

# Houma-Terrebonne Regional Planning Commission

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

**JANUARY 16, 2014, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 December 19, 2013

### **D. COMMUNICATIONS**

### **E. PUBLIC HEARINGS:**

1. Rezone from OL (Open Land) to R-1 (Single-Family Residential) zoning district; Vacant 13.27 acre tract along Valhi Boulevard Extension north of Valhi right-of-way and south of existing Manchester Subdivision; Tri-State Land, applicant
2. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) zoning district; Tract 1 of Property belonging to Coastal Home Builders (Colonial Acres Drive); Coastal Commercial Properties, LLC, applicant; and call a Public Hearing on said matter for Thursday, January 16, 2014 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 Meeting of December 19, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 19, 2013

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 16, 2014 INVOICES and TREASURER'S REPORT OF DECEMBER 2013**

### **E. COMMUNICATIONS**

**F. APPLICATIONS:**

1. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 395 Technology Lane, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of remainder of Evergreen Plantation into Tract E and Remaining Property  
Approval Requested: Process D, Minor Subdivision  
Location: 300' North of Laurel Bridge on East Side of Hwy. 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Acadia Agricultural Holdings, LLC  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Evergreen Master Proposal (Remaining Property)  
Approval Requested: Process C, Major Subdivision-Master Proposal  
Location: 2.6 Miles North of Hwy. 90 along East side of Hwy. 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Acadia Agricultural Holdings, LLC  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Tract C-2-E-1 of the 3040 Commercial Park Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 1727 Martin Luther King Blvd., Terrebonne Parish, LA  
Government Districts: Council District 2 & 3 / Bayou Cane Fire District  
Developer: Corporate Realty  
Surveyor: Acadia Land Surveying, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Property belonging to Al's Shrimp Co., LLC (Tracts 1-6)  
Approval Requested: Process D, Minor Subdivision  
Location: 2163 Brady Road (1.5 miles below Falgout Canal), Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Al & Denise Marmande  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Deroche Estates  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 6695 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Deroche Development, LLC  
Surveyor: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application
7. a) Subdivision: Colonial Acres Subdivision  
Approval Requested: Process C, Major Subdivision-Final  
Location: 6446 Alma Street, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Coastal Homebuilders, LLC  
Surveyor: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

8. a) Subdivision: Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: East of the Intersection of Rue St. Sydney and Rue St. Cameron,  
Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Co., Inc.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

**G. STAFF REPORT**

**H. ADMINISTRATIVE APPROVALS:**

1. Revised Tracts C & D, A Redivision of Revised Tracts C & C, Property belonging to Ivan Authement, Section 14, T18S-R18E, Terrebonne Parish, LA
2. Revised Motivatit Seafood, Inc. Tract being a Redivision of Property of Indian Ridge Plantation, L.L.C., et al, Section 17, T20S-R16E, Terrebonne Parish, LA

**I. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**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 DECEMBER 19, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of December 19, 2013 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of November 21, 2013.”

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

*Mr. Kelley arrived at the meeting at this time – 6:02 p.m.*

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

1. Preliminary Hearing:

- a) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from OL (Open Land) to R-1 (Single-Family Residential) zoning district, Vacant 13.27 acre tract along Valhi Boulevard Extension north of Valhi right-of-way and south of existing Manchester Subdivision, Tri-State Land, applicant, for Thursday, January 16, 2014 at 6:00 p.m.”

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

- b) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) zoning district, Tract 1 of Property belonging to Coastal Home Builders (Colonial Acres Drive); Coastal Commercial Properties, LLC, applicant, for Thursday, January 16, 2014 at 6:00 p.m.”

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Elfert stated that Ravensaide Drive to Valhi Boulevard Extension has been paved and they were glad to see that taken care of.

2. Chairman’s Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Erny moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:04 p.m.”

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

L.A. “Budd” Cloutier, O.D., Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

#### **CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 19, 2013.**

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

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF DECEMBER 19, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 21, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kelley & Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 21, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 21, 2013.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the December 19, 2013 invoices and approve the Treasurer’s Report of November 2013.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC amend the 2013 Budget as proposed.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC accept the Proposed 2014 Budget as presented.”  
  
The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. ANNUAL ORGANIZATIONAL MEETING:
1. The Chairman stated that three proposals were received to perform the 2013 audit. He stated Martin & Pellegrin, CPA was the only proposal that had been received in prior years.
    - a) Mrs. Foret stated proposals were received from:
      - (1) Martin & Pellegrin, CPAs - \$3,500.00
      - (2) Stagni & Company, LLC - \$3,000.00
      - (3) T.S. Kearns & Co. - \$2,900

- b) Discussion was held with regard to Martin & Pellegrin performing the audit in previous years, having no obligation to accept the lowest bid for professional services, and quality and experience of the different firms.
- c) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the lowest proposal of \$2,900.00 from T.S. Kearns & Co. to perform the 2013 audit.”

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

2. The Chairman stated the next item on the agenda was Election of Officers for 2014.

- a) Mr. Elfert nominated Dr. L.A. “Budd” Cloutier, Jr. to remain in the position of Chairman.

- (1) Mr. Elfert moved, seconded by Mr. Erny: “THAT the nominations for the position of Chairman be closed and Dr. L.A. “Budd” Cloutier, Jr. be elected as Chairman by acclamation.”

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

- b) Mr. Erny nominated Mr. Alex Ostheimer to remain in the position of Vice-Chairman.

- (1) Mr. Erny moved, seconded by Mr. Kelley: “THAT the nominations for the position of Vice-Chairman be closed and Mr. Alex Ostheimer be elected as Vice-Chairman by acclamation.”

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

- c) Mr. Ostheimer nominated Mrs. Gloria Foret to remain in the position of Secretary/Treasurer.

- (1) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Gloria Foret be elected as Secretary/Treasurer by acclamation.”

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

F. COMMUNICATIONS:

- 1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated December 17, 2013 requesting to table Old Business Item G.1 (Dove Development & Land Minor Subdivision) [See *ATTACHMENT A*].

- a) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period.

- b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Dove Development & Land, LLC for Process D, Minor Subdivision, for Tracts 1-A thru 1-D, indefinitely as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [See *ATTACHMENT A*].”

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

2. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated December 17, 2013 requesting to withdraw Items H.2 (Trinity Commercial Park, Addendum No. 2) and H.3 (Energy Center of Southeast Louisiana, Addendum No. 3) [See *ATTACHMENT B*].

- a) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period for Trinity Commercial Park, Addendum No. 2.

- (1) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC withdraw the conceptual and preliminary application by Annie 1, LLC for Process C, Major Subdivision, for Trinity Commercial Park, Addendum No. 2, as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [See *ATTACHMENT B*].”

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

- b) Mr. Rembert stated they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period for Energy Center of Southeast Louisiana, Addendum No. 3.

- (1) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the conceptual and preliminary application by Annie 1, LLC for Process C, Major Subdivision, for Energy Center of Southeast Louisiana, Addendum No. 3, as per the Developer’s request and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws and consents to the extension of such period [See *ATTACHMENT B*].”

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

G. OLD BUSINESS:

Mr. Thibodeaux moved, seconded by Mrs. Foret: “THAT Old Business Item G.2 be removed from the table and be considered at this time.”

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

1. WITHDRAWN. *Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC* [See *ATTACHMENT A*]

2. The Chairman stated the next item on the agenda under Old Business was an application by Jermie Ball requesting approval for a Process A, Re-Subdivision for Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated this matter was previously tabled due to the lack of a drainage study but now taken care of and approved by the Engineering Division.

- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.

- c) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates.”

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

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Poule D'eau Properties, LLC requesting conceptual and preliminary approval for a Process C, Major Subdivision for Falgout Canal Harbor.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated Mr. Hale was available to answer any questions.
  - b) The Chairman recognized Mr. Robert Hale, 29793 Ono Boulevard, Orange Beach, Alabama, who stated they were requesting a list of variances and it was the same submittal as the last time with a few modifications as well as applying for Residential Building Park.
  - c) Mr. Freeman suggested the Commission discuss each variance individually as well voted on individually. He discussed variances as stated in the Subdivision Regulations.
  - d) Mr. Ostheimer moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - e) Mr. Gordon discussed the Staff Report and stated Staff would recommend denial should the Commission wish to not grant the variances. He stated should the Commission grant the variances, Staff would recommend conditional approval provided upon the proper permits be acquired from U.S. Corps of Engineers, Coastal Zone Management, LA Department of Natural Resources, and CPRA.
  - f) Discussion was held with regard to access to the development and a need for this type of development in Bayou Dularge.
  - g) Mr. Schouest requested Mr. Reggie Dupre to come to the podium.
  - h) The Chairman recognized Mr. Reggie Dupre, Executive Director of the Levee District, 220 Clendoning Road, who discussed the Morganza levee alignment.
  - i) The Chairman recognized Mr. Mitch Marmande, T. Baker Smith, LLC, 202 Chantilly Drive, who also discussed the levee alignment.
  - j) Discussion ensued with regard to variances, appealing a denial through the Parish Council, regulations written not particularly for the lower parts of the Parish, and granting variances due to the area having topographical peculiar conditions.
  - k) The Chairman read the first variance: 20' limestone street and utility corridor planned (total of 36i/l/o 56' wide -40' street 16' utilities); hard surface not planned, variance requested due to the following: Access is via about 2000f existing limestone road a portion of which is maintained by TPCG; Phase I will use this existing limestone road which is not owned by our development but we do have a servitude to use it; Phase II will require a new limestone road and see no reason to hard surface since the other roads are lime-stoned; maintenance cost shall be required in the leases with ultimate responsibility of the developer.
    - (1) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #1 concerning the limestone street and utility corridor."
    - (2) Mr. Freeman stated there needs to be some substance as to what they are allowing the Developer to do. Mr. Gordon suggested that state standards be met for aggregate roadways.
    - (3) *Motion as amended.* Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #1 concerning the limestone street and utility corridor and meet all state standards for aggregate roadways."
    - (4) Discussion was held with regard to the access road as well as the interior roadway within the development, maintenance of the same, and width of the roadway.

- (5) The Chairman called for a vote on the amended motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: Mr. Elfert; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- l) The Chairman read the second variance: Limestone parking area '25 50' planned i/l/o concrete, variance requested; parking also available under camps; all parking will be restricted to the campsite and not allowed in the streets; this will be stated in the leases.
    - (1) Discussion was held with regard to parking provided under the camps.
    - (2) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #2 concerning limestone parking."
    - (3) Discussion ensued with regard to there being no standards for private parking and specifics given at the Engineering phase.
    - (4) *Motion as amended.* Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #2 concerning limestone parking with specifics of the parking be given at the Engineering phase."
 

The Chairman called for a vote on the amended motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - m) The Chairman read the third variance: 1 block length 1,550' in length, variance requested; should be no longer than 1,500 we ask for the 50' variance for this due to cross streets are not practical in this case.
    - (1) Discussion was held with regard to if the cross street requirement were met, it would lead to the water and be unreasonable.
    - (2) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance Item #3 concerning block length due to the elevation and area making it unreasonable to place a cross street."
 

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - n) The Chairman read the fourth variance: Green space smaller than requirement, variance requested; this is a fishing camp community and small children would need to be supervised due to the danger of the water; the slip itself could be considered a recreation area.
    - (1) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #4 concerning green space due to the uniqueness of the topography and the slip/water being utilized for recreation."
    - (2) Discussion was held with regard to whether a variance was even necessary, removing it, and quantifying "smaller."
    - (3) *Motion as amended.* Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #4 concerning green space due to the uniqueness of the topography and the slip/water being utilized for recreation and that the Developer is not required to make any green space available."
 

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

- o) The Chairman read the fifth variance: Access street is not the normal collector street; Dr. Beatrous Road is the actual collector street, the rest are private streets; full camp use would only be on warm weather fishing weekends; most camps aren't used in cold weather; traffic should not be a problem and a variance is requested.
- (1) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #5 because not granting it would kill the development because there's no place to put it due to the marsh and topographic uniqueness."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- p) The Chairman read the sixth variance: Buildings to be a minimum of 10' apart, variance requested; if camps are smaller than 40' wide this distance apart could be greater; in most instances, subdivision setbacks throughout the parish are only 5' from property lines.
- (1) Discussion was held with regard to the proper distance between buildings and discrepancies in the regulations.
- (2) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant Variance #6 concerning minimum distance between buildings due to a conflict in the regulations and allowing the buildings to be a minimum of 10' apart."
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- q) The Chairman read the seventh variance: Private garbage collection shall be taken via Dr. Beatrous Road (public street).
- (1) Discussion was held with regard to there being two existing dumpsters paid by Marina and the other by both Poule D'eau Properties and the Wurzlowl-Ellenders that could be utilized for garbage.
- (2) Mr. Kelley moved, seconded by Mr. Erny: "THAT the HTRPC grant Variance #7 concerning garbage collection because dumpsters are provided for the residents."
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- r) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual and preliminary approval of Process B, Residential Building Park for Falgout Canal Harbor with seven variances granted based upon the unique topography and other conditions peculiar to the site and that the variances can be granted and not destroy the intent of the regulations."
- s) Discussion was held with regard to conditions concerning required permits that should be included in the motion as previously recommended by Mr. Gordon.
- t) *Motion as amended.* Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant conceptual and preliminary approval of Process B, Residential Building Park for Falgout Canal Harbor with seven variances granted based upon the unique topography and other conditions peculiar to the site and that the variances can be granted and not destroy the intent of the regulations and conditioned upon all required permits approved by the U.S. Corps of Engineers, Coastal Zone Management, LA Department of Natural Resources, and CPRA."
- The Chairman called for a vote on the amended motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. WITHDRAWN. *Trinity Commercial Park, Addendum No. 2* [See *ATTACHMENT B*]
3. WITHDRAWN. *Energy Center of Southeast Louisiana, Addendum No. 3* [See *ATTACHMENT B*]
4. The Chairman called to order the Public Hearing for an application by Mel Blanchard requesting approval for a Process A, Re-Subdivision for Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision.

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

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

- d) Discussion was held with regard to the property being zoned as single-family residential.
- e) Mr. Gordon discussed the Staff Report and stated the applicant was requesting two variances: from the minimum square footage requirement and from drainage calculations. He stated Staff would recommend approval as long as the Commission granted the two variances.
- f) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision with variances from the minimum square footage requirement and from drainage calculations due to the homes being built in the 1940’s and built before any regulations were put into place.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Revised Lot 10, Addendum No. 1 & Revised Lots 9, 10, & 11, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift on Property belonging to C4 Elion, L.L.C., Section 5, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of a 35.90 acre tract and a 5.57 acre tract belonging to Gilbert Paul Stoufflet, et al, Creating a 27.79 acre tract and a 13.68 acre tract, Section 10, T18S-R19E & Section 1, T19S-R19E, Terrebonne Parish, LA
4. Property Line Shift of Lot 1, Block 5 of Crescent Subdivision on property belonging to Rene LeCompte, Section 81, T17S-R16E, Terrebonne Parish, LA

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

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Ostheimer stated they would have information for the Commission to look at soon.

L. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Thibodeaux discussed a development encroaching on Bayou Terrebonne near Coteau Road and requested Staff to look into.

b) Mr. Ostheimer discussed the upcoming National American Planning Association Conference to be held in Atlanta in April and encouraged the Commission to attend.

(1) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC authorize up to four members to attend the National American Planning Association Conference in Atlanta, Georgia in 2014.”

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

2. Chairman’s Comments:

a) Dr. Cloutier thanked the Commission for re-electing him for Chairman and for Mr. Ostheimer as Vice-Chairman and Mrs. Foret as Secretary/Treasurer.

M. PUBLIC COMMENTS: None.

N. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:49 p.m.”

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

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

*Keneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
985-879-2782 (FAX) 985-879-1641

*Item G1*

December 17, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEM (DOVE DEVELOPMENT & LAND, LLC-TRACTS 1-D THRU  
4-D)

Dear Pat:

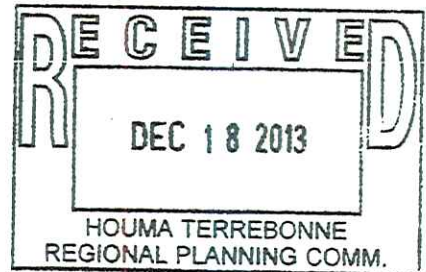
Please let this letter serve as a request to allow the above item to remain on the table and not be considered for approval at the meeting of December 19th. All utilities are not complete at this time.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr



*Keneth L. Rembert*

LAND SURVEYORS

*since 1973*

635 SCHOOL ST. HOUMA, LA. 70360  
985-879-2782 (FAX) 985-879-1641

*Items H2 & H3*

December 17, 2013

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

Att: Mr. Pat Gordon:

Re: APPLICATIONS- Items 2 & 3 for Annie 1, LLC, Trinity Commercial Park Add #2 and  
Energy Center of Southeast Louisiana Add #3 (H2) (H3)

Dear Pat:

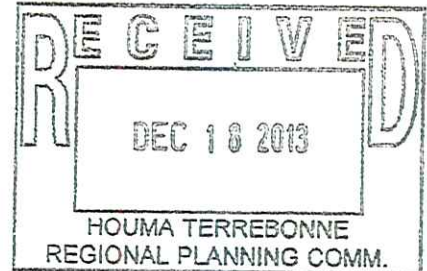
Please let this letter serve as a request to defer any action on the above items at the meeting of December 19, 2013. The developer would like to make changes to the projects and resubmit them.

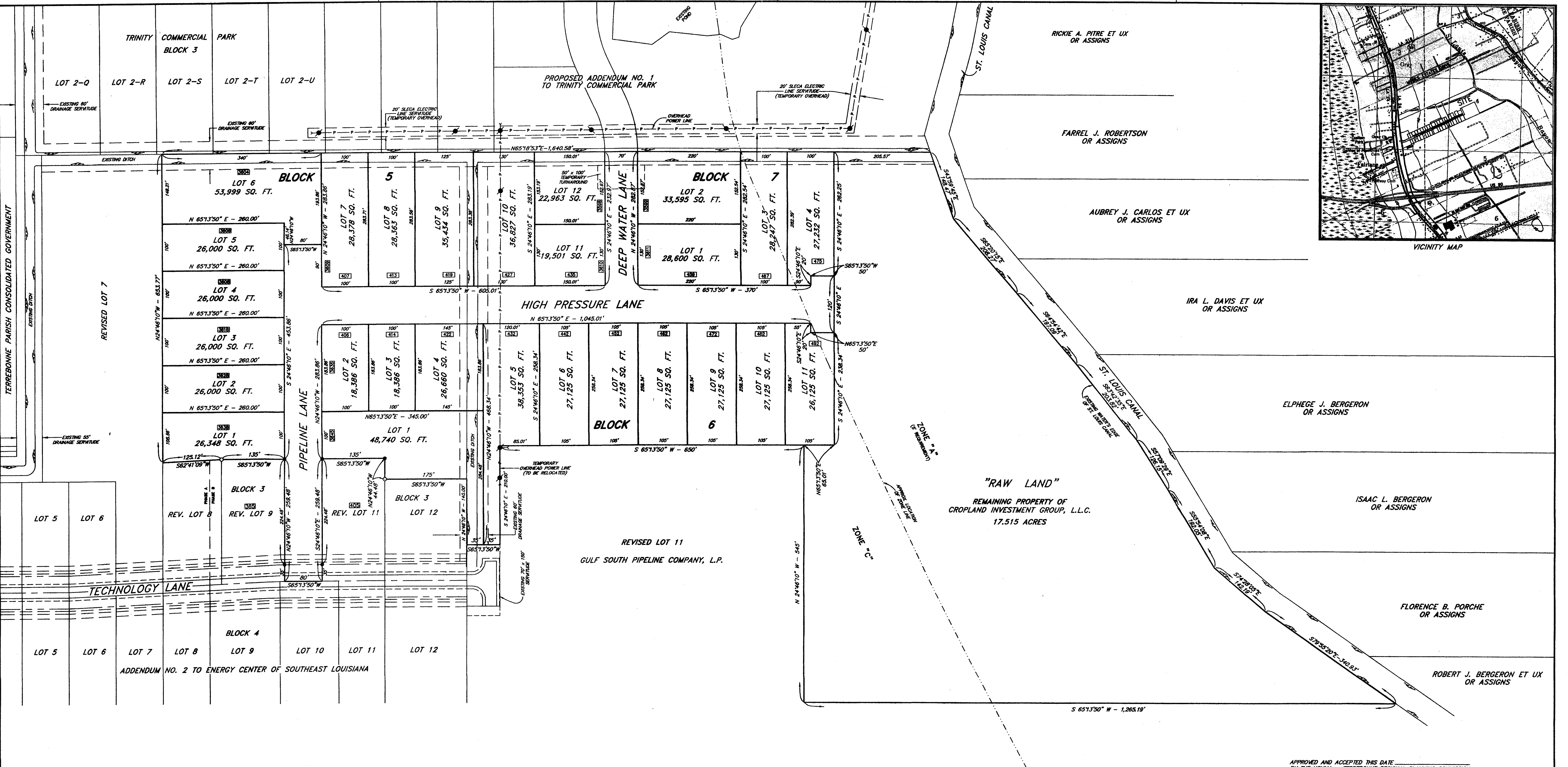
Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr





REFERENCE MAPS:

- 1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- 2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- 3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHRIEVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 639" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOT 10 ADDENDUM NO. 1 & REVISED LOTS 9, 10 & 11, BLOCK 3, ADDENDUM NO. 2 TO ENERGY CENTER OF SOUTHEAST LOUISIANA LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED NOVEMBER 11, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

THIS PROPERTY DRAINS TO EXISTING DITCHES ON THIS PROPERTY THEN TO ST. LOUIS CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SURFICIAL "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1701 DOES NOT AFFECT THIS PROPERTY.

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

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 3/8" IRON ROD SET
- INDICATES 5/8" IRON ROD PREVIOUSLY SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES MUNICIPAL ADDRESS

GRAPHIC SCALE

27 - TOTAL LOTS  
1 - RAW LAND TRACT

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

"CONCEPTUAL & PRELIMINARY"  
INDIVIDUAL SEWER

DEVELOPER: ANNIE 1, LLC  
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL

ENERGY CENTER OF SOUTHEAST LOUISIANA  
ADDENDUM NO. 3  
PROPERTY OF CROPLAND INVESTMENT GROUP, LLC ET AL  
LOCATED IN SECTION 4, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA  
DECEMBER 30, 2013 SCALE: 1" = 100'

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

STATE OF LOUISIANA  
KENNETH L. REMBERT  
REG. NO. 331  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JOB NO.: \_\_\_\_\_ FIELD BOOK: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TECHNOLOGY: \_\_\_\_\_  
DRAWN BY: KM PAGES: \_\_\_\_\_ SURVEY FILE: \_\_\_\_\_ FOLDER: RONALD L. SHAW - ENERGY CENTER

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: ENERGY CENTER OF SOUTHEAST LOUISIANA ADDENDUM NO. 3
2. Developer's Name & Address: ANNIE I, LLC, P.O. BOX 869, HOUMA, LA 70361
- \*Owner's Name & Address: CROPLAND INVESTMENT GROUP, LLC  
P O BOX 869, HOUMA LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 395 TECHNOLOGY LANE, GRAY, LA
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATE MORE LOTS TO SELL.
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☒ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map:  
DATE: 12/30/13 SCALE: 1" = 100'
11. Council District:
12. Number of Lots: 27
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

12/30/13

Date

[Signature]  
Signature of Applicant or Agent

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

ANNIE, I, LLC BY RONNIE SHAW  
Print Name of Signature

12/30/13

[Signature]  
Signature

# 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:

- Name of Subdivision: Redivision of Remainder of Evergreen Plantation into Tract E & Remaining Property
- Developer's Name & Address: Acadia Agricultural Holdings, LLC 110 Rue Angelique, Thibodaux, LA 703  
\*Owner's Name & Address: Acadia Agricultural Holdings, LLC 110 Rue Angelique, Thibodaux, LA 703  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

- Physical Address: ~300' North of the Laurel Bridge on the East side of Hwy 21
- Location by Section, Township, Range: Section 1 T16S - R16E
- Purpose of Development: Industrial / Commercial
- 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: Nov. 2013 1" = 50'
- Council District: 2 memb / Schriever Fire
- Number of Lots: 1
- Filing Fees: \$131.11

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

Matt Ledet

Print Applicant or Agent

12/30/13

Date

Matt Ledet

Signature of Applicant or Agent

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

JACOB GIARDINA

Print Name of Signature

[Signature]

Signature

Date










PC14/

1 - 2 - 2

Revised 3/25/2010

ALL SEWERAGE GENERATED ON SITE WILL BE PROCESSED IN A PRIVATE ON-SITE TREATMENT UNIT. ALL SEWAGE EFFLUENT SHALL BE DISCHARGED INTO ADJACENT DRAINAGE CANALS. THE OWNER OF THE TREATMENT SYSTEM WILL PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

-  DENOTES HWY. MONUMENT FND.  
 DENOTES SET 3/4" G.I.P.  
 DENOTES FND. 3/4" G.I.P.  
 DENOTES CONTROL MONUMENT FND.  
 DENOTES EXISTING FIRE HYDRANT  
 DENOTES EXISTING POWERPOLE  
 DENOTES EXISTING WATER LINE  
 DENOTES EXISTING GAS LINE  
 DENOTES DRAINAGE FLOW

DESCRIPTION:  
COMMENCING AT MONUMENT "NBTB 17" HAVING COORDINATES OF  
X=3,451,996.62 AND Y=442,065.23, SAID POINT BEING THE POINT OF  
COMMENCEMENT; THENCE, N 28°36'59" E A DISTANCE OF 101.30 FEET TO  
A FOUND 3/4" G.I.P., SAID POINT BEING THE POINT OF BEGINNING;

THENCE, N 29°23'14" W A DISTANCE OF 146.52 FEET TO A FOUND CONC.  
HWY MONUMNET;

THENCE, N 28°53'38" W A DISTANCE OF 104.24 FEET TO A SET 3/4" G.I.P.;

THENCE, N 63°55'25" E A DISTANCE OF 1254.73 FEET TO A SET 3/4" G.I.P.;

THENCE, S 20°55'47" E A DISTANCE OF 251.01 FEET TO A SET 3/4" G.I.P.;

THENCE, S 63°55'25" W A DISTANCE OF 1218.55 FEET TO THE POINT OF BEGINNING CONTAINING 7.10 ACRES.

REFERENCE:  
STATE PROJECT NO. 855-06-13 HOUMA-SCHRIEVER HIGHWAY ROUTE LA  
659 TERREBONNE PARISH

REDIVISION OF TRACT C ALONG HWY 24 WITHIN THE EVERGREEN  
PLANTATION BY T. BAKER SMITH DATED DECEMBER 18, 2013

THIS TRACT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0405C, DATED MAY 1, 1985.

REMAINDER OF EVERGREEN PLANTATION

N 63°55'25" E - 1254.73'

TRACT E  
ACADIA AGRICULTURAL HOLDINGS, LLC  
309218.41 SQ.FT.  
7.10 ACRES

N.V.I., LLC  
TRACT C

**PROJECT VICINITY**

VICINITY MAP

EXIST. 15' SERVITUDE

193.61'  
S63°55'25"W

20°55'47" E  
251.07'

REMAINDER OF  
EVERGREEN  
PLANTATION

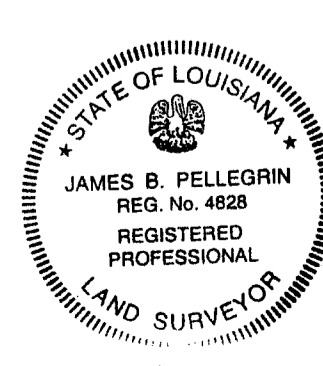
EXIST. 30'  
DRAINAGE SERVITUDE  
AND DITCH

## INDUSTRIAL

**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.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM "LA ONE CALL". THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.

BASIS OF BEARING BASED ON LOUISIANA STATE PLANE COORDINATE  
SYSTEM NAD 83, SOUTH ZONE, SURVEY FEET.

[illegible]

**T. BAKER SMITH**  
A CENTURY OF SOLUTIONS  
1100 South Acadia Road, Thibodaux, LA 70301  
(985)446-7970 - tbsmith.com

1913
2013

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 BOUNDARY SURVEYS (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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

  
JAMES B. PELLEGRIN  
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 482

DRAWN BY:	RPG	APPROVED BY:	MJH
DATE:	NOV. 2013	JOB NO:	2008.1078
DRAWING NAME:		Master Sub_Rev 1.dwg	
PROJECTION: PROJECTION			
GEO. DATUM: NAD83   VERT. DATUM: NAVD88			
GRID UNITS: US SURVEY FEET			
SHEET NO:		1	OF 1

ACADIA AGRICULTURAL HOLDINGS, LL  
 REDIVISION OF REMAINDER OF EVERGREEN PLANTATIO  
 INTO TRACT E AND REMAINING PROPERTY  
 ALONG LA HIGHWAY 24  
 SEC. 1, T16S - R16E  
 SCHRIEVER, LOUISIANA  
 TERREBONNE PARISH

P:\Y-2008\2008.1076\Tract E Evergreen\Tract E MS

# 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 (Master Proposal)  
☐ 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: Evergreen Master Proposal, Remaining Property Along Hwy 24  
2. Developer's Name & Address: Acadia Agricultural Holdings LLC 110 Rue Angelique, Thibodaux, LA 70301  
\*Owner's Name & Address: Acadia Agricultural Holdings LLC 110 Rue Angelique, Thibodaux, LA 70301  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: ~2.6 miles North of Hwy 90 along East side of Hwy 24  
5. Location by Section, Township, Range: S145+146 T15S-R16E / S1+2 T16S-R16E  
6. Purpose of Development: Industrial/Commercial  
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: Nov 2013 1" = 200'  
11. Council District: 2 / Schriever Fire  
12. Number of Lots: 7  
13. Filing Fees: \$99.44

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

Matt Ledet

Print Applicant or Agent

12/30/13

Date

Matt Ledet

Signature of Applicant or Agent

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

JACOB GIARDINA  
Print Name of Signature

[Signature]  
Signature

Date

PC14/ 1 - 3 - 3

Revised 3/25/2010



# 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  
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C. ☐ Major Subdivision  
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☐ 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: Tract C-2-E-1 of the 3040 Commercial Park Subdivision  
2. Developer's Name & Address: Corporate Realty, 201 St. Charles Ave. Suite 4411 New Orleans, LA 70170  
\*Owner's Name & Address: Target Corporation, 1727 Martin Luther King Blvd. Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C./Byron J. Oncale

### SITE INFORMATION:

4. Physical Address: 1727 Martin Luther King Blvd. Houma, LA 70360  
5. Location by Section, Township, Range: Section 33, T17S, R17E  
6. Purpose of Development: Commercial  
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: December 2, 2013 1" = 60'  
11. Council District: 2 & 3 / BayouCane Fire  
12. Number of Lots: 2  
13. Filing Fees: \$155.55

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

JAMES L. TUCKER  
Print Applicant or Agent  
12/27/13  
Date

[Signature]  
Signature of Applicant or Agent  
**James L. Tucker**  
Director Real Estate  
Target Corporation

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.

JAMES L. TUCKER  
Print Name of Signature  
12/27/13  
Date

[Signature]  
Signature  
**James L. Tucker**  
Director Real Estate  
Target Corporation

PC14/ 1 - 4 - 4

Revised 3.25.2010

T 17 S - R 17 E  
SECTION 33

DRAINAGE NOTES:

APPARENT DIRECTION OF DRAINAGE FLOW

THIS PROPERTY DRAINS TO THE CATCH BASINS ON SITE.  
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

PROPOSED LAND USE:

COMMERCIAL

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	⊙
SET 3/4" IRON ROD (UNLESS NOTED)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗*
EXISTING PARKING LOT LIGHT	⊗*
EXISTING GUY ANCHOR	—>
EXISTING OVERHEAD POWER LINE	—
EXISTING GAS METER	⊙
EXISTING GAS VALVE	⊙
EXISTING GAS LINE	—
EXISTING SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING GRAVITY SEWER LINE	—
EXISTING DRAINAGE MANHOLE	⊙
EXISTING SUBSURFACE DRAINAGE	—
EXISTING CATCH BASIN/DROP INLET	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙
EXISTING WATER VALVE	⊙
EXISTING WATER LINE	—

TRACT C-4A  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1-B  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1-A  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1-B  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1-A  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

TRACT C-2-E-1-B  
NOT A PART  
OWNER:  
HOME DEPOT U.S.A., INC.  
1717 MARTIN LUTHER KING BLVD.  
HOUMA, LA. 70360

LEGAL DESCRIPTION - TRACT C-2-E-1:

A certain tract of land containing 13.649 acres or 594,533 sq. ft. and being designated as Tract C-2-E-1 of the 3040 Commercial Park Subdivision, located in Section 33, T17S-R17E, City of Houma, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Martin Luther King Boulevard and the westerly boundary line of Tract C-2-E-1, said point being the "POINT OF BEGINNING," and labeled "P.O.B.1";

Then, continuing along the southerly right of way line of Martin Luther King Boulevard, along a curve to the left having a delta of 09 degrees 41 minutes 32 seconds, a radius of 1,245.92 feet, an arc length of 210.76 feet a chord bearing of South 37 degrees 24 minutes 48 seconds East and a chord distance of 210.51 feet to a point;  
Then, departing the southerly right of way line of Martin Luther King Boulevard, South 50 degrees 09 minutes 05 seconds West a distance of 102.43 feet to a point;  
Then, South 67 degrees 57 minutes 41 seconds West a distance of 45.73 feet to a point;  
Then, South 50 degrees 08 minutes 45 seconds West a distance of 83.10 feet to a point;  
Then, South 08 degrees 03 minutes 22 seconds West a distance of 20.84 feet to a point;  
Then, South 37 degrees 42 minutes 20 seconds East a distance of 176.60 feet to a point;  
Then, North 89 degrees 15 minutes 38 seconds East a distance of 23.24 feet to a point;  
Then, South 40 degrees 47 minutes 39 seconds West a distance of 823.08 feet to a point;  
Then, along a curve to the right having a delta of 13 degrees 27 minutes 19 seconds, a radius of 2,320.92 feet, an arc length of 545.04 feet, a chord bearing of North 42 degrees 28 minutes 42 seconds West and a chord distance of 543.79 feet to a point;  
Then, North 38 degrees 44 minutes 47 seconds West a distance of 363.90 feet to a point;  
Then, North 81 degrees 06 minutes 41 seconds East a distance of 7.03 feet to a point;  
Then, North 61 degrees 12 minutes 05 seconds East a distance of 293.32 feet to a point;  
Then, South 23 degrees 33 minutes 12 seconds East a distance of 168.13 feet to a point;  
Then, North 58 degrees 33 minutes 41 seconds East a distance of 600.25 feet to a point;  
Then, North 62 degrees 49 minutes 21 seconds East a distance of 239.02 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION - TRACT C-2-E-1-A:

A certain tract of land containing 12.862 acres or 560,268 sq. ft. and being designated as Tract C-2-E-1-A of the 3040 Commercial Park Subdivision, located in Section 33, T17S-R17E, City of Houma, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Martin Luther King Boulevard and the westerly boundary line of Tract C-2-E-1, said point being the "POINT OF BEGINNING," and labeled "P.O.B.1";

Then, continuing along the southerly right of way line of Martin Luther King Boulevard, along a curve to the left having a delta of 01 degrees 43 minutes 10 seconds, a radius of 1,245.92 feet, an arc length of 37.39 feet and a chord bearing of South 33 degrees 25 minutes 37 seconds East a distance of 37.39 feet to a point;  
Then, departing the southerly right of way line of Martin Luther King Boulevard, South 57 degrees 37 minutes 32 seconds West a distance of 68.46 feet to a point;  
Then, South 64 degrees 26 minutes 10 seconds West a distance of 185.07 feet to a point;  
Then, South 18 degrees 31 minutes 56 seconds West a distance of 8.96 feet to a point;  
Then, South 27 degrees 21 minutes 19 seconds East a distance of 51.13 feet to a point;  
Then, South 38 degrees 28 minutes 56 seconds East a distance of 8.96 feet to a point;  
Then, South 41 degrees 05 minutes 08 seconds East a distance of 37.54 feet to a point;  
Then, North 88 degrees 39 minutes 17 seconds East a distance of 29.56 feet to a point;  
Then, North 50 degrees 02 minutes 07 seconds East a distance of 183.32 feet to a point;  
Then, North 30 degrees 29 minutes 46 seconds West a distance of 21.52 feet to a point;  
Then, North 51 degrees 29 minutes 15 seconds East a distance of 31.53 feet to a point on the southerly right of way line of Martin Luther King Boulevard;  
Then, continuing along the southerly right of way line of Martin Luther King Boulevard, along a curve to the left having a delta of 03 degrees 19 minutes 17 seconds, a radius of 1,245.92 feet, an arc length of 72.22 feet and a chord bearing of South 40 degrees 35 minutes 55 seconds East a distance of 72.22 feet to a point;  
Then, departing the southerly right of way line of Martin Luther King Boulevard, South 50 degrees 09 minutes 05 seconds West a distance of 102.43 feet to a point;  
Then, South 67 degrees 57 minutes 41 seconds West a distance of 45.73 feet to a point;  
Then, South 50 degrees 08 minutes 45 seconds West a distance of 83.10 feet to a point;  
Then, South 08 degrees 03 minutes 22 seconds West a distance of 20.84 feet to a point;  
Then, South 37 degrees 42 minutes 20 seconds East a distance of 176.60 feet to a point;  
Then, North 89 degrees 15 minutes 38 seconds East a distance of 23.24 feet to a point;  
Then, South 40 degrees 47 minutes 39 seconds West a distance of 823.08 feet to a point;  
Then, along a curve to the right having a delta of 13 degrees 27 minutes 19 seconds, a radius of 2,320.92 feet, an arc length of 545.04 feet, a chord bearing of North 42 degrees 28 minutes 42 seconds West and a chord distance of 543.79 feet to a point;  
Then, North 38 degrees 44 minutes 47 seconds West a distance of 363.90 feet to a point;  
Then, North 81 degrees 06 minutes 41 seconds East a distance of 7.03 feet to a point;  
Then, North 61 degrees 12 minutes 05 seconds East a distance of 293.32 feet to a point;  
Then, South 23 degrees 33 minutes 12 seconds East a distance of 168.13 feet to a point;  
Then, North 58 degrees 33 minutes 41 seconds East a distance of 600.25 feet to a point;  
Then, North 62 degrees 49 minutes 21 seconds East a distance of 239.02 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION - TRACT C-2-E-1-B:

A certain tract of land containing 0.787 acres or 34,265 sq. ft. and being designated as Tract C-2-E-1-B of the 3040 Commercial Park Subdivision, located in Section 33, T17S-R17E, City of Houma, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Martin Luther King Boulevard and the westerly boundary line of Tract C-2-E-1, said point being the "POINT OF BEGINNING," and labeled "P.O.B.1";

Then, continuing along the southerly right of way line of Martin Luther King Boulevard, along a curve to the left having a delta of 04 degrees 39 minutes 05 seconds, a radius of 1,245.92 feet, an arc length of 101.15 feet, a chord bearing of South 36 degrees 36 minutes 44 seconds East and a chord distance of 101.12 feet to a point;  
Then, departing the southerly right of way line of Martin Luther King Boulevard, South 51 degrees 29 minutes 15 seconds West a distance of 31.53 feet to a point;  
Then, South 30 degrees 29 minutes 46 seconds East a distance of 21.52 feet to a point;  
Then, South 50 degrees 02 minutes 07 seconds West a distance of 183.32 feet to a point;  
Then, South 88 degrees 39 minutes 17 seconds West a distance of 29.56 feet to a point;  
Then, North 41 degrees 05 minutes 08 seconds West a distance of 37.54 feet to a point;  
Then, North 27 degrees 21 minutes 19 seconds West a distance of 51.13 feet to a point;  
Then, North 18 degrees 31 minutes 56 seconds East a distance of 8.96 feet to a point;  
Then, North 64 degrees 26 minutes 10 seconds East a distance of 185.07 feet to a point;  
Then, North 57 degrees 37 minutes 32 seconds East a distance of 68.46 feet to the "POINT OF BEGINNING."

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

APPROVED:

FOR:

STATEMENT OF OWNERSHIP:

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

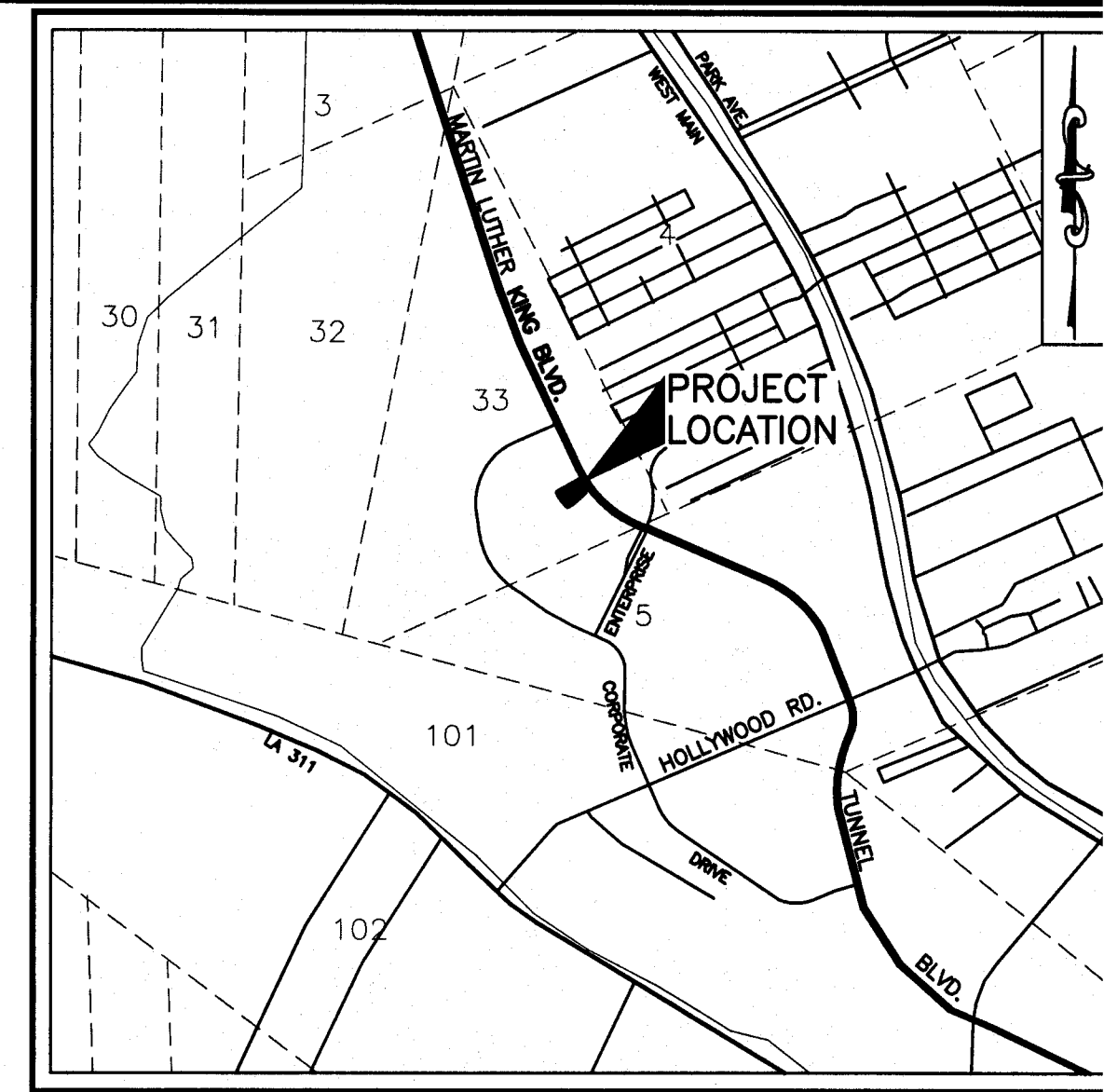
OWNER DATE

CERTIFICATION:

This is to certify to Corporate Realty, Inc. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

**PRELIMINARY**

Byron J. Oncale, P.L.S., Reg. No. 5011  
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



VICINITY MAP  
SCALE 1" = 200'

PLAT SHOWING RESUBDIVISION SURVEY

OF  
TRACT C-2-E-1  
INTO  
TRACT C-2-E-1-A & TRACT C-2-E-1-B  
OF THE 3040 COMMERCIAL PARK SUBDIVISION  
LOCATED IN SECTION 33,  
TOWNSHIP 17 SOUTH - RANGE 17 EAST  
TERREBONNE PARISH, LOUISIANA  
FOR  
CORPORATE REALTY, INC.

NOTES:

- 1.) Zoning: N/A
- 2.) Reference Maps:  
A.) Map Showing The Redivision Of Tracts C-2-D, C-2-E And C-2-F Of The 3040 Commercial Park Subdivision Into Tract C-2-D-1, C-2-E-1 And C-2-F-1, Of 3040 Commercial Park Subdivision Located In T17S-R17E Sections 5 & 33, Terrebonne Parish, Louisiana For The Matherne Realty Partnership.  
Prepared By Acadia Land Surveying, L.L.C. And Dated: 03/05/2001  
Entry No. 1090172
- 3.) Basis of Bearing: Reference Map "A"
- 4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Community Panel Number 225208 0430C, dated May 1, 1985, for Terrebonne Parish, Louisiana (Unincorporated Areas), the property hereon is located in Flood Zone(s) "C", "B" & "A2" (Flood Zone A2 has a Base Flood Elevation of 5' per Reference Map "A").  
In accordance with Map Number: LA-R101, dated February 23, 2006 of the "Hurricane Rita Surge Inundation and Advisory Base Flood Elevation Map" for Terrebonne Parish, Louisiana, the site is located outside the limits of the Advisory Base Flood Elevation (ABFE) zone.
- 5.) Utilities: The underground utilities shown have been located from "LA ONE CALL Ticket Number 130406669," visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 130406669:

Comcast Cable	Shell Pipeline Co.
AT&T Distribution	Terrebonne Parish Cons. Govt.
Entergy	Terrebonne Parish Govt. Elec.
Sleco	

- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 9.) Elevations are based on Online Positioning User Service (O.P.U.S.) as provided by National Geodetic Survey (N.G.S.) solution file no. 12632880.13a; GP1380544449228 using Geoid12A NAD83 (North American Vertical Datum) with an orthometric elevation of 3.60 feet NAD83 (Epoch 2013.7338).

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS  
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0094 Fax • (985) 449-0085  
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION	DESCRIPTION	INT.
FIELD BOOK: 311, PG 1-2	FIELD WORK COMPLETED ON: SEPTEMBER 25, 2013	ALS FILE: 2013/13-392/13-392# R51.dwg	

# Houma-Terrebonne Regional Planning Commission

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

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- A. ☐ Raw Land  
☐ Re-Subdivision  
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☐ 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:

- Name of Subdivision: Redivision of property belonging to Al's Shrimp Co., LLC
- Developer's Name & Address: Al & Denise Marmande  
\*Owner's Name & Address: Al & Denise Marmande 840 Vice Road Houma, LA 70363  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- Physical Address: 2163 Brady Road (1.5mi below Falgout Canal)
- Location by Section, Township, Range: Section 26, T19S-R16E
- Purpose of Development: Creates 6 residential lots fronting Brady Road
- 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: 30 December 2013 1"=30'
- Council District: 7 / Bayou Lafourche Five
- Number of Lots: 6
- Filing Fees: \$149.44

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

Galen Bollinger  
Print Applicant or Agent

30 December 2013  
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.

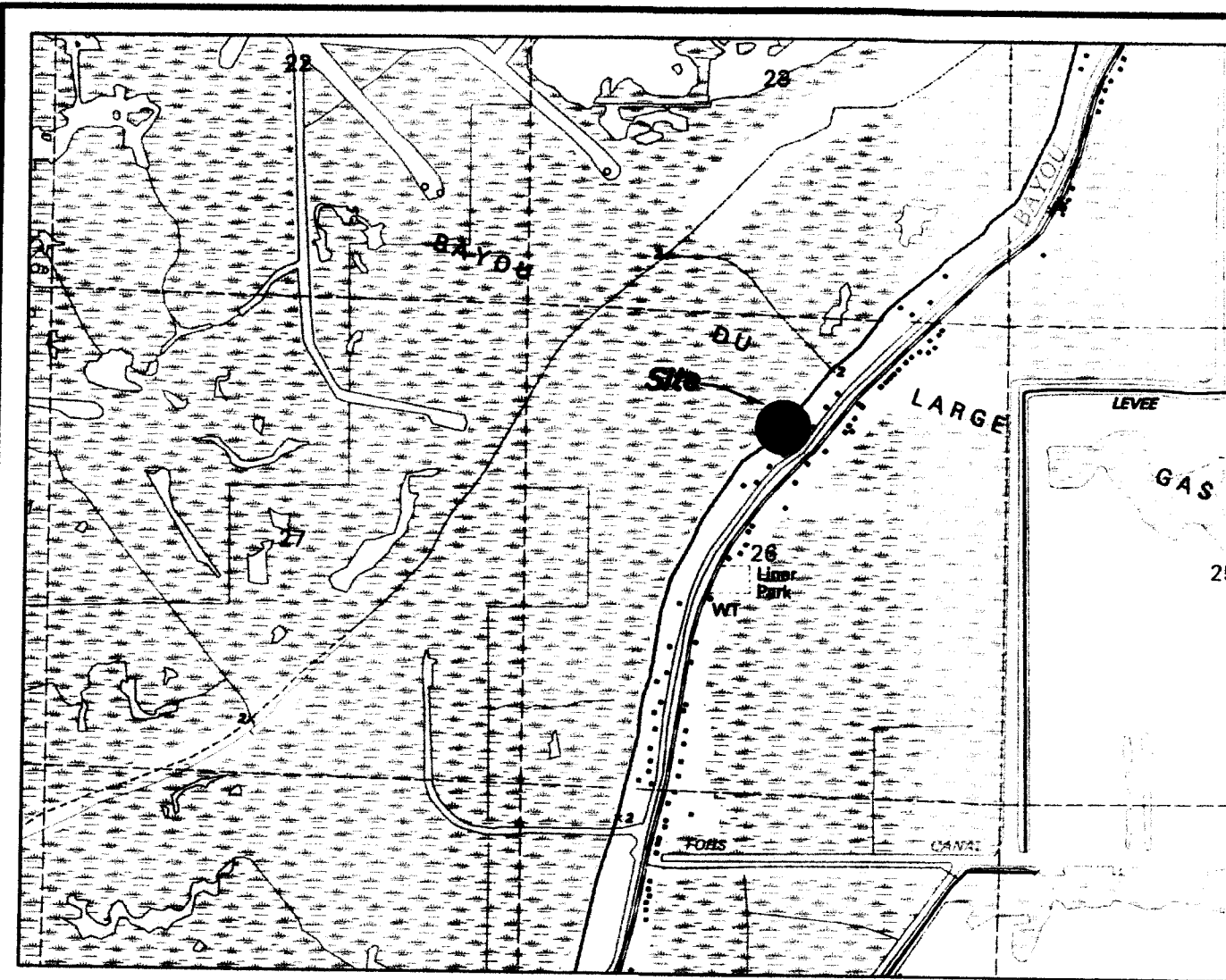
Print Name of Signature

Signature

Date

PC14/1-5-5

PC-14-1-5-5



VICINITY MAP

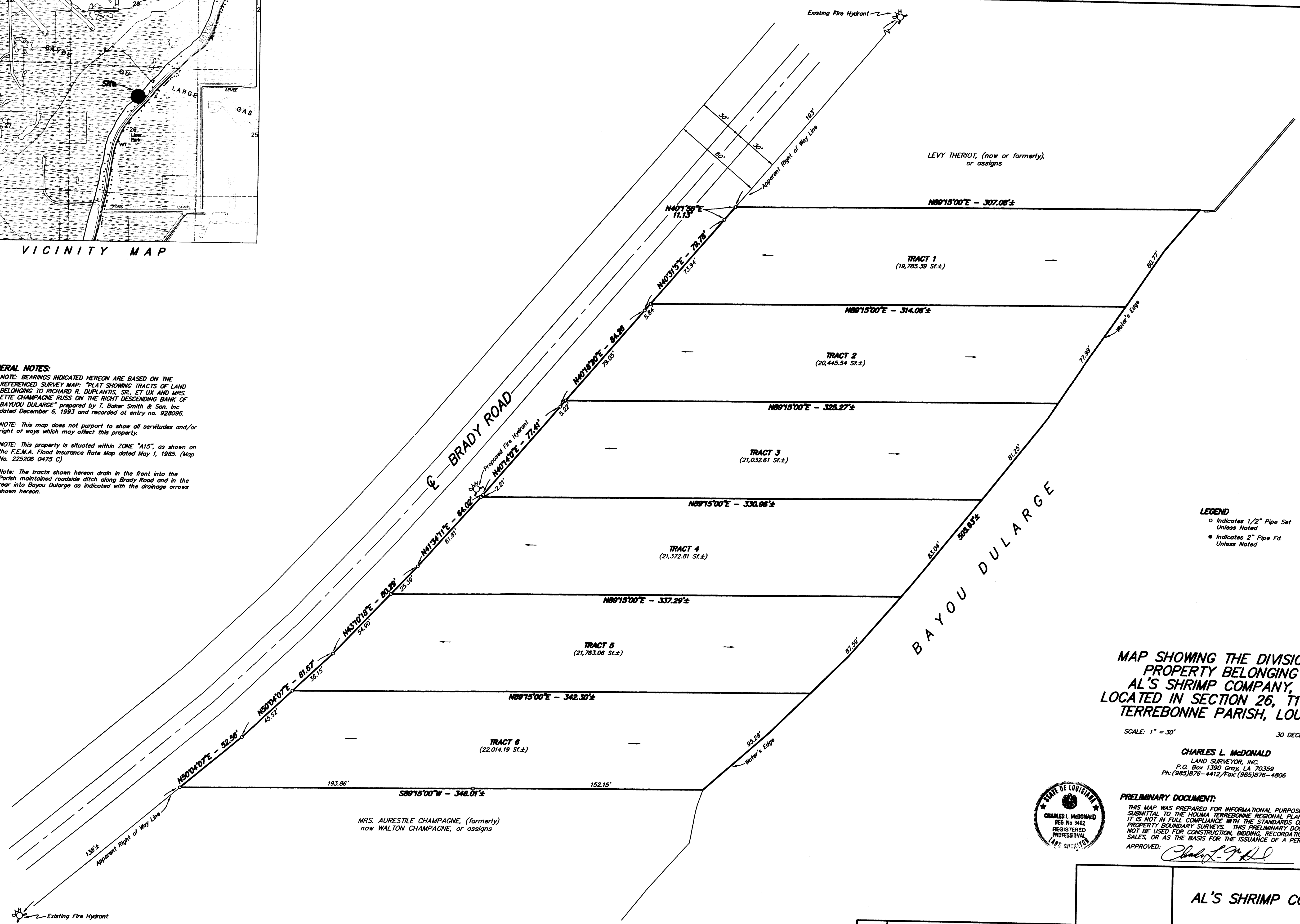
GENERAL NOTES:

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAT SHOWING TRACTS OF LAND BELONGING TO RICHARD R. DUPLANTIS, SR., ET UX AND MRS. ETTIE CHAMPAGNE RUSS ON THE RIGHT DESCENDING BANK OF BAYOU DULARGE" prepared by T. Baker Smith & Son, Inc. dated December 6, 1993 and recorded at entry no. 928096.

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

NOTE: This property is situated within ZONE "A15", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0475 C)

Note: The tracts shown hereon drain in the front into the Parish maintained roadside ditch along Brady Road and in the rear into Bayou Dularge as indicated with the drainage arrows shown hereon.



LEGEND

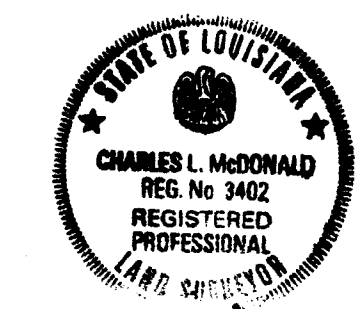
- Indicates 1/2" Pipe Set Unless Noted
- Indicates 2" Pipe Fd. Unless Noted

MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO AL'S SHRIMP COMPANY, L.L.C. LOCATED IN SECTION 26, T19S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30'

30 DECEMBER 2013

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P.O. Box 1390 Gray, LA 70359  
Ph: (985) 876-4412 / Fax: (985) 876-4806



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 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. 3402

AL'S SHRIMP COMPANY, L.L.C.

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P.O. Box 1390  
Gray, LA 70359  
Ph: (985) 876-4412

DRAWN: A.M.C.  
CHECKED: C.L.M.  
SCALE: 1" = 30'  
DATE: 30 DEC 13

DATE	REVISION	BY

JOB # 5616	CAD # 5616( Al Marmonde)	FILE #
------------	--------------------------	--------

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

- Name of Subdivision: DEROCHE ESTATES  
DEROCHE DEVELOPMENT, LLC, 187 REGAL ROW
- Developer's Name & Address: HOUMA, LA 70360  
\*Owner's Name & Address: ROY J. LEBOEUF, JR.  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

- Physical Address: 6695 WEST PARK AVENUE
- Location by Section, Township, Range: SECTION 4, T17S-R17E
- Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 12DEC13 SCALE 1" = 100'
- Council District: 5 Barb/Bayou Cane Fire
- Number of Lots: 48
- Filing Fees: \$860.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

12-19-13

Date

[Signature]  
Signature of Applicant or Agent

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

PAMELA D. RUSSO

Print Name

12-19-13

Date

Pamela D. Russo  
Signature

PC14/ 1 - 6 - 6

Revised 5/3/07

DEROCHE ESTATES  
LIST OF OWNERS

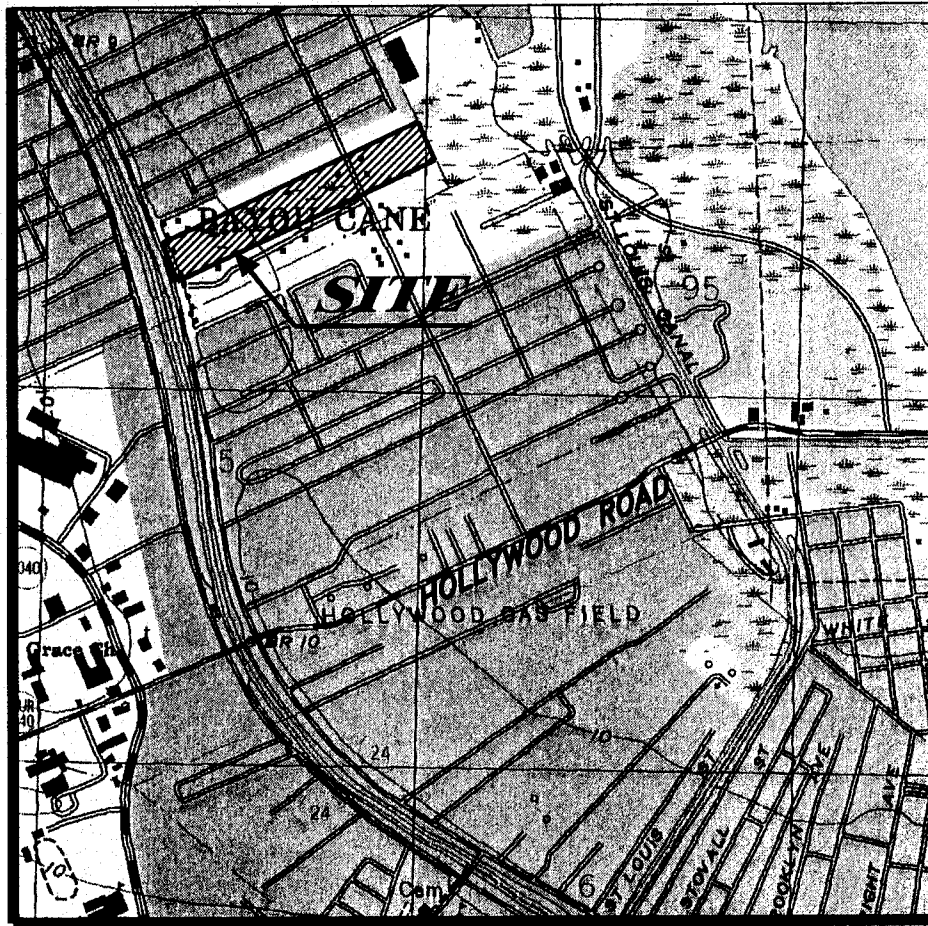
ROY J. LEBOEUF, JR., Administrator of Estate

LISA LEBOEUF GAUTREAUX

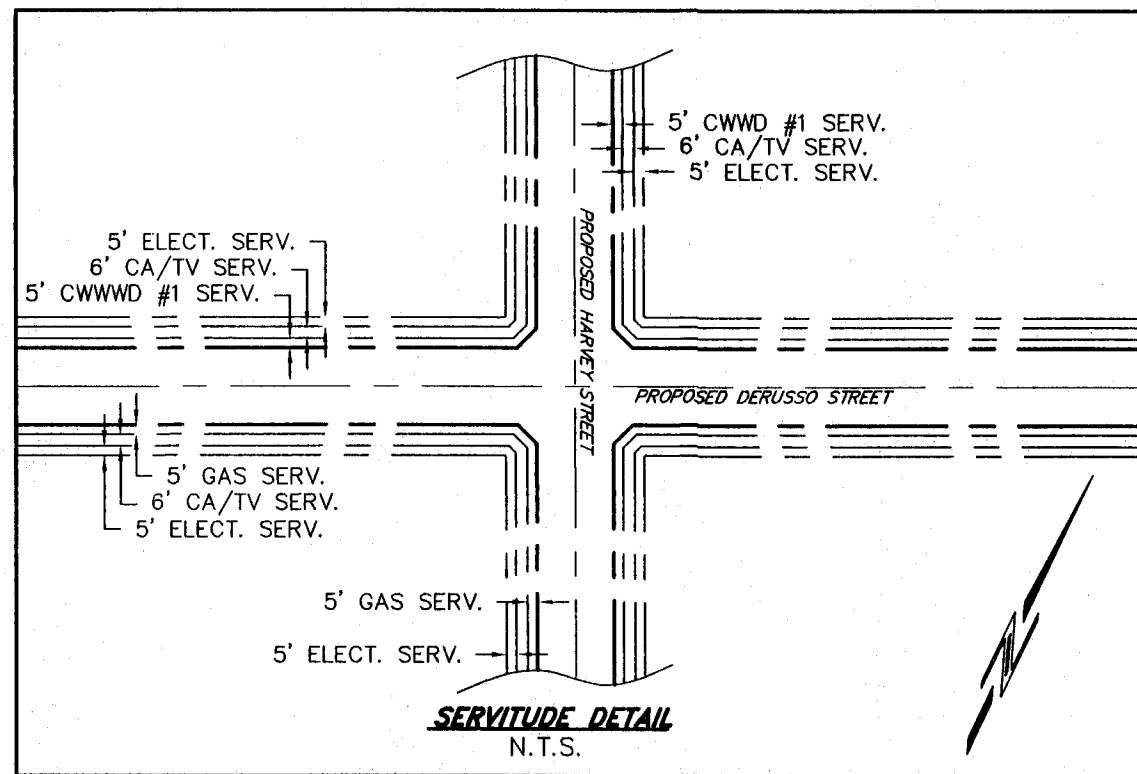
JAMES ALLEN LEBOEUF

JOHN PAUL LEBOEUF

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VICINITY MAP



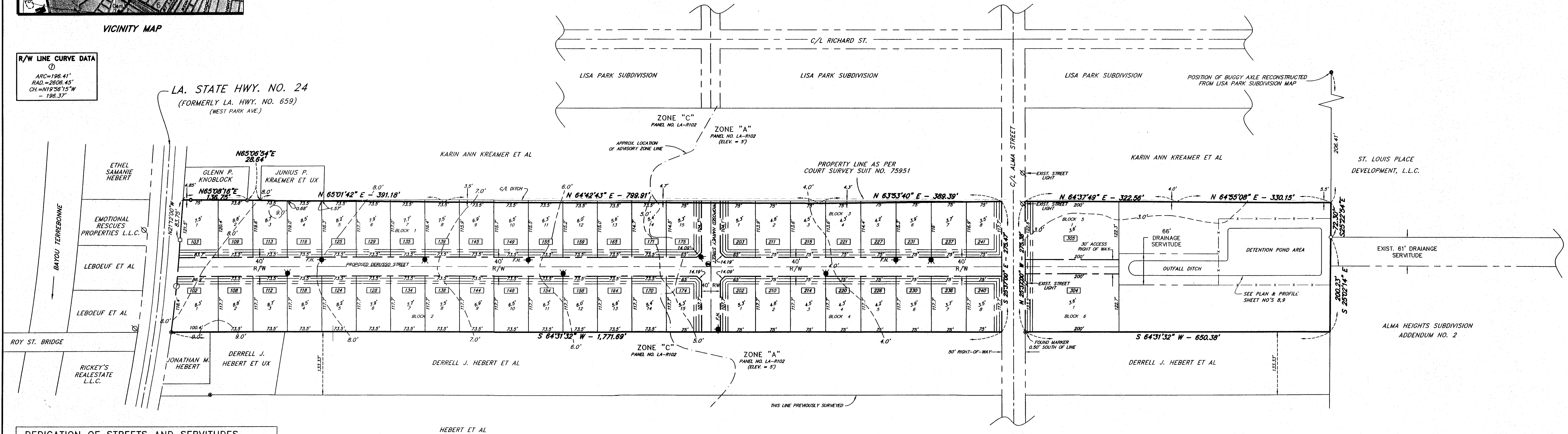
SERVITUDE DETAIL  
N.T.S.

PROJECT NO.	PARISH	SHEET NO.
13-61	TERREBONNE	2



R/W LINE CURVE DATA
ARC=196.41'
RAD.=2606.45'
CH.=N19°56'15"W
-196.37'

LA. STATE HWY. NO. 24  
(FORMERLY LA. HWY. NO. 659)  
(WEST PARK AVE.)



**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

**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.

**GENERAL NOTES:**

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE E STREET

STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)

CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 335037 & 668135 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0285, SUFFIX "C", AND 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'.

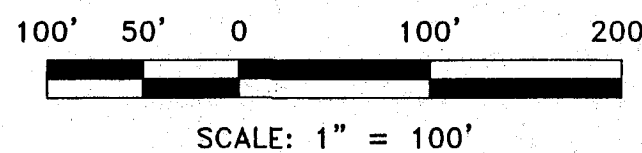
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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.

**LEGEND**

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK  
4" BRASS DISC  
SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

DATUM  
2012 NAVD88



48-LOTS TOTAL

SUBDIVISION PLAN

COMMUNITY SEWER  
SUB-SURFACE DRAINAGE  
LAND USE - SINGLE FAMILY RESIDENTIAL

DEROCHE ESTATES  
DEROCHE DEVELOPMENT, LLC - DEVELOPER  
LOCATED IN SECTION 4, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: LAT	CHK'D: F.E.M. III
SCALE: 1" = 100'	DATE: 12DEC13
APPROVED BY:	
JOB # 13-61	CAD # 1361_SD
FILE #	

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
- 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 HOMEBUILDERS, L.L.C., 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364
- \*Owner's Name & Address: ELTON TOOTLE, 407 N. HOLLYWOOD ROAD, HOUMA, LA 70364  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 6446 ALMA STREET
5. Location by Section, Township, Range: SECTIONS 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: 18DEC13 1" = 50'
11. Council District: DISTRICT 35 kmh / Bayou Cane Fire
12. Number of Lots: 71
13. Filing Fees: \$1,000.00

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

F.E. MILFORD, III


Print Applicant or Agent

12-19-13

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

12-19-13

Date

  
Signature

PC14/

1 - 7 - 7

Revised 5/3/07



**GENERAL NOTES:**

1. FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C 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. ⊗      | PROPOSED FIRE HYDRANT                       |
| ⊗           | PROPOSED STREET LIGHT                       |
| ⊗<br>(B.M.) | BENCH MARK<br>BRASS DISC<br>SET IN CONCRETE |
| *5.0        | LOT ELEVATIONS                              |
| 1999        | HOUSE NUMBERS                               |

**LAND USE: SINGLE FAMILY RESIDENTIAL**

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

DRAWN: L.A.T.
CHK'D.: F.E.M. III
SCALE: 1" = 50'
DATE: 18DEC13

JOB #	11-56	CAD #	1156--SD_FINAL	FILE #
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STATE OF LOUISIANA  
 ★ ★  
 FLOYD E. MILFORD, III  
 License No. 30701  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

71-TOTAL LOTS

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SUGAR MILL OLDE TOWNE SUBDIVISION ADD NO. 1 PHASE B  
2. Developer's Name & Address: RUTTER LAND CO., L.L.C.  
\*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: EAST OF THE INTERSECTION OF RUE ST SYDNEY AND RUE ST CAMERON  
5. Location by Section, Township, Range: SECTION 102, T17S-R17E  
6. Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: APRIL 2, 2013 1" = 40'  
11. Council District: 6 Hornsby / COH June Dist.  
12. Number of Lots: 13  
13. Filing Fees: \$170.00

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

David Waitz, P.E., Agent  
Print Applicant or Agent

David Waitz  
Signature of Applicant or Agent

12/30/2013  
Date

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

RUTTER LAND CO., L.L.C.

Print Name

[Signature]  
Signature

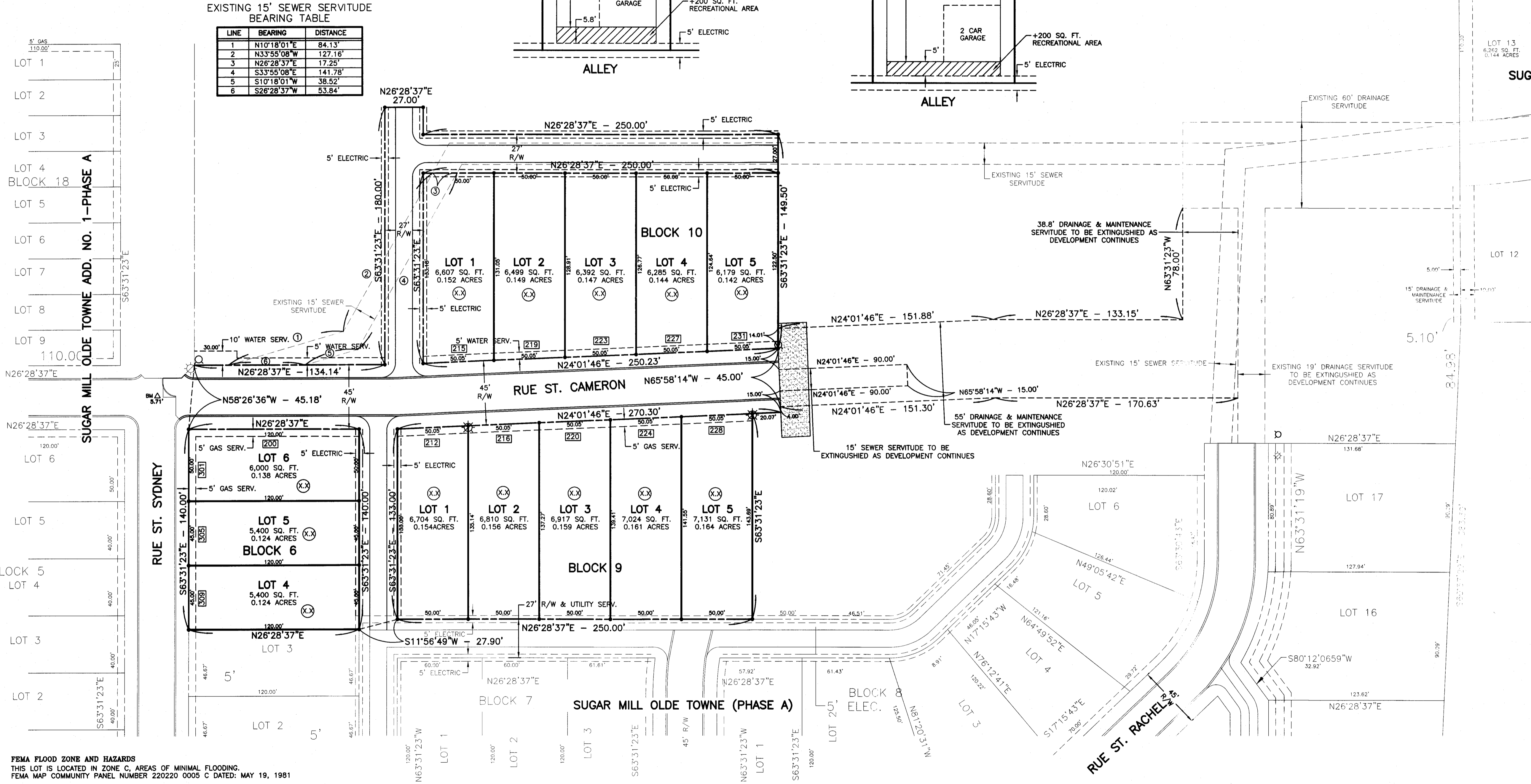
12/30/13  
Date

PC14/ 1 - 8 - 8

Revised 5/3/07

REFERENCE MAPS & BEARINGS:  
1.) SUGAR MILL OLD TOWNE  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.  
SUGAR MILL OLD TOWNE (PHASE A)  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: OCTOBER 12, 2004  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
2.) SUGAR MILL OLD TOWNE ADD. NO. 1 PHASE A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: MAY 22, 2006  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

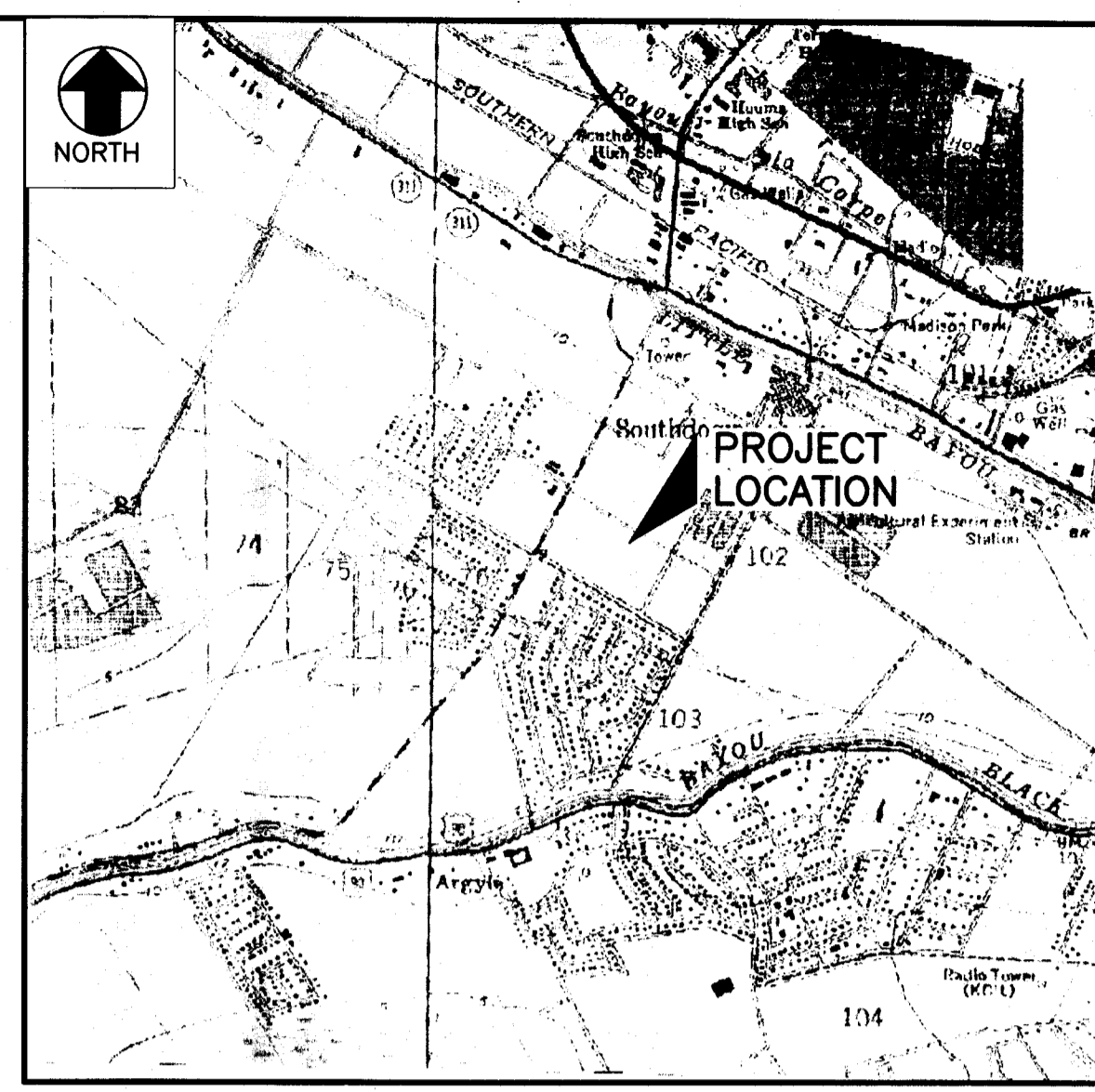
NOTE: REFERENCE BEARING IS  
N63°31'23"W ALONG THE NORTHERNMOST  
RIGHT OF WAY OF RUE ST. SYDNEY  
AS SHOWN ON REF. MAP 2.



EXISTING 15' SEWER SERVITUDE BEARING TABLE

LINE	BEARING	DISTANCE
1	N10°18'01"E	84.13'
2	N33°55'08"W	127.16'
3	N26°28'37"E	17.25'
4	S33°55'08"E	141.78'
5	S10°18'01"W	38.52'
6	S26°28'37"W	53.84'

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LOT 97  
LOT 98  
LOT 99  
LOT 100



VICINITY MAP  
SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE) SET 3/4" I.R.	○
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
PROPOSED POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊗
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊙W
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING WATER METER	⊙WM
EXISTING GAS VALVE	⊙GV
EXISTING GAS METER	⊙GM
EXISTING SEWER MANHOLE	⊙
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
PHYSICAL ADDRESS	XXX
C/L LOT ELEVATION	(X.X)

FEMA FLOOD ZONE AND HAZARDS  
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-0102  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 6.0'

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

I ALSO CERTIFY THERE ARE NO ENCUMBRANCES, EASEMENTS AND PROPERTY LINES EXCEPT AS SHOWN

APPROVED: David A. Waitz Reg. No. 4744

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

DEDICATION:  
THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

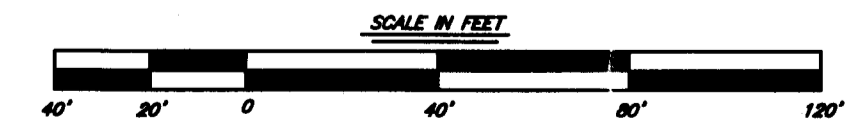
BY: RUTTER LAND CO., INC.

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

APPROVED: FOR:



DATE	DESCRIPTION	BY
12/30/13	RECORD DRAWING	JED
8/19/13	REVISED AS PER T.P.C.G. ENGINEERING DEPARTMENT	JED
8/18/13	REVISED AS PER POLLUTION CONTROL	JED
4/2/13	REVISED LOT LAYOUT AS PER DEVELOPER	JED
DATE	DESCRIPTION	BY
	REVISION	

RECORD DRAWING  
SUGAR MILL OLDE TOWNE ADDENDUM NO. 1 - "PHASE B"  
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)  
OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE ADDENDUM NO. 1 - "PHASE B" LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JED	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: APRIL 2, 2013	FILE: F:\DWGS\2013\13-08\1\PLAT.dwg	JOB NO: 2013-081