

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 15, 2009, 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 Meetings of August 20, 2009 and September 17, 2009

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential District) to C-2 (General Commercial District) Lots 1 & 2, Duhe' Estates, North Hollywood Road, Terrebonne Parish, LA; Adrienne S. Duhe', Applicant and call a public hearing on said matter for Thursday, November 19, 2009 at 6:00 p.m.

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meetings of August 20, 2009 and September 17, 2009
2. Zoning & Land Use Commission Minutes for the Regular Meetings of August 20, 2009 and September 17, 2009

D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2009 INVOICES AND FOR THE TREASURER'S REPORT OF SEPTEMBER 2009

E. COMMUNICATIONS

F. APPLICATIONS:

- 1. a) Subdivision: Tract A-B-C-D-E-F-A, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.
 Approval Requested: Process D, Minor Subdivision
 Location: Section 17, T20S-R16E, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Indian Ridge Plantation, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Burnette Place Subdivision
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Section 105, T17S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 1 / City of Houma Fire District
 Developer: Burnette Place Subdivision, LP, % Dale C. Thompson, Sr.
 Engineer: GSE Associates, Inc.
- b) Consider Approval of Said Application
- 3. a) Subdivision: Survey & Division of Property belonging to L-M Management Co., Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: Sections 16-21, T16S-R14E, Terrebonne Parish, LA
 Government Districts: Council District 6 / Fire District 08
 Developer: S. Markey Stubbs c/o L-M Management Co., Inc.
 Surveyor: T. Baker Smith, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

- 1. Tracts C-3A and C-5A of the Redivision of Property belonging to Charles K. Weaver, Jr., et al, Section 8, T19S-R19E, Terrebonne Parish, LA
- 2. Suvey of Revised Tracts 8, 9, & 10, A Redivision of Revised Tracts 8, 9, & 10, Leo Joseph Callahan Estates, Section 101, T15S-R16E, Terrebonne Parish, LA
- 3. Survey of Revised Tracts 3 & 4, Property belonging to R.L. Holding, L.L.C., et als, Section 102, T17S-R17E, Terrebonne Parish, LA
- 4. Lot Line Adjustment between Peter H. Wolfe, et ux and Allen J. Marie, et ux, Sections 4 & 5, T19S-R18E, Terrebonne Parish, LA
- 5. Revised Tract "C" & Tract "C-1", Property of Andrew P. Adams, Sr., et ux, Section 132, T15S-R16E, Terrebonne Parish, LA
- 6. Proposed Property Line Shift for Estate of Robert Reeves, Section 41, T16S-R16E, 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 17, 2009

- A. The Chairman called the meeting of September 17, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 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. Keith Kurtz.
- B. Upon Roll Call, present were: 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: Mrs. Beryl A. Amedée. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the acceptance of the minutes of the Zoning and Land Use Commission for the regular meeting of June 18, 2009 until the next regular meeting of October 15, 2009."

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

D. COMMUNICATIONS: None.

E. PUBLIC HEARINGS:

1. The Chairman call to order the public hearing for the application by Paula Pontiff to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Pine Ridge Subdivision; 6548 Main Street, Houma, Terrebonne Parish, Louisiana.

- a) The Chairman recognized Ms. Paula Pontiff who stated she requested the rezoning in order to place her notary public business there.
- b) No one was present from the public to speak.
- c) Dr. Cloutier moved, seconded by Mr. Navy: "THAT the public hearing be closed."

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

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 1, Block 1, Pine Ridge Subdivision; 6548 Main Street, Houma, Terrebonne Parish, Louisiana and forward to the Terrebonne Parish Council for their review and final consideration."

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

2. The Chairman call to order the public hearing for the application by Geraldine Callahan to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 5, Block 3, Pontiff Subdivision, Houma, Terrebonne Parish, Louisiana.

- a) Mrs. Robinson stated the applicant was out of the state and could not attend the meeting in order to represent her application.
- 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 Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 5, Block 3, Pontiff Subdivision, Houma, Terrebonne Parish, Louisiana and forward to the Terrebonne Parish Council for their review and final consideration.”

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

F. NEW BUSINESS:

1. Home Occupation:

- a) The Chairman stated the next item under new business was an application by Brad J. Lirette requesting home occupation approval for a proposed deer processing business in an R-1 (Single-Family Residential District) located at 403 Ann Carol Street.

- (1) The Chairman recognized Mr. Brad J. Lirette, 403 Ann Carol Street, who discussed his request for a home occupation. He stated he would be processing deer for family and friends.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended denial.
- (3) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the home occupation application for a proposed deer processing business in an R-1 (Single-Family Residential District) located at 403 Ann Carol Street.”

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

2. Planned Building Group Approval:

- a) The Chairman stated the next item under new business was an application by Marcus Buring requesting planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision.

- (1) The applicant was not at the meeting in order to represent his application.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval subject to the applicant receiving the necessary variance from the Board of Adjustment.
- (3) The Chairman recognized Mr. John Geddis, 2233 St. Charles Street, New Orleans, representing Southland Mall, who requested the wooden fence be continued across the property to serve as a buffer.
- (4) Discussion was held with regard to parking and proper striping.
- (5) Mr. Erny moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision subject to the applicant receiving the necessary variance from the Board of Adjustments.”

- (6) Discussion was held with regard to the existing chain link fence, buffer requirements, and which entity was required to place the fence.
- (7) Mr. Ostheimer offered a substitute motion: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group approval for Southland Square Apartments, Fourplex Townhome Additions, Parcel B, Block 2, Bayou Gardens Subdivision subject to the applicant receiving the necessary variance from the Board of Adjustments, and if it is determined that a buffer fence is required in this case, that the developer of the apartments are to provide the fence.”
- (8) The Chairman stated the substitute motion died due to the lack of a second.
- (9) Discussion was held with regard to the Planning Commission not needing to address the matter regarding the buffer/fence.
- (10) The Chairman called for a vote on the original motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Mr. Babin and Mr. Elfert; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mr. Erny: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:35 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. 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 17, 2009.

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

2LU09/33

***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: 9/9/09

Adrienne S. Duhe'
Applicant's Name

1109 Franklin Avenue Houma LA 70364
Address City State Zip

(985) 876-7453 (985) 851-0998
Telephone Number (Home) (Work)

Adrienne S. Duhe'
Interest in Ownership (Owner, etc.)

North Hollywood Road - Duhe' Estates
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Lot 1 & Lot 2 of Section 95 & 96, T17S - R17E

Zoning Classification Request: C-2, General Commercial

From: Residential R-1 To:

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

Dist. 5

AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

N/A

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:

N/A

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

Adrienne S. Duhe'

Adrienne S. Duhe'

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

None

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:

Adrienne S. Duhe'

Adrienne S. Duhe'
signature

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 6.875 acres. A sum of \$45.56 dollars is enclosed and made a part of this application.

DECLARATION

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

Adrienne S. Duhe'
Signature of Owner or Authorized Agent
Adrienne S. Duhe'

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

Amendment Policy

September 9, 2009

Applicant: Adrienne S. Duhe'

**Property: North Hollywood Road – Duhe' Estates
Lot 1 & Lot 2 of Section 95 & 96, T17S – R17E**

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:

ERROR. There is a manifest error in the ordinance.

Applicants Response: The Terrebonne Parish consultant allegedly made a manifest error and failed to realize that under Terrebonne Parish subdivision regulations the plat attached depicts the property as two (2) commercial lots on Hollywood Road. Under the rezoning program completed by the Terrebonne Parish consultant the property resulted in a residential classification in error.

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.

Applicants Response: The subject property was non-zoned and the Terrebonne Parish consultant subsequently changed the area to a residential zoned area. "Residential" is not conducive to safe conditions along North Hollywood Road.

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.

Applicants Response: By zoning the property C1 it will be in conformity with the surrounding properties located along North Hollywood Road. A residential classification would be inappropriate.

**LEGAL DESCRIPTION OF
A 7.830 ACRE TRACT
LOCATED IN SECTIONS 95 & 96, T17S-R17E
TERREBONNE PARISH, LOUISIANA**

Commencing at a set $\frac{3}{4}$ " G.I.P. at the intersection of the east right-of-way line of Ninth Street and the south right-of-way line of North Hollywood Road, said point being the Point of Beginning;

Thence, N 66°05'38" E a distance of 461.60 feet to a set $\frac{3}{4}$ " G.I.P.;

Thence, N 66°05'38" E a distance of 10.00 feet to the western bankline of St. Louis Canal;

Thence, along said bankline the following courses:

S 26°04'03" E - 88.06 feet;
S 25°37'49" E - 118.99 feet;
S 31°30'03" E - 101.81 feet;
S 25°48'37" E - 128.37 feet;
S 29°43'11" E - 89.97 feet;
S 27°21'07" E - 98.91 feet;
S 27°56'52" E - 93.82 feet;
S 32°28'39" E - 59.48 feet;

Thence, S 83°27'00" W a distance of 10.00 feet to a set $\frac{3}{4}$ " G.I.P.;

Thence, S 83°27'00" W a distance of 541.43 feet to a set $\frac{3}{4}$ " G.I.P.;

Thence, N 23°56'50" W a distance of 612.29 feet to the Point of Beginning containing 7.830 acres.

All is more fully shown on a plat prepared by T. Baker Smith & Son, Inc. entitled "Survey of Property Belonging to Theodore L. Duhe, et ux Located in Section 95 & 96, T17S-R17E, Terrebonne Parish, Louisiana" dated January 27, 1999.

January 28, 1999

Scan 13

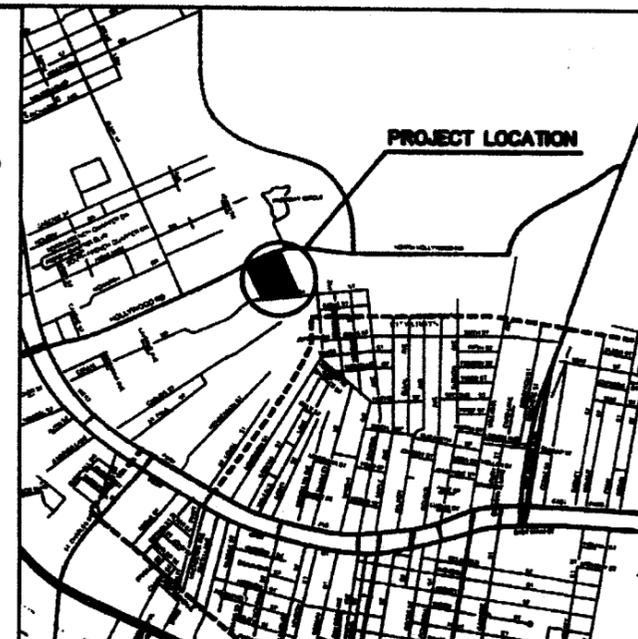
1082656

CULVERT SCHEDULE			
LOT	R.C.P.	C.M.P.	REMARK
1	42"	48"	HOLLYWOOD RD.
1	42"	48"	NINTH ST.
2	42"	48"	
3	18"	18"	
4	18"	18"	
5	30"	36"	
6	30"	36"	
7	30"	36"	
8	30"	42"	
9	30"	42"	NINTH ST.

FILED FOR RECORD
PARISH OF
TERREBONNE, LA

NOV 2 9 09
REPUT. CLERK OF COURT

- LEGEND:
- DENOTES 3/4" G.L.P. PND
 - DENOTES 3/4" G.L.P. SET
 - X DENOTES CHIELED "X" PND
 - ⊗ DENOTES POWER POLE
 - ⊕ DENOTES POWER POLE W/LIGHT
 - ⊖ DENOTES FIRE HYDRANT
 - ⊙ DENOTES SEWER MH
 - (000) DENOTES MUNICIPAL HOUSE NUMBER
 - ▲ DENOTES BENCH MARK—SHALL BE A 3" DISC SET IN CONCRETE—ELEV. AS NOTED



VICINITY MAP

1. PLAT PREPARED BY ALLEN MUNSON, C.E. ENTITLED "MAP SHOWING SURVEY OF A TRACT OF LAND INDICATED ABOVE BY LETTERS A-B-C-D-A BEING A PORTION OF THE PROPERTY OF EMILE DAIGLE REALTY CO., INC. LOCATED IN SECTIONS 95 & 96, T17S-R17E, TERREBONNE PARISH, LOUISIANA", DATED SEPTEMBER 27, 1985.

2. "SURVEY OF PROPERTY BELONGING TO THEODORE L. DUHE, et ux LOCATED IN SECTION 95 & 96, T17S-R17E, TERREBONNE PARISH, LOUISIANA." BY T. BAKER SMITH & SON, INC., SURVEYOR, DATED JANUARY 27, 1999.

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

CERTIFICATION:

APPROVED AND ACCEPTED THIS DATE 11/01/00 BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: *Jeanette Thibodeaux*

FOR: *Jeanette Thibodeaux*

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN SEWER, DRAINAGE, COMMUNICATION AND WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER AND CONSOLIDATED WATERWORKS DIST. NO. 1 OWNER AND IN ALL THESE UTILITY SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBDIVISION AND BELONGING TO THE UNDERSIGNED. FEE TITLE OWNERSHIP OF SAID UTILITY SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: *Theodore L. Duhe*
THEODORE L. DUHE

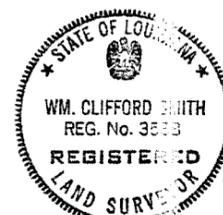
**DUHE ESTATES
LOCATED IN SECTION 95 & 96, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

T. BAKER SMITH & SON, INC. CIVIL ENGINEERS—LAND SURVEYORS
MAY 3, 1999 HOUMA, LOUISIANA

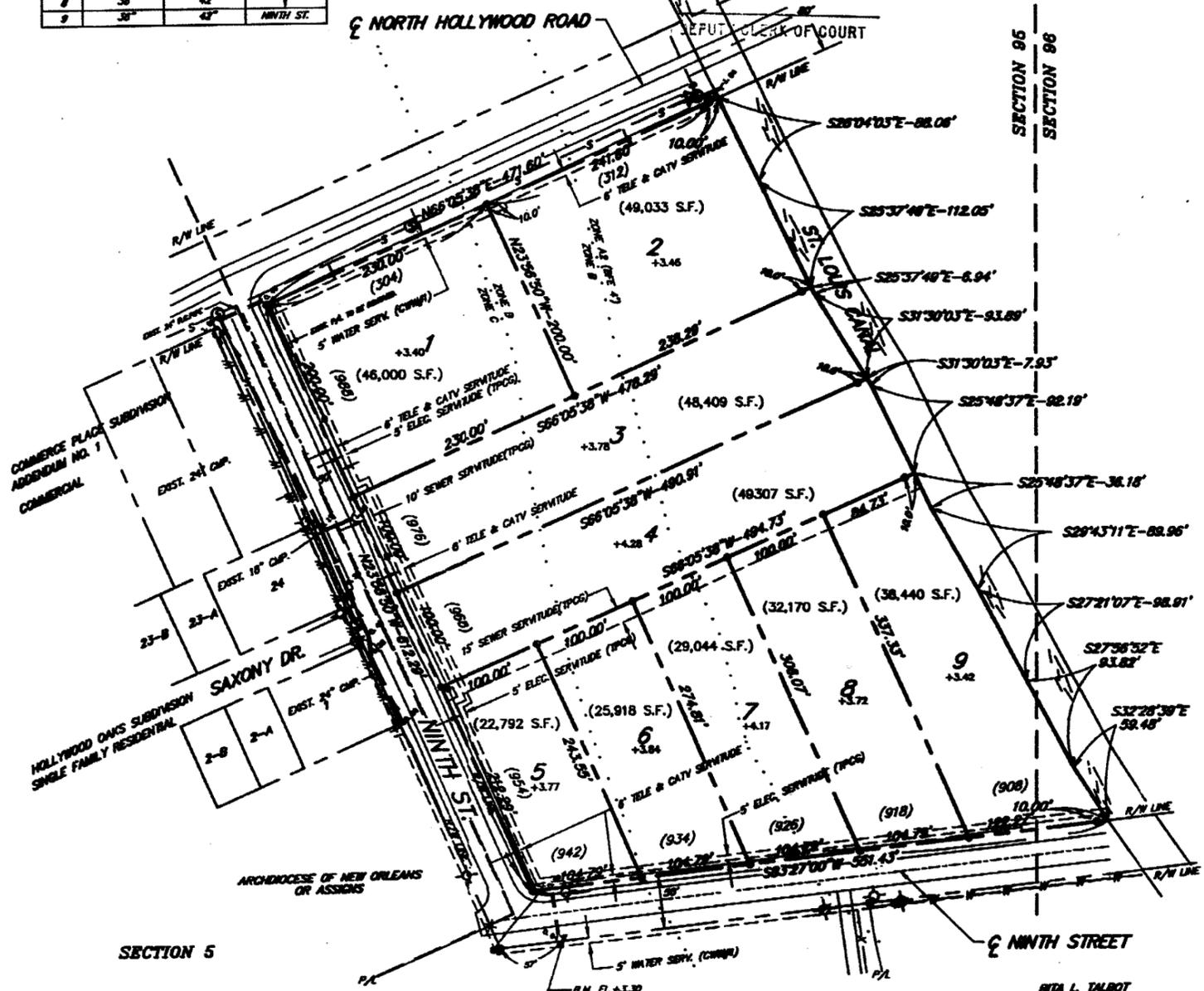
THIS TRACT IS LOCATED IN ZONE A2, B, & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0285G, DATED MAY 1, 1985. COMMUNITY BASE FLOOD ELEVATION FOR ZONE A2 IS 4.00 M.G.V.D.

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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Wm. Clifford Smith*
WM. CLIFFORD SMITH
L.A. LAND SURVEYOR REG. NO. 3538



T. BAKER SMITH & SON, INC.
CIVIL ENGINEERS - SURVEYORS - ENVIRONMENTAL RESEARCH
P.O. BOX 2286 HOUMA, LOUISIANA 70361



NOTE: LOT CORNERS SHALL BE MARKED UPON FINAL APPROVAL OF DUHE ESTATES BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT.

FIRST FLOOR ELEVATION WILL BE 18" ABOVE STREET GRADE.

PROPERTY TO BE ELEVATED TO A +3.00.

DATE: NAVD

7.830 ACRES
DEVELOPER - THEODORE L. DUHE et ux
LOT 1 & LOT 2 - COMMERCIAL
LOTS 3 THROUGH 9 - SINGLE FAMILY AND OR MULTI-FAMILY



E1999-012

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. x Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: TRACT A-B-C-D-E-F-A
INDIAN RIDGE PLANTATION, L.L.C., 310 OAK ALLEY DR.
2. Developer's Name & Address: HOUMA, LA 70360
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT

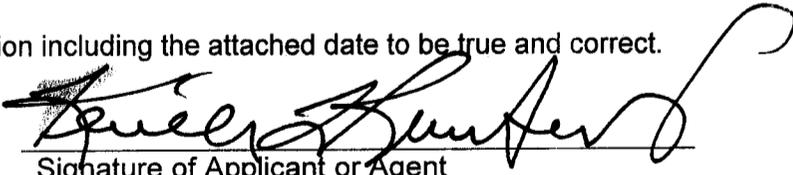
SITE INFORMATION:

4. Physical Address: 3300 BLOCK OF BAYOU DULARGE ROAD.
5. Location by Section, Township, Range: SECTION 17, T20S-R16E
6. Purpose of Development: TENANT WANTS TO BUY EXISTING BOATHOUSE & PROPERTY
7. Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
 X BOAT DOCKING W/ BOATHOUSE
8. Sewerage Type:
_____ Community
_____ Individual Treatment
_____ Package Plant
 X NONE NEEDED
9. Drainage:
_____ Curb & Gutter
_____ Roadside Open Ditches
 X Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: 9/28/09 SCALE: 1"=50'
11. Council District: T-C. Voisin / Bayou Dularge Ave
12. Number of Lots: 1 PLUS REMAINING PROPERTY
13. Filing Fees: \$136.10

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

KENETH L. REMBERT
Print Applicant or Agent

9/28/09
Date


Signature of Applicant or Agent

The undersigned certifies: RLR 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.

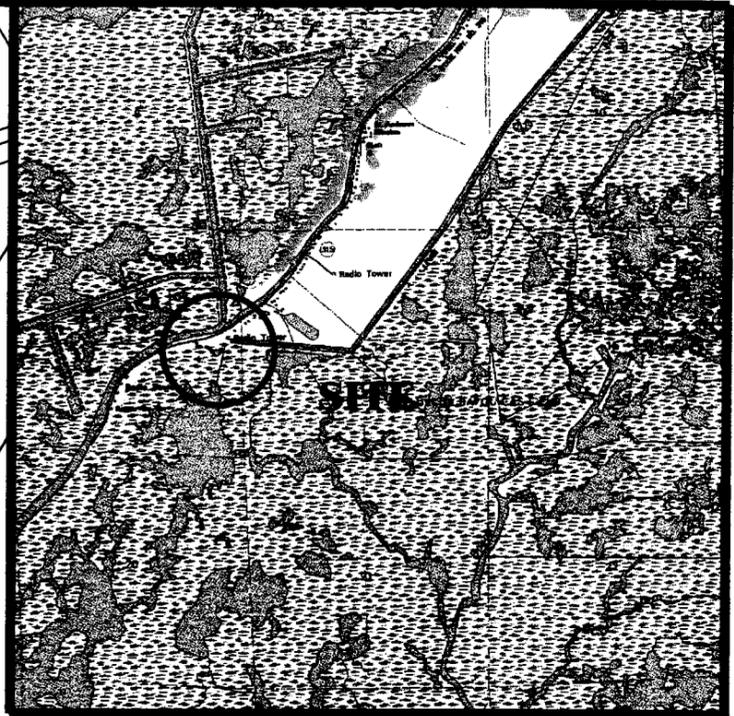
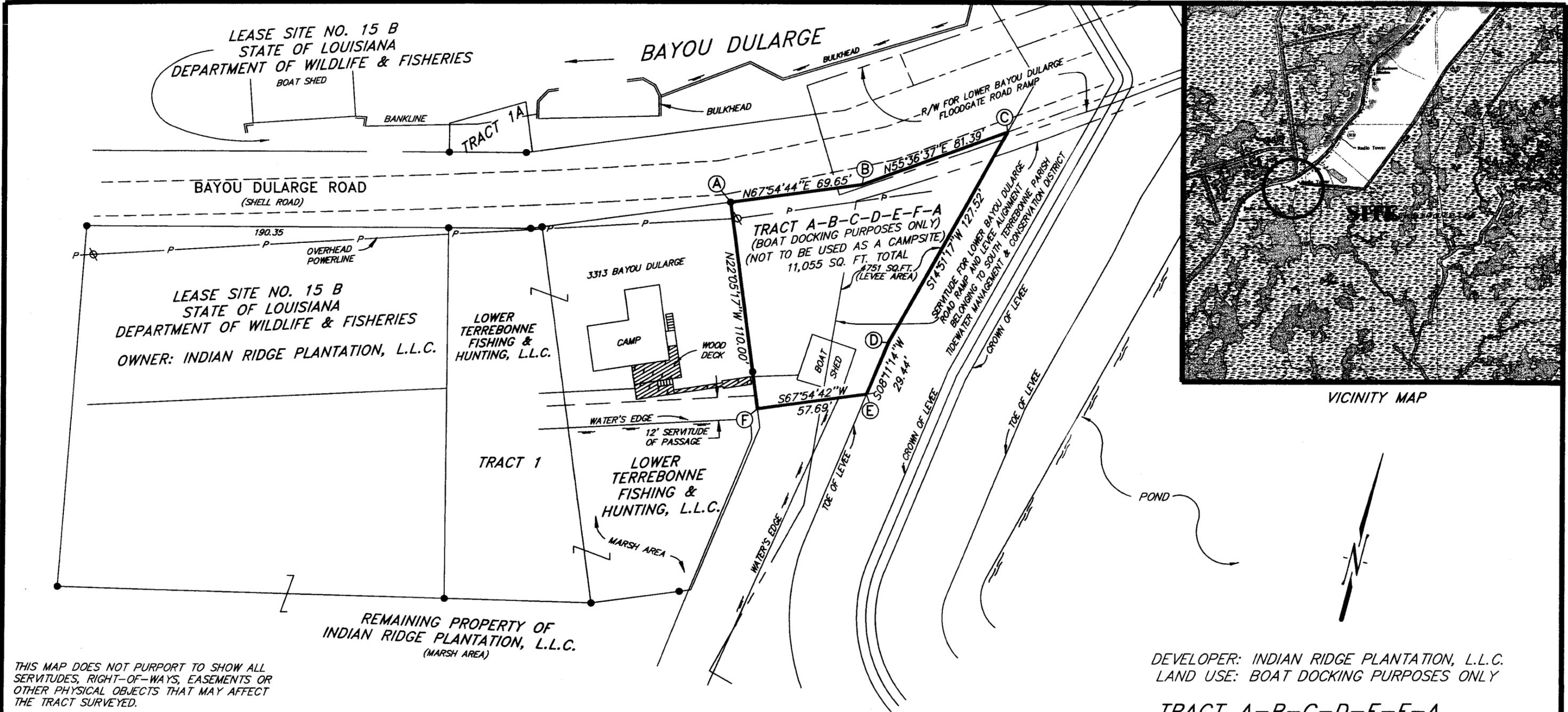
INDIAN RIDGE PLANTATION, L.L.C.
Print Name

9/28/09
Date

Richard G. Jaker
Signature

PC09/ 10 - 1 - 60

Record # 61



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

BAYOU DULARGE ROAD AS DESIGNATED ON THIS SUBDIVISION PLAT IS HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED.

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

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

BY _____ FOR _____

THIS TRACT IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0500, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12'). F.E.M.A. ADVISORY PANEL NO. LA-199 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

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.

DEVELOPER: INDIAN RIDGE PLANTATION, L.L.C.
LAND USE: BOAT DOCKING PURPOSES ONLY

TRACT A-B-C-D-E-F-A
A REDIVISION OF PROPERTY BELONGING TO
INDIAN RIDGE PLANTATION, L.L.C.
LOCATED IN BAYOU DULARGE
SECTION 17, T20S - R16E
TERREBONNE PARISH, LOUISIANA

- LEGEND:
- X CHISELED "X" IN CONCRETE SET
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION



SEPTEMBER 28, 2009

SCALE: 1" = 50'

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

_____ Variance(s) (detailed description):

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

- Name of Subdivision: Burnette Place Subdivision
Burnette Place Subdivision Limited Partnership
- Developer's Name & Address: Dale C. Thompson Sr, 313 Venture Blvd., Houma, LA.
*Owner's Name & Address: Didco, Inc. 100 Eagle's Nest Ct. Houma, LA 70394
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Arthur A. DeFraitres, Jr. P.E., P.L.S.

SITE INFORMATION:

- Physical Address: 600' East of North Van Avenue located on Payne Street
- Location by Section, Township, Range: Section 105, T17S-R17E
To create 35 Lots- Single Family Residential 1 Lot-Day Care/Comm. Center.
- Purpose of Development: Center.
- 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: 08/03/09 Scale: 1" = 40'
- Council District: 1 - Allman / COH Five
- Number of Lots: 36 Lots
- Filing Fees: \$25.00 \$860.00

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

Terral J. Martin Jr.

Print Applicant or Agent

Date

9/28/09

Signature of Applicant or Agent

The undersigned certifies: JJM 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.

Didco, Inc. - James J. Buquet, III

Print Name

Date

9/28/09

Signature

PC09/ 10 - 2 - 61

Record # 62



VICINITY MAP
SCALE: 1"=2000'

① CURVE DATA	② CURVE DATA
Δ = 90°00'00"	Δ = 90°00'00"
D = 110°11'03"	D = 477°27'53"
R = 52.00'	R = 12.00'
T = 52.00'	T = 12.00'
L = 81.68	L = 18.85'



GENERAL NOTES:

- ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:
 A. "SURVEY OF PROPERTY IN AND ADJACENT TO BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, LOCATED IN THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA" PREPARED BY DeFRAITES ASSOCIATES, INC., AND DATED AUGUST 27, 1971. RECORDED UNDER ENTRY # 411238 IN TERREBONNE PARISH COURTHOUSE.
 B. "BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, PREPARED BY LEROY ROELL AND DATED NOVEMBER 02, 1980.
- BEARINGS ARE BASED ON LOCAL BENCHMARK, GCB-01, AND VERTICAL DATUM FOR TOPOGRAPHY IS BASED ON LOCAL BENCHMARK, GCB-01. ELEVATION IS +8.39' NAVD88.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- THE PROPERTY IS LOCATED IN ZONE "A1" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0005 C AND DATED MAY 19, 1981. ZONE "A1" REQUIRES A FIRST FLOOR ELEVATION OF +8.00' NGVD29.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- FIELD WORK WAS PERFORMED SEPT. 14, 2005 FIELD BOOK T-551 PAGE 56 & 57.
- PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

CERTIFICATION:

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

BY _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION:

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

BY _____
PRELIMINARY / CONCEPTUAL / ENGINEERING APPROVAL

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

APPROVED BY: DALE C. THOMPSON
318 VENTURE BLVD.
HOUMA, LA 70363

FOR: _____
DALE C. THOMPSON

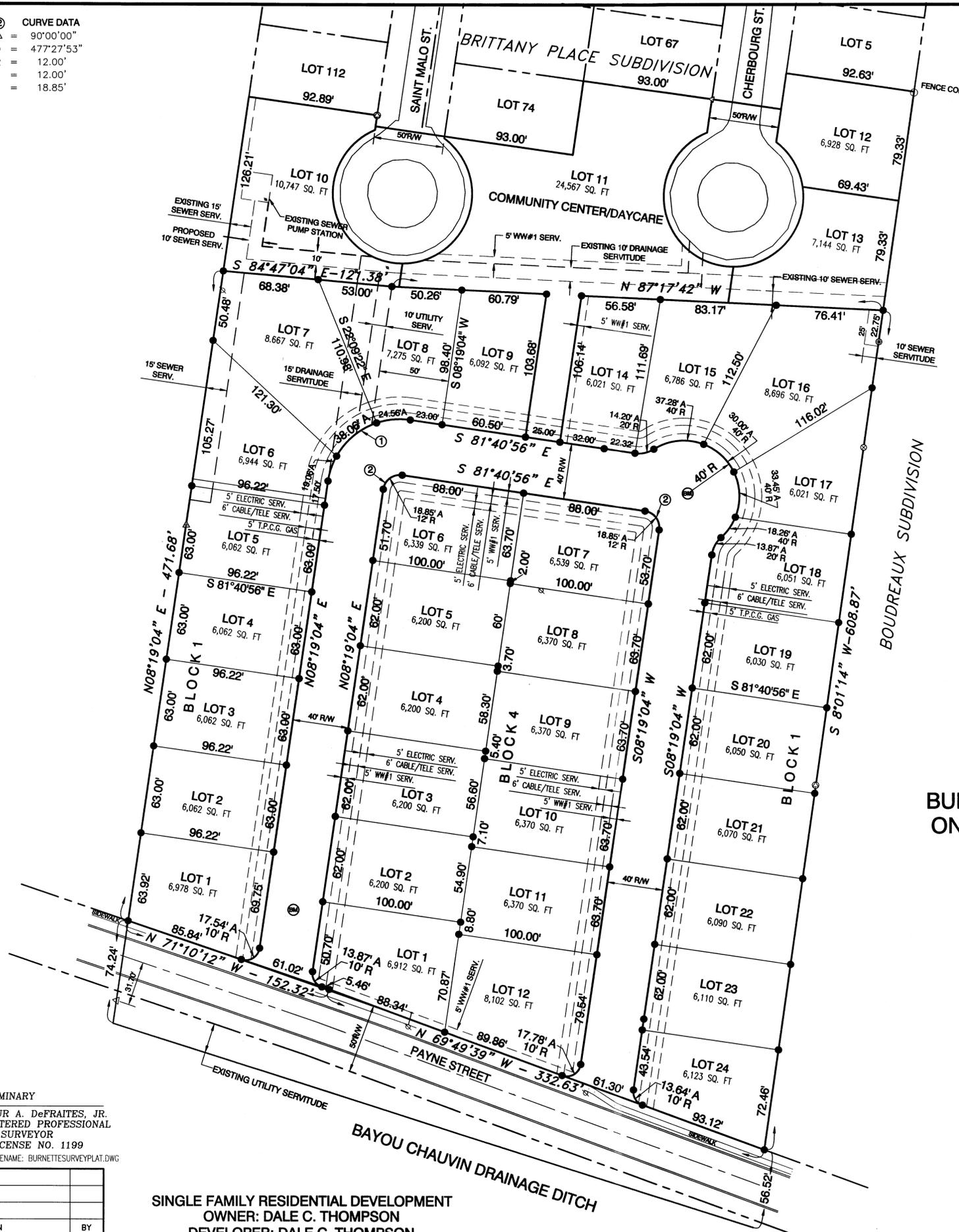
Prepared By:
GSE Associates, Inc.

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



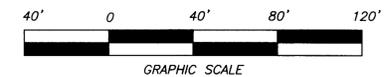
PRELIMINARY
ARTHUR A. DeFRAITES, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 11199
FILENAME: BURNETTE SURVEY PLAT.DWG

DATE	DESCRIPTION	BY



**BURNETTE PLACE SUBDIVISION
ON PROPERTY BELONGING TO
DIDCO, INC.**

LOCATED IN
SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATE: AUGUST 3, 2009



- LEGEND**
- - SET 3/4" IRON PIPE
 - - FOUND 3/4" IRON PIPE
 - ◊ - FOUND 1/2" IRON ROD
 - ⊙ - FOUND 1" IRON PIPE
 - ⊕ - FOUND 2" IRON PIPE
 - ⊙ - FOUND ANGLE IRON
 - ⊙ - POWER POLE w/ GUY WIRE
 - ⊙ - BENCHMARK LOCATIONS

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER: DALE C. THOMPSON
DEVELOPER: DALE C. THOMPSON

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. X Minor Subdivision

_____ Variance(s) (detailed description):

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

- Name of Subdivision: L-M Management Co., Inc.
S. Markey Stubbs c/o L-M Management Co., Inc., P. O. Box 61077,
- Developer's Name & Address: Columbia, SC 29260
S. Markey Stubbs c/o L-M Management Co., Inc., P. O. Box 61077,
- *Owner's Name & Address: Columbia, SC 29260
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, Inc.

SITE INFORMATION:

- Physical Address: 115 Oilfield Road, Amelia, LA 70340
- Location by Section, Township, Range: Sections 16-21, T16S-R14E
- Purpose of Development: Proposed sale of property
- Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
 X Industrial
- Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
_____ Rear Lot Open Ditches
 X Other
- Date and Scale of Map: October 1, 2009 Scale: 1"=200'
- Council District: 6
- Number of Lots: 4
- Filing Fees: \$130.55

I, John C. Mattingly, P.L.S., certify this application including the attached date to be true and correct.

John C. Mattingly
Print Applicant or Agent

John C. Mattingly
Signature of Applicant or Agent

9/29/2009
Date

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

Sidney Markey Stubbs
Print Name

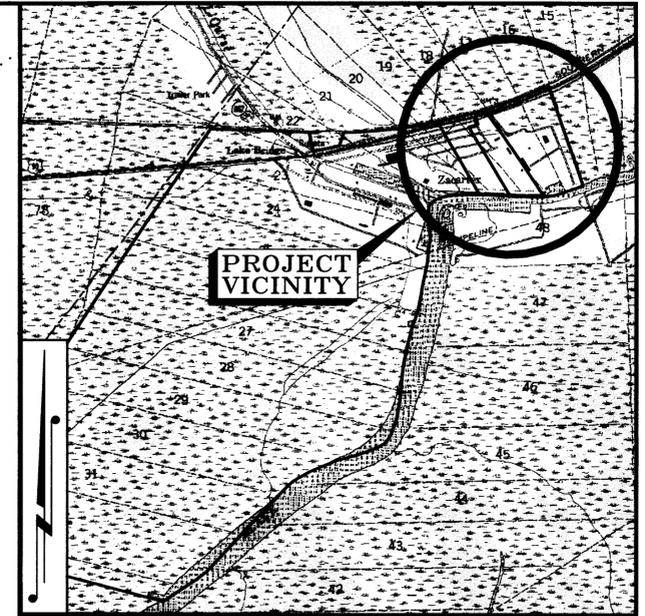
Sidney Markey Stubbs for L-M Management Co. Inc.
Signature executive committee

9/30/09
Date

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

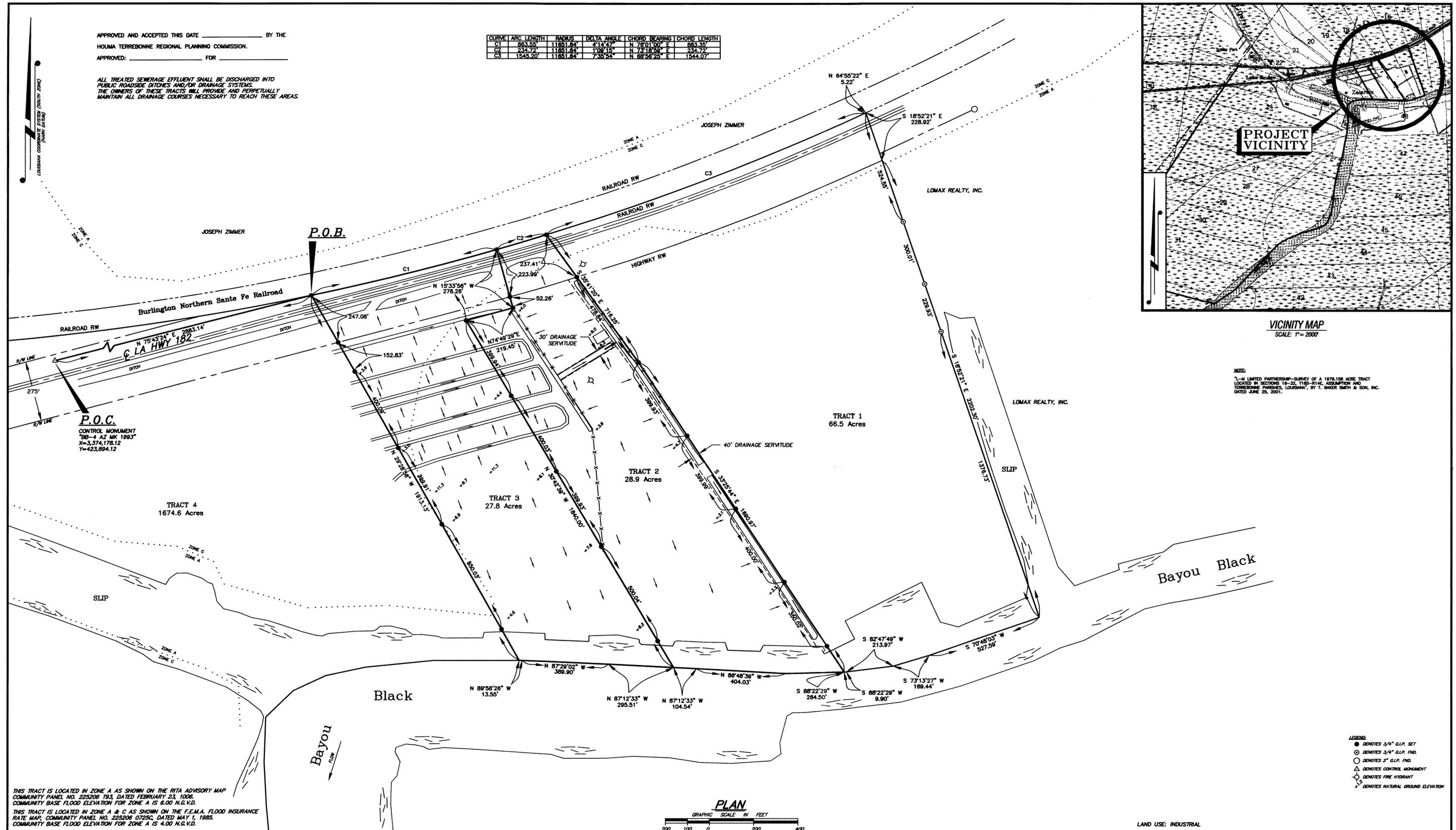
ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO
 PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS.
 THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
 MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	863.55	11851.84	4°14'47"	N 76°01'00" E	863.55
C2	234.72	11851.84	7°32'54"	N 73°18'59" E	234.72
C3	1545.20	11851.84	7°32'54"	N 68°52'25" E	1544.07



VICINITY MAP
 SCALE: 1" = 2000'

NOTE:
 L-M LIMITED PARTNERSHIP-SURVEY OF A 1076.108 ACRE TRACT
 LOCATED IN SECTIONS 16-22, T16S-R14E, ASSUMPTION AND
 TERREBONNE PARISH, LOUISIANA, BY T. BAKER SMITH & SON, INC.
 DATED JUNE 25, 2001.



THIS TRACT IS LOCATED IN ZONE A AS SHOWN ON THE RITA ADVISORY MAP
 COMMUNITY PANEL NO. 225206 193, DATED FEBRUARY 23, 1006.
 COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 6.00 N.G.V.D.

THIS TRACT IS LOCATED IN ZONE A & C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE
 RATE MAP, COMMUNITY PANEL NO. 225206 0725C, DATED MAY 1, 1985.
 COMMUNITY BASE FLOOD ELEVATION FOR ZONE A IS 4.00 N.G.V.D.

NOTES:

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

DATE	REVISIONS	DRAWN BY	APPROVED BY



TBS T. BAKER SMITH
 PROFESSIONAL CONSULTANTS SINCE 1913
 (865) 868-1050 www.tbsmith.com

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 LOUISIANA PROFESSIONAL ENGINEERS AND LAND
 SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND
 POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA
 SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *John C. Mattingly*
 JOHN C. MATTINGLY
 L.A. LAND SURVEYOR REG. NO. 4710

FILE NAME:	090655ba1.dwg
TBS NO.:	2009-0655
DATE:	10/1/2009
PLOT SCALE:	1"=200'
DRAWN BY:	J.C.M.
APPROVED:	J.C.M.
MAP NO.:	

L-M MANAGEMENT
 SURVEY AND DIVISION OF PROPERTY
 BELONGING TO L-M LIMITED PARTNERSHIP
 LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21,
 T16S-R14E,
 TERREBONNE PARISH, LOUISIANA

SHEET NO.
1
 OF
1

- LEGEND:
- DENOTES 3/4" G.L.P. SET
 - DENOTES 3/4" G.L.P. FND.
 - DENOTES 2" G.L.P. FND.
 - △ DENOTES CONTROL MONUMENT
 - DENOTES FIRE HYDRANT
 - △ DENOTES NATURAL GROUND ELEVATION



LAND USE: INDUSTRIAL

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF SEPTEMBER 17, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of September 17, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:45 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L. Arnold "Budd" Cloutier and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Daniel Babin, Chairman; Dr. L. Arnold "Budd" Cloutier; Mr. Richard Elfert; Mr. Erny; Mr. Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Beryl Amedée. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC table the acceptance of the minutes for the Regional Planning Commission for the regular meeting of August 20, 2009."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC table the acceptance of the minutes for the Zoning & Land Use Commission for the regular meeting of August 20, 2009."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the September 17, 2009 invoices and approve the Treasurer's Report of August 2009."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by June Picou Davis requesting approval for Process D, Minor Subdivision for the Survey of Tracts 1, 2, & 3, A Redivision of a portion of Property belonging to June Picou Davis, et al.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) No one from the public was present.
 - 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the trailers are removed.

- e) Mr. Kurtz moved, seconded by Mr. Erny & Dr. Cloutier: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey of Tracts 1, 2, & 3, A Redivision of a portion of Property belonging to June Picou Davis, et al conditioned upon the existing trailers being removed.”

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

- 2. The Chairman called to order the Public Hearing for an application by Rebecca Plantation, LLC requesting preliminary approval for Process C, Major Subdivision for Rebecca Plantation, Phase II.

- a) Mr. Walt Medley, T. Baker Smith, Inc., introduced himself to the Commission.
- b) Mr. Jeff Loup, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- c) Dr. Cloutier moved, seconded by Mrs. Williams & 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and read a letter from Ken Pitre, Schriever Fire Chief regarding water service in the area [See *ATTACHMENT A*]. Mr. Gordon stated Staff recommended approval provided a meeting is set up with Waterworks and the Developer/Engineer for Rebecca Plantation to determine what needs to be done with the water service in the area before applying for Engineering Approval.
- e) Discussion was held with regard to the water service in the area, flooding, traffic, and including the Fire Chief in the meeting to be set up with Waterworks and the Developer/Engineer.
- f) Mr. Erny moved, seconded by Dr. Cloutier: “THAT the HTRPC grant preliminary approval to the application for Process C, Major Subdivision for Rebecca Plantation, Phase II conditioned upon a meeting being held between Waterworks, Schriever Fire Chief, and the Developer/Engineer for Rebecca Plantation to resolve issues concerning water service in the area.”
- g) Discussion was held with regard to Waterworks and the Fire Department working together and the need for involvement when master plans are submitted for approval.

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

- 3. The Chairman stated the next item on the agenda was an application by The Meridian Resource & Exploration, LLC requesting approval for Process D, Minor Subdivision for the Survey and Division of Property belonging to The Meridian Resource & Exploration Company, LLC.

- a) Mr. Luke Marcel, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Ms. Vickie Ranes, 5055 Bayou Black Drive, who expressed concerns of any future business/industrial uses of the area by Shell. Mr. Marcel gave Ms. Ranes a contact name/number of a Shell Representative she could get in touch to answer her questions and concerns.

- c) Dr. Cloutier moved, seconded by Mr. Erny & 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- e) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Survey and Division of Property belonging to The Meridian Resource & Exploration Company, LLC.”

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

- 4. The Chairman stated the next item on the agenda was an application by Sidney Verdin requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Sidney Verdin.

- a) Mr. Wesley Woodard, representing the Developer, discussed the location and division of property.

- b) 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided a vicinity map is depicted on the plat as well as verbiage on both tracts stating for mooring purposes only.
- d) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Property belonging to Sidney Verdin conditioned upon a vicinity map being depicted on the plat and verbiage depicted on Lots A & B stating for mooring purposes only.”

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

- 5. The Chairman stated the next item on the agenda was an application by Rutter Land Company, Inc. requesting approval for Process D, Minor Subdivision for the Redivision of Tract A2-3 into Tracts V1, V2, V3 and Tract A2-4 belonging to Rutter Land Company.

- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., representing the Developer, discussed the location and division of property.

- b) 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.

- d) Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Tract A2-3 into Tracts V1, V2, V3 and Tract A2-4 belonging to Rutter Land Company.”

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

- 6. The Chairman stated the next item on the agenda was an application by St. Louis Baptist Church requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to St. Luke Baptist Church.

Mr. Ostheimer recused himself from discussion and consideration of the application.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- d) Mr. Erny moved, seconded by Dr. Cloutier & Mrs. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Property belonging to St. Luke Baptist Church.”

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

- 7. The Chairman stated the next item on the agenda was an application by Development Ventures, L.L.C. requesting engineering approval for Process C, Major Subdivision for Sugarland Subdivision, Addendum No. 5.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply with all punch list items.
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval to the application for Process C, Major Subdivision for Sugarland Subdivision, Addendum No. 5 conditioned upon the Developer complying with all punch list items per the Terrebonne Parish Engineering Division’s memo dated September 17, 2009 [See *ATTACHMENT B*].”

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

- 8. The Chairman stated the next item on the agenda was an application by Williams Transco Pipeline requesting approval for Process D, Minor Subdivision for the Division of Property owned by Williams to be purchased by Plains Pipeline, LP.

- a) Mr. Chad Robichaux, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.

- b) 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: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Discussion was held with regard to using the pond as a draft site and approval from the Bayou Black Fire Chief.
- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided Tract 1A be used for mooring/docking purposes only.
- e) Mr. Robichaux stated the property was to only be utilized for fishing and hunting purposes only.
- f) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Division of Property owned by Williams to be purchased by Plains Pipeline, LP conditioned Tract 1A be utilized for mooring/docking purposes only.”
- g) Discussion was held with regard to designating property as raw land versus mooring purposes.

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

G. STAFF REPORT: None.

H. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Survey of Revised Lot "C" and remaining property of Estate of Beverly Ledet Boquet, et al, Section 50, T17S-R18E, Terrebonne Parish, LA
2. Survey of Revised Lot A-2B within the City of Houma and Revised Lot 5, Block 2 to Sugar Mill Cottage Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
3. Survey of Tract "A" and "B", A Redivision of Property belonging to Mary Neal Gautreaux, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
4. Raw Land - Plan Showing Tracts "A" & "B", Property of Frances Cox, Sections 56, 57, & 58, T17S-R16E, Terrebonne Parish, LA
5. Revised Tracts "A", Property of Frances Cox & Property to be donated to St. Anthony Roman Catholic Church, Sections 56, 57, & 58, T17S-R16E, Terrebonne Parish, LA
6. Revised Lots 34 & 35, A Redivision of Lots 34, 35 and Tracts B & C, Wright Place Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of Texaco, Inc. 1 into Revised Texaco, Inc. 1, Section 4, T17S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Gordon and Mrs. Robinson stated four items; altering drainage plan after development, lapse between C&P and engineering approval, electronic media, and lot development on right-of-ways; were submitted to the Terrebonne Parish Council for their consideration.
 - b) Dr. Cloutier requested the next agenda include discussion on adding the extension of Valhi from Savanne Road to Highway 90 to the Master Thoroughfare Plan.

- c) Mr. Ostheimer stated the next Council Subdivision Regulations Review Sub-Committee meeting would be Tuesday, September 22, 2009 at 11:00 a.m. He stated boulevards would be discussed as old business and residential building parks as new business.
- d) Mr. Gordon stated the regulations are initiated through the Planning Commission, then go to Council, Council sends it to their subdivision review sub-committee, who then makes a recommendation and sends back to the Council, Council approves, then goes back to the Planning Commission and a public hearing will be called and will ratify the regulations and enable the Planning Commission to enforce the new regulations. He stated the regulations changes would start with the Planning Commission and end with the Planning Commission.

2. Comprehensive Master Plan Update:

- a) Mr. Mart Black, Providence Engineering, informed the Commission of a meeting with the downtown property owners and business interests which was well attended. He stated the strengths from an analysis showed court square, followed by the Main Street Program and restaurants. He stated, based on a visioning exercise, themes beginning to emerge strongly in downtown Houma were public safety, parking, traffic issues, residential and lifestyle issues, tourism, and business growth.
- b) Mr. Black stated another visioning meeting would be held September 24, 2009 from 6:00 - 8:00 p.m. at the Terrebonne Parish Library.
- c) Mr. Black stated they were receiving a good response from the surveys. Mrs. Williams discussed involving the school system to get input from the younger populations.

J. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Ostheimer inquired about the DOTD traffic poles in the middle of the sidewalks off of Park Avenue and wants to place signs on the poles stating that it was not local planners planning such things.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman read a memo from Mr. Gordon that was sent to the Engineers, Surveyors, Developers, and Architects regarding survey plat certifications [See *ATTACHMENT C*]. He applauded Mr. Gordon on sending out the memo and stated it was a step in the right direction.

K. PUBLIC COMMENTS: None.

- L. Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:00 p.m."

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

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



Schriever Volunteer Fire Department

Schriever Fire Protection District

P. O. Box 83

Schriever, Louisiana 70395

Phone: 985-446-8498; Fax: 985-446-3273

"Anytime - Anywhere"

Schriever Station
1529 West Park Avenue

Gray Station
3120 West Park Avenue

Highway 311 Station
1988 Highway 311

To: Board of Commissioners

Subject: Items on September 17, 2009 meeting.

Item Number ²/~~4~~: In previous letters I have stated that this development needs a plan before any more development can continue. Due to the noted sizes and possible sizes in the current and future phases of the project the amount of water needed for fire protection will not be available. We cannot continue to pull water from the one 12" water line and expect the needed fire flow to protect the possible structures and contents to be available. The sizes of the lots indicate that the size of the structures can be large. The larger the structure the more water flow needed. The amount of water flow needed for a structure containing hazardous material can double. I have stated in the pass that a 24" water line connected to the 36" water line should be install in this subdivision. Currently the water flow on the 12" water main along Hwy 311 has already dropped from 2300 gallons per minute to 2050 gallons per minute since the current structures were built. This depends on the time of day and amount of water being used. The requirement of a fire flow calculation through the fire marshal's office at the time of a plan review may prevent the building of the structures because of the lack of water needed to protect the building and contents. I remind the commission that the water district is not responsible for fire protection. They are responsible for providing water for fire protection based on the needs of the area. When the amount of water needed to protect life and property is not available then the project should stop until a solution is found. The growth in the northern area of Terrebonne does not have the needed water for fire protection because of the infrastructure. The water and infrastructure is available in this area. I am asking the commission to agree with our requirement based on our review. If needed I can bring PIAL to provide a rating on this area.

Item Number 7: Sugarland Subdivision Addendum # 5.

The application and drawing are in order with all fire hydrants maintaining 500 foot spacing. However, this subdivision does not have any cross connection of the water lines providing no loop in the system. The water flow at the end of the street will below the minimum standards of 800 gallons per minute required for residential areas. There can be no further development of the remaining land.

Thank You
s/ Ken Pitre, Fire Chief



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



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

**TERREBONNE PARISH
CONSOLIDATED GOVERNMENT**

September 17, 2009
2nd Review
Agenda Item F7

TO: Pat Gordon

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

**SUBJECT: Sugarland Subdivision Add 5;
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans, specifications and calculations for the above referenced subdivision. The revised plans, specifications and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.6.7 No approval letter from Waterworks.
2. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

Houma-Terrebonne Regional Planning Commission

MEMORANDUM

TO: Engineers, Surveyors, Developers, & Architects
FROM: Patrick Gordon, Director
Planning & Zoning Department *16.*
DATE: September 11, 2009
SUBJECT: Survey Plat Certification

The Houma-Terrebonne Regional Planning Commission requires a surveyed plat for all Minor Subdivisions, Redivision of Properties, Mobile Home Parks, Final Approvals to Major Subdivisions, and Administrative Approvals. These plats should be identified with some certification that the survey was conducted under your supervision in accordance with the minimum standards of practice for land surveyors, and that the accuracy standards are in accordance with a specific class of survey (A, B, C, D, etc.) I have instructed Staff not to approve any plats that do not provide such certification.

Please contact my office should you have any questions regarding this matter at (985) 873-6569.

Cc: Al Levron, *Parish Manager*
Gregory E. Bush, LTC, USA, Retired, *Public Works Director*
HTRPC Members
Council Reading File
Correspondence File

DANIEL J. BABIN
Chairman

L.A. "BUDD" CLOUTIER, JR., O.D.
Vice Chairman

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PATRICK GORDON Director
Planning & Zoning Department
Terrebonne Parish Consolidated Government

BERYL AMEDÉE

RICHARD ELFERT

JAMES ERNY

KEITH KURTZ

JOHN NAVY

W. ALEX OSTHEIMER