

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

NOVEMBER 17, 2011, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of October 20, 2011
- D. COMMUNICATIONS**
- E. STAFF REPORT**
- F. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- G. PUBLIC COMMENTS**
- H. 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 Special Meeting of October 11, 2011 and for the Regular Meeting of October 20, 2011
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 20, 2011
- D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 17, 2011 INVOICES AND TREASURER'S REPORT OF OCTOBER 2011**
- E. COMMUNICATIONS**
 - 1. Letter from Milford & Associates, Inc. requesting clarification of public hearing notice signage and lettering
- F. OLD BUSINESS:**
 - 1. Discussion and possible action with regard to a request by David A. Waitz Engineering & Surveying, Inc. for consideration of an amendment of the Final Approval for Hollygrove Subdivision
 - 2. Discussion and possible action with regard to a request by Keneth L. Rembert Land Surveyors for consideration of a variance from the minimum setback requirements for Sonoco Mobile Home Park

G. APPLICATIONS:

1. a) Subdivision: Survey of Tracts 1A-1 & 1A-2, A Redivision of Tract 1A, Property belonging to Patrick E. Dupre, et ux
Approval Requested: Process D, Minor Subdivision
Location: 471 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Patrick E. Dupre, et ux
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Resubdivision of Lot 7, Lot 8, & Part of Lot 9 of Square 1 of Park View Subdivision into Lots 7-1, 7-2, & 8-2
Approval Requested: Process D, Minor Subdivision
Location: 701 Williams Avenue (corner of Williams Ave. & Second St.), Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Robert E. Golmon
Surveyor: Morris P. Hebert, Inc.

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Tract "B", Matherne Realty Partnership, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Enterprise Drive Extension, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Matherne Realty Partnership, c/o Ms. Remedie Broussard
Surveyor: Milford & Associates, Inc.

b) Public Hearing

c) Consider Approval of Said Application
4. a) Subdivision: Emerson Subdivision, Phases A & B
Approval Requested: Process D, Minor Subdivision
Location: Emerson Road, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Matherne Realty Partnership, c/o Ms. Remedie Broussard
Surveyor: Milford & Associates, Inc.

b) Public Hearing

c) Consider Approval of Said Application
5. a) Subdivision: Colonial Acres Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 6446 Alma Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Coastal Home Builders
Surveyor: Milford & Associates, Inc.

b) Public Hearing

c) Consider Approval of Said Application
6. a) Subdivision: Sonnier Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 5609 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Burnley Enterprises, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application
7. a) Subdivision: Olde Towne Commons
Approval Requested: Process C, Major Subdivision-Engineering
Location: Rue St. Courtney, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Rutter Land Company, Inc., c/o Lea Rutter, Jr.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT:

1. Discussion and possible action with regard to changing the meeting date in October to the fourth Thursday which would be October 25, 2012 due to a scheduling conflict with Mr. Pat Gordon

I. ADMINISTRATIVE APPROVALS:

1. Map showing Division of Tract 2 belonging to Bobby Marmande into Tract 2A-1 and 2A-2, Sections 26, 27, 28, & 29, T18S-R17E, Terrebonne Parish, LA
2. Revised Lot 3, A Redivision of Lots 3, 4, a portion of Lot 5 and Tract 2A, Block 1 of Caliste Subdivision, in Lot 86 of Honduras Subdvision, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 12 & 14 of Block 1, A Redvision of Lots 12 & 14, Matherne Subdivision, Sections 5, 101, & 102, T17S-R17E, Terrebonne Parish, LA
4. Property Line Shift of Parcels H, I, and J of Property belonging to Devland Corporation, being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Lots 36 & 38, A Redivision of Lots 35, 36, 37, & 38 of Block 2, Waterproof Plantation Estates, Phase 2, Section 62, T17S-R16E, Terrebonne Parish, LA
6. Revised Tracts 3 & 4, A Redivision of Lots 2, 3, 4, & 5, North Terrebonne Commercial Park, Property belonging to North Terrebonne Investors, L.L.C., Section 4, T16S-R16E, Terrebonne Parish, LA
7. Survey of Revised Lots 10 & 12, A Redivision of Lots 10, 11, and 12 of Block 1 to Southgate Estates Subdivision, Section 10, T17S-R18E, 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 OCTOBER 20, 2011

- A. The Chairman called the meeting of October 20, 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. Keith Kurtz; Mr. John Navy; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Alex Ostheimer. 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. Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “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 September 15, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mrs. Robinson read a letter from Keneth L. Rembert Land Surveyors, dated October 18, 2011, withdrawing the rezoning application for 474 Keeley Ann Drive [See ATTACHMENT A].
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by T.P.C.G. requesting to rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana.
 - a) Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the rezoning request.
 - b) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
 - 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. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mrs. Robinson discussed the Staff Report and stated two (2) objections were received and Staff recommended approval of the rezoning request.
 - e) Discussion was held with regard to traffic, proximity to the existing nearby school, and the property exchange.
 - f) Mr. Elfert moved, seconded by Mr. Kurtz & Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana to the Terrebonne Parish Council for final consideration.”
 - g) Discussion was held with regard to the existing facility on Polk Street and uncertainty of future plans of the same.

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

F. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda was a planned building group application by Dr. Koti Sangisetty, Houma Urgent Care, for the placement of an additional commercial structure (pharmacy) at 131 Corporate Drive.

(1) The Chairman recognized Mr. Kern Pitre, 111 McAllen Drive, stated they currently had a pharmacy inside Urgent Care and were working out of 400 square feet and they wished to expand due to their servicing the cancer center, etc.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the Planned Building Group request.

(3) Mr. Erny moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of an additional commercial structure (pharmacy) at 131 Corporate Drive."

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

- b) The Chairman stated the next item on the agenda was a planned building group application by Danny & Lisa Luke for the placement of an additional structure for commercial use (snowball stand & seafood sales) at 7097 Park Avenue.

(1) The Chairman recognized Mr. Danny Luke, 7097 Park Avenue, who discussed his planned building group request.

(2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request conditioned upon a variance being approved by the Houma Board of Adjustment for the reduced spacing between structures.

(3) Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of an additional structure for commercial use (snowball stand & seafood sales) at 7097 Park Avenue conditioned upon a variance being approved by the Houma Board of Adjustment for the reduced spacing between structures."

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

2. Preliminary Hearing:

- a) Withdrawn, see Item D1 [See *ATTACHMENT A*]

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

- I. Dr. Cloutier moved, seconded by 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 6:26 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. 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 OCTOBER 20, 2011.

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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
SPECIAL MEETING OF OCTOBER 11, 2011

- A. The Chairman, Daniel J. Babin, called to order the special meeting of October 11, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz, Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman, Mr. James Erny, and Mr. John Navy. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

- C. COMMUNICATIONS: None.

The Chairman recognized Councilman Johnny Pizzolatto and Councilman Billy Hebert in the audience.

- D. OLD BUSINESS:

Mrs. Amedée moved, seconded by Mrs. Williams: “THAT the HTRPC remove Old Business item D1 regarding the Colonial Acres Subdivision from the table and be considered at this time.”

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

1. The Chairman stated the next item on the agenda was a conceptual & preliminary application by Coastal Home Builders for Process C, Major Subdivision for Colonial Acres Subdivision.
 - a) Mr. Gene Milford, Milford & Associates, Inc., stated some minor adjustments were made to the plat since the last meeting and per the legal opinion, felt as though they have met all requirements per the regulations.
 - b) The Chairman stated he would allow anyone to speak on the matter even though the public hearing was closed at the previous meeting.
 - c) The Chairman recognized Councilman Billy Hebert, District 3, who requested the Commission to table the matter in order for the Developer to reevaluate the number of lots.
 - d) The Chairman recognized Councilman Johnny Pizzolatto, District 5, 103 John Street, who stated the proposed subdivision was too congested with no green space and requested the Commission to deny the application and let the Developer come back with larger lots and the Parish verify that the drainage in the area will be approved.
 - e) The Chairman recognized Nola Kabula, 603 Cavaness Drive, who stated she was glad Mr. Tootle wanted to improve the area but expressed concerns of the size of the lots, parking, and traffic.
 - f) The Chairman recognized Delvin Foret, 209 Louis Drive, who stated he wasn’t opposed of the subdivision but concerned with deterioration in years to come.
 - g) The Chairman discussed covenant restrictions that the Developer could put in place to help maintain subdivisions.
 - h) The Chairman recognized Stacy Hargenrader, 406 Cavaness Drive, who expressed concerns if the Developers were local, supposedly a high-end subdivision near low income apartments, the future of her property, and too small of homes for families.
 - i) The Chairman recognized Michael Dulaune, 311 Louis Drive, who expressed concerns on drainage and flooding.
 - j) The Chairman recognized Chris Domangue, 290 Palm Avenue, who questioned the traffic study that was requested at the last meeting. *Will have to submit by Engineering.*

- k) The Chairman recognized Garland Bryan, 111 Louis Drive, who cited the Subdivision Regulations with regard to a 4 x 4 sign being posted at the site notifying of a public hearing which he said hadn't been done.
- l) Discussion was held with regard to the responsibility of the Developer and/or his representative to post the sign and provide dated pictures to the Planning Department.
- m) The Chairman recognized Chris Bryan, 111 Louis Drive, who presented pictures of the culverts and drainage of the property.
- n) The Chairman recognized Barbara Schober, 518 Louis Drive, who expressed concerns of drainage, the future of the Parish and Houma, fighting to save the Coast, and requested the Developer leave the trees.
- o) Mr. Gordon read the legal opinion from Parish Attorney, Courtney Alcock, regarding the inclusion of servitudes of passage when calculating minimum lot size requirements [See *ATTACHMENT A*]. He discussed the Staff Report and stated Staff recommended denial due to there being no photos in the file showing the required 4x4 signage erected on the property site.
- p) Discussion was held with regard to remedying the drainage issues on Alma.
- q) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT HTRPC deny the conceptual and preliminary application for Process C, Major Subdivision for Colonial Acres Subdivision due to incompliance of Chapter 24.5.3.2 of the Subdivision Regulations regarding the required 4' x 4' signage for Public Hearings."
- r) Discussion was held with regard to minimum lot size requirements and whether drainage and utility right-of-ways and retention ponds being used in the calculations. Mr. Gordon stated he would request Ms. Alcock to further her opinion on the matter.
- s) Discussion was held with regard to anyone being able to contact the Parish Drainage Division to put drainage issues on their maintenance schedule or filling out a work order online for the same.
- t) Mr. Milford requested a variance on the 4x4 signage since the intent was to let residents know of the public hearing and it was obvious because of the neighbors' presence.

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

- u) Discussion was held with regard to getting another opinion from Ms. Alcock concerning the inclusion of servitudes, retention ponds, utility/drainage right-of-ways when calculating minimum lot size requirements.
- v) Mr. Elfert moved, seconded by Mrs. Williams: "THAT the HTRPC get a legal opinion from the Parish Attorney, Courtney Alcock, in reference to servitudes, retention ponds, and drainage and utility servitudes and whether they can be included in the minimum lot size requirements."

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

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS:

- 1. The Chairman recognized Chris Bryan, 111 Louis Drive, who inquired about the process now that Colonial Acres Subdivision was denied. Discussion was held with regard to the Developer appealing the decision to the Parish Council or resubmitting to the Planning Commission with the exact proposal or something different.

2. The Chairman recognized Mike Dulaune, 311 Louis Drive, who questioned why the Drainage Division would work on one particular culvert and not work on all of the culverts nearby. Mr. Gordon stated the work may be contracted out and task oriented per work order where they may be only able to work on a particular issue.
 3. Discussion was held with regard to the Parish prohibiting anyone to fill in swale ditches or altering drainage after subdivisions are developed.
 4. The Chairman recognized Deidre Holmes, 308 Cavaness Drive, who requested Mr. Tootle to take the neighbors' concerns into consideration when coming back with another plan.
- L. Mr. Ostheimer moved, seconded Mr. Elfert: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:18 p.m."

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

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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF OCTOBER 20, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of October 20, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:28 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. Keith Kurtz, Mr. John Navy; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Alex Ostheimer. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 15, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of September 15, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the October 20, 2011 and approve the Treasurer’s Report of September 2011.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by J & D Sontheimer Properties, L.L.C. for Process B, Mobile Home Park for Sonoco Mobile Home Park.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and mobile home park.
 - b) The Chairman recognized Joey Boudreaux, 215 Kenneth Street, who expressed concerns of the number of people living in the trailers and commotion in their quiet neighborhood.
 - c) The Chairman recognized Lester Guidry, 124 Everette Drive, who expressed concerns of the trailer park being done properly and legally.
 - d) The Chairman recognized Mark Hepburn, with Sonoco and adjacent property owner, who showed pictures of the trailers and explained the situation where emergency housing was needed after Hurricane Katrina. He stated Sonoco would install a privacy fence and discussed their screening process of all employees who would be living in the mobile homes.
 - e) Discussion was held with regard to the mobile homes not being rented but for employee use. Mr. Hepburn explained the process of hiring international workers with work visas who have no housing, transportation, etc.
 - f) Discussion was held with regard to mobile homes parks, residential building parks, getting Sonoco to be “legal” with the mobile homes that are already existing on the property from Hurricane Katrina, and Sonoco returning to the Planning Commission for any further expansion.

- g) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

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

- h) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided fire hydrants are installed, mobile homes meet the required setbacks or a variance is granted, turnaround is completed to Parish standards, addresses are depicted on the lots, and a private lane name is approved by the 911 Communications District.
- i) Discussion was held with regard to this mobile home park being similar to all previous submittals that were utilized for employee housing.
- j) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process B, Mobile Home Park for Sonoco Mobile Home Park conditioned fire hydrants are installed, mobile homes meet the required setbacks or a variance is granted, turnaround is completed to Parish standards, addresses are depicted on the lots, a private lane name is approved by the 911 Communications District, and the trailers be moved to meet the required setbacks.”
- k) Discussion was held with regard to setbacks and utilities.

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

- 2. The Chairman called to order the Public Hearing for an application by Russell A. Portier for Process D, Minor Subdivision for the Survey of Tracts “A-1” and “A-2”, Property of Russell A. Portier.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Ducote, 6445 (6443) Highway 56, who expressed concerns of access to levee systems, utilities, and property.
- c) Mr. Bollinger stated Mr. Portier had no intention of denying Mr. Ducote access to his property.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses are depicted on the plat as specified by the 911 Communications District and that a servitude of passage be depicted on the plat to provide the necessary access for the adjacent property owner.
- f) Mr. Kurtz moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Survey of Tracts “A-1” and “A-2”, Property of Russell A. Portier conditioned addresses are depicted on the plat as specified by the 911 Communications District and that a servitude of passage be depicted on the plat to provide the necessary access for the adjacent property owner.”

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

3. The Chairman stated the next item on the agenda was a conceptual application by Northpark, L.L.C. for Process C, Major Subdivision for Northpark.
 - a) Mr. Gene Milford, Milford & Associates, Inc., representing Mr. Richard, discussed the location and division of property and stated they would be asking for a cross street variance at the preliminary stage.
 - b) The Chairman recognized Mr. Henry Richard, 1414 Savanne Road, who discussed the history of the property and stated the homes would not be Section 8 or low-income housing, no 3rd party investors would be involved, lots would be curb & gutter, the property is not zoned, and the homes would be a minimum of 1,300 square feet. He also stated the project would be done in phases due to cost and absorption, they wouldn't dump any more water on the drainage system, and the stated the schools were preparing for more people moving North such as H.L. Bourgeois's proposed expanding.
 - c) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided a cross street variance is applied for at the preliminary stage for the front 1,500 feet. He also discussed the reasoning why public hearings aren't called for conceptual only phases of a major subdivision.
 - d) The Chairman stated no one from the public was present to speak regardless of his inadvertently calling a Public Hearing.
 - e) Discussion was held with regard to no green space, retention ponds, de-dedication of cross streets by Council and connection of the same.
 - f) Mr. Erny moved, seconded by Mrs. Amedée and Dr. Cloutier: "THAT the HTRPC grant conceptual approval of the application for Process C, Major Subdivision for Northpark conditioned a cross street variance is applied for at the preliminary stage for the front 1,500'."
 - g) Discussion was held with regard to multi-using green space with a levee to take on water during rain events that would eventually drain into the CCC ditch, bus access, and barricading the cross streets going into the private streets that were de-dedicated.

The Chairman called a vote on the substitute motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Ostheimer. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.
4. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Rutter Land Company, Inc. for Process C, Major Subdivision for Sugar Mill Olde Towne (Phase B).
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Rutter, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

 - d) Mr. Navy moved, seconded by Mr. Erny & Mrs. Amedée: "THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Sugar Mill Olde Towne (Phase B)."

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

5. The Chairman called to order the Public Hearing for the conceptual & preliminary application by Citiplace, L.L.C. for Process C, Major Subdivision for Williamsburg Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Richard, discussed the location and division of property.
- b) The Chairman recognized Mr. Don Burson, 262 Ciera Drive, who expressed concerns of Vicari Street flooding.
- c) The Chairman recognized Mr. Henry Richard, 1414 Savanne Road, who discussed the history of the property and stated the homes would not be Section 8 or low-income housing, no 3rd party investors would be involved, lots would be curb & gutter, the property is not zoned, and the homes would be a minimum of 1,300 square feet. He also stated the project would be done in phases due to cost and absorption, they wouldn't dump any more water on the drainage system, and the schools were preparing for more people moving North such as H.L. Bourgeois's proposed expansion.
- d) Discussion was held with regard to the lots being sold, drainage, covenant restrictions comparable to area homes, and double-car garage requirements.
- e) The Chairman recognized Mr. Nason Authement, 75 Cambridge Circle and property owner of 401 Bayou Gardens Boulevard & 5833 Sydney Street, who expressed concerns of flooding and selling off the property that could later be Section 8 housing.
- f) The Chairman recognized Mr. Lee Grafton, 327 Bayou Gardens Boulevard, who expressed concerns of flooding that had gotten worse since the clearing of trees on the property, traffic, crowded homes with no green space, but stated he wouldn't be opposed if it were a nice development.
- g) The Chairman recognized Ms. Brenda Barr, 5761 Vicari Street, who inquired about the exact location of the proposed subdivision.
- h) The Chairman recognized Ms. Linda Jones, 476 Ciera Drive, who expressed concerns of drainage, flooding, and inquired about cul-de-sacs, de-dedications, and stub-outs.
- i) The Chairman recognized Mr. Louis Petersen, 301 Bayou Gardens Boulevard, who expressed concerns of drainage and if two accesses were enough for that many homes.
- j) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- k) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided cross streets are extended north to adjoin the adjacent properties. He also discussed the process of Section 8 housing and that it was an unlikely scenario in the newer neighborhoods.
- l) Discussion was held with regard to overall flooding issues in Terrebonne Parish that needed to be taken care of and addressed, minimum lot size requirements, and the engineering process as a whole development and submitting for final approval in phases.
- m) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision for Williamsburg Subdivision conditioned cross streets are extended north to adjoin the adjacent properties."

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

1. Map showing Lots 38-A & 38-B, A Redivision of Revised Lot 38 of Greenwood Plantation Estates Subdivision, Sections 6, 7, 8, 9, 10, 11, 12, & 13, T17S-R15E, Terrebonne Parish, LA
2. Survey of Lots 2-A and 4-A, A Redivision of Lots 2, 3, and 4, Fisherman's Retreat South, Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA
3. Redivision of Lot 8, Block 1 of LaCarpe Industrial Park Subdivision and Tract M-1 of Property formerly belonging to A&K Railroad Materials, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Property belonging to Joey and Angela Yesso and Betty R. Landry, Section 10, T17S-R16E, Terrebonne Parish, LA
5. Revised Lots 8, 9, & 10 of North Terrebonne Commercial Park, Addendum No. 1, Sections 3 & 4, T16S-R17E, Terrebonne Parish, LA
6. Survey showing Property Line Shift of Tracts B and C of Property belonging to Gary P. Bourg, Sr., Section 41, T17S-R18E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Discussion was held with regard to the Commissioners to start working on a list of issues that need to be addressed.
2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated there would be a Steering Committee meeting on October 26, 2011 at 3:30 p.m. at the Waterlife Museum and encouraged the members to attend.
 - b) Mr. Gordon also stated that they were holding off on making any changes to the Subdivision Regulations until the Update to the Comprehensive Plan was complete which should be in early Spring.
 - c) Mr. Gordon stated Ms. Courtney Alcock was leaning towards the direction of servitudes and rights-of-way being included in the minimum lot size requirements.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

L. Dr. Cloutier moved, seconded Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:12 p.m.”

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

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

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



David A Waitz, P.E., P.L.S.

Brandon M. Arceneaux, P. E.

October 31, 2011

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

Attention: Ms. Becky Becnel,
Secretary/Planning Commission

RE: REQUEST FOR AMENDMENT OF FINAL APPROVAL & PLAT – **HOLLYGROVE, A SINGLE FAMILY RESIDENTIAL DEVELOPMENT** - LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: HOLLGROVE, L.L.C. - ENGINEER'S PROJECT NO. 2009-009

Dear Becky:

The purpose of this letter is to request that Hollygrove be placed on the Agenda of the next scheduled planning commission meeting for consideration of an amendment of the Final Approval.

This request is to exclude the portion of the levee section going to the Concord Pump Station which is not on the property owned by the Developer and is owned by MARFO, L.L.C. Attached is a map reflecting the requested Amendment to the Final Approval of Hollygrove that shows the property that is not owned by the Developer.

Would you be so kind as to place this matter on the next scheduled meeting of the Planning Commission for approval and if any fees are due, please advise.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

David A. Waitz, P.E., P.L.S.

DAW/dth

Enclosures: 16 copies of Hollygrove Amendment Plat

Cc: Hollygrove, L.L.C.
File & Reading File
(with enclosure)

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7837 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
e-mail: dwaitz1@bellsouth.net

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:

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

SITE INFORMATION:

- Physical Address: BEAUREGARD STREET, HOUMA, LA
- Location by Section, Township, Range: SECTION 104, T17S-R17E
- Purpose of Development: DIVISION OF PROPERTY FOR RESIDENTIAL USE
- Land Use:
☒ 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: SEPTEMBER 21, 2009 1" = 100'
- Council District: _____
- Number of Lots: 11
- Filing Fees: \$---0---

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

10/31/11

Date


Signature of Applicant or Agent

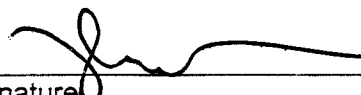
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

TIMOTHY J. THOMPSON, MANAGER

Print Name

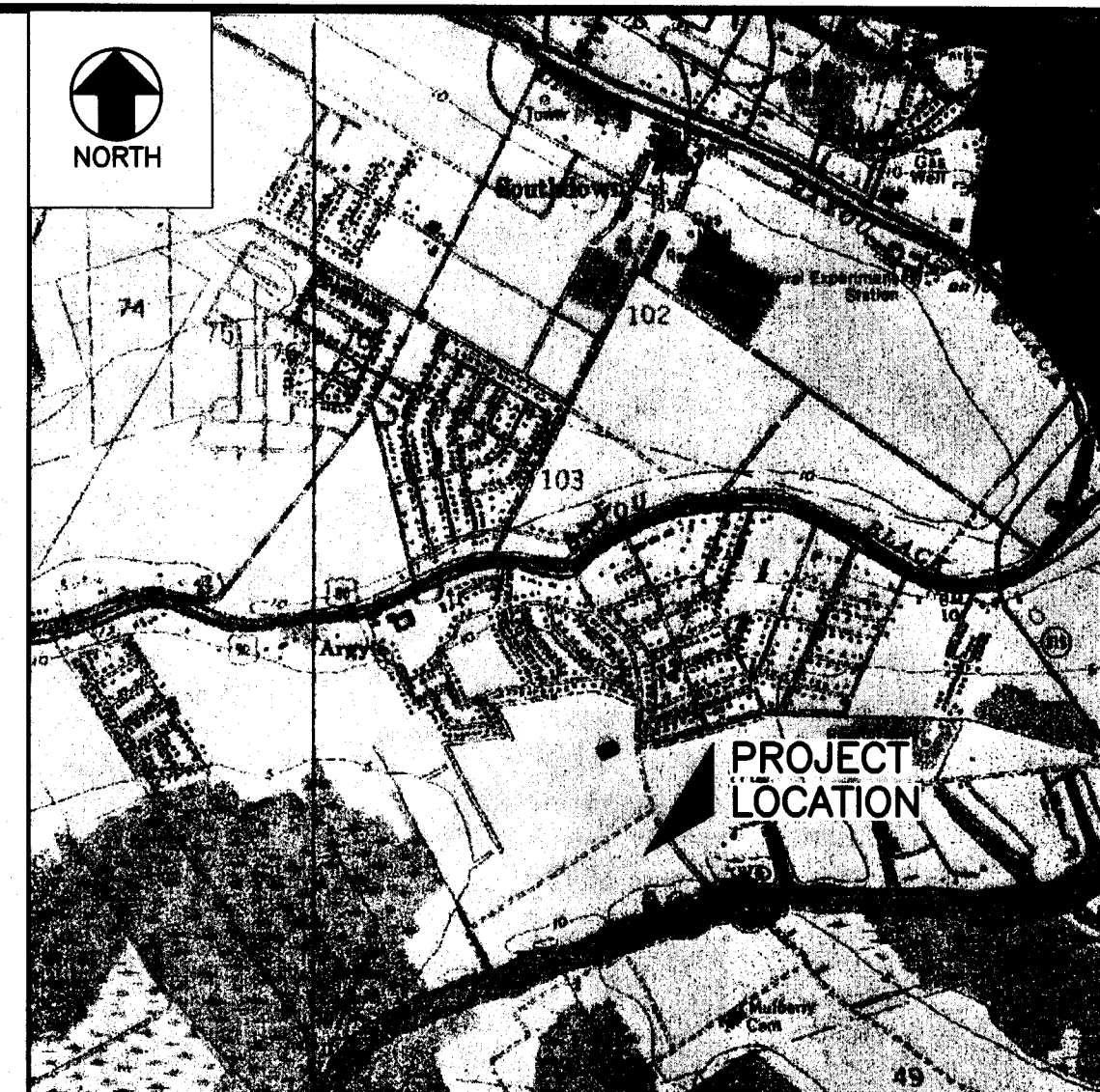
10/31/11

Date

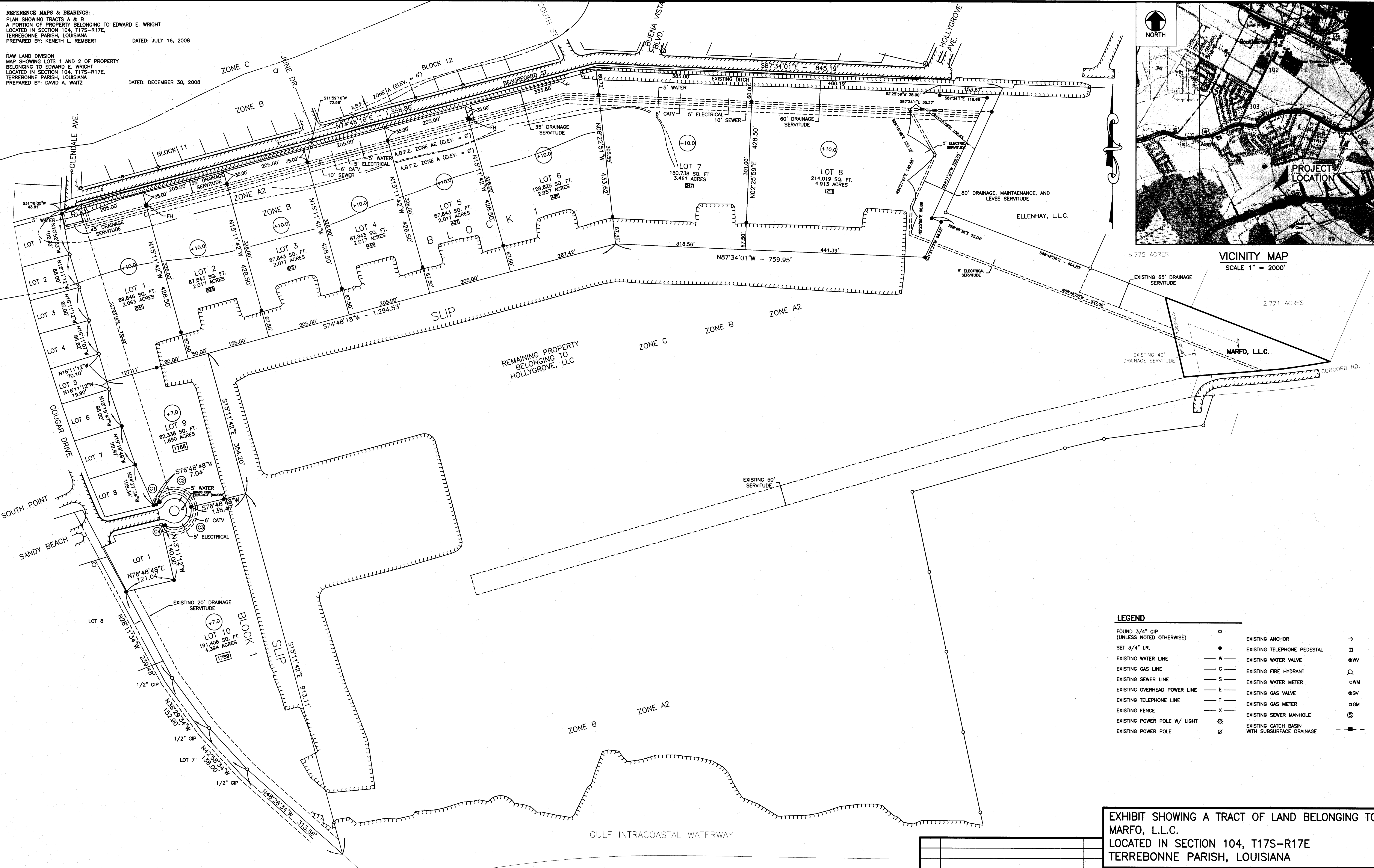

Signature

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



VICINITY MAP
SCALE 1" = 2000'



LEGEND

FOUND 3/4" GIP (UNLESS NOTED OTHERWISE)	○	EXISTING ANCHOR	→
SET 3/4" I.R.	●	EXISTING TELEPHONE PEDESTAL	□
EXISTING WATER LINE	— W —	EXISTING WATER VALVE	⊙
EXISTING GAS LINE	— G —	EXISTING FIRE HYDRANT	⊙
EXISTING SEWER LINE	— S —	EXISTING WATER METER	⊙
EXISTING OVERHEAD POWER LINE	— E —	EXISTING GAS VALVE	⊙
EXISTING TELEPHONE LINE	— T —	EXISTING GAS METER	⊙
EXISTING FENCE	— X —	EXISTING SEWER MANHOLE	⊙
EXISTING POWER POLE W/ LIGHT	⊗	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
EXISTING POWER POLE	⊘		

EXHIBIT SHOWING A TRACT OF LAND BELONGING TO
MARFO, L.L.C.
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: SEPTEMBER 21, 2009		FILE: F:\DWG\2009\09-09\RECORD DWG\MARFO.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. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

☒ Variance(s) (detailed description):

VARIANCE FROM MINIMUM SETBACK REQUIREMENTS.

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

1. Name of Subdivision: SONOCO MOBILE HOME PARK
J & D SONTHEIMER PROPERTIES, L.L.C.
2. Developer's Name & Address: 5450 WEST MAIN ST. HOUMA, LA 70360
J & D SONTHEIMER PROPERTIES, L.L.C.
*Owner's Name & Address: 5450 WEST MAIN ST. HOUMA, LA 70360
[* 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: 5434 WEST MAIN ST. HOUMA, LA 70360
5. Location by Section, Township, Range: IN SECTION 9, T16S-R17E
6. Purpose of Development: MOBILE HOME PARK
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: SEPTEMBER 20, 2011 SCALE: 1"=30'
11. Council District:
12. Number of Lots: 6
13. Filing Fees:

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

KENETH L. REMBERT

Print Applicant or Agent

SEPTEMBER 30, 2011

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.

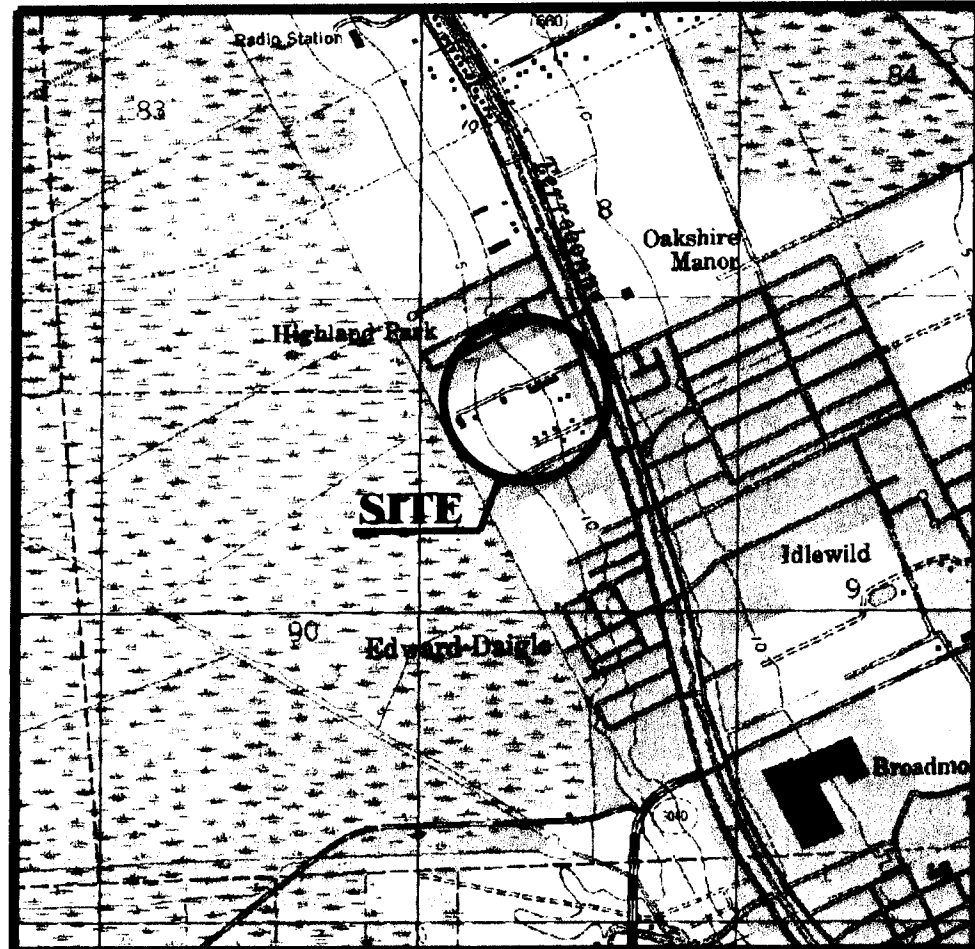
DIANE SONTHEIMER

Print Name of Signature

SEPTEMBER 30, 2011

Date

x [Signature]
Signature



VICINITY MAP



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

BY _____ FOR _____

LAND USE: MOBILE HOME PARK
DEVELOPER: J & D SONTHEIMER PROPERTIES, L.L.C.

SONOCO MOBILE HOME PARK
SURVEY OF PROPERTY BELONGING
J & D SONTHEIMER PROPERTIES, L.L.C.
IN SECTION 9, T16S - R17E,
TERREBONNE PARISH, LOUISIANA

SEPTEMBER 20, 2011

SCALE: 1" = 30'

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



THESE SPACES ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING).
F.E.M.A. 2006 ADVISORY PANEL NO. LA-5101 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.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 513085 AS FILED
IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE
RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN
HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,
EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE
PROPERTY SURVEYED. UNDERGROUND UTILITIES SHOWN AS INDICATED BY OWNER.

LEGEND:

- ⊙ INDICATES 3" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
(BASED ON NAVD '88, 2006 DATUM)
- ⊙ INDICATES WATER METER
- ⊙ INDICATES ELECTRICAL BOX
- INDICATES DRAINAGE ARROW

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 TRACTS "1A-1" & "1A-2", A REDIVISION OF TRACT 1A
PROPERTY OF PATRICK E. DUPRE ET UX
2. Developer's Name & Address: Patrick E. Dupre et ux 471 Bayou Blue Road Houma LA 70364
*Owner's Name & Address: Patrick E. Dupre et ux 471 Bayou Blue Road Houma LA 70364
[* 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: 471 Bayou Blue Road Houma LA 70364
5. Location by Section, Township, Range: SECTIONS 36 & 37, T17S-R18E
6. Purpose of Development: DIVIDE TRACT "1A" INTO TWO (2) 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: October 26, 2011 Scale: 1"=100'
11. Council District: 9 - Lambert / Bayou Blue Fire
12. Number of Lots: 2
13. Filing Fees: _____

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

OCTOBER 26, 2011

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.

PATRICK E. DUPRE

Print Name

OCTOBER 26, 2011

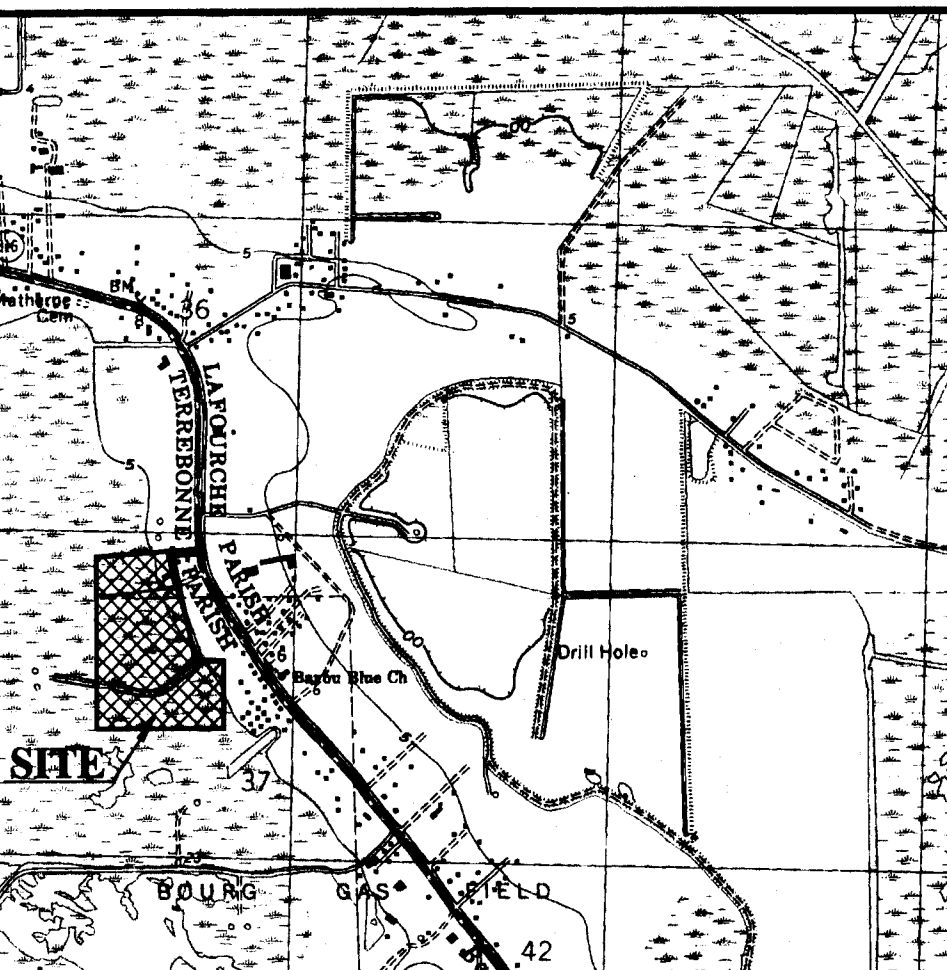
Date

[Signature]
Signature

PC11/ 11 - 1 - 42

Record # 43

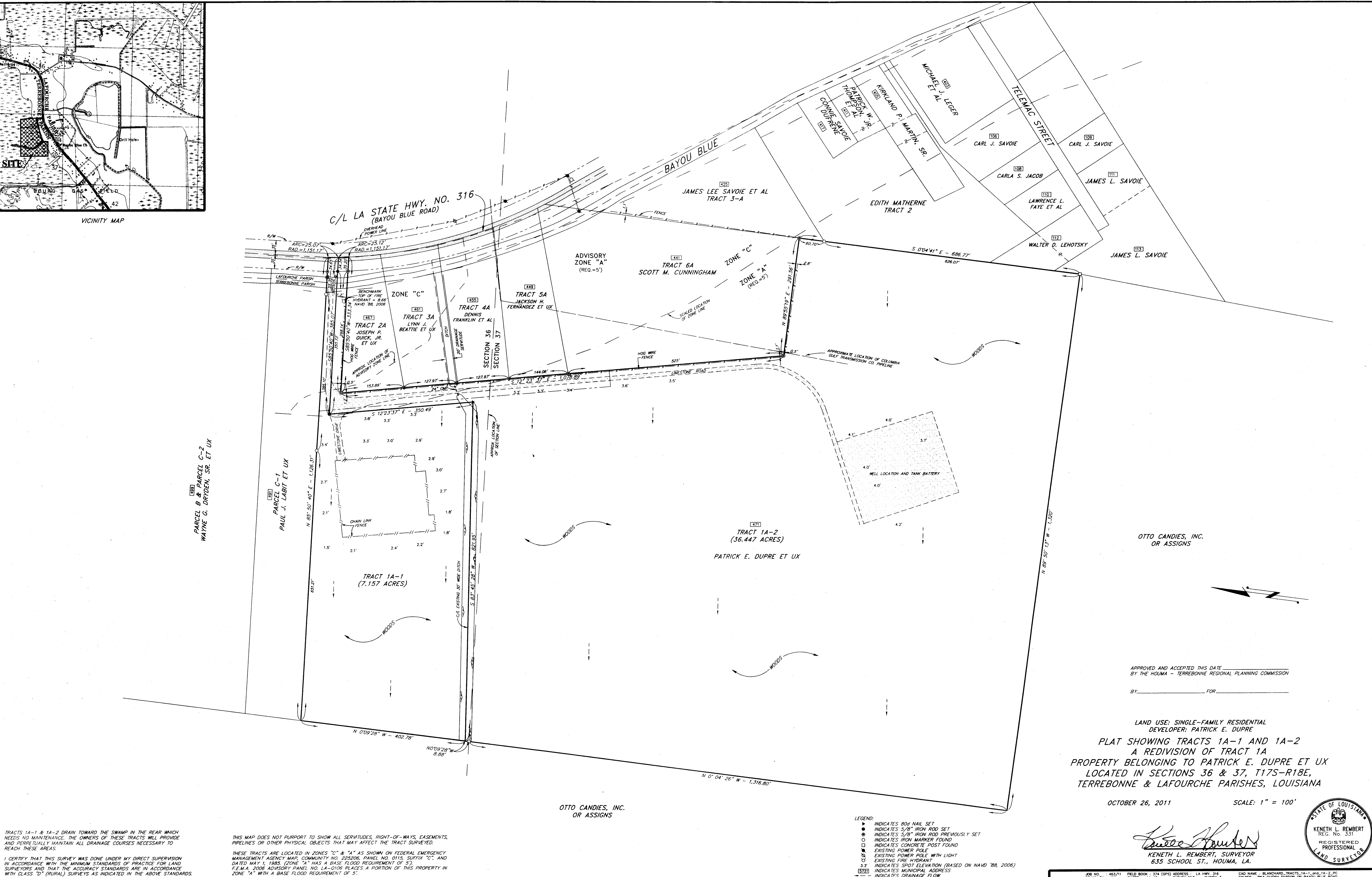
Revised 5/3/07



VICINITY MAP

PARCEL B & PARCEL C-2
WAYNE G. DRYDEN, SR. ET UX

PARCEL C-1
PAUL J. LABIT ET UX



OTTO CANDIES, INC.
OR ASSIGNS

OTTO CANDIES, INC.
OR ASSIGNS

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

BY _____ FOR _____

LAND USE: SINGLE-FAMILY RESIDENTIAL
DEVELOPER: PATRICK E. DUPRE

PLAT SHOWING TRACTS 1A-1 AND 1A-2
A REDIVISION OF TRACT 1A
PROPERTY BELONGING TO PATRICK E. DUPRE ET UX
LOCATED IN SECTIONS 36 & 37, T17S-R18E,
TERREBONNE & LAFOURCHE PARISHES, LOUISIANA

OCTOBER 26, 2011

SCALE: 1" = 100'

TRACTS 1A-1 & 1A-2 DRAIN TOWARD THE SWAMP 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.

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.

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. 0115, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A., 2006 ADVISORY PANEL NO. 14-0106 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

- LEGEND:
- INDICATES 80d NAIL SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - INDICATES IRON MARKER FOUND
 - INDICATES CONCRETE POST FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

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
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:

1. Name of Subdivision: Robert Eugene Golmon Resubdivision of Property
2. Developer's Name & Address: Robert Golmon
*Owner's Name & Address: 201 Williams Ave., Houma, La. 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Morris P. Hebert, Inc.

SITE INFORMATION:

4. Physical Address: 201 Williams Ave (Corner of Williams + Second St)
5. Location by Section, Township, Range: Sec 96, T17S, R17E
6. Purpose of Development: Redivision of Lots 7, 8 + part of 9 of Sq. 1 of Park View Sub.
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: 9/13/11 1"=20'
11. Council District: 5 Pizzolatto / City of Houma Fire
12. Number of Lots: 3
13. Filing Fees: \$14165

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

Print Applicant or Agent

Signature of Applicant or Agent

Date

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.

Print Name of Signature

Signature

Date

Oct. 31, 2011

PC11/ 11 - 2 - 43

Record # 44

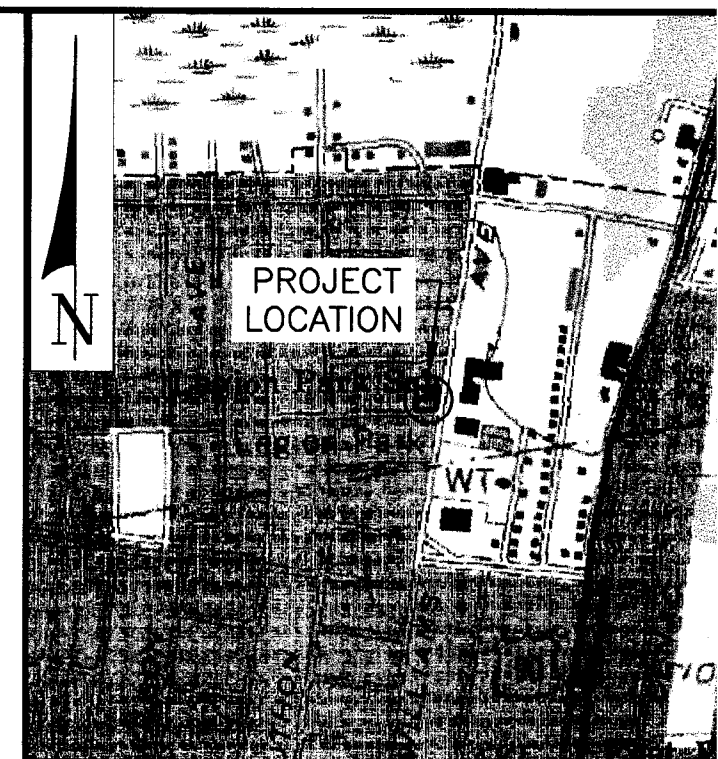
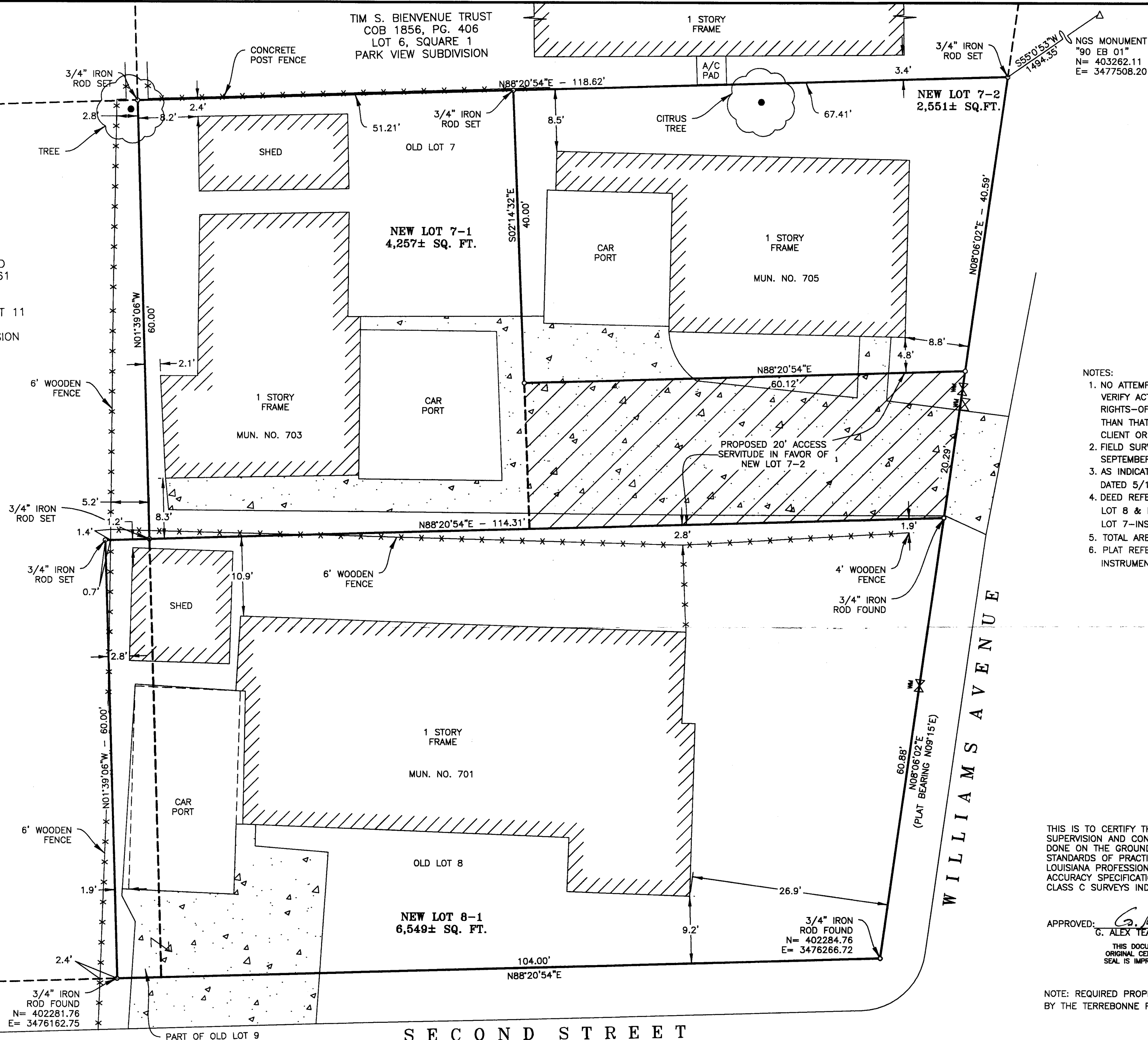
Revised 3/25/2010

SQUARE 1



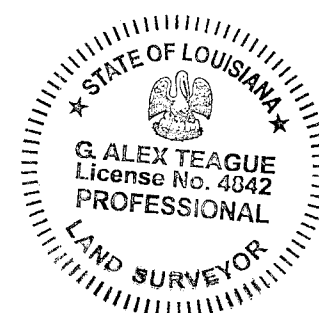
WAYNE P. RICHARD
COB 1954, PG. 861
PART OF LOT 9,
LOT 10,
& EAST HALF OF LOT 11
OF SQUARE 1
PARK VIEW SUBDIVISION

TIM S. BIENVENUE TRUST
COB 1856, PG. 406
LOT 6, SQUARE 1
PARK VIEW SUBDIVISION



VICINITY MAP
SCALE: 1"=1000'

- NOTES:
1. NO ATTEMPT HAS BEEN MADE BY MORRIS P. HEBERT, INC. TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVES.
 2. FIELD SURVEYING WAS PERFORMED SEPTEMBER 6 AND SEPTEMBER 14, 2011.
 3. AS INDICATED ON FLOOD INSURANCE RATE MAP 220220 0005 C, DATED 5/19/81, THE SUBJECT TRACTS ARE IN ZONE C.
 4. DEED REFERENCES:
LOT 8 & EASTERNMOST 6' OF LOT 9-INSTRUMENT #869843
LOT 7-INSTRUMENT #1176634
 5. TOTAL AREA SURVEYED = 13,357± SQ.FT. (0.307± AC.)
 6. PLAT REFERENCE: PARK VIEW SUBDIVISION; C.O.B. 117, PG 53B, INSTRUMENT #28852.



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND UNLESS OTHERWISE NOTED, THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS C SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *G. Alex Teague* 10/18/11
G. ALEX TEAGUE, L.A. LICENSE NO. 4842 DATE
THIS DOCUMENT VALID ONLY WHEN EITHER AN ORIGINAL CERTIFICATION STAMP OR AN EMBOSSED SEAL IS IMPRESSED OVER AN ORIGINAL SIGNATURE.

NOTE: REQUIRED PROPERTY CORNER MONUMENTATION WILL BE SET UPON APPROVAL BY THE TERREBONNE PARISH PLANNING COMMISSION.

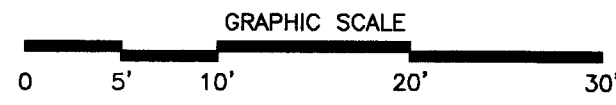
SECOND STREET

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

APPROVED: _____ DATE: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED: _____ FOR: _____



NO ON-THE-GROUND EFFORT HAS BEEN MADE TO LOCATE AND INDICATE ALL CABLES, PIPELINES, UTILITIES, ETC. CROSSED BY THE PROPOSED PROJECT; THEREFORE, MORRIS P. HEBERT, INC. IS NOT RESPONSIBLE FOR ANY NOT LOCATED DURING THE COURSE OF THE PROJECT.

ROBERT EUGENE GOLMON, ET UX.

SURVEY OF A MINOR RESUBDIVISION OF LOT 7, LOT 8 & PART OF LOT 9 OF SQUARE 1 OF PARK VIEW SUBDIVISION INTO LOTS 7-1, 7-2, & 8-1 LOCATED IN SECTION 96, T17S, R17E, CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA

Morris P. Hebert, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES • FIELD SERVICES • GIS
P.O. BOX 3106 • 283 CORPORATE DRIVE • HOUMA, LOUISIANA 70361 • (985) 879-2731
10101 SOUTHWEST FREEWAY • SUITE 400 • HOUSTON, TEXAS 77074 • (713) 219-1470

DRAWN BY:	JEM	SHEET:	1 OF 1
CHKD./APPD. BY:	GAT	SCALE:	1" = 20'
UPDATED BY:		DATE:	09/13/12
DATA BASE:	11052	JOB NO.	11052

MPH CAD FILE: 11052BND0001A0.DWG

W:\dwg\11052\11052BND0001A0.dwg PLOT DATE: 10/14/11 10:32:07am

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70861

Ph. (986) 873-6798 - Fax (986) 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: TRACT "B"
2. Developer's Name & Address: MATHERNE REALTY PARTNERSHIP L.L.C., P.O. Box 763, Houma, LA 70361
*Owner's Name & Address: MATHERNE REALTY PARTNERSHIP L.L.C., P.O. Box 763, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: ENTERPRISE DRIVE EXTENSION
5. Location by Section, Township, Range: SECTIONS 5, 101, & 102, T17S-R17E
6. Purpose of Development: COMMERCIAL LOTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 28OCT11 1" = 60'
11. Council District: 2 Williams / Bayou Cane
12. Number of Lots: 1
13. Filing Fees: \$130.55

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

Floyd E. Milford, III
Print Applicant or Agent

10/31/11
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: RB 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.

REMEDIA BROUSSARD

Print Name

10/28/11
Date

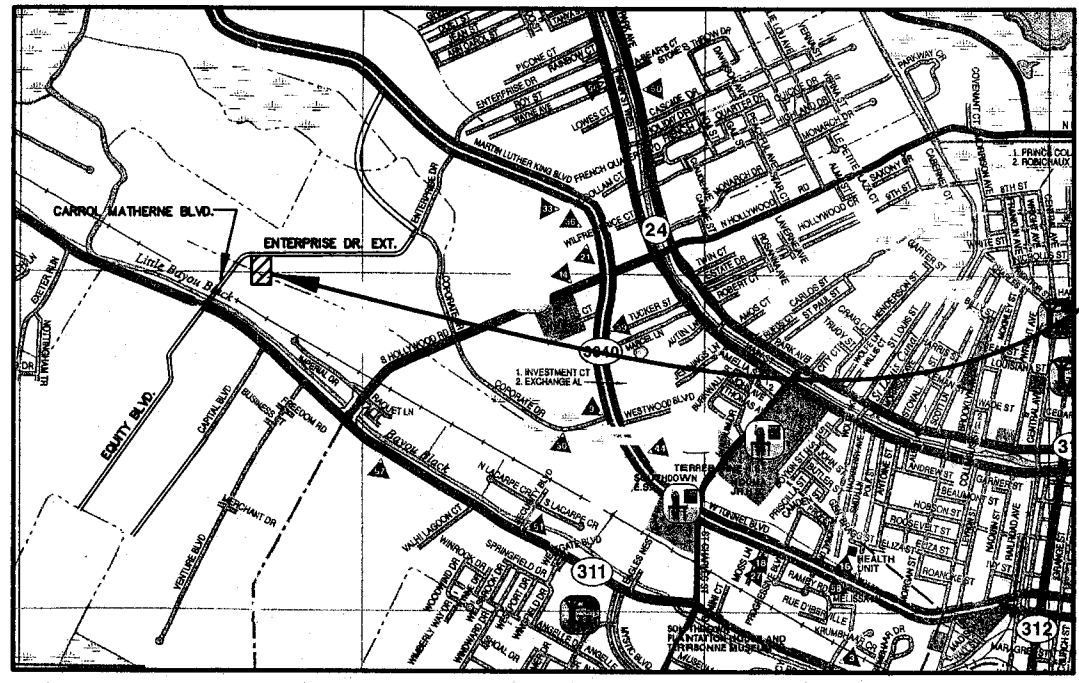
[Signature]
Signature

PC11/ 11 - 3 - 44

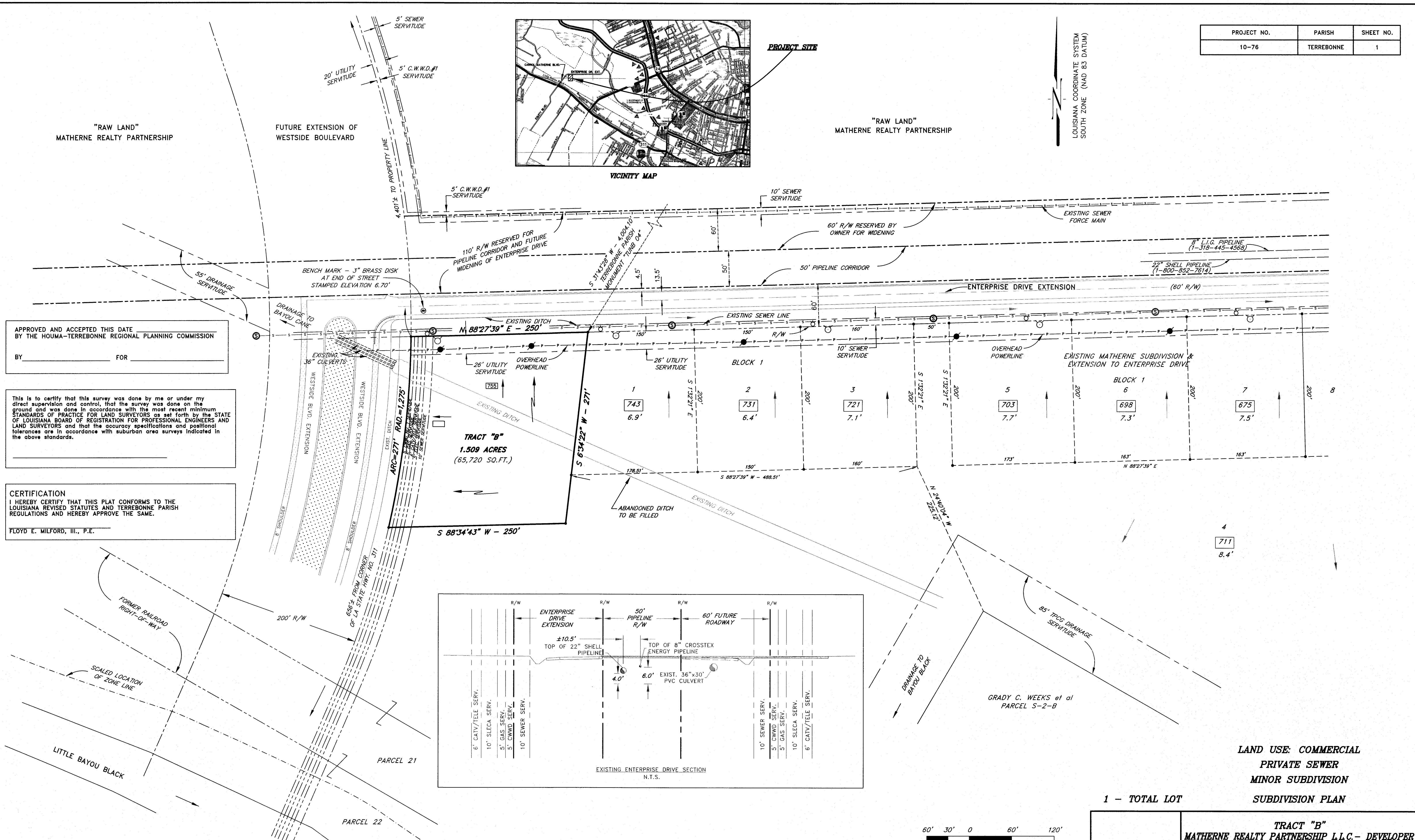
Record # 45

PROJECT NO.	PARISH	SHEET NO.
10-76	TERREBONNE	1

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE (NAD 83 DATUM)



VICINITY MAP



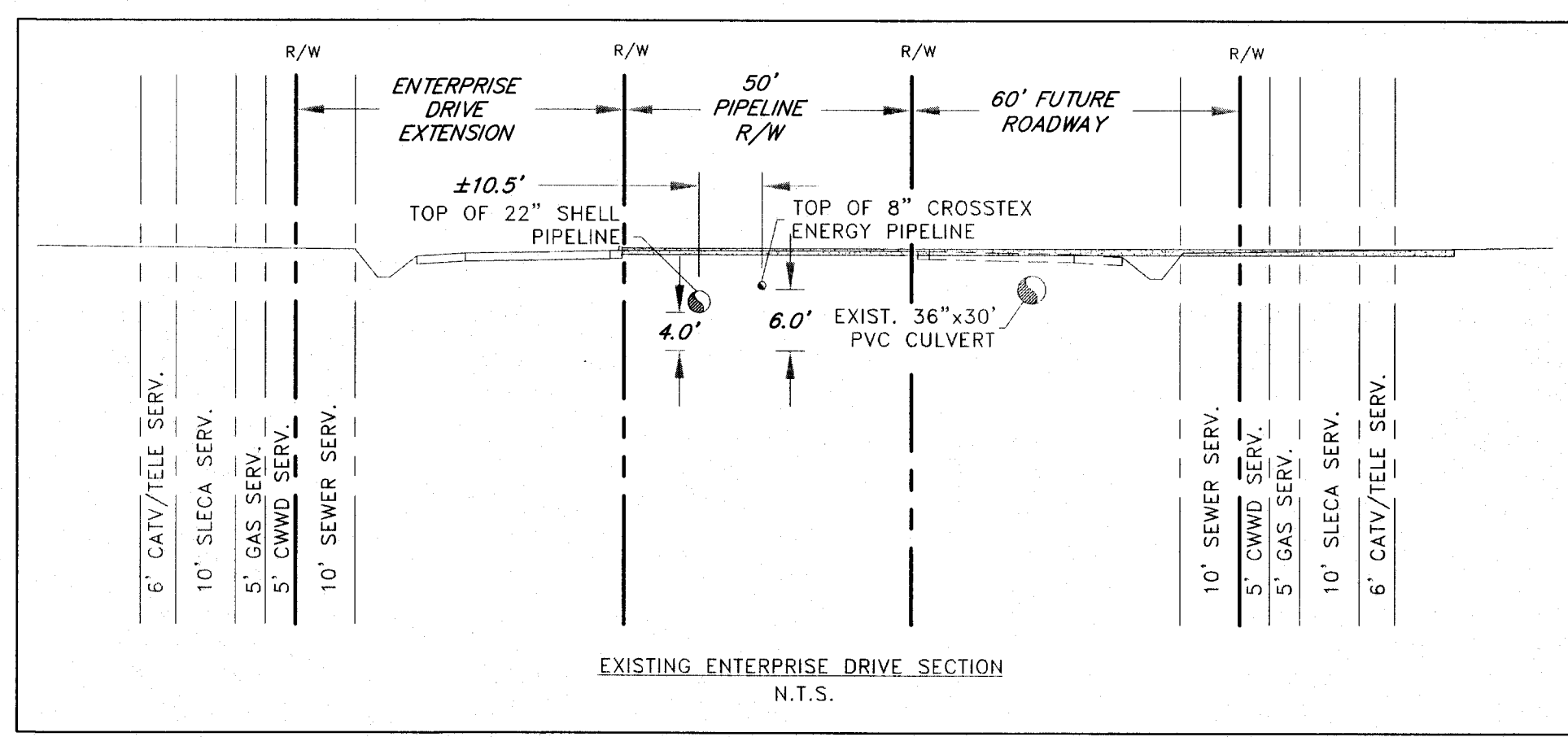
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
BY _____ FOR _____

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

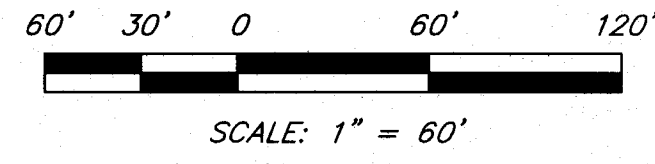
CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.
FLOYD E. MILFORD, III., P.E.

FORMER RAILROAD RIGHT-OF-WAY
SCALED LOCATION OF ZONE LINE
LITTLE BAYOU BLACK
PARCEL 21
PARCEL 22

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY.
THIS PLAN DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
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.



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - ⊕ EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAD 83 2006 DATUM)
 - INDICATES DRAINAGE ARROW
 - [754] INDICATES MUNICIPAL ADDRESS
 - ⊙ INDICATES EXISTING SEWER MANHOLE
 - ⊕ INDICATES EXISTING POWER POLE
 - ⊕ INDICATES EXISTING STREET LIGHT



DATE	REVISION	BY

1 - TOTAL LOT

LAND USE: COMMERCIAL
PRIVATE SEWER
MINOR SUBDIVISION
SUBDIVISION PLAN

TRACT "B"
MATHERNE REALTY PARTNERSHIP L.L.C. - DEVELOPER
SECTIONS 5. 101, & 102, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 10-76 CAD # 1076-MINOR_SD FILE #

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 60'
DATE: 28OCT11

DATE	REVISION	BY

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (986) 878-6798 - Fax (986) 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:

- Name of Subdivision: EMERSON SUBDIVISION
- Developer's Name & Address: MATHERNE REALTY PARTNERSHIP L.L.C., P.O. Box 763, Houma, LA 70361
*Owner's Name & Address: MATHERNE REALTY PARTNERSHIP L.L.C., P.O. Box 763, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: EMERSON ROAD
- Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:
☒ Single-Family Residential
☒ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 27OCT11 1" = 60'
- Council District: 3 - Hebert / Bayou Cane Fire
- Number of Lots: 8
- Filing Fees: \$147.20

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

Floyd E. Milford, III
Print Applicant or Agent

10/31/11
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: RB 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.

REMEDIA BROUSSARD

Print Name

10/28/11
Date

[Signature]
Signature

PC11/ 11 - 4 - 45

Record # 46

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 872-6798 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- 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:
☒ 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: 11AUG11 1" = 50'
- Council District: DISTRICT 3 / Bayou Cane Fire
- Number of Lots: 72
- Filing Fees: \$202.65

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

[Signature]
Signature of Applicant or Agent

Date

The undersigned certifies: ET 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

[Signature]
Signature

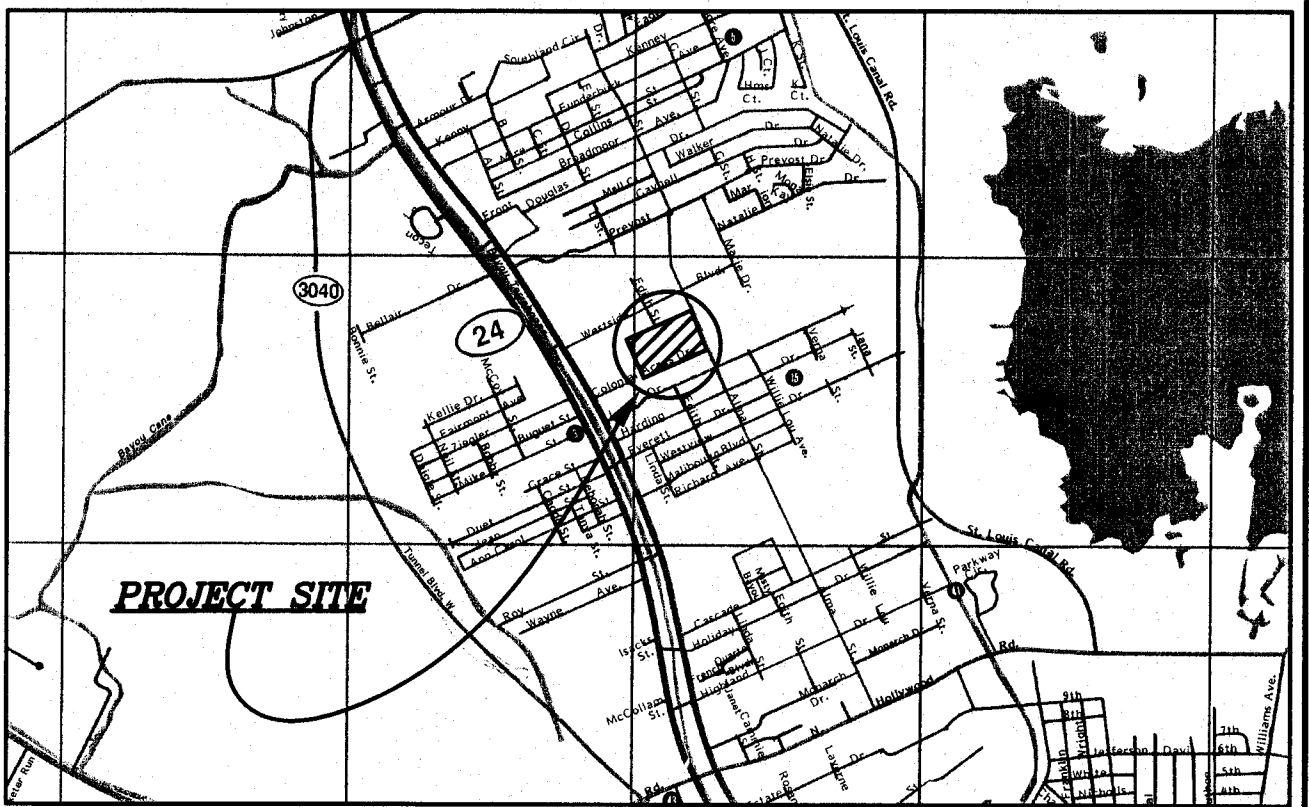
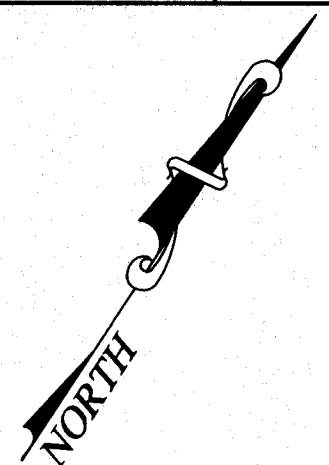
Date

10/31/11

PC11/ 11 - 5 - 46

Record # 47

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



VICINITY MAP

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

GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C 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

CONCEPTUAL AND PRELIMINARY
LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION PLAN

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

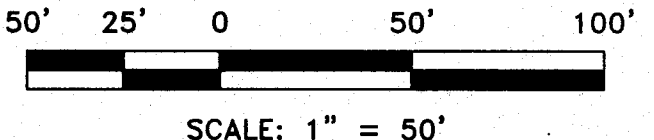
MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

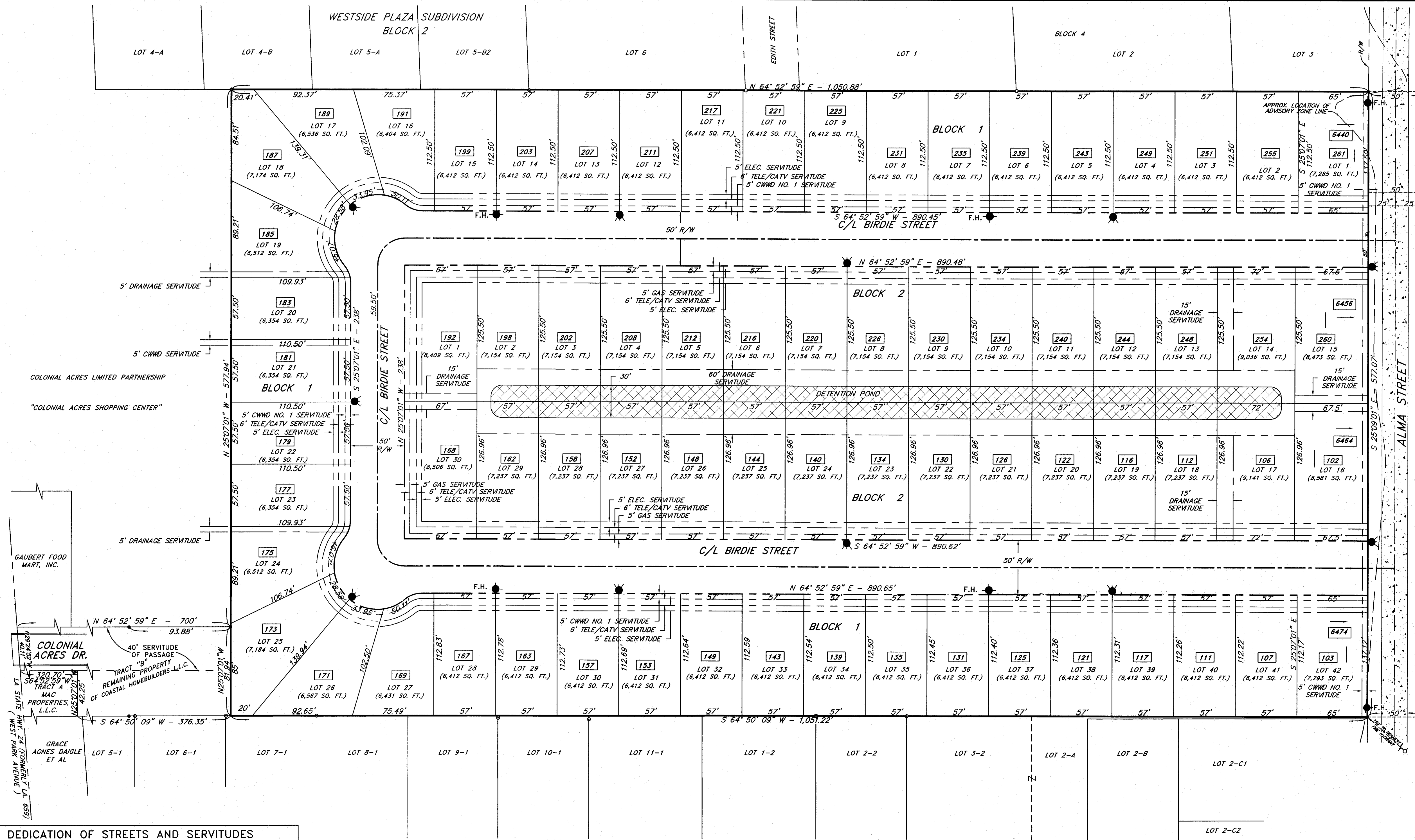
JOB # 11-56 CAD # 1156-CP2 FILE #

NAVD 88

72-TOTAL LOTS



25OCT11	ADDED 911 ADDRESSES	LAT
22SEPT11	REVISED PER OWNER COMMENTS	JPS
13SEPT11	REVISED ROAD ALIGNMENT, LOT LINES & REVISIONS TO POND LOCATION	LAT
17AUG11	EXTEND LOT LINES TO C/L BIRDIE ST.	DAB
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.

CERTIFICATION

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. 886629 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND A PLAT PREPARED BY MICHAEL GENE BURKE ENTITLED "MAP SHOWING SURVEY OF THE PROPERTY OF NORA DAIGLE COOPER & PEARL DAIGLE ROBICHAUX LOCATED IN SECTIONS 4 & 94, T17S, R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 27, 1981 & NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, 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. 0265, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: SONNIER ESTATES
- Developer's Name & Address: BURNLEY ENTERPRISES, L.L.C.
BURNLEY ENTERPRISES, L.L.C.
*Owner's Name & Address: 606 CHEYENNE DRIVE, HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 5609 WEST PARK AVENUE
- Location by Section, Township, Range: SECTION 9, T16S-R17E
- Purpose of Development: RESIDENTIAL DEVELOPMENT
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: OCTOBER 18, 2011 1" = 100'
- Council District: 3 Hebert / Bayou Cane
- Number of Lots: 28
- Filing Fees: \$ 385.85

BRANDON M.

I, ARCENEUX, P.E., AGENT, certify this application including the attached data to be true and correct.

BRANDON M. ARCENEUX, P.E., AGENT

Print Applicant or Agent

10/03/2011

Date

The undersigned certifies: RC 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.

BURNLEY ENTERPRISES, L.L.C.

BY: RAYMOND SONNIER, MEMBER

Print Name

10/31/2011

Date

Brandon Arceneux
Signature of Applicant or Agent

Raymond Sonnier
Signature

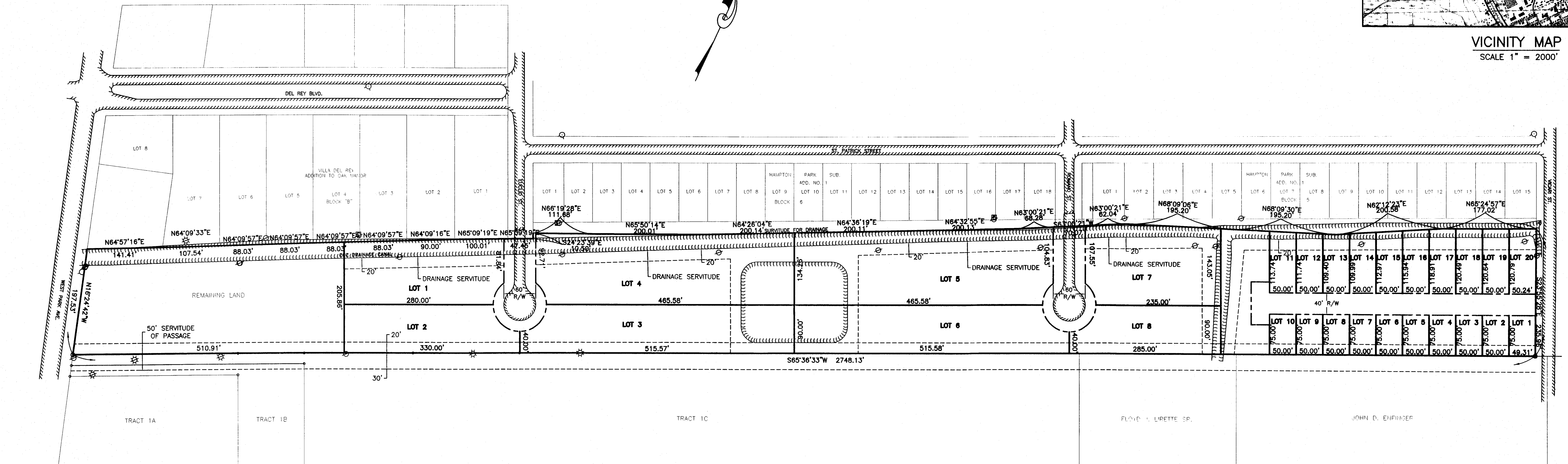
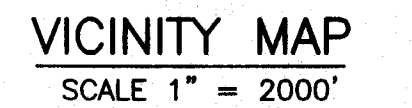
PC11/ 11 - 10 - 47

Record # 48

Revised 5/3/07

NOTE:
BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 415,172.93; EASTING = 3,462,977.81

BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 415,172.93; EASTING= 3,462,977.81



DESIGNED: DAW	DETAILED:	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: OCTOBER 18, 2011		FILE: F:\DWGS\2008\09-133\09-133.DWG
		JOB NO: 09-133

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:

- Name of Subdivision: OLDE TOWNE COMMONS SUBDIVISION
- Developer's Name & Address: RUTTER LAND CO., L.L.C.
*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: RUE ST. COURTNEY
- Location by Section, Township, Range: SECTION 102, T17S-R17E
- Purpose of Development: DIVISION OF PROPERTY FOR RESIDENTIAL USE
- Land Use:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: SEPTEMBER 28, 2011 1" = 30'
- Council District: 6 - Koisin / Bayou Cane
- Number of Lots: 20
- Filing Fees: \$860.00

BRANDON M.

I, ARCENEUX, P.E., AGENT, certify this application including the attached date to be true and correct.

BRANDON M. ARCENEUX, P.E., AGENT

Print Applicant or Agent

Brandon Arceneux
Signature of Applicant or Agent

10/31/2011

Date

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 CO., L.L.C.

Print Name

Lee Rutter, Jr.
Signature

10/31/2011

Date

PC11/ 11 - 7 - 48
Record # 49

REFERENCE MAPS & BEARINGS:

1. SURVEY OF 54.716 ACRE TRACT BELONGING TO VALHI, INC. LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: APRIL 12, 1978. REVISED: JULY 20, 1978. BY: T. BAKER SMITH & SON, INC.

2. SUGAR MILL MANOR - PHASE A SUBDIVISION OF LAND IN SUGAR MILL POINT LOCATED IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: JANUARY 31, 1994. BY: T. BAKER SMITH & SON, INC.

3. SUGAR MILL OLDE TOWNE RESIDENTIAL PLANNED UNIT DEVELOPMENT OWNER: RUTTER LAND CO., INC. SUGAR MILL OLDE TOWNE (PHASE A) LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: OCTOBER 12, 2004. REVISED: 7/29/05 & 10/12/05. BY: DAVID A. WAITZ. ENGINEERING AND SURVEYING, INC.

4. REDIVISION OF TRACT B-5 OF SUGAR MILL OLDE TOWNE INTO LOTS 1, 2, & 3, BLOCK 27 AND LOTS 1 & 2, BLOCK 28, AND THE REMAINDER OF TRACT B-5 LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: AUGUST 8, 2007. REVISED: AUGUST 14, 2007. BY: DAVID A. WAITZ. ENGINEERING AND SURVEYING, INC. ENTRY NO.: 1275672

5. REDIVISION OF TRACT B-5A OF SUGAR MILL OLDE TOWNE INTO LOTS 1, 2, & 3, BLOCK 27 AND LOTS 1 & 2, BLOCK 28, INTO LOTS 1A, 2A, & 3A, BLOCK 27, LOTS 1A & 2A, BLOCK 28 AND THE REMAINDER OF TRACT B-5A LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: MARCH 3, 2008. BY: DAVID A. WAITZ. ENGINEERING AND SURVEYING, INC. ENTRY NO.: 1293471

6. REDIVISION OF LOT 2A & LOT 3A, BLOCK 27, LOT 1A & LOT 2A, BLOCK 28, AND TRACT B-5A INTO LOT 2B & LOT 3B, BLOCK 27, LOT 1B & LOT 2B, BLOCK 28, AND TRACT B-5B TO SUGAR MILL OLDE TOWNE LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: AUGUST 7, 2008. BY: DAVID A. WAITZ. ENGINEERING AND SURVEYING, INC. ENTRY NO.: 1304346

7. REDIVISION OF LOT 1A & LOT 2B, BLOCK 27, AND TRACT B-5B INTO LOT 1B & LOT 2C, BLOCK 27 AND TRACT B-5C TO SUGAR MILL OLDE TOWNE LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. DATED: AUGUST 7, 2008. BY: DAVID A. WAITZ. ENGINEERING AND SURVEYING, INC. ENTRY NO.: 1304346

15' SEWER SERVITUDE TO BE EXTINGUISHED AS DEVELOPMENT CONTINUES

15' DRAINAGE AND MAINTENANCE SERVITUDE

15' SEWER SERVITUDE

15' SEWER SERVITUDE

20'x80' AGGREGATE TURNING TEE

S60°57'29"E
84.98'

SUGAR MILL OLDE TOWNE (PHASE A)

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-Q102
DATED: FEBRUARY 23, 2006 (SEE EFFECTIVE FIRM)

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY 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

LEGEND

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

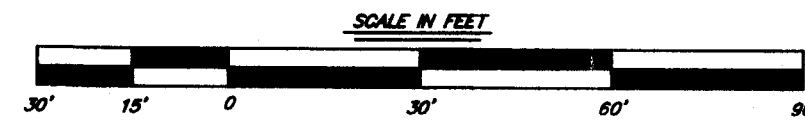
NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A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

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

APPROVED BY: _____
FOR: _____

APPROVALS

OWNER _____ DATE _____



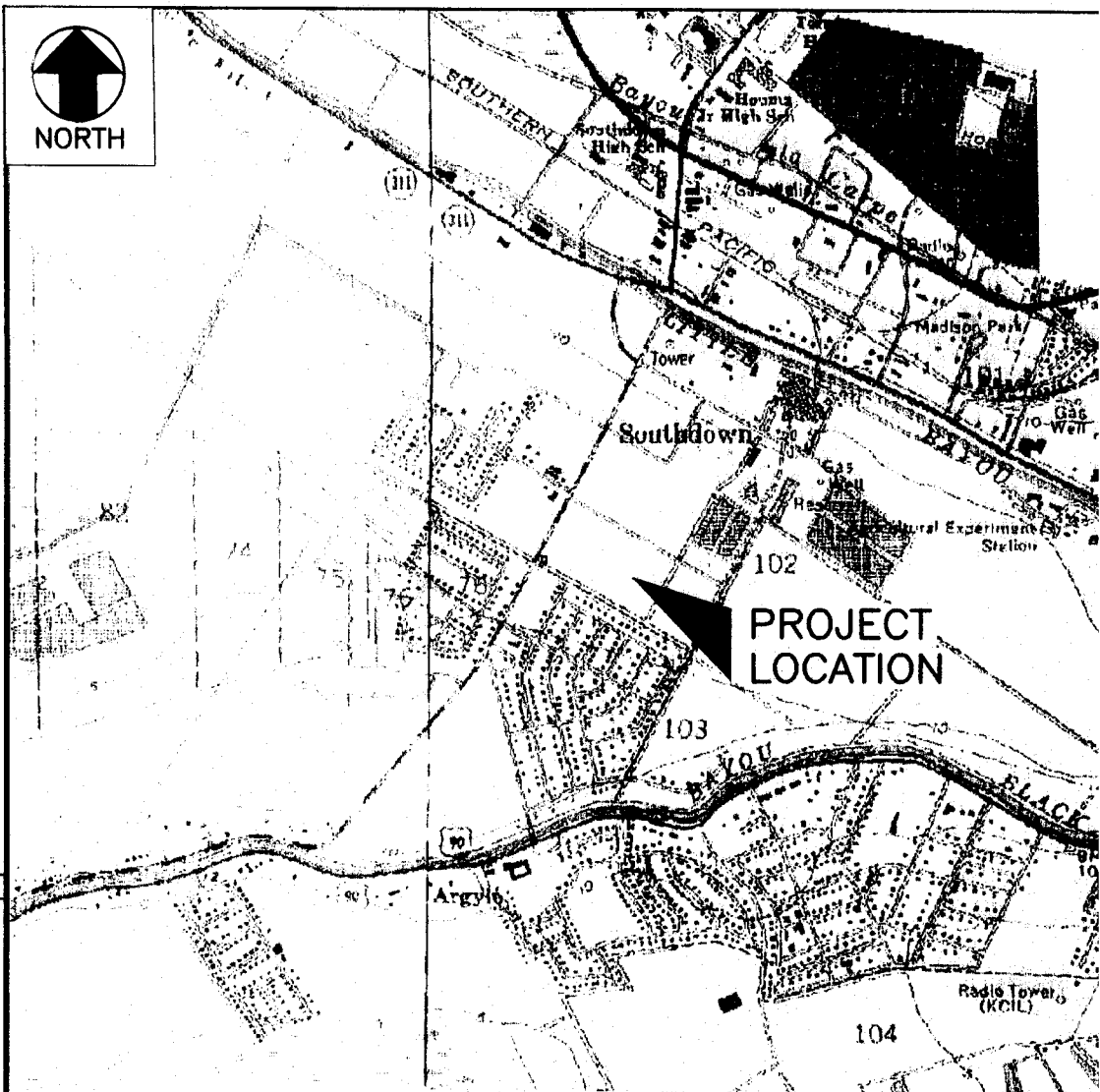
DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAT
RESIDENTIAL PLANNED UNIT DEVELOPMENT
OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE (PHASE B)
LOCATED IN SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

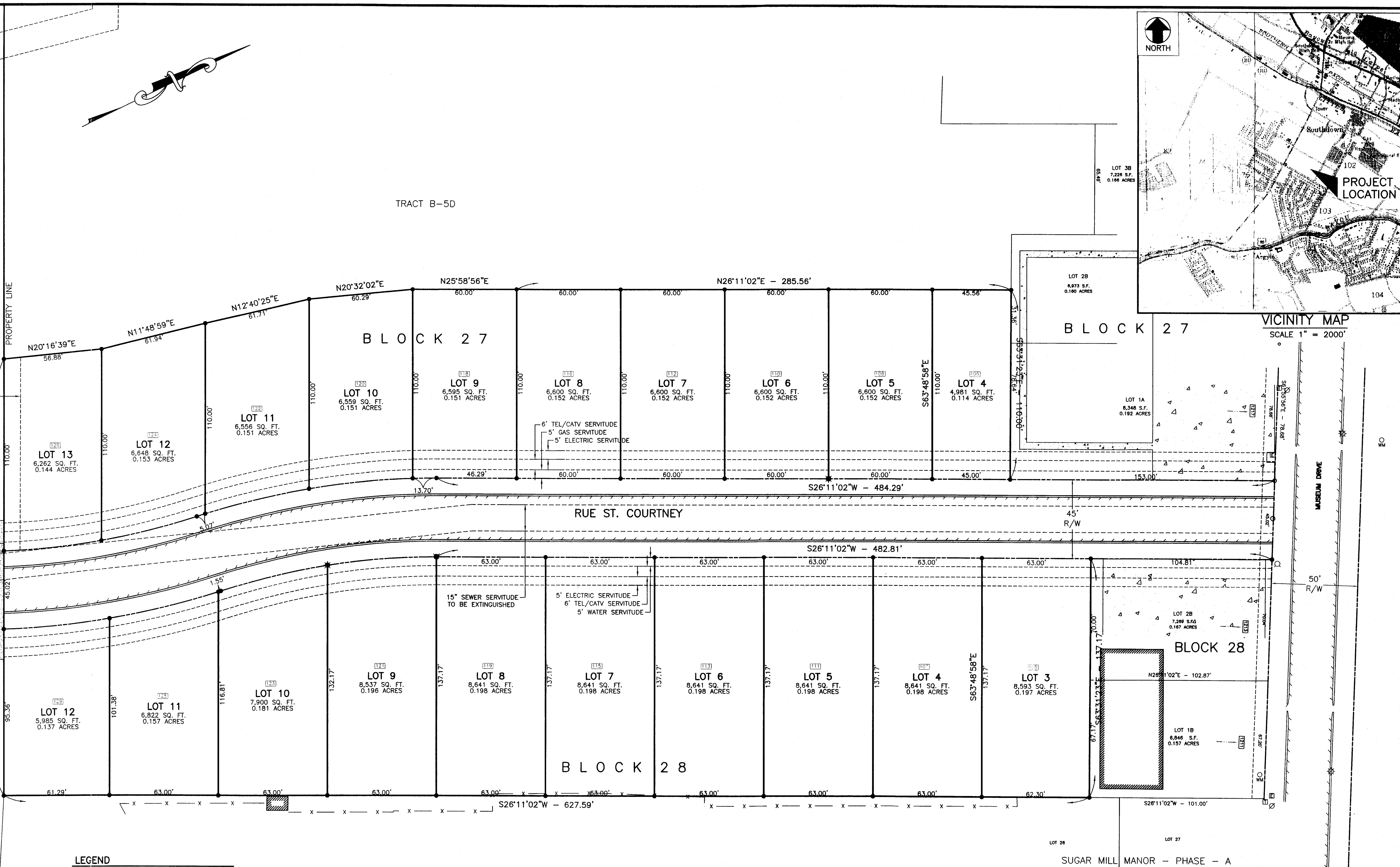
DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: BMA	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: BMA	CHECKED:
DATED: SEPTEMBER 28, 2011	FILE: F:\DWGS\2011\11-090\PLAT2.dwg	JOB NO: 11-090



VICINITY MAP

SCALE 1" = 2000'



SUGAR MILL MANOR - PHASE - A