Jeremy Kelley; Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Chris Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 15, 2012."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 15, 2012."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Elfert: "THAT the HTRPC emit payment for the April 19, 2012 invoices and approve the Treasurer's Report of March 2012."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Councilwoman Christa Duplantis, District 5, dated April 12, 2012 requesting to table Item G7 concerning Colonial Acres Subdivision until the next regular meeting of May 17, 2012 [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Schouest: "THAT the HTRPC deviate from the agenda and consider Item G7 with regard to Colonial Acres Subdivision."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC table the engineering application for Process C, Major Subdivision for Colonial Acres Subdivision until the next regular meeting of May 17, 2012 as per the request of Councilwoman Christa Duplantis [See *ATTACHMENT A*]."
 - c) Discussion was held with regard to a recent rain event and Councilwoman Duplantis not being the councilperson when Colonial Acres Subdivision was first presented.
 - d) The Chairman recognized Councilwoman Christa Duplantis, 101 Saxony Drive, who thanked the Commission for accepting her request to table the matter.

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

Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC remove Old Business Item F1 from the table to be considered at this time."

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

1. The Chairman stated the next item on the agenda under Old Business was an application by D & G Rentals, L.L.C. requesting engineering approval for Process C, Major Subdivision for D & G Estates.

- a) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development dated April 18, 2012 [See *ATTACHMENT B*].
- b) The Chairman recognized a Public Speaker Card from Kelly Rodrigue, 202 Country Estates Drive, who expressed concerns of the engineering punch list, changes to the plat with regard to the sewer and green space, correct acreage, property owner between Bayou Blue and the highway, a sign on Tract B, and traffic going onto the subdivision property through Green Acres.
- c) Ms. Schexnayder stated the acreage issue has been resolved and there are 2.8 acres as indicated on the plat. Mr. Leonard Chauvin, Engineer, stated he did not know who the owner was of the property along the highway but they did have a permit from LA DOTD. Mr. Gordon stated Tract B received drainage calculations separate from the subdivision and a home was to be built on it and there would be no access to the proposed subdivision.
- d) The Chairman recognized a Public Speaker Card from Tim Bourgeois who withdrew his request to speak.
- e) The Chairman recognized a Public Speaker Card from Herb Picou, 102 Hamner Drive, who expressed concerns of taking a one-home lot and making it a 17-home lot, placement of mobile homes, and the matter coming back before the Planning Commission if something other than what was approved were to be developed.
- f) Mr. Chauvin stated they were going to comply/resolve all punch list items, no access to the subdivision would be through Tract B, a permit was about to be pulled for a home on Tract B, and didn't believe there was an issue with a property right-of-way along the highway.
- g) Discussion was held with regard to the architectural renderings and Mr. Gordon discussed the plans.
- h) Mr. Ostheimer moved, seconded by Mr. Elfert: "THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision for D & G Estates conditioned to them complying to all objections or guidance that the Engineering Division provides with no variances whatsoever and that we accept the proposed architectural renderings and construction drawings of the placement of the dwellings in the subdivision based on what was submitted and access and everything, that we approve it as submitted subject to those regulations as well as construction access to be from Bayou Blue Road."

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Alphonse J. Authement, Jr. for Process D, Minor Subdivision for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al.

- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, representing Mr. Authement, discussed the location and division of property. He requested the

application be changed to raw land because of the need for an additional fire hydrant.

- b) No one from the public was present to speak.
- c) 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: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon stated if Mr. Rembert wished to change the lots to raw land, he would recommend approval conditioned that it be depicted as the same on the plat.
- e) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application changed to Process A, Raw Land Division for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al conditioned upon the lots being depicted as ‘raw land’.”
- f) Mr. Freeman stated the tracts should also be labeled with numbers or named.
- g) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant approval of the application changed to Process A, Raw Land Division for the Survey of a portion of Property belonging to Alphonse J. Authement, Jr., et al conditioned upon the lots being depicted as ‘raw land’ and numbered/labeled.”

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

- 2. The Chairman called to order the Public Hearing for an application by Timothy J. Hutchinson, Sr. for Process D, Minor Subdivision for the Survey of Revised Tracts 2 & 4 in the Possession of Timothy J. Hutchinson, Sr., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Hutchinson, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided that a drainage plan is depicted on the plat and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- e) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Revised Tracts 2 & 4 in the Possession of Timothy J. Hutchinson, Sr., et al conditioned upon a drainage plan being depicted on the plat and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.”

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

- 3. The Chairman called to order the Public Hearing for an application by Bruce L. Strahan for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, A Redivision of Property belonging to Bruce L. Strahan.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Strahan, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) 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: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided upon approval from the Board of Health, addresses are depicted on all of the lots, and the levee servitude or easement is depicted on the plat.
- e) Discussion was held with regard to whether or not the property was in a forced drainage area.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts "A" & "B", A Redivision of Property belonging to Bruce L. Strahan conditioned upon approval from the Board of Health, addresses being depicted on all of the lots, the levee servitude/easement being depicted on the plat, and submittal of drainage calculations to the Terrebonne Parish Engineering Division for review and/or approval if the property is indeed in a Parish Forced Drainage Area."
- g) The Chairman recognized Mr. Kenneth Voisin, adjacent property owner, who stated he believed the property was in the levee system D-46. Discussion ensued as to maybe it was a private system and not turned over to the Parish.
- h) The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Sugar Rentals, LLC for Process C, Major Subdivision for Summerfield Place Subdivision, Addendum No. 17, Phase C.

- a) Mr. William Strickland, GSE Associates, Inc., representing the developer, discussed the location and division of property.
- b) The Chairman recognized Dr. Joel Comeaux, 3440 Southdown Mandalay Road, who expressed concerns of the City of Houma boundary lines.
- c) Discussion was held with regard to the city limits lines and a possible discrepancy on the plat as to where the line falls.
- d) The Chairman recognized Mr. Garrett Hohensee, adjacent property owner, who stated he was opposed due to the placement of the proposed road and believed it was going to be placed elsewhere when he bought his property.
- e) Mr. Gordon stated the proposed road was placed there for over 10 years. Discussion was held with regard to Mr. Hohensee speaking to his Councilman about the proposed road, and there being no funding for the proposed road at this time.
- f) Mr. Elfert moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."
The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- g) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
- h) Mr. Ostheimer moved, seconded by Mr. Elfert & Mrs. Williams: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision for

Summerfield Place Subdivision, Addendum No. 17, Phase C conditioned upon providing adequate information that the proposed Hollywood Road Extension is in compliance with the Parish Thoroughfare Plan and has not been relocated onto Dr. Joel Comeaux's property."

- i) Discussion was held with regard to ingress and egress for the development.
- j) The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the Public Hearing for an application by Teuton-Caro Developments, LLC for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase B.

- a) Mr. Gene Milord, Milford & Associates, Inc., representing the developer, discussed the location and division of property. He also stated they were also able to include a third entrance into the subdivision.
- b) No one from the public was present to speak.
- c) 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: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated he would like to see where Lydia Street (across the highway) was located in order to determine if it met the 150' leeway for the alignment of streets. He stated Staff would recommend approval provided Lydia Street was depicted on the plat and that it met the regulations.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Wallace J. Thibodaux Estates, Addendum No. 4, Phase B conditioned upon adding to the drawing and showing the distance from the centerline of Lydia Street to the centerline of Larry Daigle Drive that it is not greater than 150'."

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

6. The Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process C, Major Subdivision for Woodridge Heights.

- a) Mr. Gene Milord, Milford & Associates, Inc., representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Discussion was held with regard to the property and its intended use concerning residential and commercial development, needing additional information concerning the property and its intended land use for the future, location of the parish complex, and a master plan for the property.

- f) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the conceptual & preliminary application for Process C, Major Subdivision for Woodridge Heights until the next regular meeting of May 17, 2012.”
- g) Discussion was held with regard to the Planning Commission looking for more information concerning industrial, commercial, residential use, location of the parish property, and a master plan for the property.

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

- 7. Colonial Acres Subdivision [Tabled, See Item E1]
- 8. The Chairman stated the next item on the agenda under Applications was an application by Rutter Land Company, Inc. for Process C, Major Subdivision for Sugar Mill Olde Towne, Phase B.
 - a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated April 18, 2012 concerning the punch list items for the development [See ATTACHMENT B].
 - b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the developer, stated they would comply/resolve all punch list items.
 - c) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated April 18, 2012 [See ATTACHMENT B].”

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

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

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

- 1. Revised Lots 37 & 38-B, A Redivision of Lot 37 & 38-B of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, & 13, T17S-R15E, Terrebonne Parish, LA (Revised since March 15, 2012)
- 2. Revised Lots 2, 3 & 4 of Block 1, A Redivision of Lot 2 & Revised Lots 3 & 4, Terrebonne Industrial Park, Property belonging to Lynn B. Dean, Sections 12, 47, 101, & 104, T17S-R17E, Terrebonne Parish, LA
- 3. Survey and Redivision of Lot 4 and Lot 5 of Block 2 of Plantation Gardens Subdivision into Lots 4A and 5A, Section 104, T17S-R17E, Terrebonne Parish, LA
- 4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E. Terrebonne Parish, LA
- 5. Revised Lots 21 and 23, Addendum Nos. 3 & 4 to Conrad LeBlanc Subdivision and Remaining Property of Jerry Nell S. Griffin, Section 83, T15S-R16E, Terrebonne Parish, LA
- 6. Revised Lots 3 & 5, North Terrebonne Commercial Park, Addendum No. 1, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
- 7. Lot Line Shift for Property belonging to Ronald Cox, et al, Section 48, T17S-R16E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee: None.
- 2. Comprehensive Master Plan Update:
 - a) Mr. Pulaski stated the Community Input meetings were completed and the draft will be presented at the Steering Committee Meeting on April 18, 2012 and should be up on the website by April 20, 2012.

- b) Discussion was held with regard to Commissioners going look at the draft plan to make comments.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer inquired about a possible bid on a bridge and which bridge it was for. Mr. Gordon stated it was more than likely the St. Anne Bridge that was being replaced.
 - b) Discussion was held with regard to the widening of Hollywood Road which would be happening over the summer and being paid mostly by LA DOTD.
- 2. Chairman's Comments:
 - a) The Chairman reminded the Commissioners of the Planning Section that would be on the next agenda and for them to get some planning ideas together.

L. PUBLIC COMMENTS:

- 1. The Chairman recognized Ms. Mona Triche, 283 Blue Bayou Lane, who stated she owned property at 2918 Hwy. 316 which is across from the Cavaness property and also owns the bayou side.
 - a) It was determined that she wasn't notified because the Surveyor apparently didn't notify residents of Lafourche Parish and uncertain if they are required to do so.
 - b) She was advised to contact LA DOTD since they received a driveway permit and it was their right-of-way.

- M. Mrs. Williams moved, seconded Mr. Kelley: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:50 p.m."

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

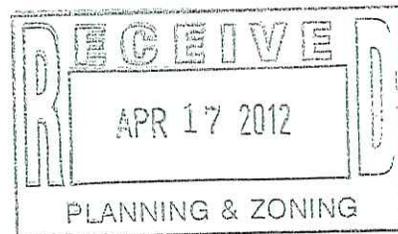
*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Item 97

DISTRICT 5
CHRISTA M. DUPLANTIS, RN
POST OFFICE BOX 2768
HOUMA, LA 70361
OFFICE PHONE: (985) 873-6426
HOME PHONE: (985) 868-7344



TERREBONNE PARISH COUNCIL
GOVERNMENT TOWER BUILDING
8026 MAIN STREET, SUITE 600
HOUMA, LA 70360
OFFICE PHONE: (985) 873-6519
FAX PHONE: (985) 873-6521
WEBSITE: www.tpcg.org



April 12, 2012

Dr. Budd Cloutier, President
H-T Planning & Zoning Commission
2903 Quiet Oak Place
Schriever, LA 70395

RE: Colonial Acres Subdivision

Dear Dr. Cloutier:

It is my understanding that the matter regarding engineering approval of the above referenced subdivision will be addressed at the Planning Commission meeting scheduled for April 19, 2012.

I respectfully request that the matter be deferred and placed on the agenda for the next regularly-schedule meeting in May. At that time, I will be there to represent my constituents in Council District No. 5.

Thank you for your attention to this request, and feel free to contact me if you wish to discuss this matter.

Sincerely,

Christa Duplantis
Councilwoman, District 5

CD/cdp
cc: Ms. Becky Becnel



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



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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

April 18, 2012

Item 6-8

TO: **Pat Gordon**

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

SUBJECT: **Sugar Mill Olde Town Phase B**
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. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date.
2. Sta. 4+16.7 Rt., Sta. 2+78.3 Rt., and Sta. 1+42.9 Rt., Remove excessive dirt in catch basins.
3. Sta. 5+58.3 Lt. & Sta. 4+16.7 Lt., Grout seam at top of catch basin.
4. Remove existing culvert, temporary sediment check dam and temporary access culvert in existing outfall ditch as required by approved engineering plans.
5. Sweep existing outfall ditch to grade.
6. Complete lot grading.
7. A letter from Pollution Control dated April 16, 2012 was received and is attached.

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

Attachments

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



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



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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

April 16, 2012

Mr. Brandon Arceneaux
David A. Waitz Engineering and Surveying, Inc.
Post Office Box 1203
Thibodaux, LA 70302

RE: Sugar Mill Old Towne – Phase B
Located in Section 102, T17S-R17E
Terrebonne Parish, Louisiana
Final Inspection / Punch List

Dear Mr. Arceneaux:

We have reviewed the record drawings for the above referenced development. We have also performed a video inspection of the sewer system, and met with the developer's engineer to discuss our findings. The following items must be addressed prior to acceptance:

1. Contractor's tee-sheets, or tee-sheets based upon Contractor's as-built documentation, shall be submitted.
2. Revised record drawings shall be submitted. Video inspection indicates that the locations and station texts of some service connections differ substantially from those indicated on the record drawings.
3. Three (3) Tee fittings on the gravity main are cracked and leaking; these are service connections to Lots 4, 6 and 11, of Block 28. These fittings shall be replaced with new fittings and new couplings. The service piping shall be repaired or replaced as necessary.
4. The executed Sewer Connection Charge Agreement shall be returned with applicable fees.

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

Very truly yours,

TERREBONNE PARISH GOVERNMENT

Donnie R. Porche, Engineering Analyst
Division of Pollution Control

DRP/dr

Mr. Brandon Arceneaux
David A. Waitz Engineering and Surveying, Inc.
April 16, 2012
Page 2

cc: Patrick Gordon, TPCG Planning Department
TPCG Engineering Department
Division Files

Houma- Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (986) 872-6798 - Fax (986) 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: COLONIAL ACRES S/D
- Developer's Name & Address: COASTAL HOMEBUILDERS, L.L.C., 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
*Owner's Name & Address: ELTON TOOTLE, 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: 6446 ALMA STREET
- Location by Section, Township, Range: SECTIONS 4 & 94, T17S-R17E
- Purpose of Development: CREATE SINGLE FAMILY RESIDENTIAL LOTS
- 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: 29MAR12 1" = 50'
- Council District: DISTRICT # 5 Duplantier / Bayou Cane Five
- Number of Lots: 71
- Filing Fees: \$860.00

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

F.E. MILFORD, III
Print Applicant or Agent

2 APR 12

Date

[Signature]
Signature of Applicant or Agent

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

ELTON TOOTLE

Print Name

2 APR 12

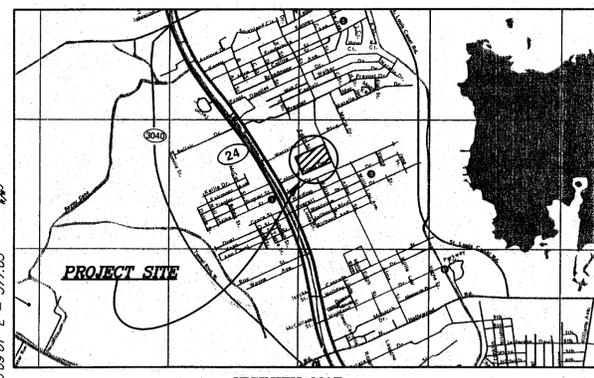
Date

[Signature]
Signature

PC12/ 4 - 7 - 14

Record # 15

PROJECT NO.	PARISH	SHEET NO.
11-56	TERREBONNE	2



VICINITY MAP

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

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE E 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 # 4 BRASS DISC SET IN CONCRETE
	LOT ELEVATIONS
	HOUSE NUMBERS

**CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER**

NAVD 88

LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION PLAN

71-TOTAL LOTS

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

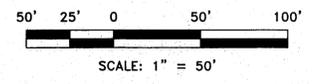


MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

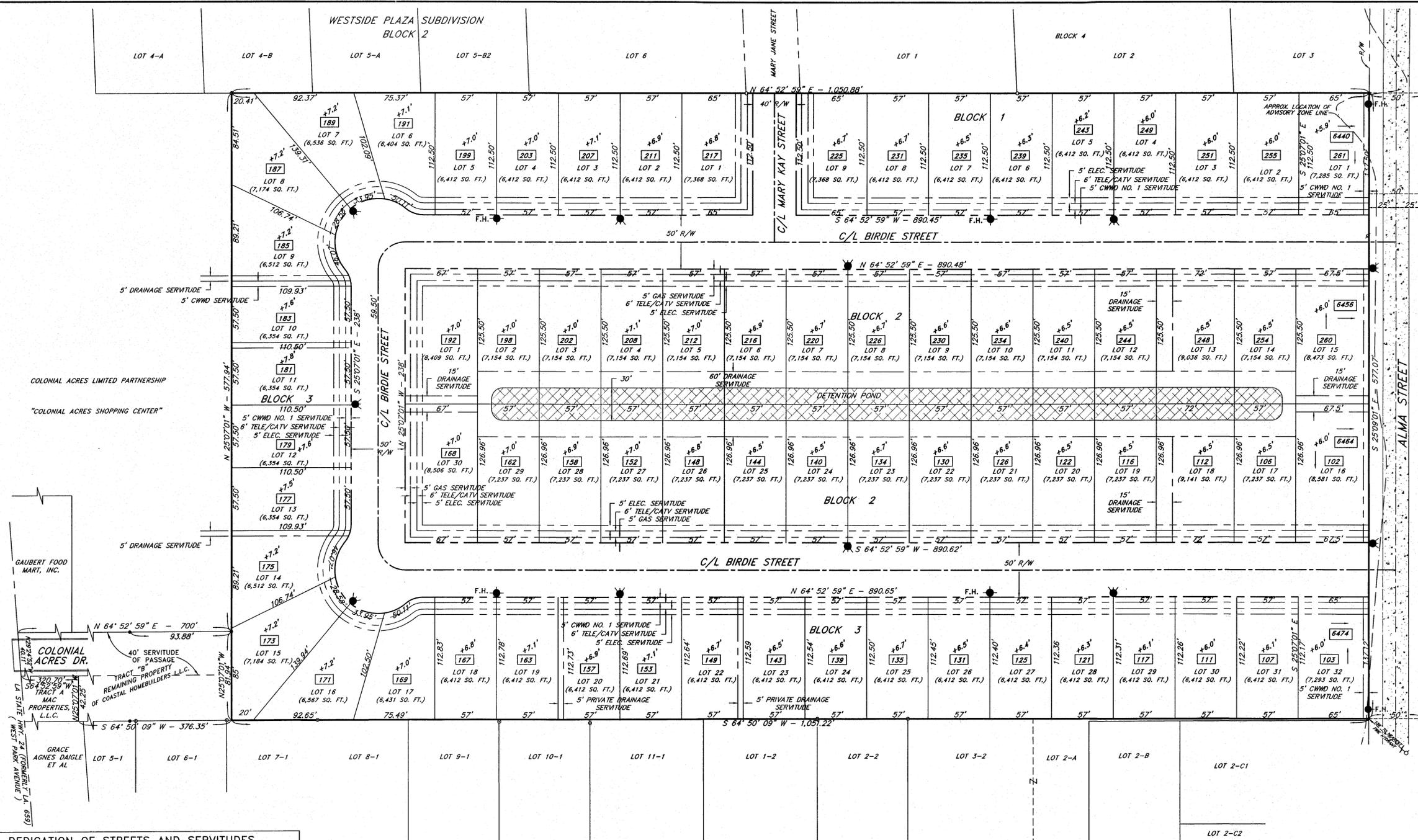
APPROVED BY: *[Signature]*

DATE: 29MAR12

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 50'
JOB # 11-56 CAD # 1156-SD FILE #



DATE	REVISION	BY



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

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

AUTHORIZED OWNER _____

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

BY _____ FOR _____

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT _____

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

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

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

APPROVED: _____

KENETH L. REMBERT, SURVEYOR

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 986629 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND A PLAT PREPARED BY MICHAEL GENE BURKE ENTITLED "MAP SHOWING SURVEY OF THE PROPERTY OF NORA DAIGLE COOPER & PEARL DAIGLE ROBICHAUX LOCATED IN SECTIONS 4 & 94, T17S, R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 27, 1981 & NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, SURVEYORS. BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

THIS PROPERTY DRAINS TO ROADSIDE DITCH ALONG ALMA STREET WHICH IS MAINTAINED BY THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0285, SUFFIX "C", DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description):

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

- SURVEY OF TRACTS "A-1" & "A-2" A REDIVISION OF TRACT "A"*
- Name of Subdivision: PROPERTY BELONGING TO SYXI, INC.
 - Developer's Name & Address: SYXI, INC. P.O. BOX 779 GRAY, LA 70359
 - *Owner's Name & Address: SYXI, INC. P.O. BOX 779 GRAY, LA 70359
(* All owners must be listed, attach additional sheet if necessary)
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 8155 PARK AVE. HOUMA, LA 70364
- Location by Section, Township, Range: IN SECTIONS 7 & 96, T17S-R17E
- Purpose of Development: OWNER WANTS TO SELL A PORTION OF PROPERTY
- Land Use:

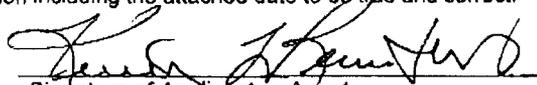
<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:

<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

<input checked="" type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: APRIL 20, 2012 SCALE: 1"=100'
- Council District: 5 / COH Fire Dist.
- Number of Lots: 2
- Filing Fees: _____

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

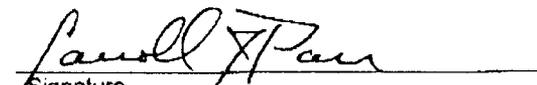
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

APRIL 27, 2012
Date

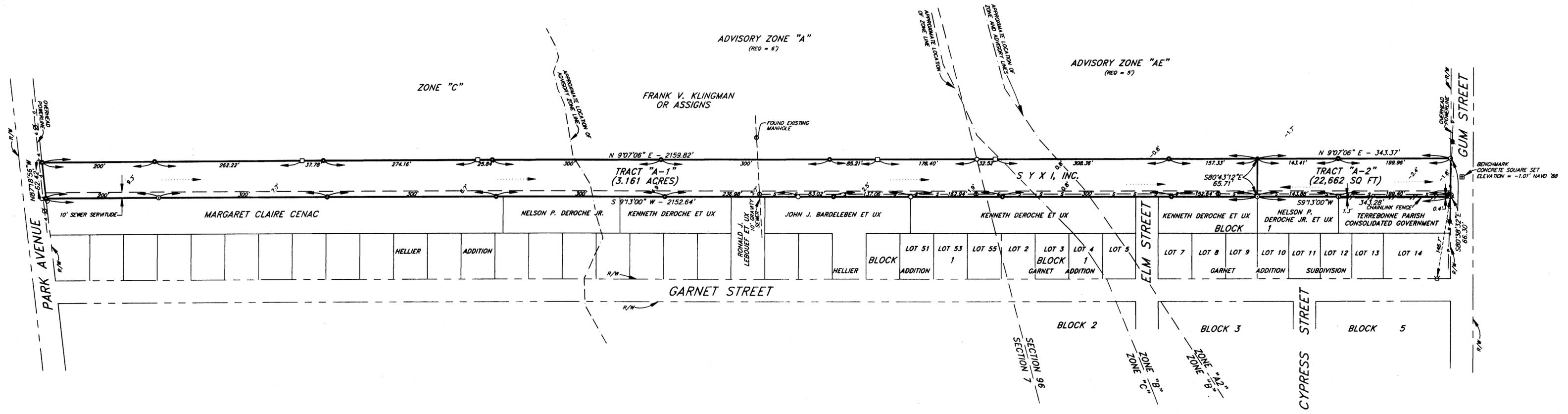
The undersigned certifies: CP 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

SYXI, INC. BY CARROLL PARR
Print Name of Signature

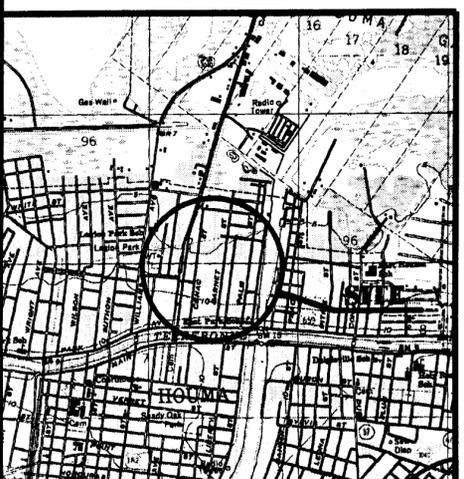

Signature

APRIL 27, 2012
Date

PC12/ 5 - 1 - 16
Record # 17



VICINITY MAP



REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT "A" PROPERTY BELONGING TO MARIE H. THERIOT, ET AL SECTIONS 7 & 96, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED JANUARY 27, 1998.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "TRACTS "A" & "B" A REDIVISION OF PROPERTY BELONGING TO JUNE CENAC DEROCHE IN SECTION 96, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 27, 1998.
- 3) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACT A-B-C-D-A LOCATED IN SECTIONS 7 & 96, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 7, 1995.

BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP NO. 1.
 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 TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PROPERTY IS LOCATED IN ZONES "A2", "B" AND "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED MAY 1, 1985 (ZONE "A2" HAS A FLOOD REQUIREMENT OF 4'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 PLACES THIS PROPERTY IN ZONES "AE" & "A". ZONE "AE" HAS A 5' REQUIREMENT AND ZONE "A" HAS A 6' REQUIREMENT.

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 5/8" IRON ROD SET
- INDICATES 1/2" IRON PIPE FOUND
- ⊙ INDICATES 5/8" IRON ROD FOUND
- ⊕ INDICATES IRON ROD PREVIOUSLY SET
- ⊖ EXISTING POWER POLE
- ⊗ EXISTING POWER POLE WITH LIGHT
- ⊘ EXISTING FIRE HYDRANT
- ⊙ INDICATES 4" CONCRETE SQUARE SET
- ⊕ INDICATES 4" CONCRETE MONUMENT PREVIOUSLY FOUND
- ⊖ INDICATES SEWER MANHOLE
- ⊗ INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- ⊘ INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE ARROW

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

BY _____ FOR _____



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

LAND USE: SINGLE-FAMILY RESIDENTIAL
 DEVELOPER: S Y X I, INC.
 SURVEY OF TRACTS "A-1" & "A-2"
 A REDIVISION OF TRACT "A"
 PROPERTY BELONGING TO S Y X I, INC.
 LOCATED IN SECTIONS 7 & 96, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA
 APRIL 20, 2012 SCALE: 1" = 100'

Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70364
Ph (985) 873-6793 - Fax (985) 880-3144

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: REVISED TRACT "A-1" AND TRACT "A-3", PROPERTY OF PAUL C. D'AQUIN
2. Developer's Name & Address: PAUL C. D'AQUIN, 10504 CLAYBROOK DR, BATON ROUGE, LA 70809
- *Owner's Name & Address: Same as above
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2499 BRADY ROAD
5. Location by Section, Township, Range: SECTION 3, T20S-R16E
6. Purpose of Development: OWNER WANTS TO SELL A PORTION OF PROPERTY.
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 4/17/12 SCALE: 1"=50'
11. Council District: 7 / Bayou D'Arbonne
12. Number of Lots: 2
13. Filing Fees: \$142.25

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

KENETH L. REMBERT

Print Applicant or Agent

4/30/12

Date

[Signature]
Signature of Applicant or Agent

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

PAUL C. D'AQUIN

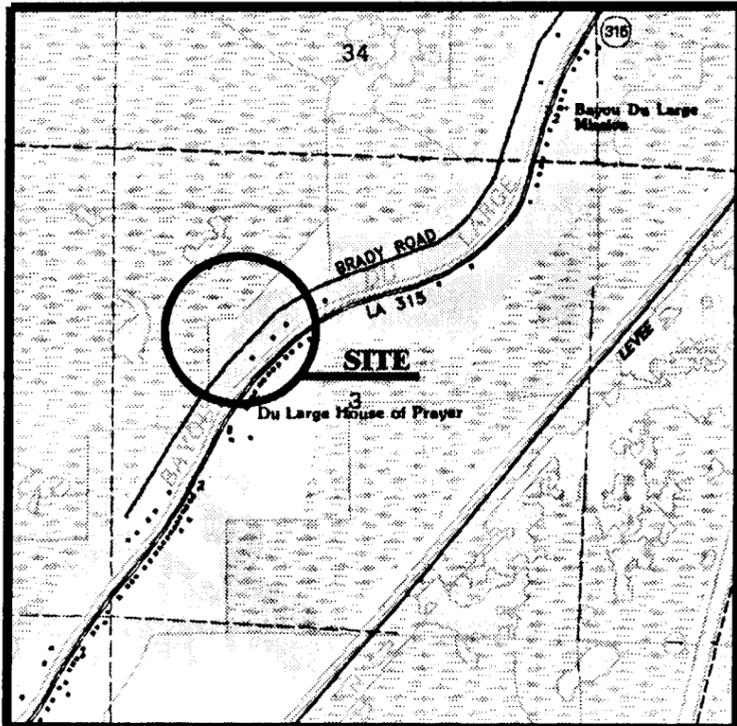
Print Name

[Signature]
Signature

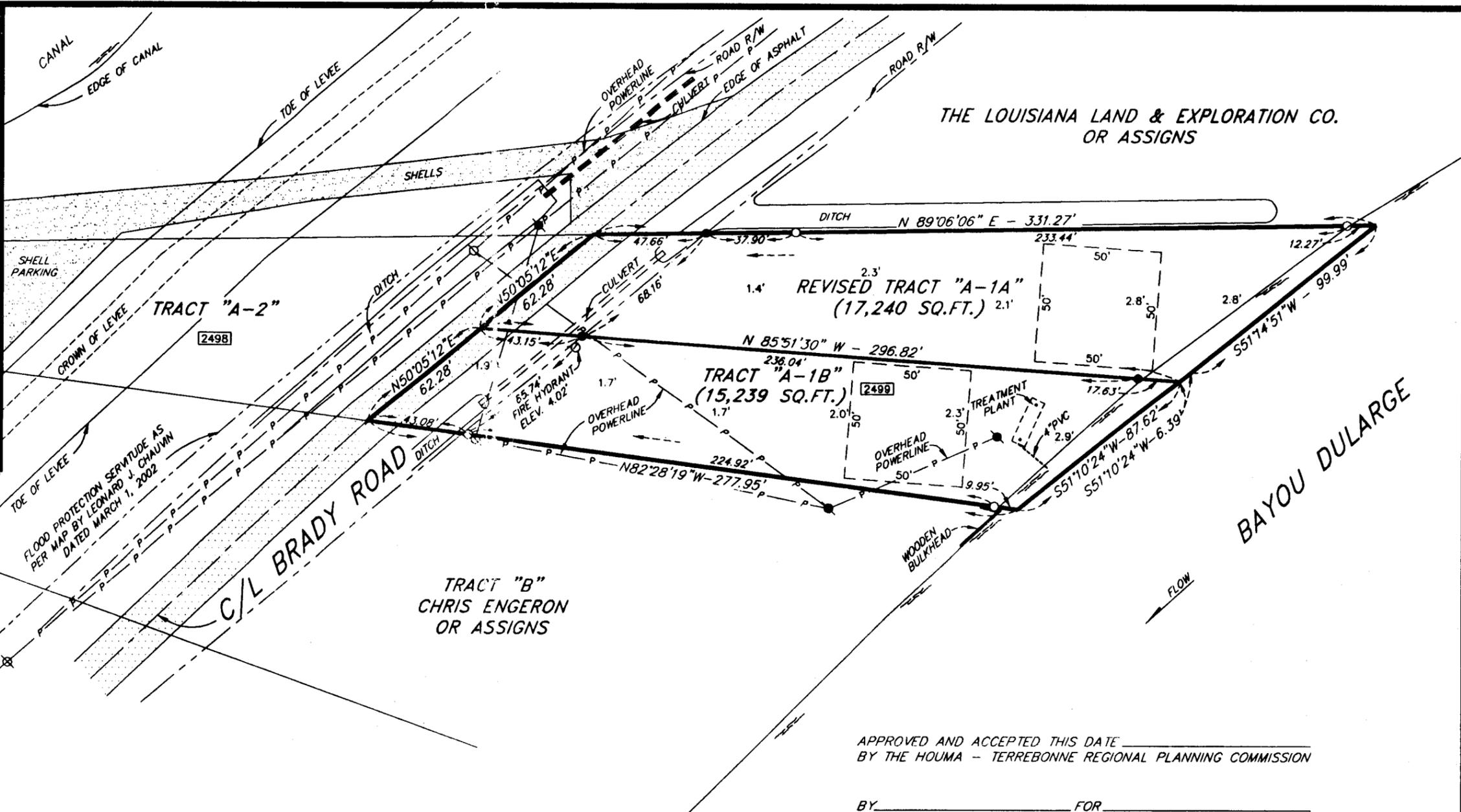
Revised 5/3/07

PC12/ 5 - 2 - 17

Record # 18



VICINITY MAP



THE LOUISIANA LAND & EXPLORATION CO.
OR ASSIGNS

TRACT "C"
THOMAS F. PURCELL, JR.
OR ASSIGNS

TRACT "B"
CHRIS ENGERON
OR ASSIGNS

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

BY _____ FOR _____

LAND USE : SINGLE-FAMILY RESIDENTIAL
DEVELOPER : PAUL C. D'AQUIN

SURVEY SHOWING TRACT "A-1A" AND "A-1B"
A REDIVISION OF TRACT "A-1"
BELONGING TO PAUL C. D'AQUIN
LOCATED IN SECTION 3, T20S-R16E,
TERREBONNE PARISH, LOUISIANA

APRIL 17, 2012

SCALE: 1" = 50'

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - 2499 INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

THIS PLAN BASED ON MAP RECORDED UNDER ENTRY NO. 1031092 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

THESE TRACTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0500, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10'). F.E.M.A. ADVISORY PANEL NO. LA-199 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THESE TRACTS DRAIN TO DITCH IN THE FRONT WHICH IS MAINTAINED BY T.P.C.G., AND TO BAYOU DULARGE IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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: SURVEY OF REVISED TRACTS 2 & 6, ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK
2. Developer's Name & Address: TRINITY TOOL RENTALS, LLC
2135 BAYOU BLUE ROAD HOUMA LA 70364
- *Owner's Name & Address: NORTH TERREBONNE INVESTORS, LLC
P O BOX 869 HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: LA 24
5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E
6. Purpose of Development: RECONFIGURE EXISTING TRACTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: APRIL 26, 2012 SCALE: 1"=200'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: #130²⁵

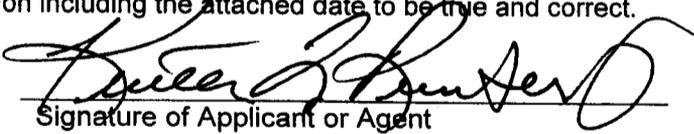
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

APRIL 27, 2012

Date


Signature of Applicant or Agent

The undersigned certifies: RJL 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.

RONALD J. SHAW FOR
NORTH TERREBONNE INVESTORS, L.L.C.

Print Name

Ronald J. Shaw
Signature

4/27/12

Date

PC12/ 5 - 3 - 18

Record # 19

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: SURVEY OF REVISED TRACTS 2 & 6, ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK
2. Developer's Name & Address: TRINITY TOOL RENTALS, LLC
2135 BAYOU BLUE ROAD HOUMA LA 70364
- Owner's Name & Address: NORTH TERREBONNE INVESTORS, LLC
P O BOX 869 HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: LA 24
5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E
6. Purpose of Development: RECONFIGURE EXISTING TRACTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: APRIL 26, 2012 SCALE: 1"=200'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 2
13. Filing Fees: \$130⁷⁵

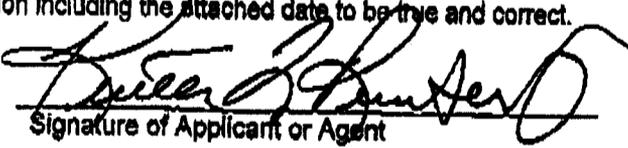
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

APRIL 27, 2012

Date


Signature of Applicant or Agent

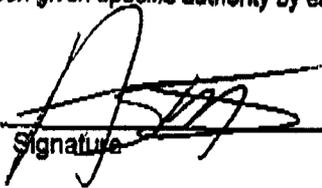
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

TRINITY TOOL RENTALS, LLC

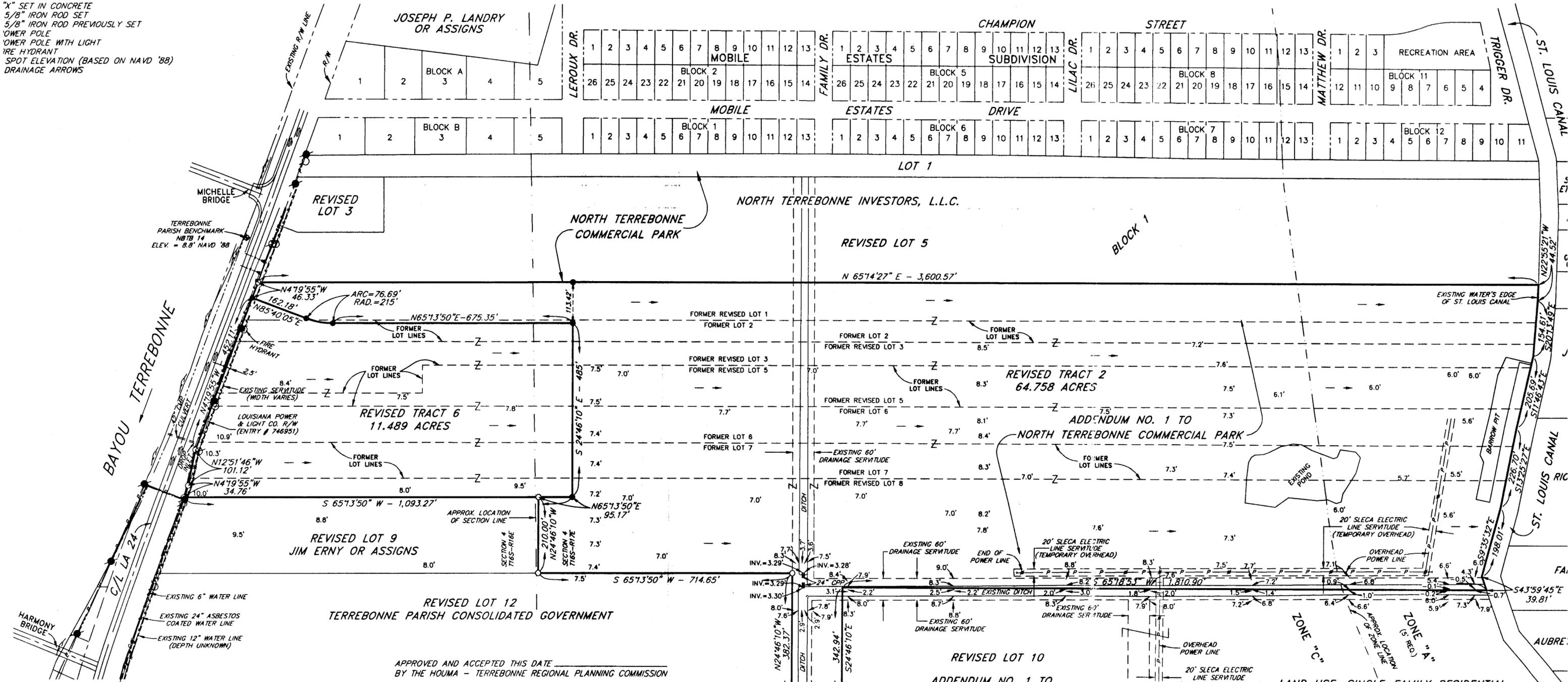
BY HARVEY SHARP, III

Print Name

APRIL 27, 2012


Signature

"X" SET IN CONCRETE
 5/8" IRON ROD SET
 5/8" IRON ROD PREVIOUSLY SET
 LOWER POLE
 LOWER POLE WITH LIGHT
 FIRE HYDRANT
 SPOT ELEVATION (BASED ON NAVD '88)
 DRAINAGE ARROWS



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

BY _____ FOR _____

REFERENCE MAPS:

- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT "A", "B", "C" & "D" A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR.

SEWERAGE: INDIVIDUAL TREATMENT PLANT

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU TERREBONNE AND TO ST. LOUIS BAYOU IN THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

THESE TRACTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQ. OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT THIS PROPERTY.

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.

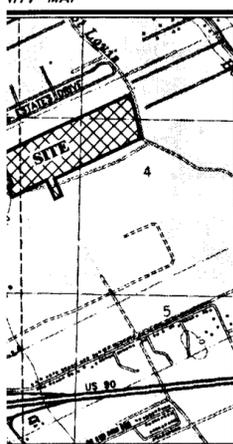
LAND USE: SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPER: TRINITY TOOL RENTALS, LLC

PLAN SHOWING REVISED TRACTS 2 & 6 A REDIVISION OF TRACTS 2, 6, 7 & REV. TRACTS 1, ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK PROPERTY OF NORTH TERREBONNE INVESTORS, TERREBONNE PARISH, LOUISIANA

APRIL 26, 2012

SCALE: 1" = 200'

Keneth 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
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

_____ Variance(s) (detailed description):

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

- Name of Subdivision: JO ANN SINGLETON
- Developer's Name & Address: JO ANN SINGLETON 5101 BAYOU BLACK GIBSON LA 70356
*Owner's Name & Address: WAYNIKE THOMAS & JO ANN SINGLETON 5101 BAYOU BLACK GIBSON LA 70356
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: PROSPER J. TOUPS, III, PLS

SITE INFORMATION:

- Physical Address: 5101 BAYOU BLACK, GIBSON, LA 70356
- Location by Section, Township, Range: SEC. 16 T17S - R15E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL (CREATE NEW LOT)
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 4/30/12 1"=100'
- Council District: 6 / Gibson East Side
- Number of Lots: 2
- Filing Fees: _____

I, PROSPER TOUPS, certify this application including the attached date to be true and correct.

PROSPER J. TOUPS, III
Print Applicant or Agent
4/30/12
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.

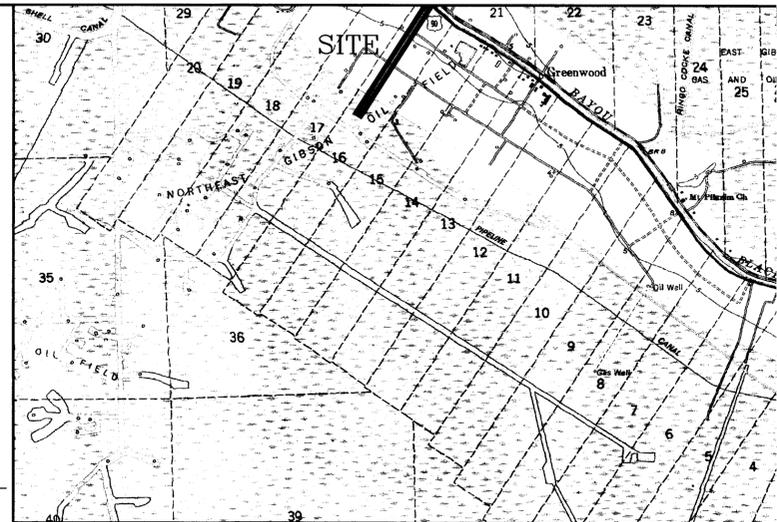
PROSPER J. TOUPS, III
Print Name of Signatory
4/30/12
Date

[Signature]
Signature

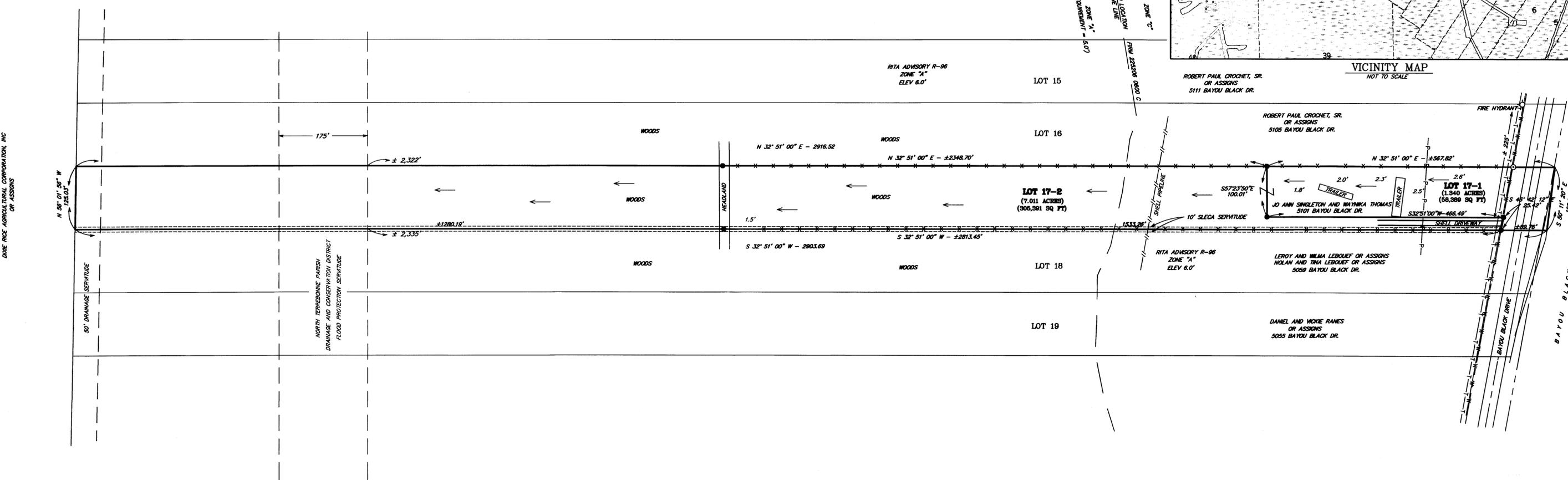
PC121 5 - 4 - 19
Record # 20

TERREBONNE PARISH
T 17 S - R 15 E

SECTION 16



VICINITY MAP
NOT TO SCALE



- LEGEND:**
- DENOTES 3/4" G.L.P. FIND
 - DENOTES 3/4" SET
 - ⊙ DENOTES FIRE HYDRANT
 - ← DENOTES DRAINAGE DIRECTION
 - 4.5' DENOTES SPOT ELEVATION
 - W— DENOTES WATERLINE
 - T— DENOTES TELEPHONE LINE
 - /— DENOTES PIPELINE
 - P— DENOTES POWERLINE
 - X— DENOTES FENCE

LOTS 17-1 AND 17-2 DRAIN TOWARD THE REAR OF THE PROPERTY WHICH REQUIRES NO MAINTENANCE BY THE OWNERS. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

REFERENCE BEARING MAP:
PLAT PREPARED BY T. BAKER SMITH & SON INC.
ENTITLED "FONTENOT ESTATES SUBDIVISION, A SUBDIVISION OF PROPERTY LOCATED IN SECTIONS 16, 17, 18, 19, 20, 21 & 30 T17S - R15E, TERREBONNE PARISH, LOUISIANA" AND DATED AUGUST 21, 1981

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



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

DEVELOPER: JO ANN SINGLETON & WAYNIKA GIVENS THOMAS
LAND USE: SINGLE FAMILY RESIDENTIAL

PLAT SHOWING LOTS "17-1" AND "17-2"
A REDIVISION OF LOT 17, BLOCK 2
OF FONTENOT ESTATES SUBDIVISION
LOCATED IN SECTION 16, T17S-R15E,
TERREBONNE PARISH, LOUISIANA

APRIL 30, 2012 HOUMA, LOUISIANA
THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEMA MAP, COMMUNITY PANEL NO. 229206 0800C, DATED MAY 1, 1995. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5') FEMA 2006 RITA ADVISORY PANEL NO. LA-1996 PLACES THESE LOTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6.0'.

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



APPROVED: 
PROSPER J. TOUPS, III
LICENSED PROFESSIONAL LAND SURVEYOR
LA. LAND SURVEYOR REG. NO. 4967

