

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

OCTOBER 20, 2011, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

(Revised 10/19/2011)

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 September 15, 2011

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana; T.P.C.G., applicant

F. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of an additional commercial structure (pharmacy), 131 Corporate Drive; Dr. Koti Sangisetty, Houma Urgent Care, applicant
 - b) Placement of an additional structure for commercial use (snowball stand & seafood sales), 7097 Park Avenue, Danny & Lisa Luke, applicants
2. Preliminary Hearing:
 - a) Rezone from R-1 (Single-Family Residential District) to I-1 (Light Industrial District) Portion of Revised Lot 16, Block 13, Mulberry Estates, 474 Keeley Ann Drive, Houma, Louisiana; Jon Gonsoulin, applicant, and call a Public Hearing on said matter for Thursday, November 17, 2011 at 6:00 p.m. - **WITHDRAWN 10/18/2011**

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 September 15, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of September 15, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 20, 2011 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2011

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Sonoco Mobile Home Park
Approval Requested: Process B, Mobile Home Park
Location: 5434 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: J & D Sontheimer Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A-1" and "A-2", Property of Russell A. Portier
Approval Requested: Process D, Minor Subdivision
Location: Between 6435 LA Hwy. 56 and 6443 LA Hwy. 56, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: Russell A. Portier
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Northpark
Approval Requested: Process C, Major Subdivision-Conceptual
Location: 4495 West Park Ave., Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Northpark, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Olde Towne Commons
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
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) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Williamsburg Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Bayou Gardens Blvd. & Vicari Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Citiplace, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application

G. STAFF REPORT

1. Discussion and possible action with regard to the nomination of Patrick Gordon to the Terrebonne Parish Council for the Houma Area Convention & Visitors Bureau

H. ADMINISTRATIVE APPROVALS:

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

I. COMMITTEE REPORTS:

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

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF SEPTEMBER 15, 2011

- A. The Chairman called the meeting of September 15, 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 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. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: John Navy. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedée & Mr. Kurtz: “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 August 18, 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. Planned Building Group:
 - a) The Chairman stated the next item on the agenda was a planned building group application by LNM Properties for the placement of two (2) residential units at 420 Commerce Street.
 - (1) Mr. Kurtz stated he would reclude himself from any discussion/voting on the matter because he was an adjacent property owner.
 - (2) The Chairman recognized Oswald Stoufflet, applicant, who discussed the planned building group request.
 - (3) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the Planned Building Group Application provided upon obtaining a front yard variance from the required 20’ to 9’.
 - Note: Mr. John Navy arrived at the meeting at this time – 6:05 p.m.*

 - (4) 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 two (2) residential units at 420 Commerce Street conditioned the applicant obtain a front yard variance from the required 20’ to 9’.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin, Mr. Elfert, Mr. Kurtz; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) The Chairman stated the next item on the agenda was a planned building group application by Craig Tastet for the placement of an additional structure, Island Freeze, LLC, at 114 Star Court.
 - (1) The Chairman recognized Craig Tastet, 212 Everette Drive, who stated they wished to place a snowball stand next to their daycare center.
 - (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
 - (3) Mr. Erny moved, seconded by Dr. Cloutier & Mrs. Amedée: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of an additional structure at 114 Star Court.”

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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Terrebonne Parish, Louisiana; T.P.C.G., applicant, for Thursday, October 20, 2011 at 6:00 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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 6:11 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 SEPTEMBER 15, 2011.

**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: 8/29/11

Terrebonne Parish Consolidated Government

Applicant's Name

<u>P.O.Box 6097</u>	<u>Houma</u>	<u>Terrebonne Parish</u>	<u>LA</u>	<u>70361</u>
<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	

<u>Telephone Number (Home)</u>	<u>873-6569</u>
<u>(Work)</u>	

100%
Interest in Ownership (Owner, etc.)

600 Williams Ave. Houma, LA
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: MS

Previous Zoning History: none No Yes

If Yes, Date of Last Application:

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:
- Land area to be affected;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - All existing and proposed structures with supporting open facilities;
 - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

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.:
-
-

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% ownership

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

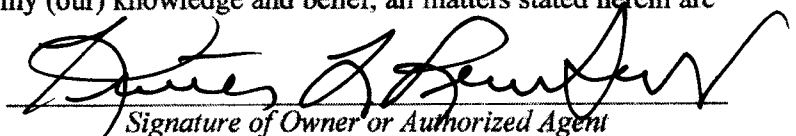
Minimum Charge - \$25.00;

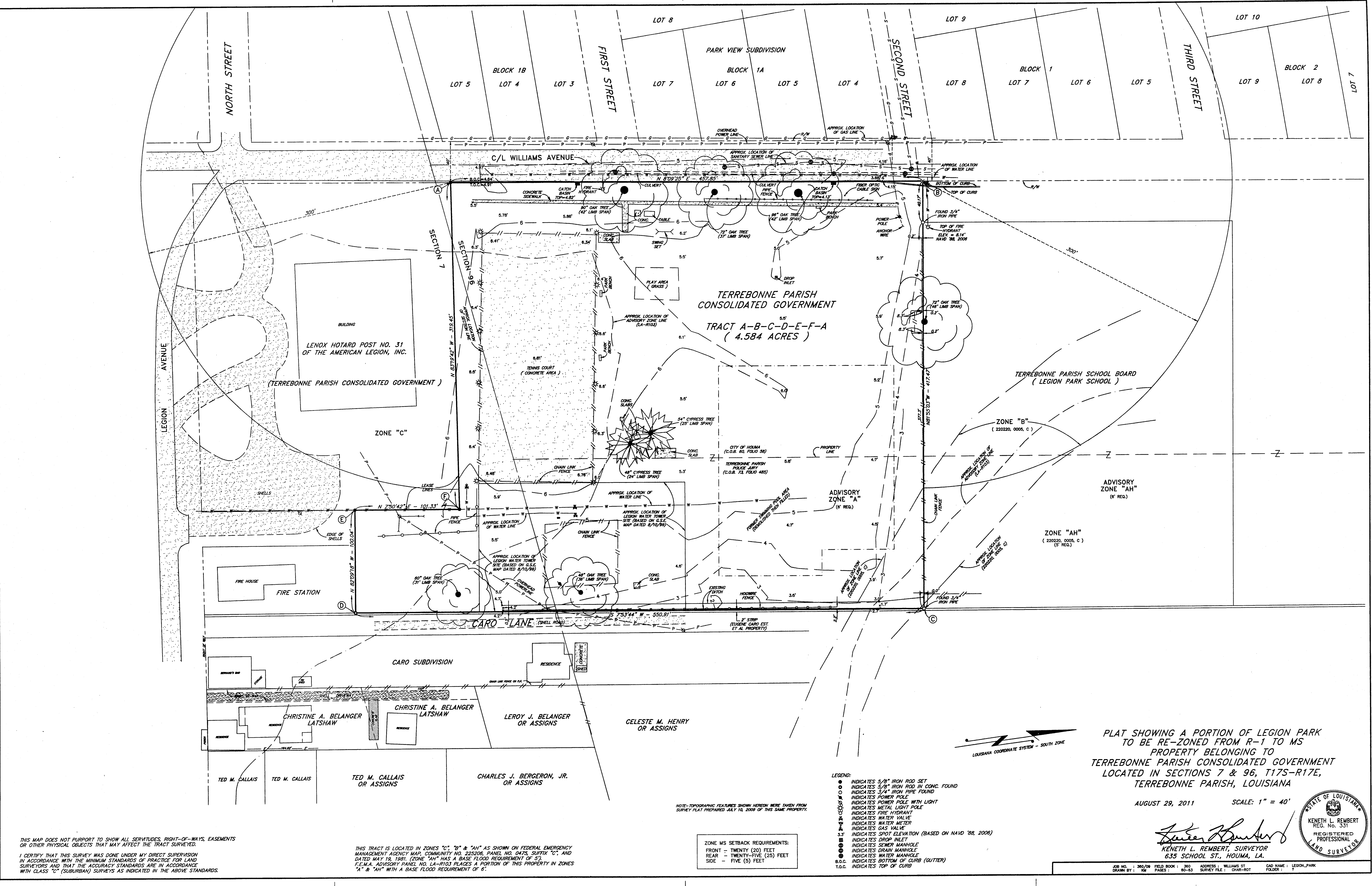
Maximum Charge - \$100.00

I (We) own 4.584 acres acres. A sum of \$37.55 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



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

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.

THIS TRACT IS LOCATED IN ZONES "C", "B" & "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220206, PANEL NO. 0473, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. ADVISORY PANEL NO. LA-R103 PLACES A PORTION OF THIS PROPERTY IN ZONES "A" & "AH" WITH A BASE FLOOD REQUIREMENT OF 6'.

ZONE MS SETBACK REQUIREMENTS:
FRONT - TWENTY (20) FEET
REAR - TWENTY-FIVE (25) FEET
SIDE - FIVE (5) FEET

NOTE: TOPOGRAPHIC FEATURES SHOWN HEREON WERE TAKEN FROM SURVEY PLAT PREPARED JULY 10, 2009 OF THIS SAME PROPERTY.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD IN CONC. FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES POWER POLE
 - INDICATES POWER POLE WITH LIGHT
 - INDICATES METAL LIGHT POLE
 - INDICATES FIRE HYDRANT
 - INDICATES WATER VALVE
 - INDICATES WATER METER
 - INDICATES GAS VALVE
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2008)
 - INDICATES DRAIN INLET
 - INDICATES SEWER MANHOLE
 - INDICATES DRAIN MANHOLE
 - INDICATES WATER MANHOLE
 - INDICATES BOTTOM OF CURB (GUTTER)
 - INDICATES TOP OF CURB

PLAT SHOWING A PORTION OF LEGION PARK
TO BE RE-ZONED FROM R-1 TO MS
PROPERTY BELONGING TO
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
LOCATED IN SECTIONS 7 & 96, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

AUGUST 29, 2011

SCALE: 1" = 40'

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



JOB NO. : 360/09 FIELD BOOK : 360 ADDRESS : WILLIAMS ST. CAD NAME : LEGION PARK
DRAWN BY : KM PAGES : 80-83 SURVEY FILE : CHAR-ROT FOLDER : 1

ZLU11/16

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

Dist 2

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

DR. KOTI SANGISETTY
Applicant's Name

131 CORPORATE DR HOUMA LA 70360
Address City State Zip Code

9-26-11 / 985-876-2323
Date Telephone Number(s)

OWNER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: HOUMA URGENT CARE
2. Location: 131 CORPORATE DR
3. Zoning District: C-2
4. Total Land Area: 1.608 ACRES
5. Total Number of Units: 2 BLDGS
6. Gross Floor Area: 9954 SF
7. Total Parking Spaces Provided: 51 SPACES + 4 HANDICAP SPACES
Total Parking Spaces Required: 50 SPACES
8. Approximate Cost of Work Involved: \$ 442,000.00
9. Has any previous application been made: NO X YES _____
If Yes, please describe: NA

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- ✓1) All proposed structures and setbacks;
- ✓2) Parking;
- ✓3) Emergency vehicle access;
- ✓4) Lighting;
- ✓5) Fire hydrant locations;
- ✗6) Loading areas (if applicable);
- ✓7) All public and private easements and rights-of-ways;
- ✓8) Driveways;
- ✗9) Buffer protection (if applicable);
- ✗10) Play areas (if applicable);
- ✓11) Water main locations

B. ✓ Legal Description of Subject Property

C. ✓ Drainage Plans and Elevations

D. • List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00; \$28.50 Maximum Charge - \$100.00

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

I (We) own 1.608 acres. A sum of \$28.50 dollars is enclosed and made a part of this application.

Signature of Applicant

Date

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

Paul Sham
Signature of Owner or Authorized Agent

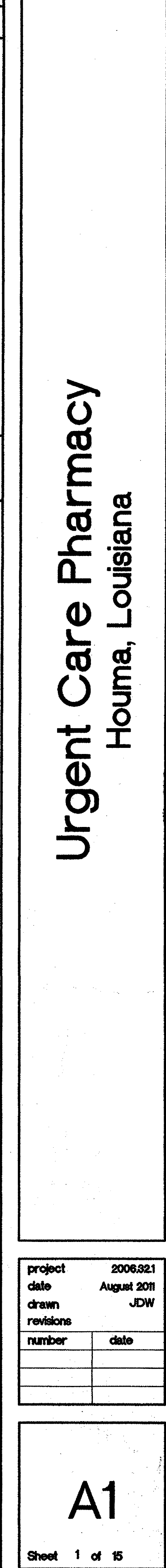
9-26-11

Date

Ashie
BROSSARD
WEINZETTL
ARCHITECTS

Don W. Wenzel
JAMES O. WEINZETTL
No. 3884
STATE OF LOUISIANA
REGISTERED ARCHITECT

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Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU 11/17
Dist. 5

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Danny & Lisa Luke
Applicant's Name

7097 Park Avenue Houma LA 70363
Address City State Zip Code

September 29, 2011 / (985) 226-7708
Date Telephone Number(s)

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Snowball Stand & Seafood Sales
2. Location: 7097 Park Avenue, Houma LA 70360
3. Zoning District: C-3 (Neighborhood Commercial District)
4. Total Land Area: 18,200 square feet
5. Total Number of Units: 1 Residential Unit & 1 Commercial Unit
6. Gross Floor Area: Approximately 420 square feet
7. Total Parking Spaces Provided: 10 Parking Spaces
Total Parking Spaces Required: 4 parking spaces required
8. Approximate Cost of Work Involved: Approx \$15,000.00
9. Has any previous application been made: NO _____ YES X
If Yes, please describe: Rezoning Application approved April 27, 2011

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

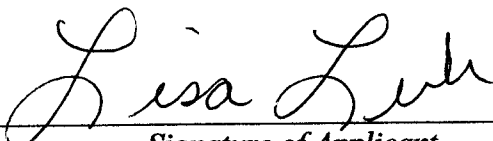
1. Planned Building Groups: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

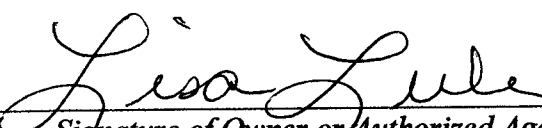
I (We) own >1 acre(s). A sum of \$25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
10-3-11

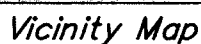
Date

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

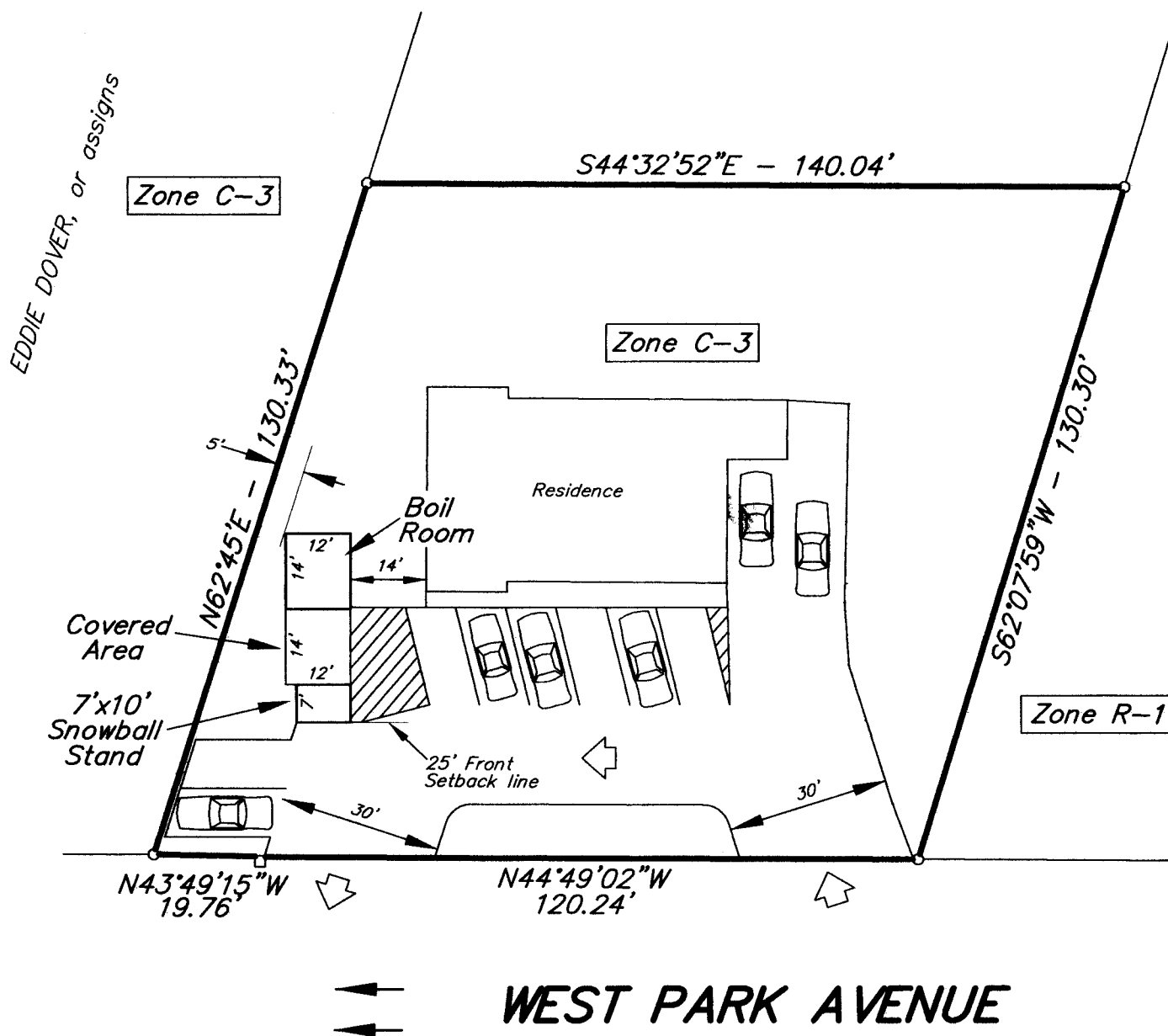


Signature of Owner or Authorized Agent
10-3-11

Date



Zone R-1



**SKETCH SHOWING PROPOSED
BUSINESS LOCATED ON PROPERTY
BELONGING TO DANNY & LISA LUKE
LOCATED IN SECTION 6, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

30 SEPTEMBER 2011

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

October 18, 2011

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

Att: Mrs. Jennifer Robinson:

Re: ZONING-New Business-Item 2, 474 Keeley Ann Dr, Houma, LA

Dear Jennifer:

Please remove the above referenced item from consideration at Thursday night's meeting.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF SEPTEMBER 15, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of September 15, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:22 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. Beryl Amedée.
- 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; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. 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. Navy: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 18, 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 August 18, 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the September 15, 2011 and approve the Treasurer’s Report of August 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors, dated September 7, 2011, withdrawing the application for Southdown West Subdivision, Addendum No. 11, Phase D [See *ATTACHMENT A*].
- F. OLD BUSINESS:
- Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC remove Old Business item F1 regarding Colonial Acres Subdivision from the table and be considered at this time.”

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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Public Hearing for a conceptual and preliminary application by Coastal Home Builders for Process C, Major Subdivision for Colonial Acres Subdivision which was continued from the previous meeting.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property. He stated the Developer met with the neighbors and Councilman Hebert regarding the concerns expressed at the previous meeting.
 - b) Discussion was held with regard to the maintenance of the pond which would be by the Parish.

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

- c) The Chairman recognized Councilman Johnny Pizzolatto, District 5, 103 John Street, who expressed concerns of the condense area, no green space, drainage areas, and drainage issues. He requested the Commission deny the preliminary plan as to not disrupt the existing neighbors' lives.
 - d) The Chairman recognized Mary Kubala, 603 Cavaness Drive, who expressed concerns of the base elevation of the land, how much fill will have to be brought in, where the fill will come from, and the use of Alma to transport fill in heavy trucks, traffic, sewer, drainage, and crowded area schools.
 - e) The Chairman stated the School Board would have to make the decision as to what school the children in Colonial Acres would attend.
 - f) Mr. Gordon stated that most of Ms. Kubala's questions would be answered at the Engineering level, but the plat depicts the property to be at or above a 5' elevation.
 - g) The Chairman recognized Chris Domangue, 290 Palm Avenue, who expressed concerns of traffic and why Mary Kay wouldn't be utilized as an outlet to help relieve the traffic.
 - h) The Chairman recognized Delvin Foret, 209 Louis Drive, who expressed concerns of the property lines being extended to the centerline of the street.
 - i) Mr. Gordon stated he has seen property lines extended to the centerline of the street before and the road would be dedicated to the Parish for maintenance.
 - j) The Chairman recognized Janice Loebel, 309 Louis Drive, who expressed concerns of dirt being brought in, drainage, and flooding.
 - k) The Chairman recognized Barbara Schober, 518 Louis Drive, who expressed concerns of the pond in the backyards, raising the standards, small lots, number of lots, traffic, no green space, and drainage. She requested the matter be tabled to the Developer could reevaluate his plan.
 - l) The Chairman recognized Heather Loquette, 503 Cavaness, who presented pictures of flooding from the recent rain.
 - m) The Chairman recognized Garland Bryan, 111 Louis Drive, who presented pictures of flooding from the recent rain.
 - n) The Chairman recognized Chris Bryan, 111 Louis Drive, who explained the pictures presented by Mr. Bryan and requested the Developer to consider no ponds.
 - o) Dr. Cloutier moved, seconded by Mr. Kurtz and 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- p) Mr. Gordon discussed the sizes of the lots which were average sized lots and that they meet the minimum lot size requirement of 6,300 sq. ft. which has been in place since 1976. He stated the drainage issues would be addressed at Engineering, would not recommend tying in adjacent streets because of commercial districts and would recommend the pond to be dry for easier maintenance. He stated Staff recommended approval of the conceptual & preliminary plan.
 - q) Discussion was held with regard to flooding, lots extending out to the middle of the street and using to calculate square footage, getting a legal opinion of the same, and having a special meeting before the next regular meeting as to address the matter before the (60) day rule.
 - r) Mr. Ostheimer moved, seconded by Mr. Navy: "THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision for Colonial Acres Subdivision until a special meeting to be held on October 13, 2011."
 - s) Discussion was held with regard to a traffic study being requested and submitted at the Engineering stage, square footage, and traffic.

- t) The Chairman discussed getting a legal opinion from the Parish Attorney by October 11, 2011 instead of October 13, 2011.
- u) MOTION AS AMENDED: Mr. Ostheimer moved, seconded by Mr. Navy: “THAT the HTRPC table the conceptual and preliminary application for Process C, Major Subdivision for Colonial Acres Subdivision until a special meeting to be held on October 13, 2011 or before at the Chairman’s discretion.”

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.
- v) The Chairman called the special meeting for Tuesday, October 11, 2011 at 6:00 p.m. to address the conceptual and preliminary application for Colonial Acres Subdivision. The location of the meeting will be determined based on availability of the meeting room.
- w) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: “THAT the HTRPC request the Developer to submit a traffic study as the plan relates to the traffic flow onto Alma Street.”
- x) Discussion was held with regard to traffic studies done by the Parish versus Developer.

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: Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by C.H. Arceneaux for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Property belonging to C.H. Arceneaux.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) No one was present from the public 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and approval.
 - e) Discussion was held with regard to the area not being in a forced drainage area which would then not require drainage calculations to be submitted.
 - f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval for the application for Process D, Minor Subdivision for the Survey of Tracts “A” & “B”, Property belonging to C.H. Arceneaux.”
 - g) Discussion was held with regard to a letter of no objection from Lafourche Parish.

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

2. The Chairman called to order the Public Hearing for an application by D & G Rentals, LLC for Process C, Major Subdivision for D & G Estates.
 - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, Inc., representing the developer, discussed the location and division of property.
 - b) The Chairman recognized Lenwood Cunningham, 104 Hamner Drive, who expressed concerns of drainage and sewer.
 - c) Mr. Bollinger stated the drainage sloped naturally to Bayou Blue and not into the subdivision, that there was a separate lot of record that a house would be built on between Hamner Drive and the proposed subdivision.
 - d) The Chairman recognized Kelly Rodrigue, 102 Hamner Drive, who also owns property on 202 Country Estates, who expressed concerns of Lafourche Parish approving the proposal because the property drains into Bayou Blue.
 - e) The Chairman recognized Herb Picou, 102 Hamner Drive, who expressed concerns of being included in the Engineering phase of the development.
 - f) 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

 - g) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a general site plan is depicted on the plat and a common recreational area is depicted on the plat at or above 36,000 square feet.
 - h) Discussion was held with regard to lots in the turning "T" which would be similar to a cul-de-sac.
 - i) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision for D & G Estates conditioned a general site plan is depicted on the plat and a common recreational area is depicted on the plat at or above 36,000 square feet."

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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the Public Hearing for an application by Travis Buquet for Process B, Residential Building Park for Amber Beth Court Residential Building Park.
 - a) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing Mr. Buquet, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."

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

 - d) Mr. Gordon stated that no regulations governed these types of developments approximately four (4) years ago until Councilwoman Teri Cavalier got with the Planning Commission to develop regulations concerning multiple structures on a piece of property outside of the zoning district. He stated the existing homes on the property were approved before the new regulations came into effect and the applicant was wishing to add two (2) more homes onto the property. He stated Staff recommended approval of the Residential Building Park.
 - e) Discussion was held with regard to the proposal being a non-conforming use and continuing to allow structures to be added to a non-conforming use that doesn't currently meet the regulations.

- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC deny the application for Process B, Residential Building Park for Amber Beth Court Residential Building Park due to non-compliance to the regulations and that it is a planned building park that uses its access as Bayou Gardens which is prohibited in the regulations.”
- g) Mr. Erny offered a substitute motion, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process B, Residential Building Park for Amber Beth Court Residential Building Park along with a variance for the access through an existing subdivision.”
- h) Mr. Freeman questioned the reasoning of the variance; whereas, it didn’t meet a section of the current law and that there was an additional variance included on the application to reduce the required road right-of-way from 40’ to 30’ due to the location of the existing road and property lines.
- i) Mr. Gordon stated he would recommend granting both of the variances.
- j) Discussion was held with regard to the reasoning for the variance and including that information in the motion.
- k) SUBSTITUTE MOTION AS AMENDED: Mr. Erny offered a substitute motion, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process B, Residential Building Park for Amber Beth Court Residential Building Park along with variances for the access through an existing subdivision and to reduce the required road right-of-way from 40’ to 30’ due to the location of the existing road and property lines due to the proposal being adjacent to a pre-existing subdivision that had been built prior to the adoption of the new regulations for Residential Building Parks.”
- l) Discussion was held with regard to new laws, allowing expansion to non-conforming uses, no adjacent property owners to speak against the development, the requested variances, and the road meeting the regulations.

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

- 4. The Chairman stated the next item on the agenda was an application for final approval by Teuton-Caro Developments, L.L.C. for Process C, Major Subdivision for Wallace J. Thibodeaux Estates, Addendum No. 4, Phase A.

- a) Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply/resolve with all of the punch list items.
- c) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant final approval for Process C, Major Subdivision for Wallace J. Thibodeaux Estates, Addendum No. 4, Phase A conditioned upon the Developer complying/resolving with all punch list items per the Terrebonne Parish Engineering Division’s memo dated September 15, 2011.”

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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

- 1. Survey of Tracts "A" and "B", Property belonging to Victoria Walker Aycock, et al, Section 18, T18S-R17E, Terrebonne Parish, LA
- 2. Redivision of Lot 1 & A portion of Lot 2, Block 45 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
- 3. Revised Lot 3 and Revised Lot 4, Block 2, Sugarwood Estates Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 4. Redivision of Property belonging to Odis F. LeCompte, et als, Section 8, T19S-R18E, Terrebonne Parish, LA

5. Proposed Lot Line Shift for the eastern half of Lot D1 and Lot E formerly belonging to the Breaux Heirs in Semple Plantation, Section 9, 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated there would be a Steering Committee meeting on October 18, 2011 at 3:30 p.m. at the Waterlife Museum.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

- L. Dr. Cloutier moved, seconded unanimously: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:36 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, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

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: 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: 4 - Cavalier / Bayou Cane Fire
12. Number of Lots: 6
13. Filing Fees: \$130.55

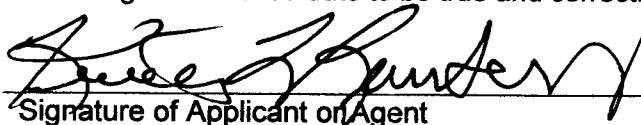
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

SEPTEMBER 30, 2011

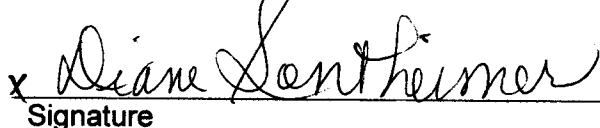
Date


Signature of Applicant or Agent

The undersigned certifies: KDS 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.

DIANE SONTHEIMER

Print Name of Signature

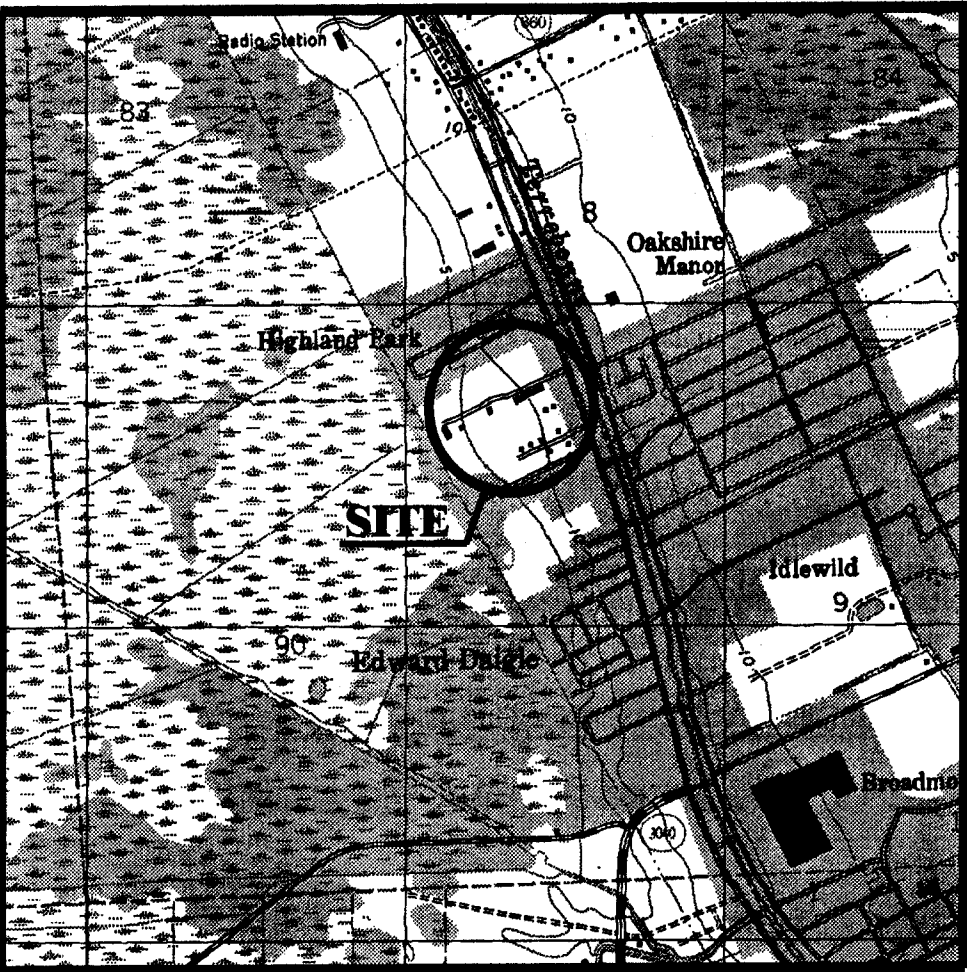

Signature

SEPTEMBER 30, 2011

Date

PC11/ 10 - 1 - 31

Record # 38



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, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



THESE SPACES ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, 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, 2008 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 "A-1" & "A-2", PROPERTY OF RUSSELL A. PORTIER
2. Developer's Name & Address: Russell A. Portier, 5068 Bayouside Dr., Chauvin, LA 70344
Russell A. Portier, 5068 Bayouside Dr., Chauvin, LA 70344
*Owner's Name & Address: Chad A. Portier, 5052 Bayouside Dr., Chauvin, LA 70344
[* 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: BETWEEN 6435 LA HWY 56 & 6443 LA HWY 56, CHAUVIN, LA
5. Location by Section, Township, Range: SECTIONS 29 & 30, T19S-R18E
6. Purpose of Development: DIVIDE TRACT "A" 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:
DATE: September 21, 2011 SCALE: 1" = 40'
11. Council District:
☐
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 3, 2011

Date

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

CHAD A. PORTIER

Print Name

OCTOBER 3, 2011

Date

Signature

PC11/ 10 - 2 - 38

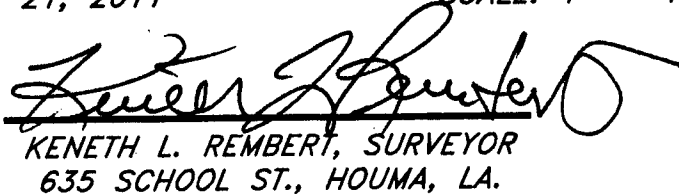
Record # 39



BY _____ FOR _____



SCALE: 1" = 40'



JOB NO. : 375 FIELD BOOK : LOOSE ADDRESS : LA HWY 56 CAD NAME : BENNIE CENAC PC
DRAWN BY : KM/BM PAGES : LEAF SURVEY FILE : CHAU-R83 FOLDER : POOLE DEAU PROPERTIES, L.L.C.

 FLOW BAYOU PETIT CAILLOU

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.

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: NORTHPARK
2. Developer's Name & Address: NORTHPARK LLC, P.O. Box 4035, Houma, LA 70361
*Owner's Name & Address: Henry J. Richard, P.O. Box 4035, 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: 4495 West Park Ave., Houma, LA
5. Location by Section, Township, Range: SECTION 6, 7 & 82, T17S-R17E
6. Purpose of Development: Commercial & Residential
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: 28SEPT11 SCALE 1" = 200'
11. Council District: 4 Cavalier / Bayou Cane Fire
12. Number of Lots: 4 Commercial, 322 Residential
13. Filing Fees: \$75.00

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

FLOYD E. MILFORD, III
Print Applicant or Agent

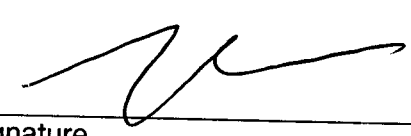
30 OCT 11
Date


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.

Henry J. Richard
Print Name

10/3/2011
Date


Signature

PC11/ 10 - 3 - 39

Record # 40

Revised 5/3/07

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

CERTIFICATION

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

BY _____ FOR _____

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.

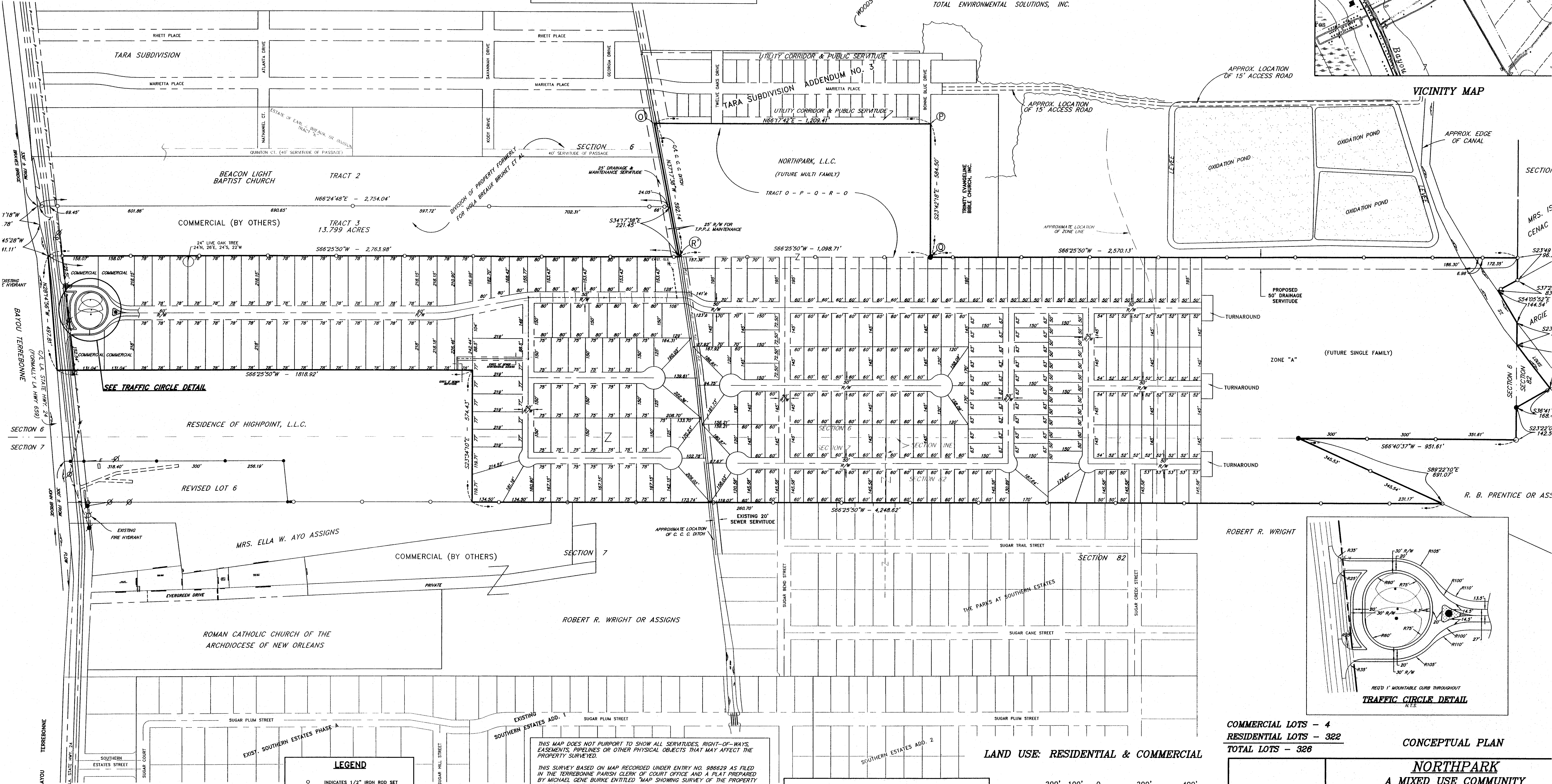
APPROVED:

KENETH L. REMBERT, SURVEYOR

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.



SEE TRAFFIC CIRCLE DETAIL

RESIDENCE OF HIGHPOINT, L.L.C.

REVISED LOT 6

MRS. ELLA W. AYO ASSIGNS

COMMERCIAL (BY OTHERS)

ROMAN CATHOLIC CHURCH OF THE
ARCHDIOCESE OF NEW ORLEANS

ROBERT R. WRIGHT OR ASSIGNS

LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM ● BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER

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. 0268, SUFFIX "C", DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-1102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G 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.

200' 100' 0 200' 400'
SCALE: 1" = 200'

LAND USE: RESIDENTIAL & COMMERCIAL

DATE	REVISION	BY

PROJECT SITE

APPROX. LOCATION
OF 15' ACCESS ROAD

APPROX. LOCATION
OF 15' ACCESS ROAD

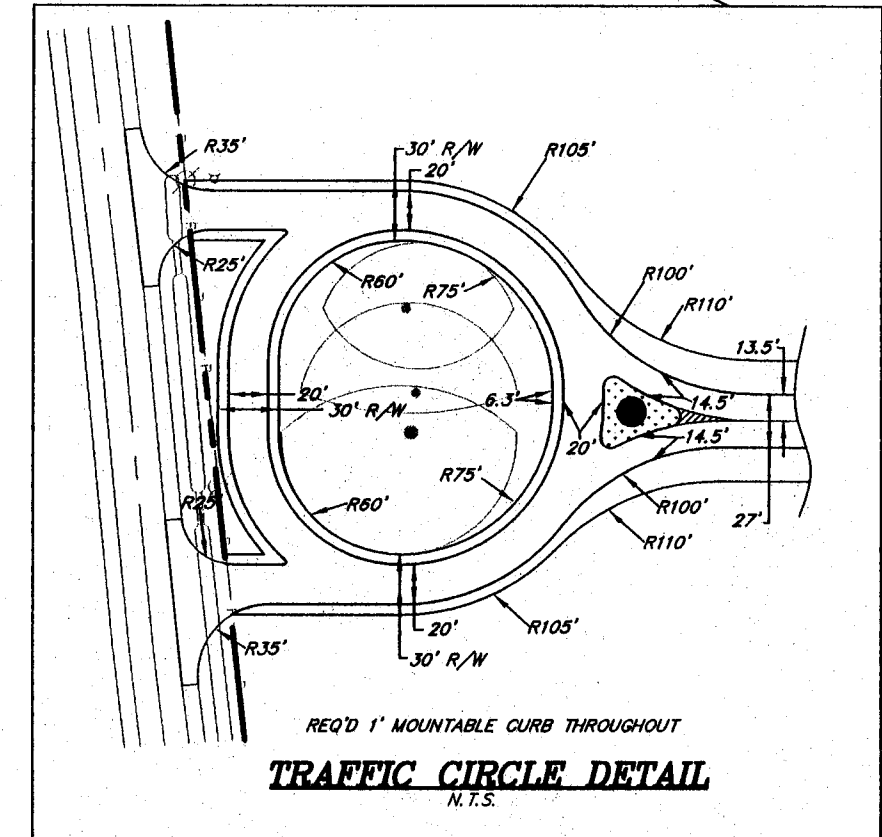
APPROXIMATE LOCATION
OF ZONE LINE

PROPOSED
50' DRAINAGE
SERVITUDE

ZONE "A"
(FUTURE SINGLE FAMILY)

R. B. PRENTICE OR ASS.

ROBERT R. WRIGHT



COMMERCIAL LOTS - 4
RESIDENTIAL LOTS - 322
TOTAL LOTS - 326

CONCEPTUAL PLAN

NORTHARK
A MIXED USE COMMUNITY
SECTIONS 6, 7 & 82, T16S-R17E,
NORTHARK, L.L.C.
www.richarddevelopment.com

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 11-77 CAD # 1177-MP1 FILE #

DRAWN:
CHK'D:
SCALE: 1"
DATE: 2/

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- 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: OLDE TOWNE COMMONS SUBDIVISION
- Developer's Name & Address: RUTTER LAND CO., INC.
*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:
☒ 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 28, 2011 1" = 30'
- Council District: 6 K. Voisin / Bayou Cane Fire
- Number of Lots: 20
- Filing Fees: \$152.70

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

10/03/2011

Date

Brandon Arceneux
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.

RUTTER LAND CO., INC.

Print Name

10/03/2011

Date

Rutter, Inc.
Signature

PC11/ 10 - 4 - 40

Record # 41

REFERENCE MAPS & BEARINGS:

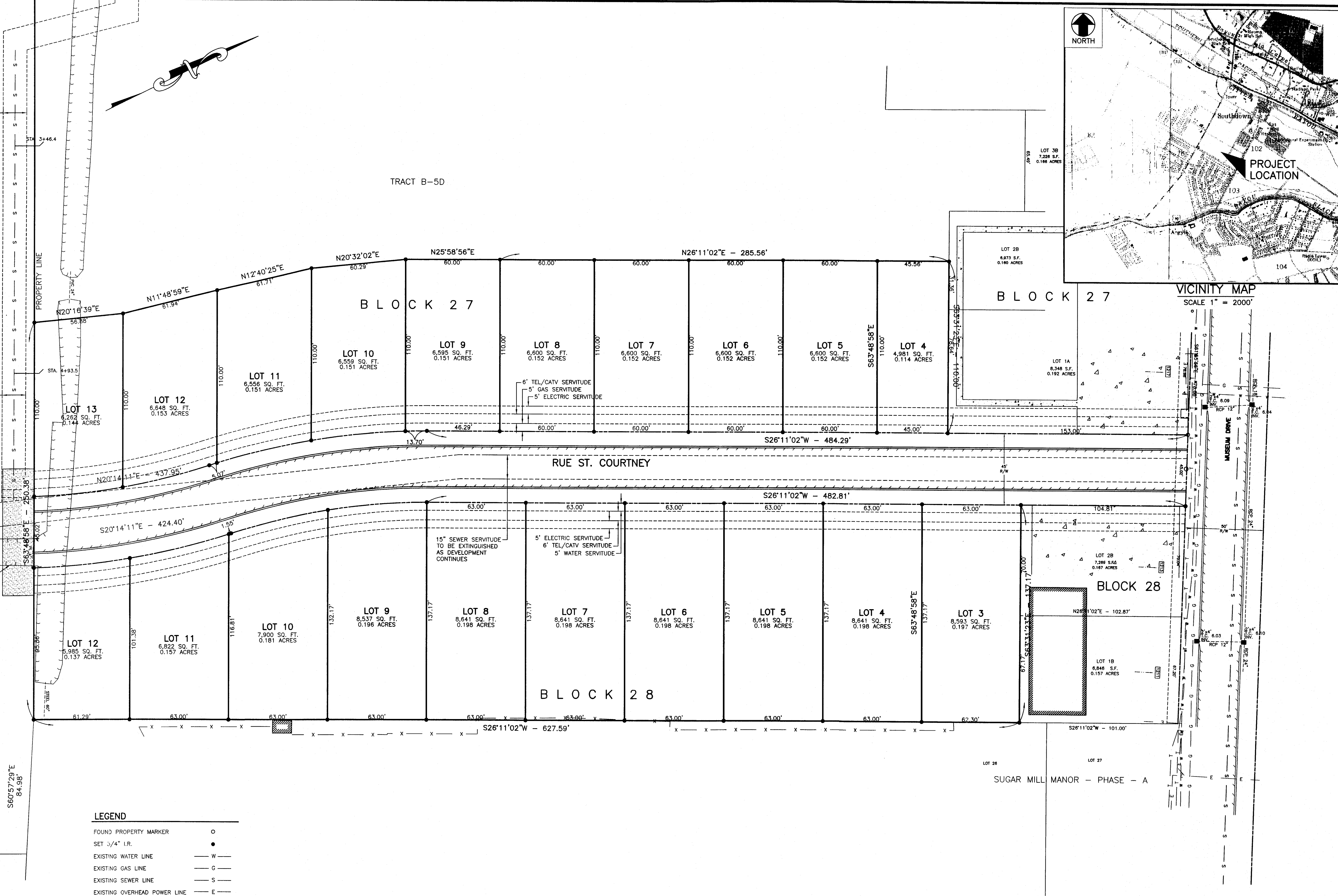
1. SURVEY OF 54.716 ACRE TRACT BELONGING TO VALHI, INC. LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA
DATED: APRIL 12, 1978
REVISED: JULY 20, 1978
BY: T. BAKER SMITH & SON, INC.
2. SUGAR MILL MANOR - PHASE A SUBDIVISION OF LAND IN SUGAR MILL POINT LOCATED IN SECTION 102, T17S-R17E, TERREBONNE 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" SEWER SERVITUDE

15" SEWER SERVITUDE

20'x80' AGGREGATE TURNING TEE



S60°57'29"E
84.98'

LOT 17
11,870 SQ. FT.
0.268 ACRES

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 ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

APPROVED: **PRELIMINARY COPY**
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 | ⊕ |
| EXISTING WATER METER | ⊕WM |
| EXISTING GAS VALVE | ⊕GV |
| EXISTING GAS METER | ⊕GM |
| EXISTING SEWER MANHOLE | ⊕ |
| EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE | — ■ — |

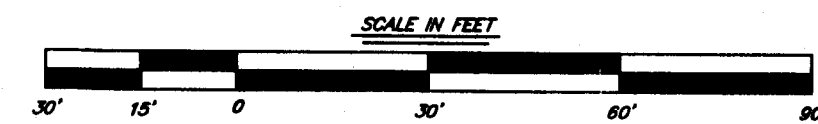
NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A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

OLDE TOWNE COMMONS SUBDIVISION
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: P:\DWGS\2011\11-090\PLAT2.dwg	JOB NO: 11-090

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
 X Conceptual
 X 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: WILLIAMSBURG SUBDIVISION
CITIPLACE, L.L.C.
2. Developer's Name & Address: P. O. DRAWER 4035, HOUMA, LA 70361
CITIPLACE, L.L.C.
- *Owner's Name & Address: P. O. DRAWER 4035, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- | | | |
|-----|---------------------------------------|---|
| 4. | Physical Address: | <u>BAYOU GARDENS BLVD. & VICARI STREET, HOUMA, LA</u> |
| 5. | Location by Section, Township, Range: | <u>SECTION 9, T16S-R17E</u> |
| 6. | Purpose of Development: | <u>DIVISION OF PROPERTY FOR RESIDENTIAL USE</u> |
| 7. | Land Use: | 8. Sewerage Type: |
| | <u>X</u> Single-Family Residential | <u>XX</u> Community |
| | <u>X</u> Multi-Family Residential | <u> </u> Individual Treatment |
| | <u>X</u> Commercial | <u> </u> Package Plant |
| | <u> </u> Industrial | <u> </u> Other |
| 9. | Drainage: | 10. Date and Scale of Map: |
| | <u>X</u> Curb & Gutter | <u>SEPTEMBER 30, 2011 1" = 100'</u> |
| | <u> </u> Roadside Open Ditches | 11. Council District: |
| | <u> </u> Rear Lot Open Ditches | <u>#3</u> |
| | <u> </u> Other | |
| 12. | Number of Lots: 8 Comm./Mulit-Family) | 13. Filing Fees: \$197.10 |

Brandon M. Arceneaux, P.E.,

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

Brandon M. Arceneaux, P.E., Agent

Print Applicant or Agent

10/03/2011

Date _____

Brandon Breunig
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.

CITIPLACE, L.L.C.

BY: HENRY J. RICHARD, MEMBER

Print Name _____

Signature

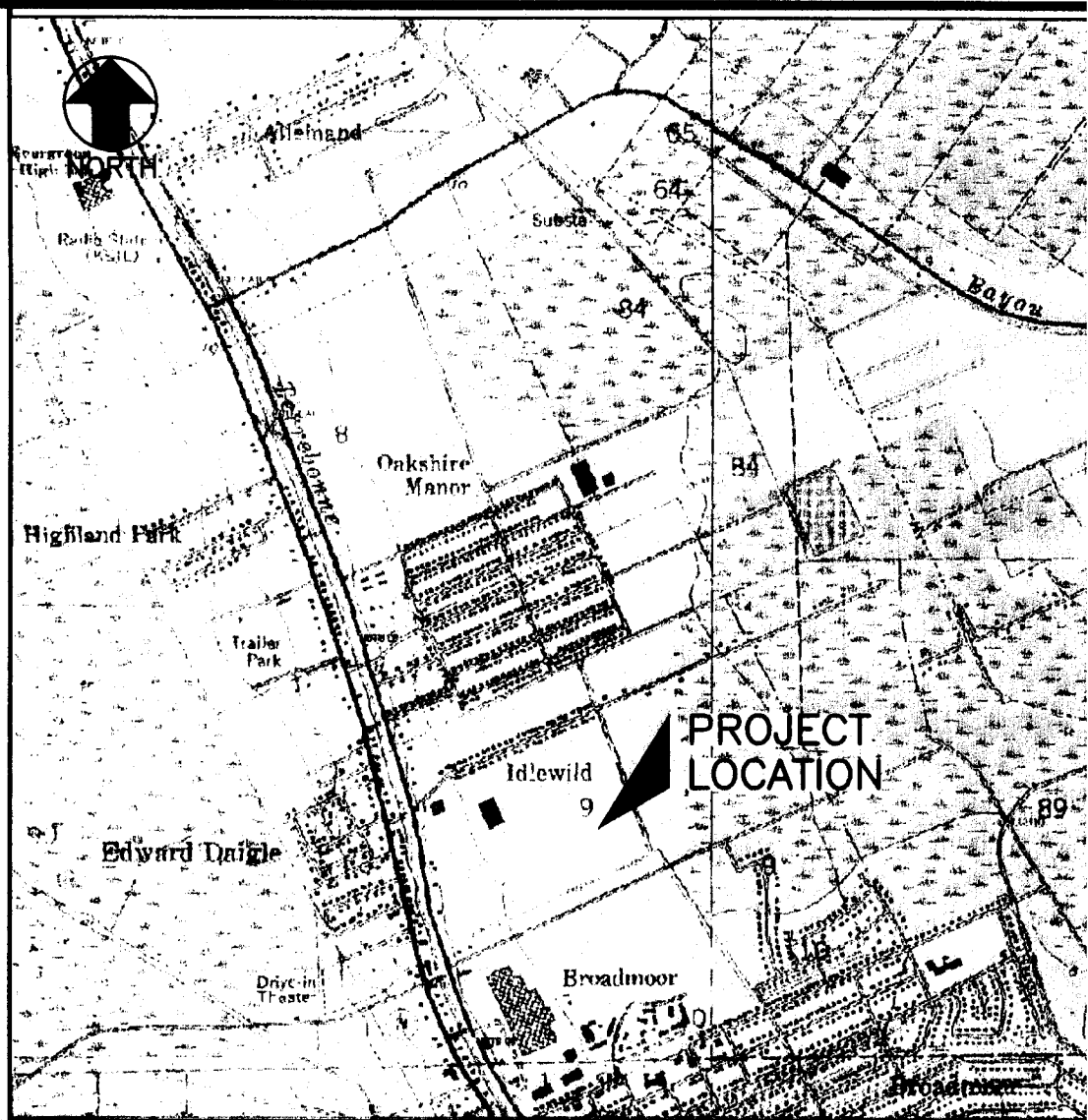
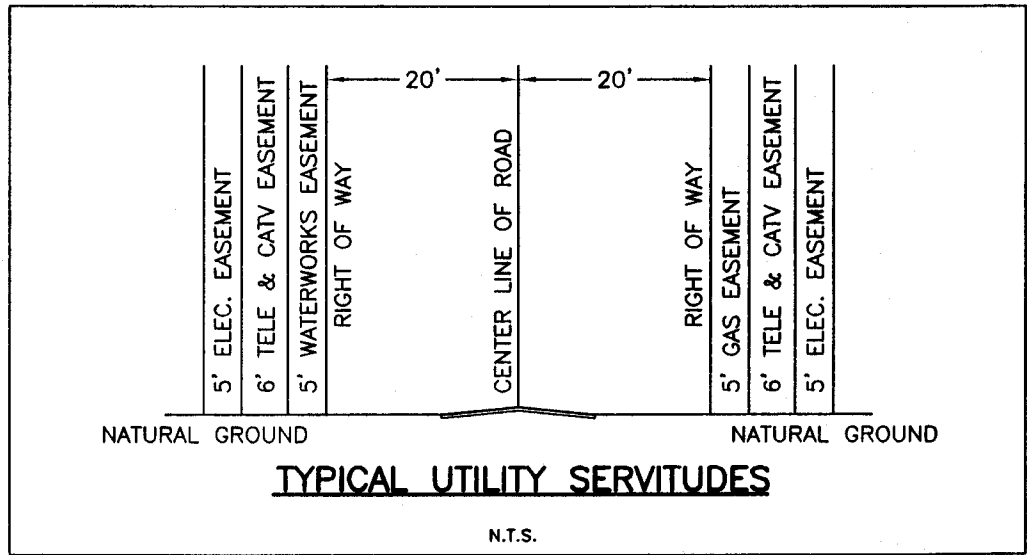
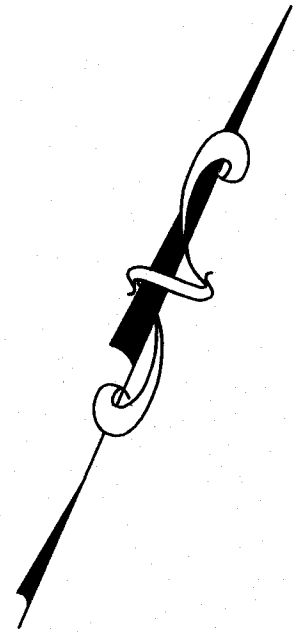
Date _____

NAME OF SUBDIVISION: WILLIAMSBURG SUBDIVISION

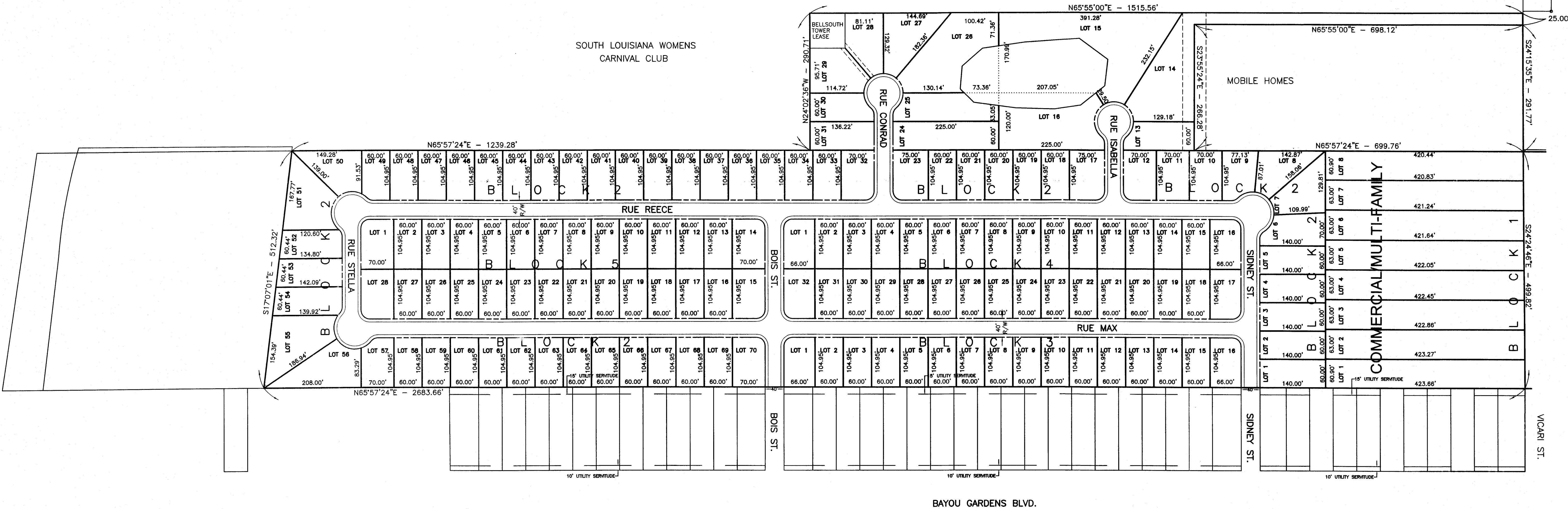
ADDITIONAL OWNERS:

1. JIMMY JOSEPH HEBERT & CANDIE ANN GALLAGHER
5778 VICARI STREET
HOUMA, LA 70364

REFERENCE MAPS & BEARINGS:
PLAN SHOWING TRACTS A & B
REDIVISION OF THE PROPERTY BELONGING TO JIMMY J. HEBERT
LOCATED IN SECTION 9, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
PREPARED BY: GSC ASSOCIATES, INC.
DATE: SEPTEMBER 29, 2003
REVISED: DECEMBER 19, 2003



VICINITY MAP
SCALE 1" = 2000'

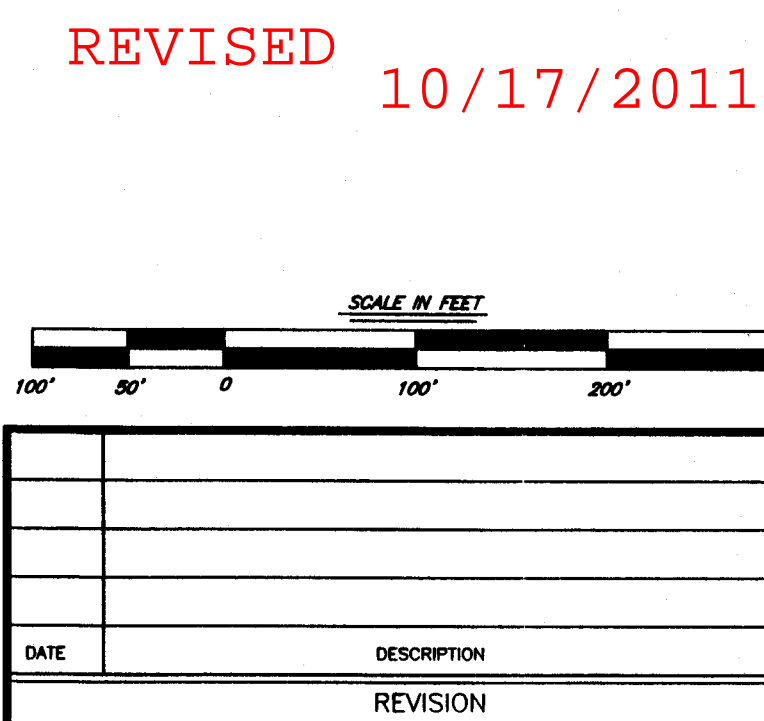


FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #1: LA-S101
DATED: 2-23-2006; FLOOD ZONE: AREAS OUTSIDE THE ABFE, ZONE A, AND ZONE AE; A.B.F.E. = 5.0'
CERTIFICATIONS
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION
AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE
WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET
FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES
ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN
PRELIMINARY
APPROVED: David A. Waitz Reg. No. 4744

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

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED BY: _____
FOR: _____
APPROVALS
OWNER _____ DATE _____
OWNER _____ DATE _____



146 SINGLE-FAMILY LOTS
8 COMMERCIAL/MULTI-FAMILY LOTS

CONCEPTUAL/PRELIMINARY PLAT

WILLIAMSBURG SUBDIVISION
CITIPLACE, L.L.C. - DEVELOPER
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW
CHECKED: DAW
DATE: SEPTEMBER 30, 2011
DETAILED: CAC
CHECKED: DAW
FILE: F:\DWG\2011\11-097\09-22-11\PLAT.DWG
JOB NO: 11-097