

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

SEPTEMBER 15, 2011, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 18, 2011

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of (2) Residential Units, 420 Commerce Street; LNM Properties, applicant
 - b) Placement of an additional structure, Island Freeze, LLC, 114 Star Court, Craig Tastet, applicant
2. Preliminary Hearing:
 - a) Rezone from R-1 (Single-Family Residential District) to MS (Medical Services District) 600 Williams Avenue, Houma, Louisiana; T.P.C.G., applicant

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 18, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 18, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 15, 2011 INVOICES AND TREASURER'S REPORT OF AUGUST 2011

E. COMMUNICATIONS

1. Letter from Keneth L. Rembert Land Surveyors requesting to withdraw Southdown West Subdivision, Addendum No. 11, Phase D from consideration

F. OLD BUSINESS:

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

b) Public Hearing

c) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Survey of Tracts "A" & "B", Property belonging to C.H. Arceneaux
Approval Requested: Process D, Minor Subdivision
Location: 4308 Ferry Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: C.H. Arceneaux
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

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

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Amber Beth Court Residential Building Park
Approval Requested: Process B, Residential Building Park- Conceptual & Preliminary
Location: Bald Cypress Street & Amber Beth Court, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Travis Buquet
Surveyor: T. Baker Smith, Inc.

b) Public Hearing

c) Consider Approval of Said Application
4. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase A
Approval Requested: Process C, Major Subdivision, Final
Location: West side of Bayou Blue Road and North of U.S. Hwy. 90, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Teuton-Caro Developments, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

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

J. COMMITTEE REPORTS:

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

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 18, 2011

- A. The Chairman called the meeting of August 18, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 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: 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, 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 Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of July 21, 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. COMMUNICATIONS: None.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by The Haven, Inc. requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana.
- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., discussed the rezoning request and stated the structure would be utilized as a duplex.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Discussion was held with regard to spot zoning.
- e) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana and forward the matter to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to The Haven, Inc. being the property owner and their wishes to sell the property.
- g) Mr. Ostheimer offered a substitute motion, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 6 and 7, Block 2 and the northern most 20of Lot 5, Block 2, Pineridge Subdivision, 2002 Deborah Street, Terrebonne Parish, Louisiana and forward the matter to the Terrebonne Parish Council for final consideration.”
- h) Discussion was held with regard to Staff recommending approval of the rezoning request, no one in the neighborhood objecting, and the public’s knowledge of these public hearings.

- i) The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; NAYS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, and Mr. Navy; ABSTAINING: None; ABSENT: None. Mr. Babin voted to break a tie. THE CHAIRMAN DECLARED THE MOTION FAILED.
- j) The Chairman called for a vote on the original motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Erny, and Mr. Navy; NAYS: Dr. Cloutier, Mr. Kurtz, Mr. Ostheimer, and Mrs. Williams; ABSTAINING: None; ABSENT: None. Mr. Babin voted to break a tie. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda was a planned building group application by On-Site Training & Instruction, Inc. for the placement of a modular office building at 103 Simmons Drive.
- b) The Chairman recognized Vic McElroy, applicant, who discussed the planned building group request.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the Planned Building Group Application.
- d) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Williams: THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group Application for the placement of a modular office building at 103 Simmons Drive.
- e) 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. 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 HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:19 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 AUGUST 18, 2011.

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

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

**APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL**

LNM Properties (Scott Brandon & Oswald Stoufflet)
Applicant's Name

140 Lake Decade Ct Houma LA 70360
Address City State Zip Code

8/28/11 / 985 859-0626 / 985 856 5493
Date Telephone Number(s)

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: _____
2. Location: 420 Commerce St
3. Zoning District: Commercial
4. Total Land Area: 10,100 sq feet
5. Total Number of Units: 2
6. Gross Floor Area: 1094 per unit
7. Total Parking Spaces Provided: 2 per unit
Total Parking Spaces Required: None
8. Approximate Cost of Work Involved: \$140,000
9. Has any previous application been made: NO X YES _____
If Yes, please describe: _____

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 _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

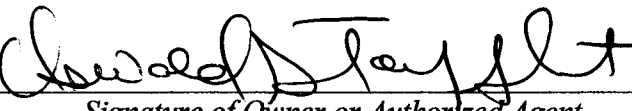


Signature of Applicant

8-28-11

Date

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

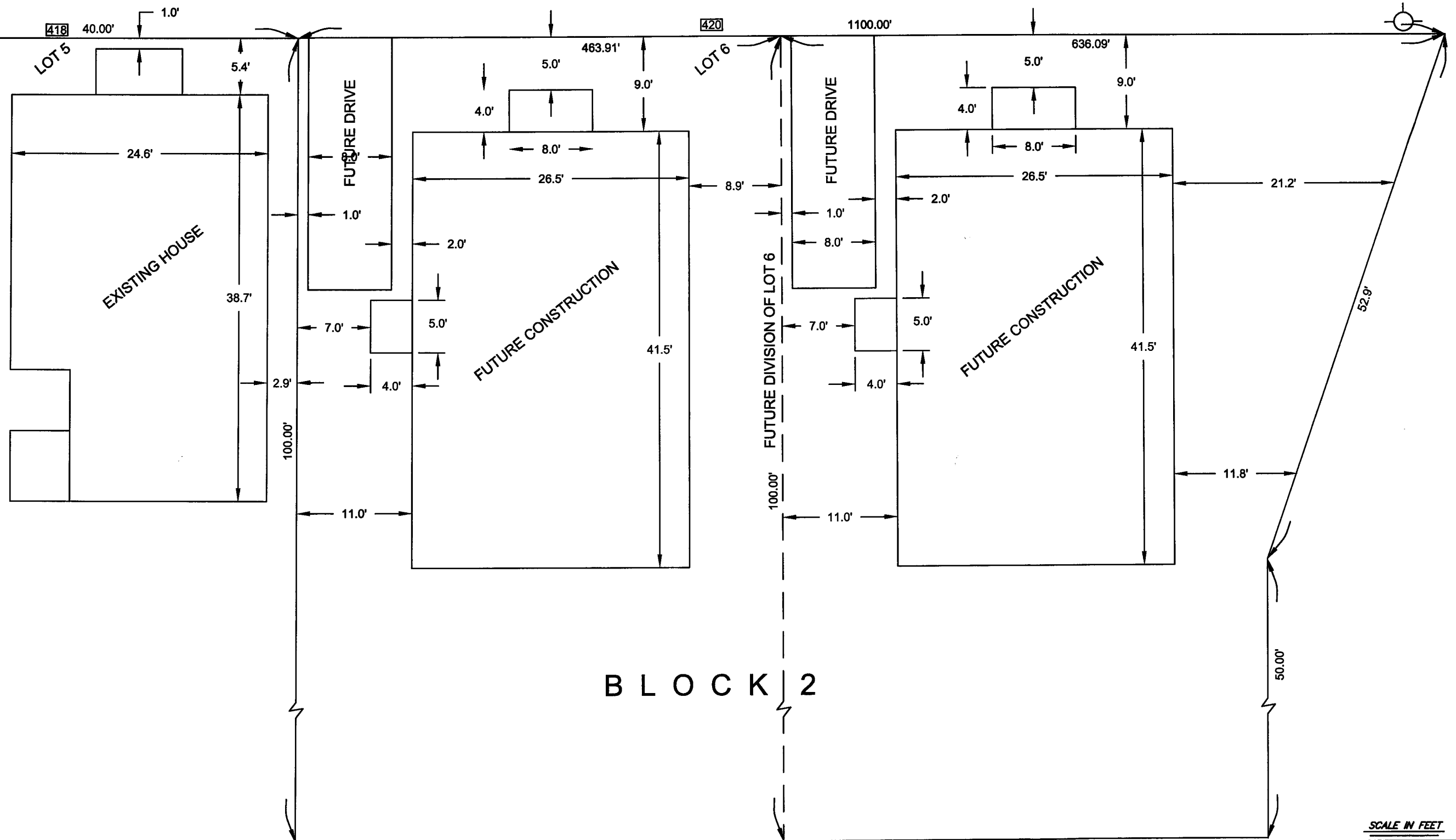


Signature of Owner or Authorized Agent

8-28-11

Date

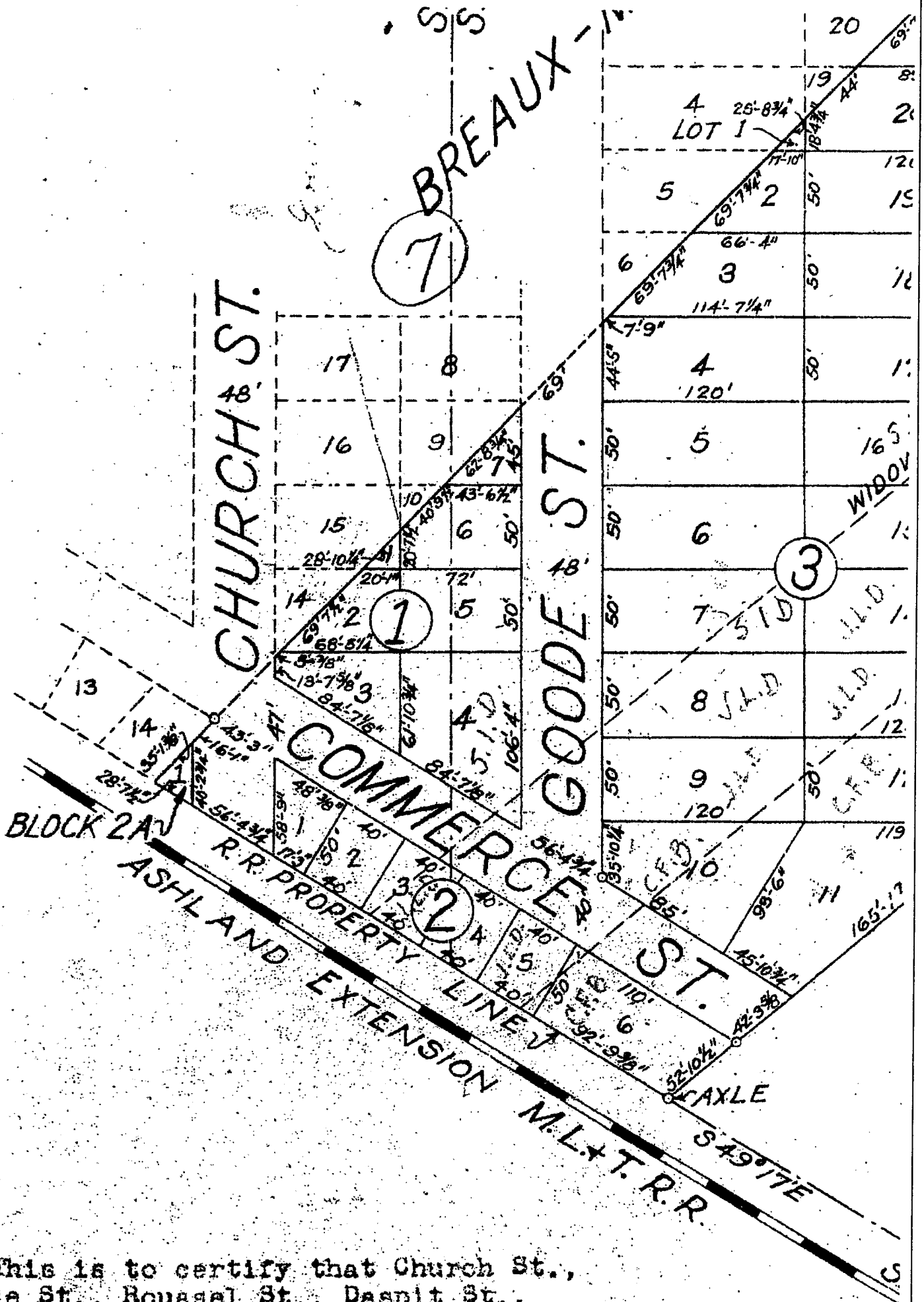
Commerce St



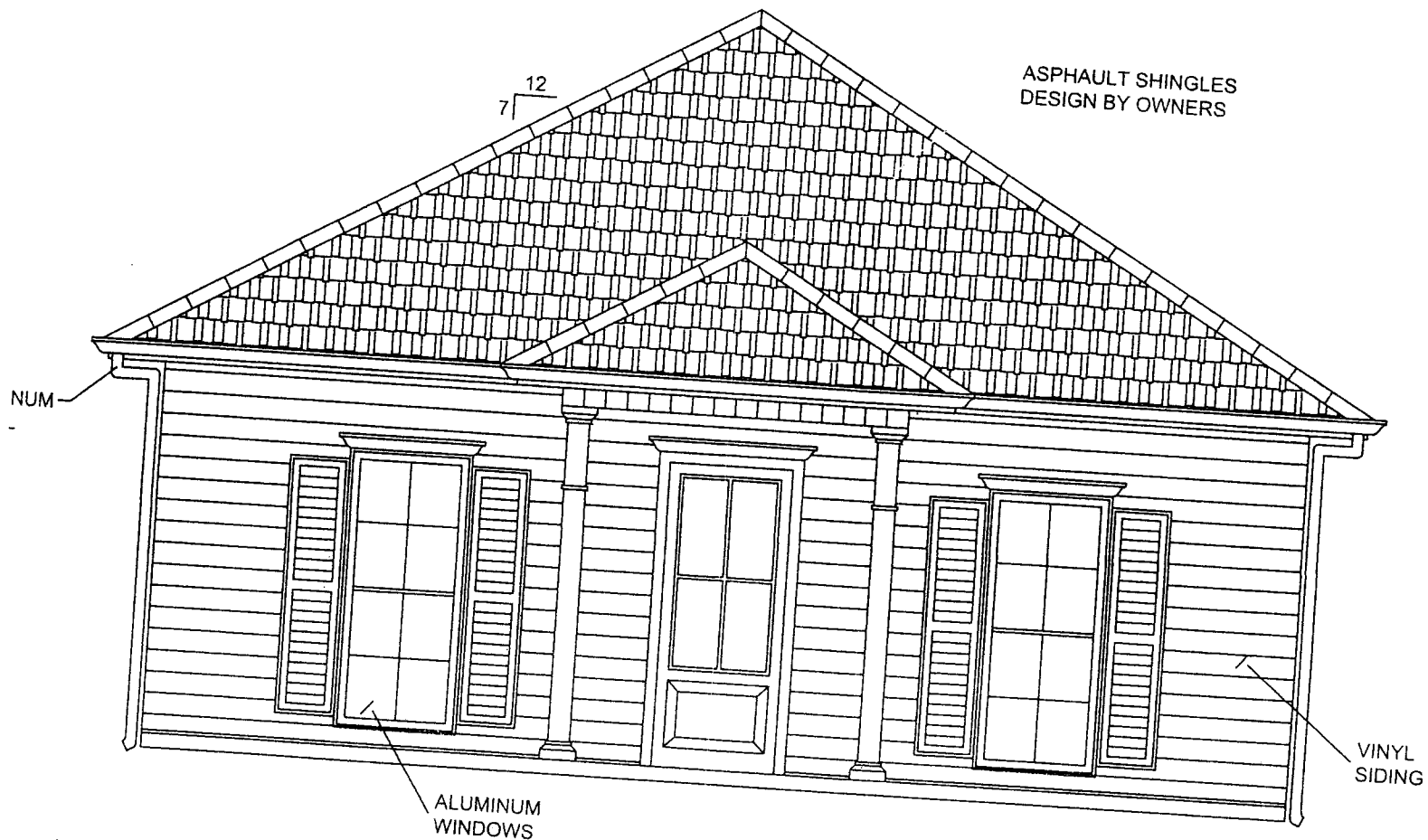
B L O C K 2



PS 2



This is to certify that Church St.,
 Goode St., Roussel St., Daspit St.,
 Arrow St., Commerce St., and
 Margaret Ave., as designated on the
 thin Plan of Subdivision, are hereby
 legally given, granted and dedicated
 for public use.



Front Elevation

SCALE: 1/4" = 1'-0"

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Craig Tastet

Applicant's Name

212 Everette Dr. Houma La 70364
Address City State Zip Code

8-17-11 / 985-709-7704
Date Telephone Number(s)

Craig Tastet
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Island Freeze LLC
2. Location: 114 Star CT. Houma La 70364
3. Zoning District: C2
4. Total Land Area: 1
5. Total Number of Units: 1
6. Gross Floor Area: 384
7. Total Parking Spaces Provided: _____
Total Parking Spaces Required: 2
8. Approximate Cost of Work Involved: 20,000
9. Has any previous application been made: NO ✓ YES _____
If Yes, please describe: _____

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

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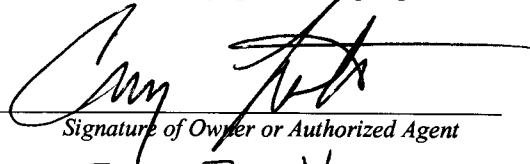
I (We) own 1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
8-17-11

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
8-17-11

Date

Star Ct.

Servitude

Parking

18' 0"

50' 9"

6' 9"

26' 0"

Snowball stand

14' 0"

16' 3"

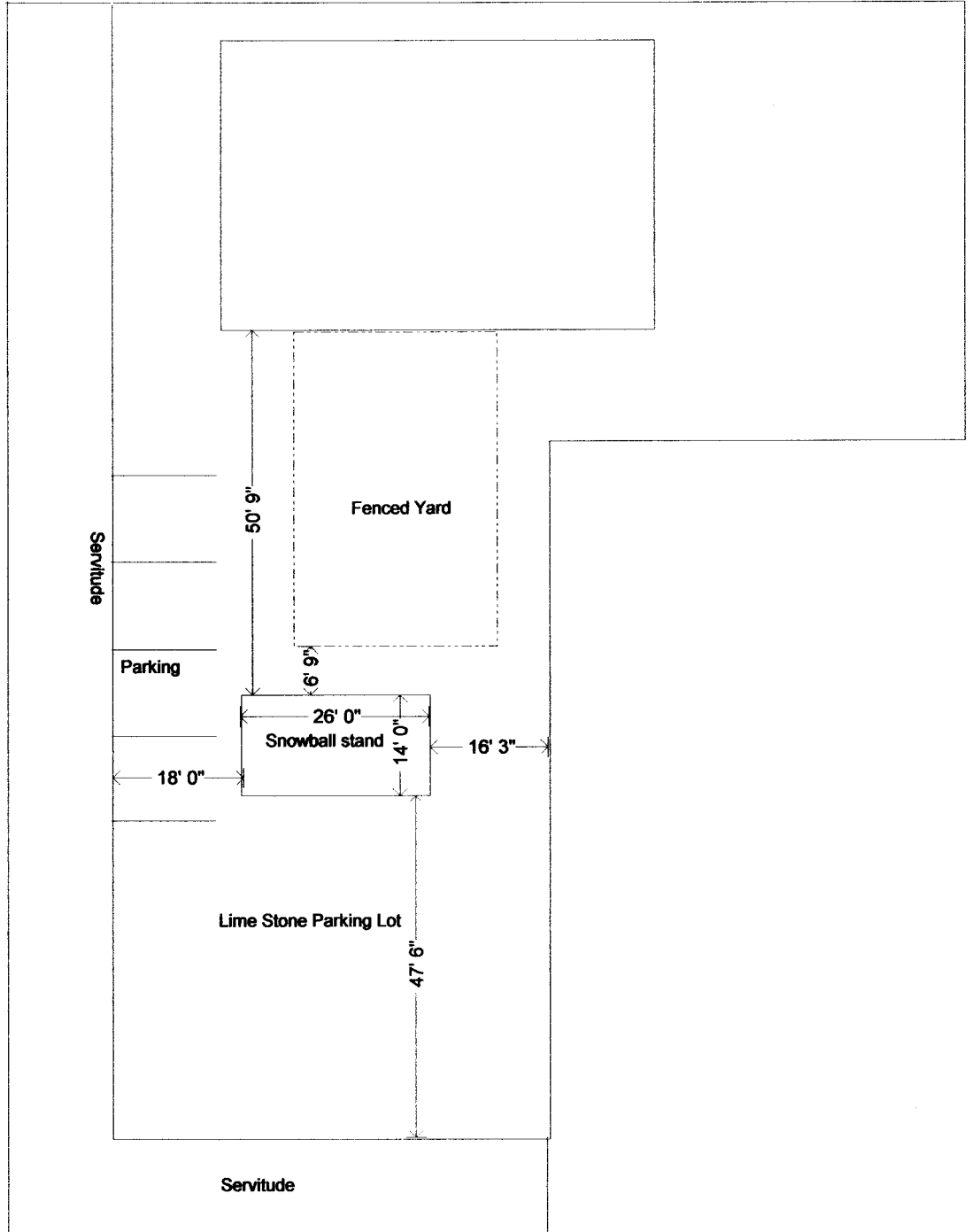
Lime Stone Parking Lot

47' 6"

Servitude

Hollywood Rd.

Fenced Yard



PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, October 20, 2011

@ 6:00 p.m.

ZLU/E1

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

P.O.Box 6097	Houma	Terrebonne Parish	LA 70361
Address	City	State	Zip

873-6569

Telephone Number (Home) (Work)

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
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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.
- ☒ 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) 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

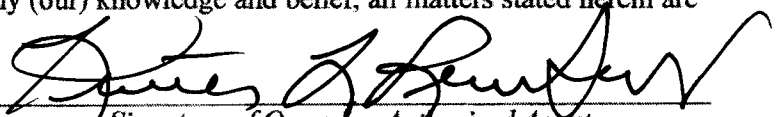
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

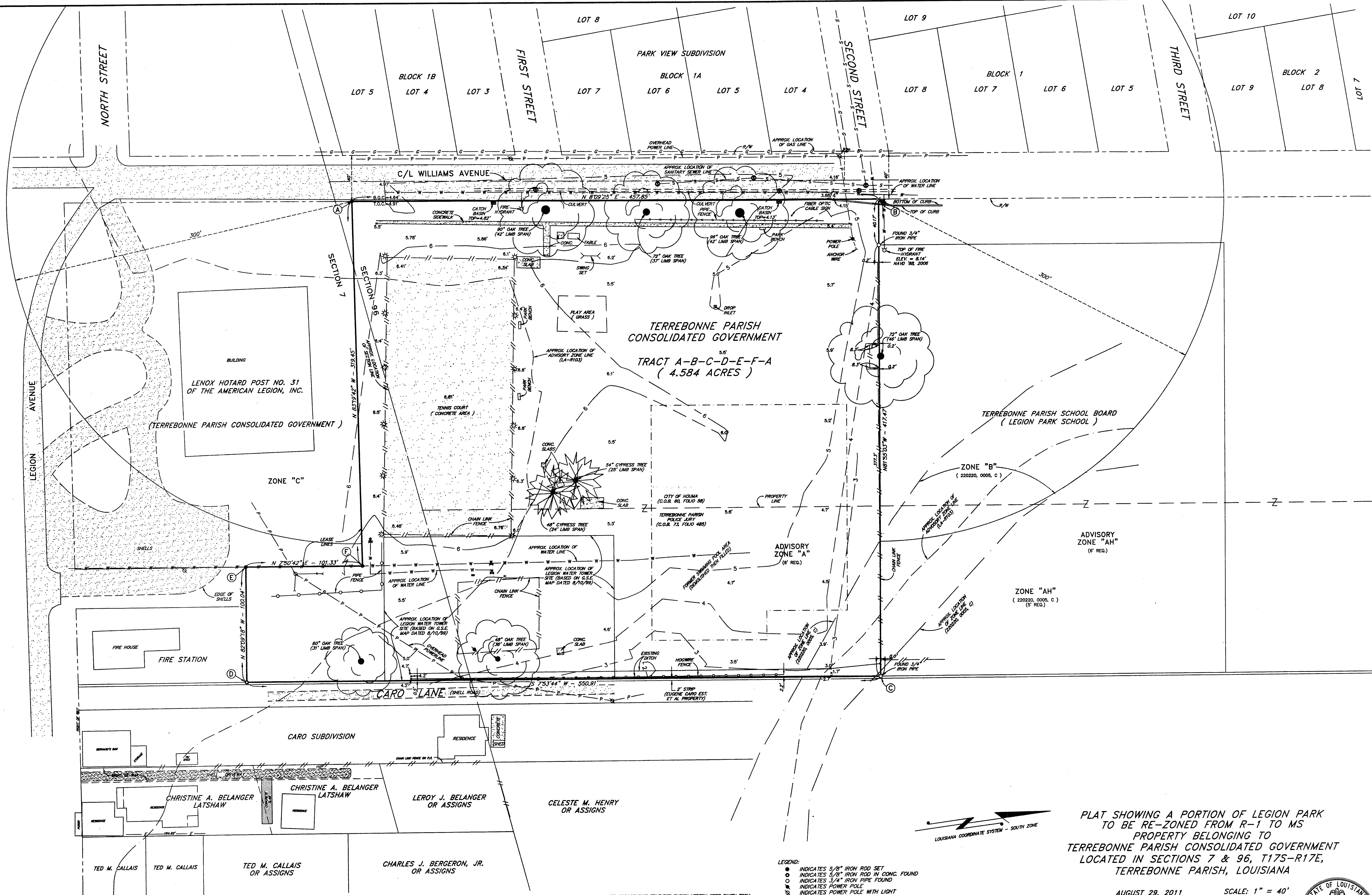
I (We) own 4.584 acres acres. A sum of \$37.55 dollars is enclosed and made a part of this application.

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. 225206, PANEL NO. 0473, SUFFIX "C", DATED MAY 19, 1981. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. ADVISORY PANEL NO. LA-1103 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, 2008 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, 2006)
— 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
KENETH 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-RT FOLDER: 7

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF AUGUST 18, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of August 18, 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 Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of July 21, 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 Mr. Erny & Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of July 21, 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 August 18, 2011 and approve the Treasurer’s Report of July 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 Charles L. McDonald Land Surveyor, Inc., dated August 9, 2011, withdrawing the application for the Redivision of Property belonging to Joyce Duplantis Lirette, et al [See *ATTACHMENT A*].
 - a) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC accept the letter regarding the Redivision of Property belonging to Joyce Duplantis Lirette, et al and that the matter be removed from consideration as per the developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
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.
 - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
 - b) The Chairman recognized Lance Rodriguez, 117 Louis Drive, who inquired as to the neighbors being notified of all three phases of the subdivision approval, discussed previously proposed subdivisions on that piece of property, and expressed concerns of the small size of the lots, comparison of homes on Willie Lou Avenue, property values, and flooding.

- c) The Chairman clarified there would only be one home per lot in the proposed subdivision. It was further clarified that the lots on Willie Lou were larger and were developed at a time when there was no zoning in place.
- d) The Chairman recognized Delvin Foret, 209 Louis Drive, who stated property owners have the right to do what they want on their property within reason, that they bought property behind them when they fought the Cavaness's previous proposed subdivision, that they would have no problem if the proposed subdivision were on the same level as Louis Drive and Cavaness Drive. He expressed concerns of the number of lots, property values, and drainage.
- e) The Chairman recognized Councilman Billy Hebert, District 3, who discussed the many concerns of the residents to include, drainage issues, size and type of lots, cost of homes, flooding, schools, traffic, governmental housing, type of homes to be built, size and specifications on the detention pond, and clearance of wooded area and disposal of the same. He stated he would like to see a meeting take place between the neighbors and the Developer to discuss further.
- f) The Chairman recognized Heather Luquette, 503 Cavaness, who stated her mom lost her house for Hurricane Katrina and had moved to 603 Cavaness and her home there has already flooded. She expressed concerns of flooding, the detention pond, parents who don't watch their children, and the investment she has in her house.
- g) The Chairman recognized Chris Bryan, 111 Louis Drive, who expressed concerns for her neighbors, notification of the proposed subdivision, flooding, and wishing for Louis Drive and Cavaness Drive to maintain its integrity. She requested all residents on Louis and Cavaness be sent a notice.
- h) Mr. Gordon and the Chairman clarified that notices will be sent to the same residents as a courtesy, the agendas will be published in the newspaper and on the website, as well as Councilman Billy Hebert staying abreast of the matter.
- i) The Chairman recognized Nola Kubala, 603 Cavaness Drive, who expressed concerns of flooding, density of housing in the proposed subdivision, and taking care of the existing drainage and flooding concerns before allowing this subdivision to be developed.
- j) The Chairman recognized Barbara Schober, 518 Louis Drive, who expressed concerns of the detention pond, its location and flow onto Louis and Cavaness Drives, entrances & exits of the subdivision, access for large vehicles, parking, and the small width of the lots.
- k) Councilman Hebert requested the matter be tabled in order to allow the Developer, neighbors, and himself to review and discuss the proposed subdivision.
- l) The Chairman recognized Christina Cenac, 305 Cavaness Drive, who expressed concerns of the school boundaries, already crowded schools, and flooding.
- m) Discussion was held with regard to retention and detention ponds. Mr. Milford stated the detention pond is supposed to detain water for a period of time and retention ponds for a period of time.
- n) Discussion ensued with regard to the housing to comply with single-family residential and regarding the detention pond, its size of one and a half acres, and the size, shape, and location changing depending on drainage and engineering.
- o) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Erny: "THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process C, Major Subdivision for Colonial Acres Subdivision until the next meeting of September 15, 2011."
- p) Discussion was held with regard to encouraging more neighbors to attend the next meeting and encouraging everyone to be involved in the updating of the Terrebonne Parish Master Plan.

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 D, Minor Subdivision for the Redivision of Property belonging to D & G Rentals, LLC.

- a) Mr. Charles McDonald, Charles L. McDonald Land Surveyors, Inc., representing the developer, discussed the location and division of property and stated they wished to divide the property into two parcels. He stated they would build a home on Tract B to sell and would then submit Tract A for a proposed subdivision compatible to the adjacent neighborhood.
- b) The Chairman recognized Herb Picou, 102 Hamner Drive, who expressed concerns of building homes similar to what is existing in the adjacent neighborhood, that Tract B was too small to build a home compatible to the area homes, and concerns of Tract B becoming a thruway into their subdivision.
- c) Discussion was held with regard to any neighborhood covenants which are not applicable to the side of the street that Tract B is on, the property being in an unzoned area, and Tract B meeting all requirements to be divided.
- d) The Chairman recognized Tim Bourgeois, 210 Hamner Drive, who expressed concerns of the house torn down on Tract A without a permit and that Tract B was used to haul heavy equipment for which the street has a 10-ton weight limit. Discussion was held with regard to Mr. Bourgeois contacting the Sheriff's office and the Parish Roads & Bridges Division to inspect the public road for damage.
- e) The Chairman recognized James Lirette, 224 Green Acres Drive, who expressed concerns of Mr. Cavaness telling everyone he was purchasing Tract B when he never said he would.
- 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 911 addressing, drainage arrows, a drainage plan, and land use be depicted on the plat; all remaining utility letters are submitted; and drainage calculations are submitted to the Engineering Division for review and/or approval.
- h) Dr. Cloutier moved, seconded by Mrs. Amedée & Mr. Erny: "THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to D & G Rentals, LLC conditioned upon 911 addresses, drainage arrows, a drainage plan, and land use be depicted on the plat; all remaining utility letters are submitted; and drainage calculations are submitted to the Engineering Division for review and/or approval."

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 Janice Benoit for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard, Being a portion of Lot 31 of Terrebonne Project LA-12.

- a) Mr. Charles McDonald, Charles L. McDonald Land Surveyors, Inc., representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, 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 911 addressing be depicted on the plat and all utility letters are submitted to the Planning Department.
- e) Discussion was held with regard to drainage, family property, and the drainage servitude for protection to all neighbors and future property owners.
- f) Mr. Kurtz moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to the Estate of Corbett P. Richard, Being a portion of Lot 31 of Terrebonne Project LA-12 conditioned upon 911 addresses being depicted on the plat, utility letters are submitted to the Planning Department, and the plat be amended to show servitude language granting the servitude of drainage as depicted on the plat in favor of all lot owners and approval by Mr. Freeman.”

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

- 4. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. for Process D, Minor Subdivision for Southdown West Subdivision, Addendum No. 11, Phase C.

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

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 PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided that a letter of sewer availability is submitted to the Planning Department.
- e) Discussion was held with regard to a master plan, the property being a drill site previously and not owned by Mr. Burns until recently so that it wouldn't have been included in the master plan.
- f) Mr. Elfert moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval for Process D, Minor Subdivision for Southdown West Subdivision, Addendum No. 11, Phase C conditioned upon a letter of sewer availability is submitted to the Planning Department.”

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

- 5. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase D.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyor, representing the Developer, stated they wished to table the application due to concerns of the size of the lots and connecting Shelby Claire to North Moss.
- b) The Chairman recognized Edmund Kirby, 304 Angelle Drive, who expressed concerns of the bulkhead at the rear of his property and if the ditch were to be dug wider that it be dug on the opposite side.

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

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

- d) Dr. Cloutier moved, seconded by Mr. Erny & Mrs. Williams: “THAT the HTRPC table the application for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase D until the next regular meeting of September 15, 2011 as per the Developer’s request.”

- e) 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.

- 6. The Chairman called to order the Public Hearing for an application by Westgate Development, Inc. for Process D, Minor Subdivision for the Redivision of Property belonging to Briarpatch, Inc.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated engineering calculations were being worked on for the larger tract abutting this property.

- b) No one from the public was present to speak.

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

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, 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 addresses, drainage arrows, and a drainage plan are depicted on the plat and that no proposed street is less than 125’ from the centerline of a street across from East Street.

- e) Discussion was held with regard to tall grass on the property.

- f) Mr. Ostheimer moved, seconded by Dr. Cloutier & Mr. Erny: “THAT the HTRPC grant approval for Process D, Minor Subdivision for the Redivision of Property belonging to Briarpatch, Inc. conditioned addresses, drainage arrows, and a drainage plan are depicted on the plat and that no proposed street is less than 125’ from the centerline of a street across from East Street.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. 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 1-6.”

1. Redivision of Property belonging to T.P.C.G. & Marfo, Inc. into T.P.C.G. Tract 1 and Remaining Property belonging to Marfo, Inc., Section 104, T17S-R17E, Terrebonne Parish, LA
2. Survey of Tracts 3-1 & 3-2, A Redivision of Tract 3, Property of Keith P. Broussard, et al, Sections 101, 102, 103, & 104, T16S-R15E, Terrebonne Parish, LA
3. Reconfiguration of Property of Janice & Roger Benoit & Property belonging to the Estate of Corbett P. Richard, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Adjustment between Properties of Emile L. Richard & Becky R. Crochet, Section 81, T15S-R16E, Terrebonne Parish, LA

5. Survey of Revised Lots 5 & 8, A Re-Division of Lots 5, 6, 7, & 8 of Block 9, Addendum Nos. 3 & 4 to Mulberry Heights Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
6. Redivision of Property belonging to Joyce Duplantis Lirette, et al & Thomas A. Richard, et al, Sections 2 & 3, T17S-R17E, 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 Round 1 of the Community Input Sessions was complete.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

- L. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:23 p.m."

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.

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

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

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

9 August 2011

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

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

Dear Becky:

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

Feel free to call me if you have any questions.

Sincerely,



Galen Bollinger,
agent for Joyce Duplantis Lirette, et al

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 878-6798 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: COLONIAL ACRES S/D
2. Developer's Name & Address: COASTAL HOME BUILDERS, 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
- *Owner's Name & Address: ELTON TOOTLE, 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: 6446 ALMA STREET
5. Location by Section, Township, Range: SECTION 4 & 94, T17S-R17E
6. Purpose of Development: CREATE SINGLE FAMILY RESIDENTIAL LOTS
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:
11. Council District: DISTRICT 3 / Bayou Cane Fire
12. Number of Lots: 70
13. Filing Fees: \$197.98

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

F.E. MILFORD, III

Print Applicant or Agent

28 JUL 11

Date


Signature of Applicant or Agent

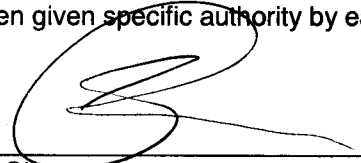
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☐ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ELTON TOOTLE

Print Name

28-Jul-11

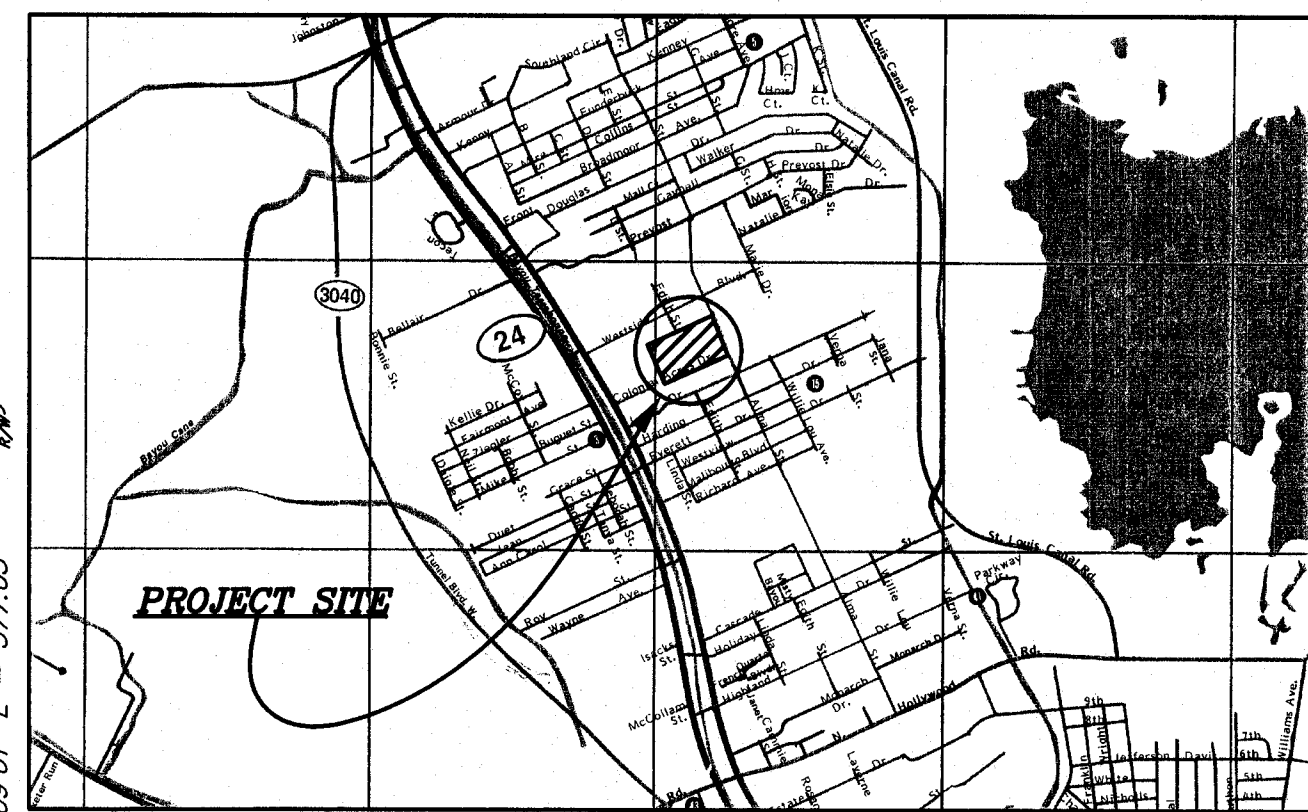
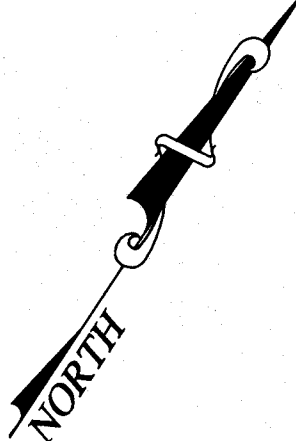
Date


Signature

PC11/ 8 - 1 - 27

Record #

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



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

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C STREET
 - STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
 - CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.
 - THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

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

OB1

RECEIVED
SEP 13
HOUMA-TERREBONNE
REGIONAL PLANNING COMM.

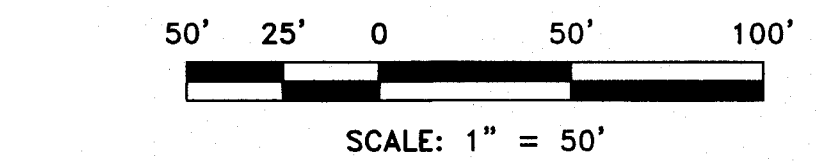
**CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER**

**CONCEPTUAL AND PRELIMINARY
LAND USE: SINGLE FAMILY RESIDENTIAL**

SUBDIVISION PLAN

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

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: L.A.T. CHK'D: F.E.M. III SCALE: 1" = 50' DATE: 11AUG11
APPROVED BY:	JOB # 11-56 CAD # 1156-CP1 FILE #



DATE	REVISION	BY
13SEPT11	REVISED ROAD ALIGNMENT, LOT LINES & REVISIONS TO POND LOCATION	LAT
17AUG11	EXTEND LOT LINES TO C/L BIRDIE ST.	DAB

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

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

AUTHORIZED OWNER _____

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

BY _____ FOR _____

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

FLOYD E. MILFORD, III, P.E.

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

APPROVED: _____
KENETH L. REMBERT, SURVEYOR

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

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

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

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ 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: SURVEY OF TRACTS "A" AND "B" PROPERTY OF C. H. ARCENEUX
2. Developer's Name & Address: C. H. ARCENEUX 4308 FERRY ROAD BOURG, LA. 70343
*Owner's Name & Address: C. H. ARCENEUX 4308 FERRY ROAD BOURG, LA. 70343
[* 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: 4308 FERRY ROAD
5. Location by Section, Township, Range: IN SECTIONS 41, T17S-R18E
6. Purpose of Development: CREATE A LOT FOR SALE
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: AUGUST 11, 2011 SCALE: 1"=50'
11. Council District: 9 - Lambert / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: _____

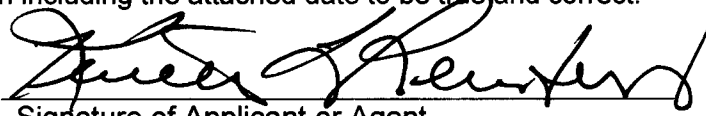
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

AUGUST 25, 2011

Date


Signature of Applicant or Agent

The undersigned certifies: C. H. Arceneux 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.

C. H. ARCENEUX

Print Name of Signature

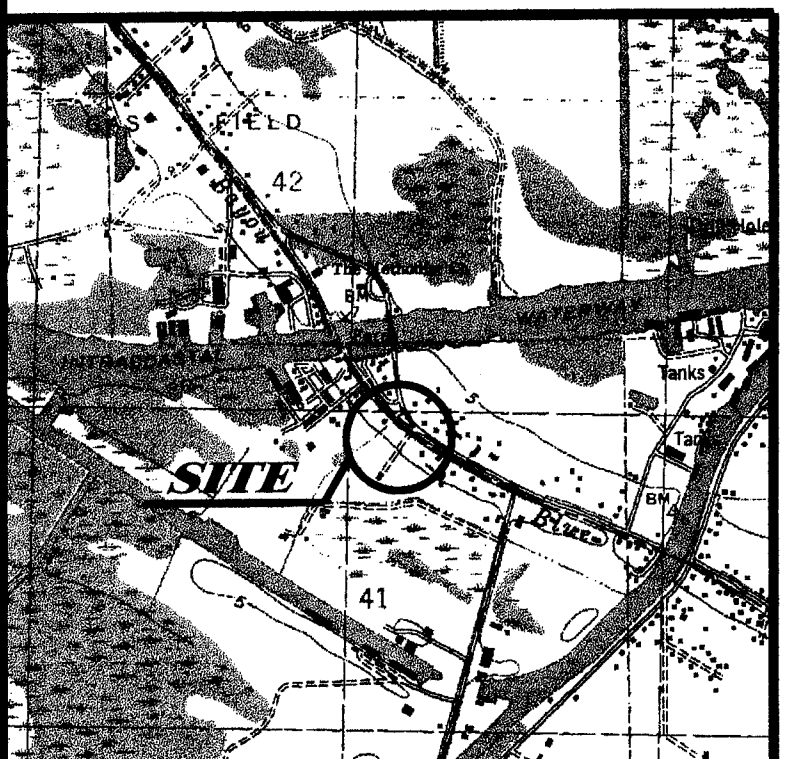
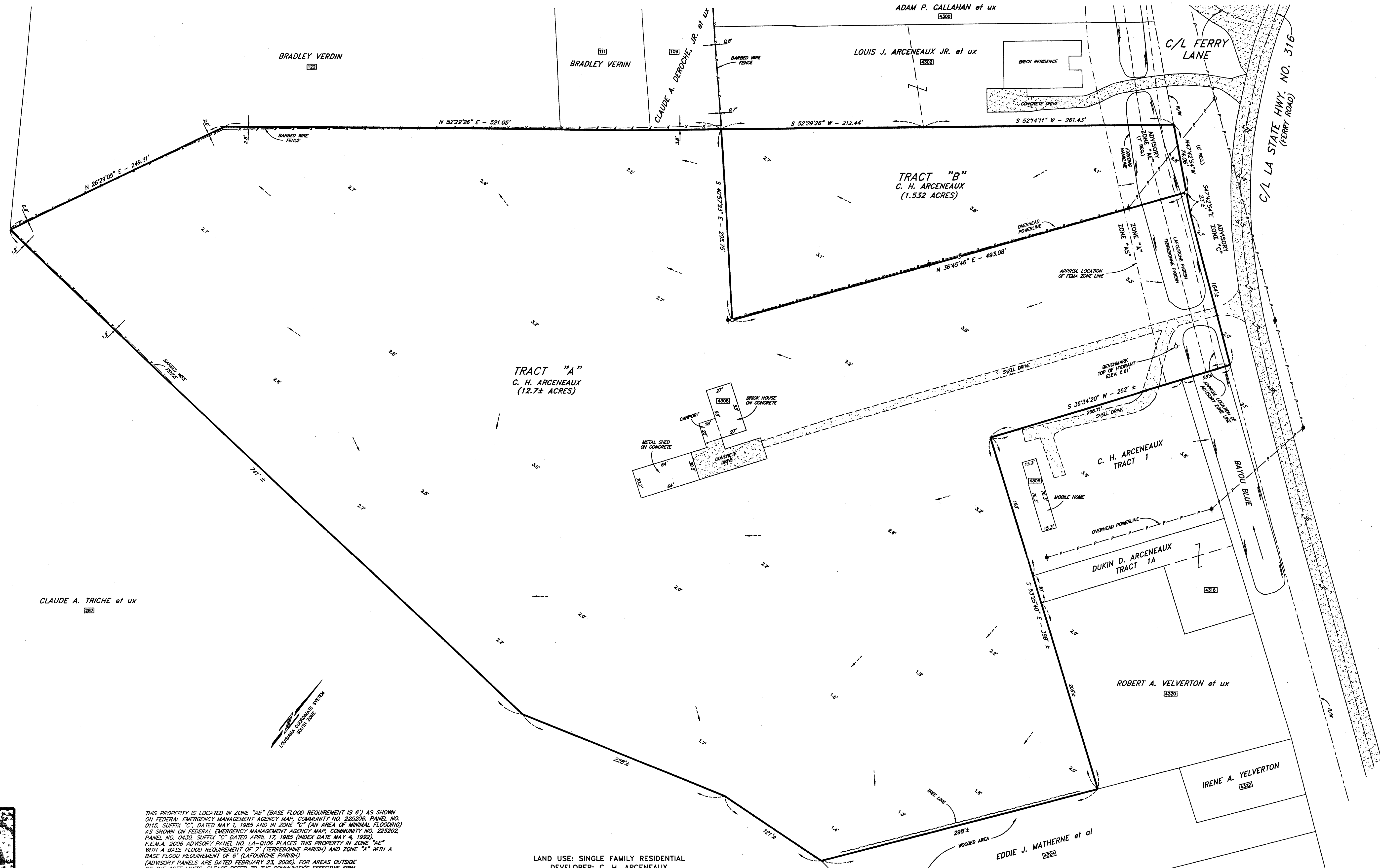
AUGUST 25, 2011

Date

C. H. Arceneux
Signature

PC11/ 9 - 1 - 33

Record # 34



THIS PROPERTY IS LOCATED IN ZONE "A5" (BASE FLOOD REQUIREMENT IS 6') AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0115, SUFFIX "C", DATED MAY 1, 1985 AND IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225202, PANEL NO. 0430, SUFFIX "C" DATED APRIL 17, 1985 (INDEX DATE MAY 4, 1992). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0106 PLACES THIS PROPERTY IN ZONE "A5" WITH A BASE FLOOD REQUIREMENT OF 7' (TERREBONNE PARISH) AND ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6' (LAFOURCHE PARISH). (ADVISORY PANELS ARE DATED FEBRUARY 23, 2006). FOR AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

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

THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 430717, 676196 & 396142 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

NOTE:
THIS PROPERTY DRAINS TO BAYOU BLUE WHICH IS MAINTAINED BY THE STATE OF LOUISIANA TO BAYOU BLUE AND TO THE DRAINAGE DITCH IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

LAND USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: C. H. ARCENEAUX

SURVEY OF TRACTS "A" AND "B"
PROPERTY BELONGING TO C. H. ARCENEAUX
LOCATED IN SECTION 41, T17S-R18E
TERREBONNE & LAFOURCHE PARISHES, LOUISIANA

AUGUST 11, 2011 SCALE: 1" = 50'

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



- LEGEND:
- INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' SPOT ELEVATION (NAVD 88 2006 DATUM)
 - 43071 INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE ARROW

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

BY _____ FOR _____

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

 Variance(s) (detailed description):

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

- Name of Subdivision: D & G Estates, a Residential Planned Unit Development
- Developer's Name & Address: D & G Rentals, LLC 125 Manchester Drive Houma, LA 70360
*Owner's Name & Address: D & G Rentals, LLC
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>2923 Bayou Blue Road (approx. 0.1 mi north of Country Est. Dr.)</u> | |
| 5. Location by Section, Township, Range: <u>Section 64, T16S-R17E</u> | |
| 6. Purpose of Development: <u>Creates 18 Residential Planned Unit Development (PUD) lots</u> | |
| 7. Land Use: | 8. Sewerage Type: |
| <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Community |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Package Plant |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |
| 9. Drainage: | 10. Date and Scale of Map: |
| <input checked="" type="checkbox"/> Curb & Gutter | <u>31 May 2011 1"=30'</u> |
| <input type="checkbox"/> Roadside Open Ditches | 11. Council District: |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>4 / Bayou Blue Fire Dist.</u> |
| <input type="checkbox"/> Other | |
| 12. Number of Lots: <u>19</u> | 13. Filing Fees: <u>\$ 97.20</u> |

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

Galen Bollinger
Print Applicant or Agent

29 August 2011
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.

Print Name of Signature

Signature

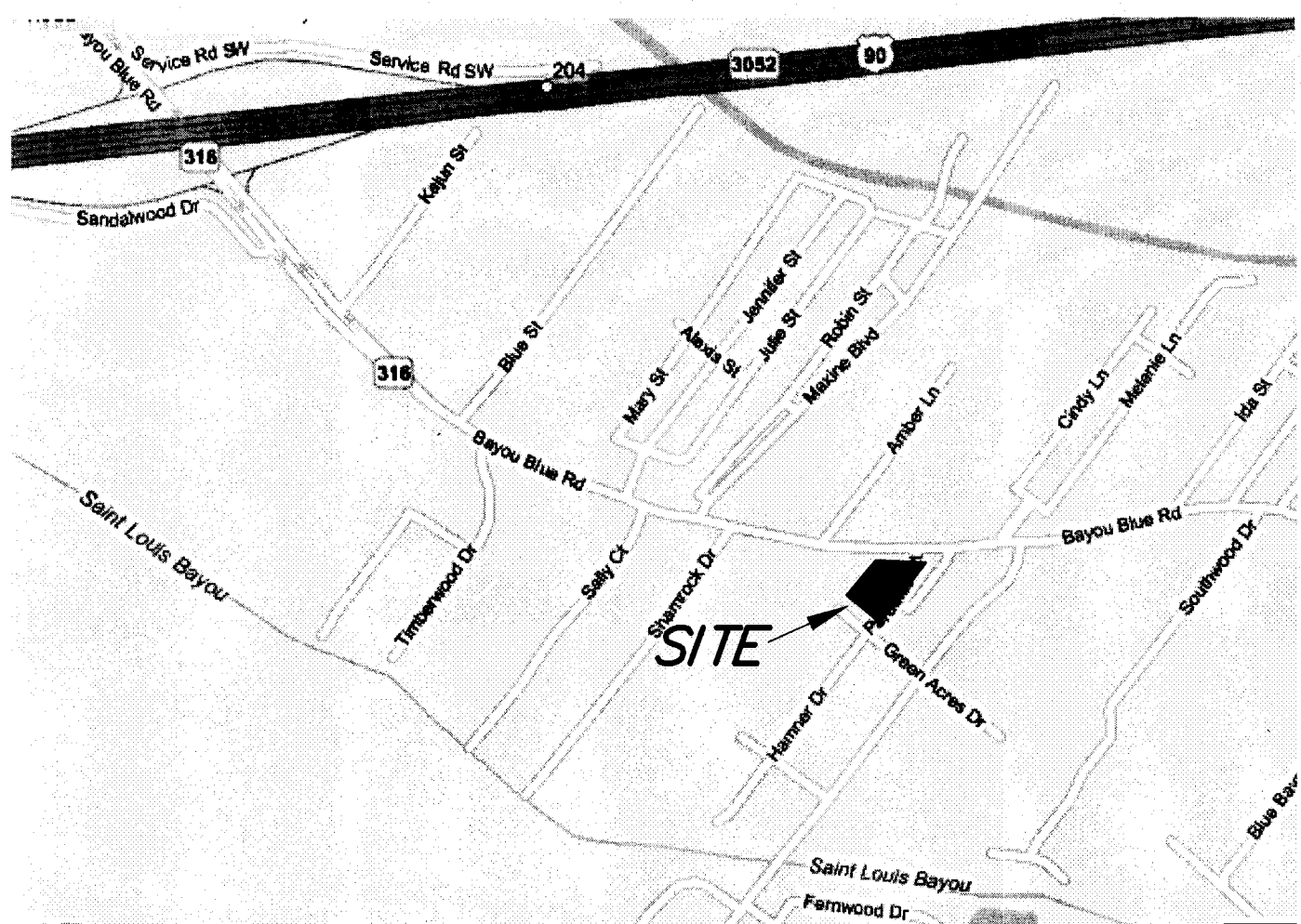
Date

Note:

All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc. Bearings shown hereon are based on the reference survey.

Reference Map:

"REDIVISION OF TRACTS 1 & 4, PROPERTY OF ROBERT H. McCLendon IN SECTION 64, T16S-R17E, TERREBONNE PARISH, LOUISIANA" prepared by Kenneth L. Rembert, PLS and recorded at entry #1331596.



Vicinity Map



Flood Zone Information:

This property is situated within Zone "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0245 C).

The FEMA ABFE (Advisory) Map (LA-T102) shows this property to be outside of the "Limits of ABFE's".

**D & G ESTATES,
a Residential Planned Unit
Development**

**BELONGING TO D & G RENTALS, LLC
LOCATED IN SECTION 64, T16S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

31 MAY 2011

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



Preliminary Document:
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
APPROVED: *Charles L. McDonald* REG. P.L.S. No. 4850

**Conceptual & Preliminary
Plan**

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tele: (985)-876-4412
Fax: (985)-876-4806
email: cldsuvr@aol.com

DRAWN BY: GB
CHECKED: C.L.M.
SCALE: 1" = 30'
DATE: 31 May 2011

JOB # CAD # CavanessBBlue.dwg FILE #

Legend:

- Indicates 1/2" pipe found unless noted
- Indicates 1/2" rod set unless noted
- FH ● Indicates Fire Hydrant

Note:

Discharge from the approved sewer system on this development shall utilize Bayou Blue.

DATE	REVISION	BY

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):

Reduce required road r/w from 40' to 30' due to location of existing road and property lines

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

- Name of Subdivision: Amber Beth Court
- Developer's Name & Address: Travis Buquet, 510 Bayou Gardens Dr., Houma, LA 70364
*Owner's Name & Address: same
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: Bald Cypress Street & Amber Beth Court
- Location by Section, Township, Range: Section 85, T16S-R17E
- Purpose of Development: Single-family residential
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 08/25/11 1:30
- Council District:
4 / Coteau Fire
- Number of Lots: _____
- Filing Fees: \$97.20

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

Kevin P. Rizzo, P. E.
Print Applicant or Agent

August 29, 2011
Date


Signature of Applicant or Agent

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

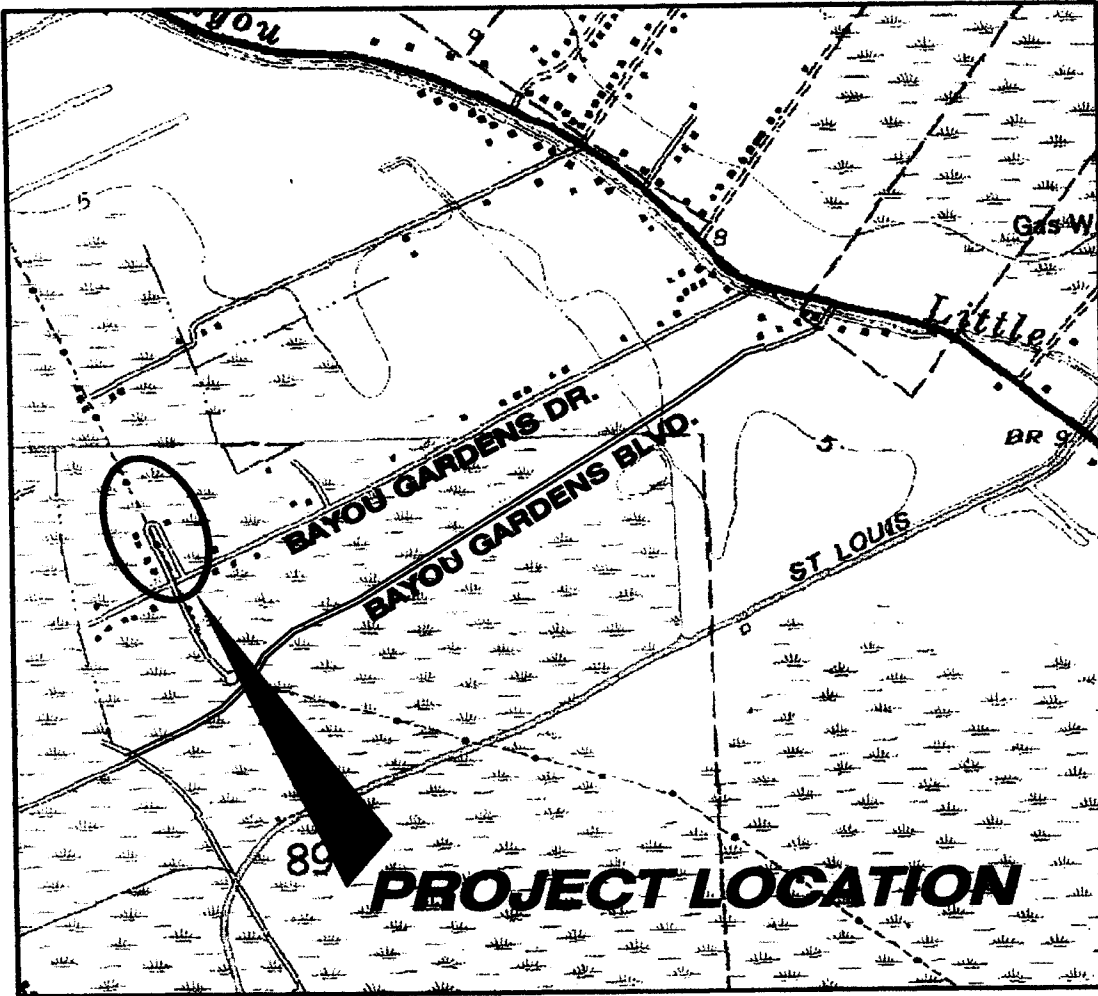
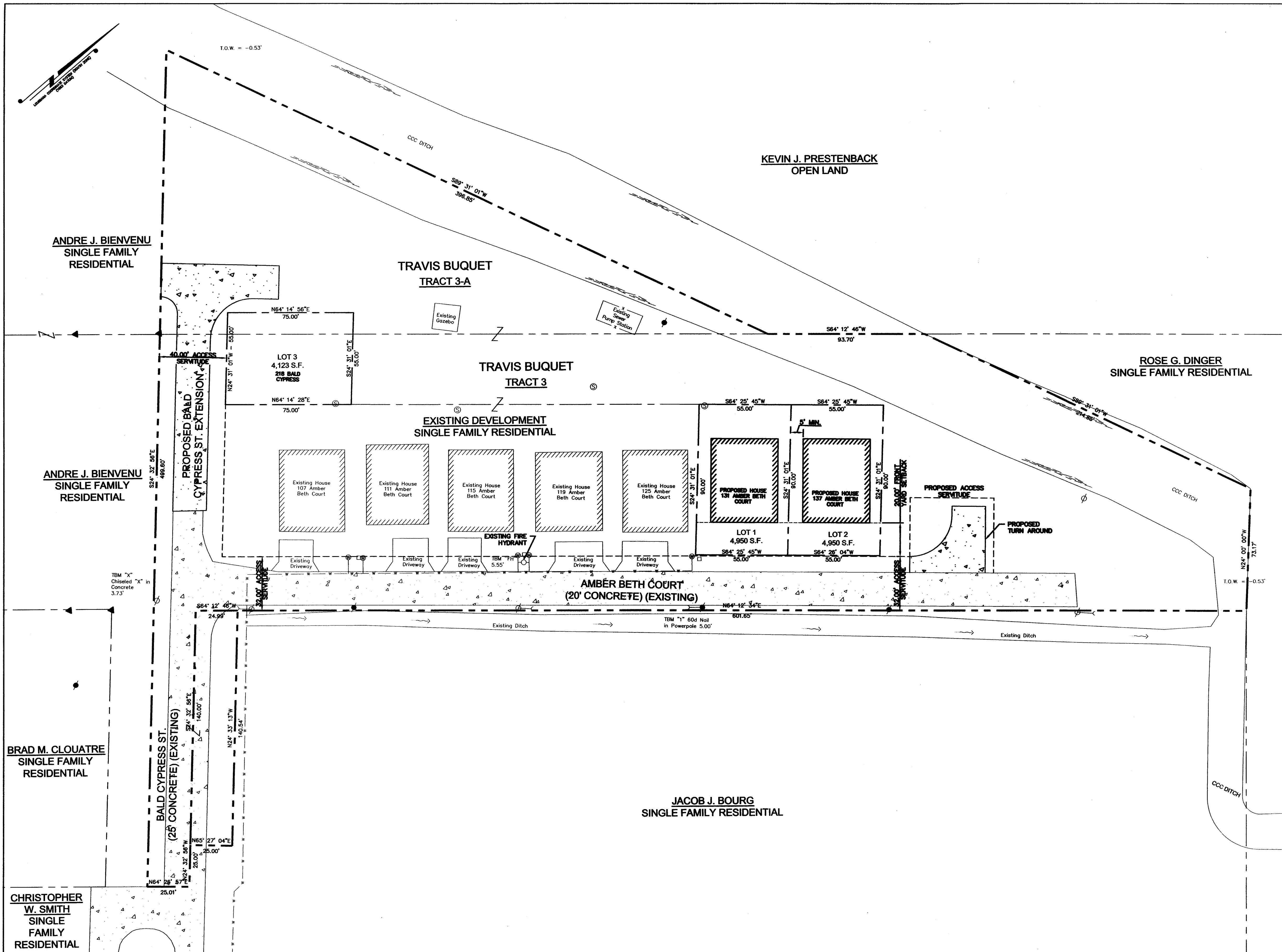
Kevin P. Rizzo, P. E.
Print Name of Signature

August 29, 2011
Date


Signature

PC11/ 9 - 3 - 35

Record # 36



VICINITY MAP

SCALE: 1" = 2000'

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

APPROVED: _____
FOR: _____

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

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: _____
DAVID L. MARTINEZ
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 4614

- LEGEND:
- ▲ DENOTES 5/8" IRON ROD END
 - DENOTES POWER POLE WITH LIGHT
 - DENOTES POWER POLE
 - ⊙ DENOTES SEWER CLEAN OUT
 - × DENOTES SPOT ELEVATION
 - ⊕ DENOTES WATER VALVE
 - DENOTES TELEPHONE PEDestal

CONCEPTUAL / PRELIMINARY

NOTES:				
DATE	REVISIONS	DRAWN BY	APPROVED BY	
	REVISIONS			



FILE NAME:	110052P1.dwg
TBS NO.:	2011.0052
DATE:	8/25/11
PLOT SCALE:	1" = 30"
DRAWN BY:	TAH
APPROVED:	KPR
MAP NO.	

TRAVIS BUQUET - OWNER/DEVELOPER
SINGLE FAMILY RESIDENTIAL

AMBER BETH COURT
RESIDENTIAL BUILDING PARK
LOCATED IN SECTION 85, T16S-R17E
TERREBONNE PARISH, LOUISIANA

SHEET
1
OF
1

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70861

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: WALLACE J. THIBODAUX ESTATES, ADDENDUM NO. 4, PHASE A
TEUTON-CARO DEVELOPMENTS, L.L.C., P.O. BOX 1450, GRAY,
2. Developer's Name & Address: LA 70359
- *Owner's Name & Address: TEUTON-CARO DEVELOPMENTS, L.L.C.
[* 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: WEST SIDE OF BAYOU BLUE & NORTH OF US 90
5. Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
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: 24AUG11 SCALE 1" = 100'
11. Council District: 24 / Schriever Fire
12. Number of Lots: 29
13. Filing Fees: \$410.00 bmb

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

Date

8/29/11

[Signature]
Signature of Applicant or Agent

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

JERRY CARO

Print Name

Date

8/29/11

[Signature]
Signature

PC11/ 9 - 4 - 36

Record # 37



PROJECT SITE

GENERAL NOTES:

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

Reference Map "MAP SHOWING PROPERTY BELONGING TO THE ESTATE OF ELPHEGE DAIGLE, OR ASSIGNS" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 25 August 1986 and revised 12 February 1987.

THESE LOTS ARE LOCATED IN ZONE "A" & "C" (PARISH BASE FLOOD REQUIREMENT IS 5' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0395, SUFFIX "C", AND DATED MAY 1, 1985.

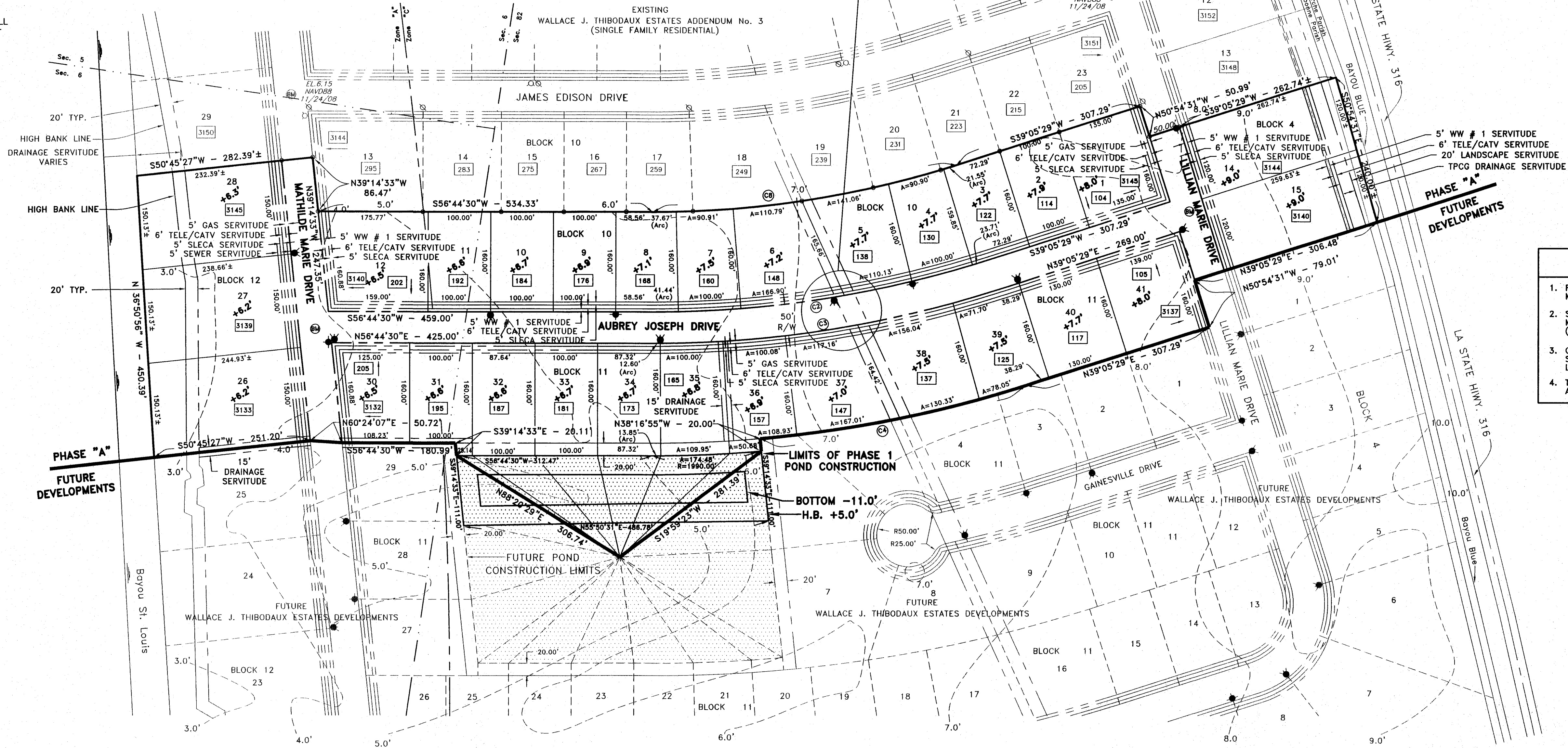
FEMA 2006 ADVISORY PANEL LA-V99 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

NOTE:
TPCG NOT RESPONSIBLE
FOR LANDSCAPE DRAINAGE
ALONG CONCURRENT SERVITUDE
AT BAYOU BLUE.

WARNING!
HIGH PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION
FROM
ACADIAN GAS PIPELINE SYSTEM

VICINITY MAP

NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.



GENERAL NOTES:

1. FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G. STREET
2. STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
3. CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.
4. THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. FIRE HYDRANT
- STREET LIGHT
- BM BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- +3.0 LOT ELEVATIONS
- 999 HOUSE NUMBERS

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

BY _____ FOR _____

CERTIFICATION

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION

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

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

CURVE DATA				
DESCRIPTION	C2/RW	C3/RW	C4/PL	C8/PL
T	273.25'	281.01'	217.95'	237.38'
D	3°15'20"	3°09'56"	2°54'30"	3°34'52"
△	17°39'01"	17°39'01"	12°37'37"	16°52'43"
R	1760.00'	1810.00'	1970.00'	1800.00'
L	542.18'	557.58'	434.15'	471.34'
LC	540.03'	555.37'	433.27'	469.63'
BRG	47°55'00"	47°55'00"	45°24'17"	47°55'00"

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:

CHARLES L. McDONALD, P.L.S.

REG. P.L.S. No. 3402

CURB & GUTTER
SUB SURFACE DRAINAGE

FINAL PLAT
LAND USE: SINGLE FAMILY RESIDENTIAL

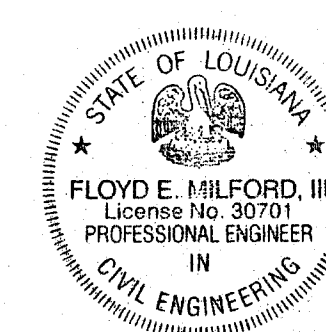
PHASE A - 29 LOTS

SUBDIVISION PLAN

NAVD 88

100' 50' 0 100' 200'

SCALE: 1" = 100'



WALLACE J. THIBODAUX ESTATES
ADDENDUM NO. 4
PHASE A
TEUTON-CARO DEVELOPMENTS, L.L.C.
SECTIONS 6 & 82, T16S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS
HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 09-42 CAD # 0942-SD_FINAL FILE #

DRAWN: D.A.B.

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 24AUG11