

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

MARCH 19, 2015, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 26, 2015
- D. COMMUNICATIONS**
- E. PUBLIC HEARING:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 5, Block A, Naquin Street, Georgetown (300 Naquin Street); Earl & Elsie Bolden, applicant
- F. NEW BUSINESS**
 - 1. Home Occupation:
Establish a pet grooming business; 331 Duet Street; Melissa Naquin, applicant
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 26, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 26, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 19, 2015 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2015**
- E. COMMUNICATIONS**

F. OLD BUSINESS:

1. a) Subdivision: Redivision of Property of Janice Richard Benoit (Lots "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: Southeast corner of St. George & Main Project Roads, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Janice Benoit
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase C
Approval Requested: Process D, Minor Subdivision
Location: Deep Water Lane & Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts 4-A & 4-B, Property of Leon Cox
Approval Requested: Process D, Minor Subdivision
Location: 5913 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Leon Cox
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 3-A and 3-B, A Division of Property belonging to Ennis Paul Luke, Sr., et al
Approval Requested: Process D, Minor Subdivision
Location: 7985 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: David Jude Luke
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Resubdivision of Block 3, Hillcrest Estates
Approval Requested: Process A, Re-Subdivision
Location: 101 - 165 Rue Stephen Michael, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: S & A Capital Investments, LLC; c/o Ronald J. Shaw
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Trinity Commercial Park, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: North Terrebonne Investors, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Village East Industrial Park, Addendum No. 2
Approval Requested: Process D, Minor Subdivision
Location: South side of Industrial Avenue A, adjacent to 3552 Industrial Avenue A, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: C.S. & E. Properties, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 6, 7, & 8 of Block 6, Capital Commercial Development, Phase 4B, A Redivision of Lots 3, 4, 5, & 6, Block 6, Sections 84 & 85, T17S-R17E, Terrebonne Parish, LA
2. Tracts A & B, A Redivision of Property belonging to Craig A. Major, et ux, Section 34, T19S-R16E, Terrebonne Parish, LA
3. Revised Lots 10 and 12, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
4. Resubdivision of a portion of Lot 15 and a portion of Tract D of Ellender Brothers Subdivision into Lot 15-A & Tract D-1, Sections 5 & 24, T18S-R19E, Terrebonne Parish, LA
5. Tract A - 10 acre Raw Land Division, Property belonging to Elzie Verdin, Sections 2 & 3, T18S-R18E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
Public Hearing
 - a) Discussion and possible action with regard to the proposed RV Park Regulations

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

ZLUI5/3
Dist. 2

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

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 1/13/2015

Earl and Elsie Bolden
Applicant's Name

300 Naquin Street Houma, La. 70360
Address City State Zip

(985) 262-8228 (985) 991-3910
Telephone Number (Home) (Work)

Earl and Elsie Bolden
Interest in Ownership (Owner, etc.)

300 Naquin Street Houma, La. 70360
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 5, BLOCK A NAQUIN ST. GEORGETOWN

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

✓ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

S 1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

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

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

AN **MARKET INFORMATION:** Applicable only if the following conditions are met:

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

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

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

RENÉE BOLDEN & NIAYONDA BOWENS
(DAUGHTER) (GRANDDAUGHTER)

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

Earl and Elsie Bolden

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

PARTICIPATION IN TPOG HOUSING & HUMAN SERVICES
PROGRAM

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 1.401 acres. A sum of \$25⁰⁰ dollars is enclosed and made a part of this application.

DECLARATION

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

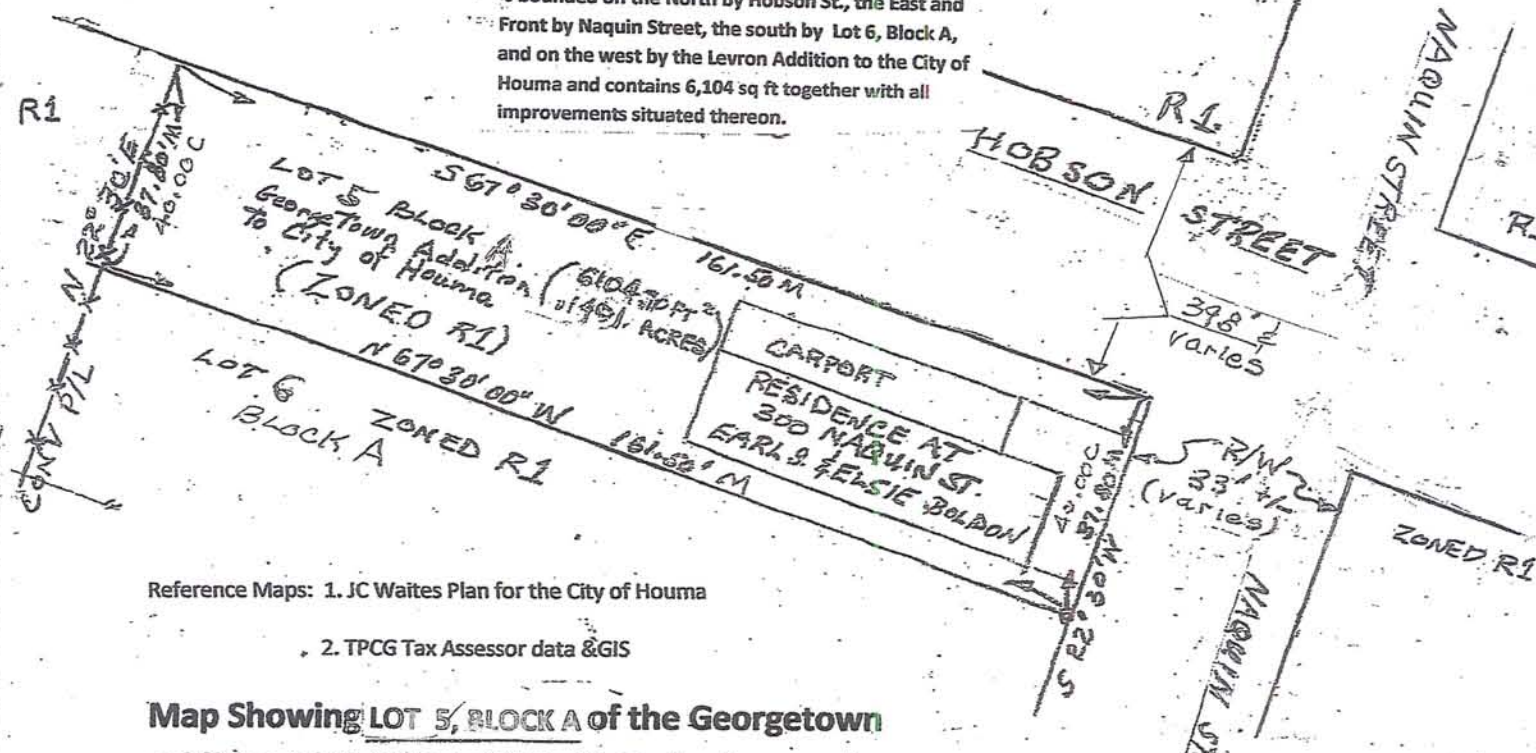
Elsie Bolden

Signature of Owner or Authorized Agent

FOR REZONING CONSIDERATION

Description : A certain parcel of Land designated as Lot 5, Block A of the S/D called Georgetown Addition to the City of Houma and is located in Section 6, T17S - R17E, Terrebonne Parish, Louisiana, more particularly described as follows:

From a point located on the R/W corner on the SW side of the intersection of Hobson St and Naquin St in the City of Houma, said point hereby designated the POB; thence S 22 deg 30 mins W a distance of 37.80 ft to qa point; thence N 67 deg 30 mins W a distance of 161.50 ft to a point, thence N 22 deg 30 mins E a distance of 37.80 ft. to a point; thence S 67 deg 30 mins E a distance of 161.50 ft to the POB. The said lot is bounded on the North by Hobson St, the East and Front by Naquin Street, the south by Lot 6, Block A, and on the west by the Levron Addition to the City of Houma and contains 6,104 sq ft together with all improvements situated thereon.



Reference Maps: 1. JC Waites Plan for the City of Houma
2. TPCG Tax Assessor data & GIS

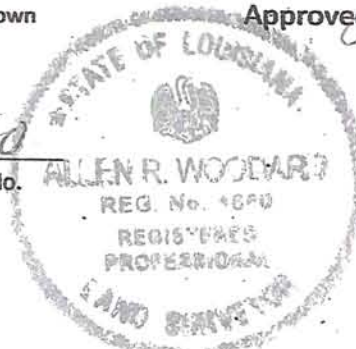
Map Showing LOT 5, BLOCK A of the Georgetown Addition to the City of Houma To be Rezoned From R1 to R2 located in Section 6, T17S-R17E City of Houma, Terrebonne Parish, Louisiana For Earl S. and Elsie Boldon

Legend: o denotes 2" pipe found
-x-x-x denotes chain link fence
Scale: 1" = 30 ft

I certify that this survey was performed on the ground by me in accordance with the most recent minimum standards for class "C" by the LASBRPELS & no encroachments exist across property lines except as shown

Allen Roscoe Woodard, PLS
Allen Roscoe Woodard, PLS

4650
Registration No.



Approved

Allen R. Woodard, PLS

January 11, 2015

Renee Boldon
991-3910

To Whom It May Concern,

I am writing this letter on the behalf of my parents Mr. and Mrs. Earl and Elsie Golden who resides at 300 Naguin Street Houma, La. 70360.

My parents are an elderly couple whose home is in very poor poor condition

They were on the list for T.P.C.H. Rehab. home. list when they came out to do the initial consult before starting they said that the cost was to much for them to fix the house.

The only other thing they could do is to try and get on the list for them to get help them to get a mobile home. In order for them to do that their property has to be an R2.

So please help this elderly couple to ~~the~~ get on ~~this~~ the list by rezoning their property to an R2.

I want to thank you in
advance.

~~Yours truly,
Renee Bolden-Manuel~~

Renee Bolden-Manuel

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

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

Zoning & Land Use Commission
Application

MAR 19
6pm
THUR.
2nd FL.

Dist. 3

Name: MELISSA NAQUIN (JUST FOR PAWS)
Address: 331 DUET ST., HOUMA, LA 70360
Phone: (985) 226-0480

Application For:	<u> </u>	Planning Approval \$10.00/application	<u>X</u>	Home Occupation \$10.00/application
	<u> </u>	Parking Plan \$50.00/plan	<u> </u>	Special Plan \$10.00/application

The premises affected are situated at 331 DUET ST, HOUMA, LA in a
R-1 Zoning District. The legal description of the property involved in this application
is: LOT 19, BLOCK 11, ADDEN. NO. 3, PINE RIDGE SUBDIVISION

Has any previous application been filed in connection with these premises? Yes X No

Applicant's interest in the premises affected: OWNER / BUSINESS OWNER

Approximate cost of work involved: \$1,000⁰²

Explanation of property use: PET GROOMING BY APPT ONLY

Plot Plan attached: X Yes No Drainage Plan attached: Yes X No

Ground Floor Plan and Elevations attached: Yes X No

Address of adjacent property owners:

- | | |
|---|--|
| 1. <u>TERI NICHOLE TRAHAN</u>
<u>329 DUET ST</u>
<u>HOUMA, LA 70360</u> | 2. <u>JERRY M. & DELLA THIBODEAUX</u>
<u>333 DUET ST.</u>
<u>HOUMA, LA 70360</u> |
| 3. <u>LAN PHI TRUONG</u>
<u>428 JEAN ST</u>
<u>HOUMA, LA 70360</u> | |

Melissa Naquin
Signature of Applicant or Agent

(985) 226-0480
Phone Number

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

Melissa Naquin
Signature of Applicant or Agent

3-2-15
Date

331 Duet Street

275 # + 1275 # House



- Address
- Street Centerline
- No Conflict
- Conflict

000208550.0110.01650.022 Miles



Disclaimer:
Maps are for reference only and do not have survey or engineering accuracy. Information must be field verified.



Google earth

feet
meters

8
2



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

A. _____ Raw Land
_____ Re-Subdivision

C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final

B. _____ Mobile Home Park
_____ Residential Building Park
_____ Conceptual/Preliminary
_____ Engineering
_____ Final

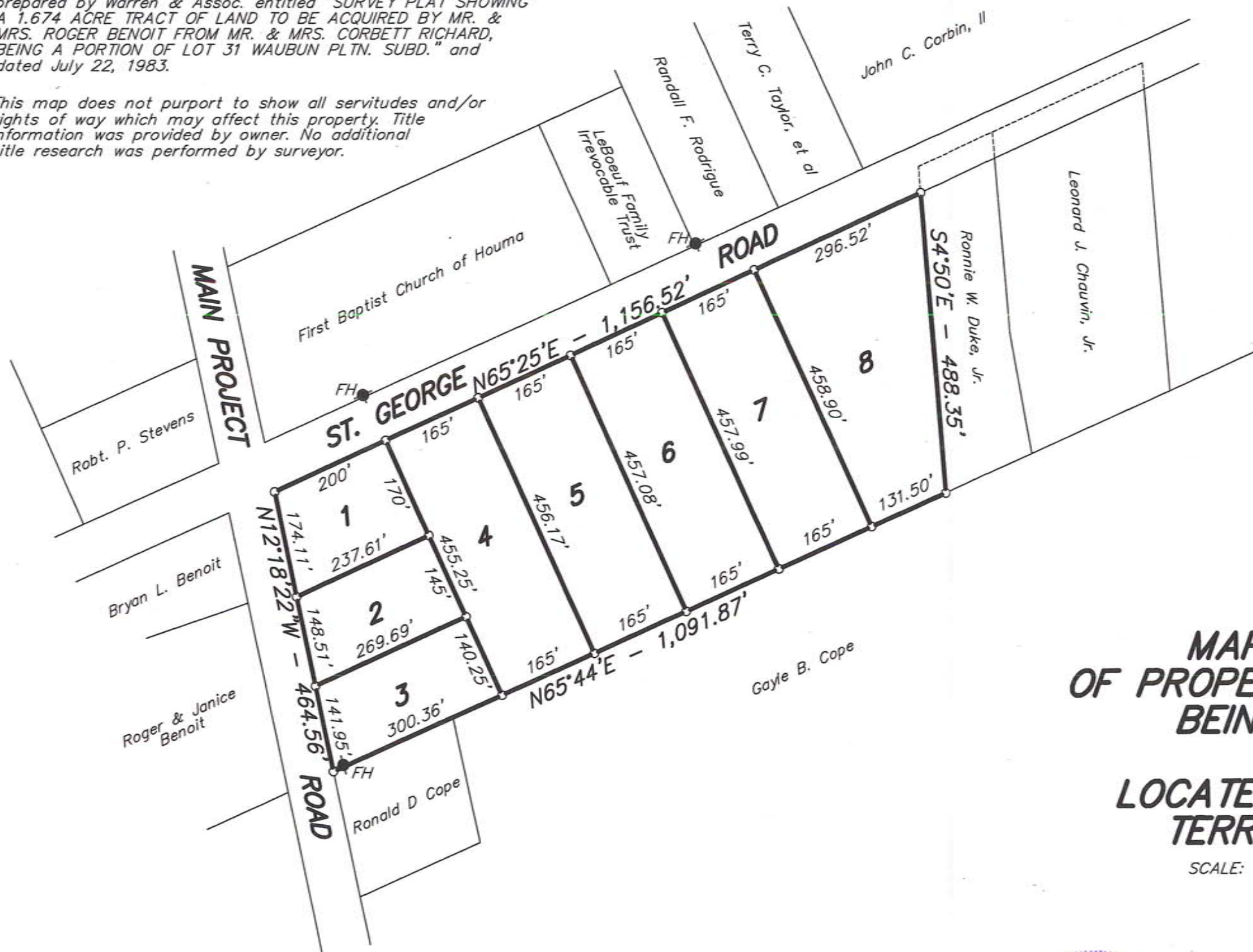
D. ☒ _____ Minor Subdivision

Date: 12/25/2010

Notes:

Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by surveyor.



Vicinity Map

Flood Zone Information:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's (Map No. LA-V99)

MAP SHOWING THE REDIVISION OF PROPERTY OF JANICE RICHARD BENOIT BEING THE FORMER ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 200'

1 DECEMBER 2014

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P O BOX 1390 - GRAY, LA 70359

TELE (985)876-4412

Approved and accepted this date _____
by the Houma Terrebonne Regional Planning Comm.

By: _____ For: _____

Legend:

- o Indicates 1/2" iron rod to be set



Preliminary Document:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

Galen F. Bollinger

REG. P.L.S. No. 4850

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
☐ Variance(s) (detailed description): _____
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☒ Minor Subdivision

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE C
2. Developer's Name & Address: ANNIE 1, LLC, 123 Botage Drive, Houma, LA 70360
NORTH TERREBONNE INVESTORS, LLC, 123 Botage Drive,
*Owner's Name & Address: Houma, LA 70360
[* 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: DEEP WATER LANE AND TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATING 5 LOTS
7. Land Use:
☒ Single-Family Residential
☒ Multi-Family Residential
☒ Commercial
☒ Light 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: 06FEB15 SCALE 1" = 40'
11. Council District: 2
12. Number of Lots: 5
13. Filing Fees: \$296.00

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

Date

2/9/15



Signature of Applicant or Agent

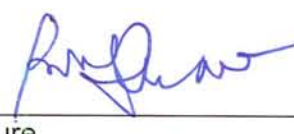
The undersigned certifies: RJS 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the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

Ronald J. Shaw

Print Name of Signature

Date

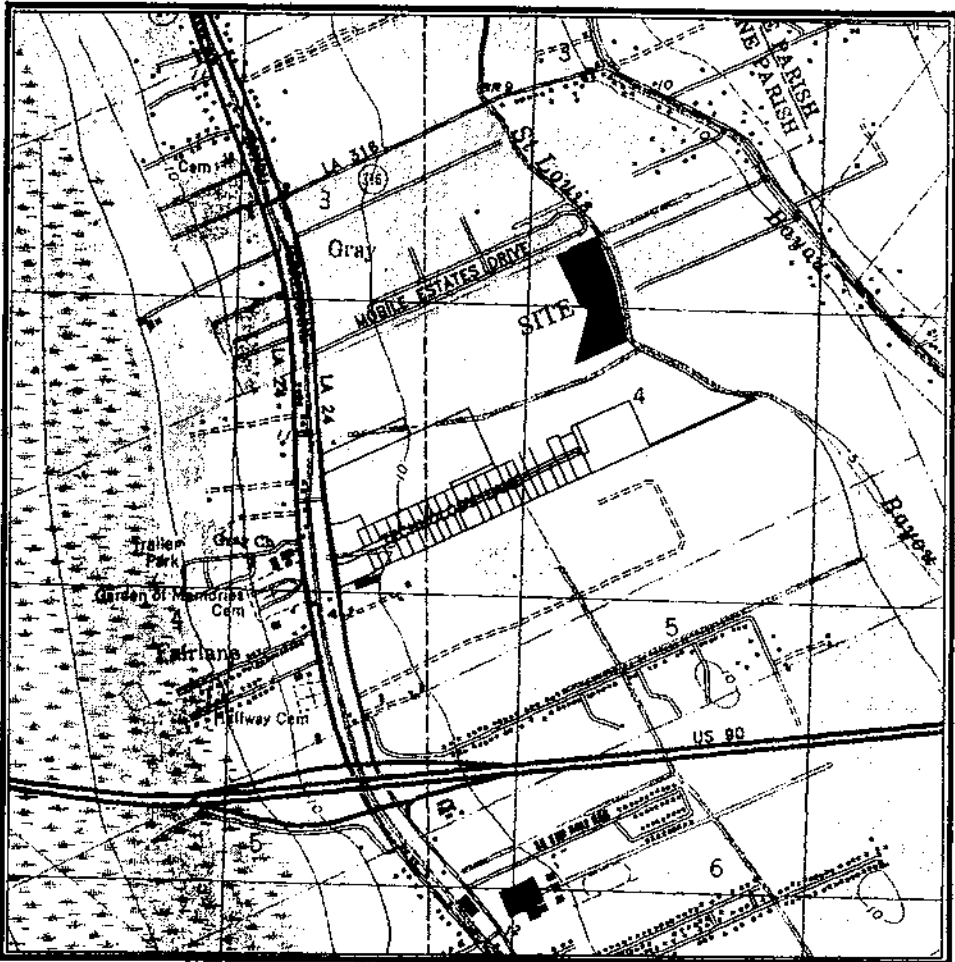
2/9/15



Signature

PC15/ 2 - 3 - 7

PROJECT NO.	PARISH	SHEET NO.
15-17	TERREBONNE	1



VICINITY MAP

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

APPROVED: _____ REG. P.L.S. No. 331

KENETH L. REMBERT, P.L.S.

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.

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

BY _____ FOR _____

LAND USE:

LOT 8 - 9 COMMERCIAL INDUSTRIAL

LOTS 10 - 12 COMMERCIAL, LIGHT INDUSTRIAL, SINGLE FAMILY, MULTIFAMILY

SEWER: INDIVIDUAL

MINOR

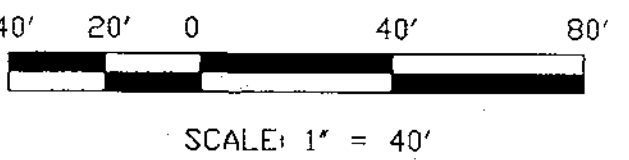
5 - TOTAL LOTS SUBDIVISION PLAN

COUNCIL DISTRICT 6	
SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	
FIRE	SCHRIEVER
ZONED	N/A

PRELIMINARY

This drawing is not to be used for construction, bidding recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701

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



SCALE: 1" = 40'

DATE	REVISION	BY

TRINITY COMMERCIAL PARK ADD. 2 - C
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
DEVELOPER: ANNIE 1, LLC
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 15-17 CAD # 1517-MINOR_SD FILE #

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 40'
DATE: 3FEB15

Houma-Terbonne 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
☐ 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:

TRACTS 4-A & 4-B, PROPERTY OF LEON COX

1. Name of Subdivision: LEON COX, 4347 BAYOU BLACK DRIVE, HOUMA, LA 70360
2. Developer's Name & Address: _____
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 5913 BAYOU BLACK DRIVE
5. Location by Section, Township, Range: SECTION 61, T16S-E14E AND SECTION 72, T16S-R15E
6. Purpose of Development: DIVIDE TRACT INTO TWO TRACTS.
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 1/03/15 SCALE: 1"=100'
11. Council District: 2 Williams / Gibson Fire
12. Number of Lots: 2
13. Filing Fees: \$ 150.96

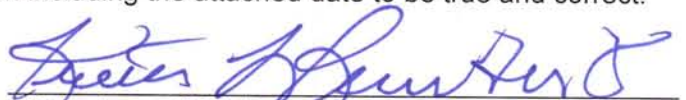
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/27/15

Date


Signature of Applicant or Agent

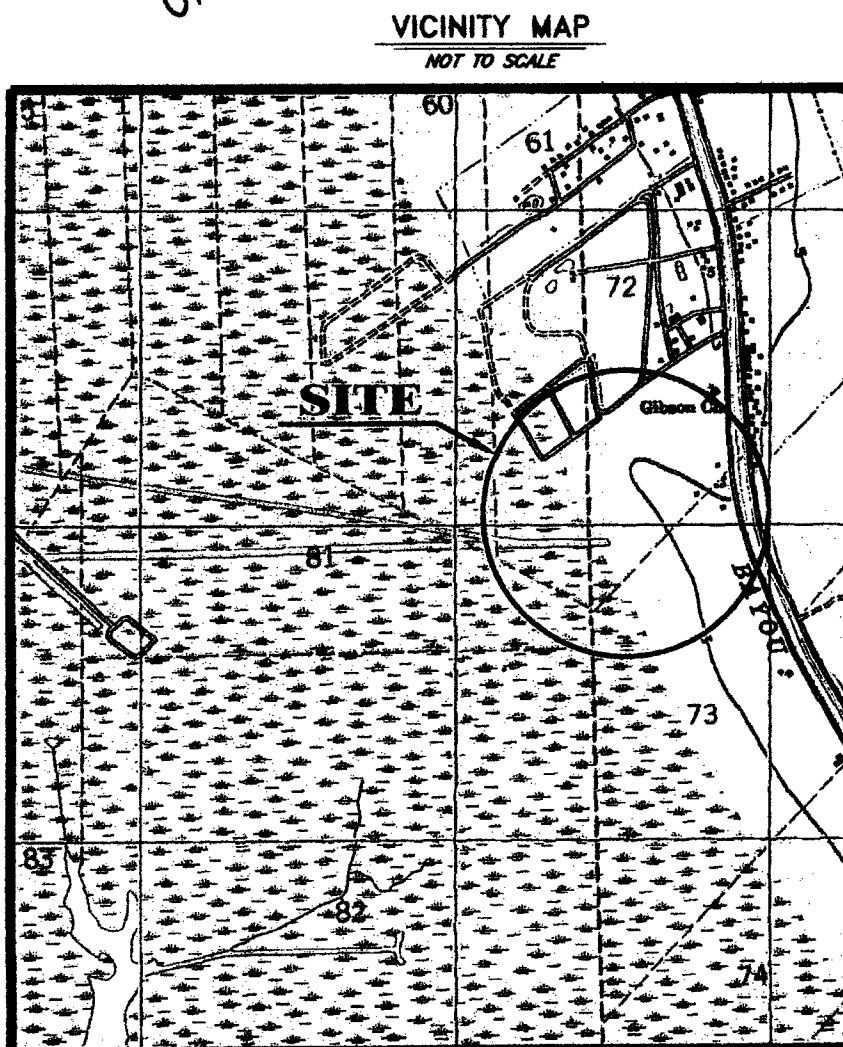
The undersigned certifies: KL 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

LEON COX

Print Name of Signature


Signature

PC15/ 3 - 1 - 10



THESE TRACTS ARE LOCATED IN ZONES "C", "B", "A2" & "A" AS SHOWN ON
FEARLESS EMERGENCY AGENCY MAP, COMMUNITY NO. 225206,
PANEL NO. 0570, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA
OF MINIMAL FLOODING, ZONE "B" IS AN UNDETERMINED FLOOD HAZARD, ZONE
"A2" PANEL BASE FLOOD REQUIREMENT IS 4' AND ZONE "A" PARISH BASE
FLOOD REQUIREMENT IS 4'). FEDERAL EMERGENCY MANAGEMENT AGENCY ADVISORY
PANEL LA-794 PLACES THESE LOTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF
5' & 6' AND "A2" WITH A BASE FLOOD REQUIREMENT OF 5'.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision
- ☐ Variance(s) (detailed description):

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

1. Name of Subdivision: LOTS 3-A AND 3-B, A DIVISION OF PROPERTY BELONGING TO ENNIS PAUL LUKE, SR. et al
2. Developer's Name & Address: DAVID JUDE LUKE 3657 GRAND CAILLOU RD. HOUMA, LA 70363
DAVID JUDE LUKE 3657 GRAND CAILLOU RD. HOUMA, LA 70363
- *Owner's Name & Address: ENNIS P. LUKE, SR. 7099 SHRIMPERS ROW DULAC, LA 70353
[* 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: 7985 SHRIMPERS ROW DULAC, LA 70353
5. Location by Section, Township, Range: SECTION 86, T19S-R17E
6. Purpose of Development: DIVIDE TRACT INTO TWO
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: 2/13/15 SCALE - 1"=30'
11. Council District: 7 Babin / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent

2/25/15
Date


Signature of Applicant or Agent

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

DAVID LUKE

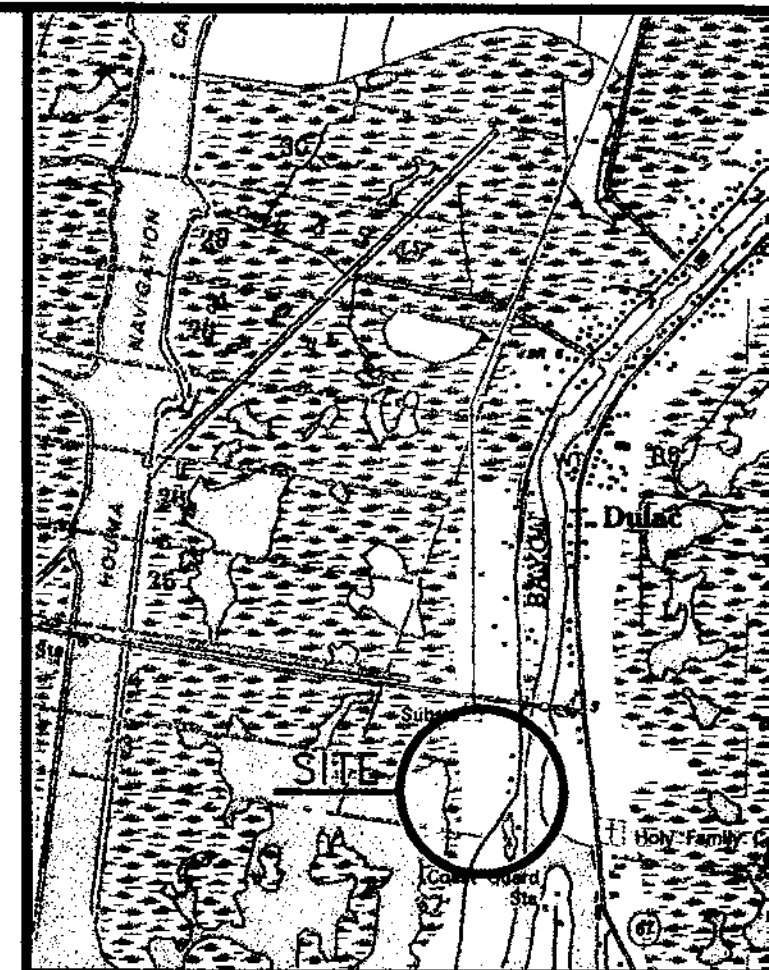
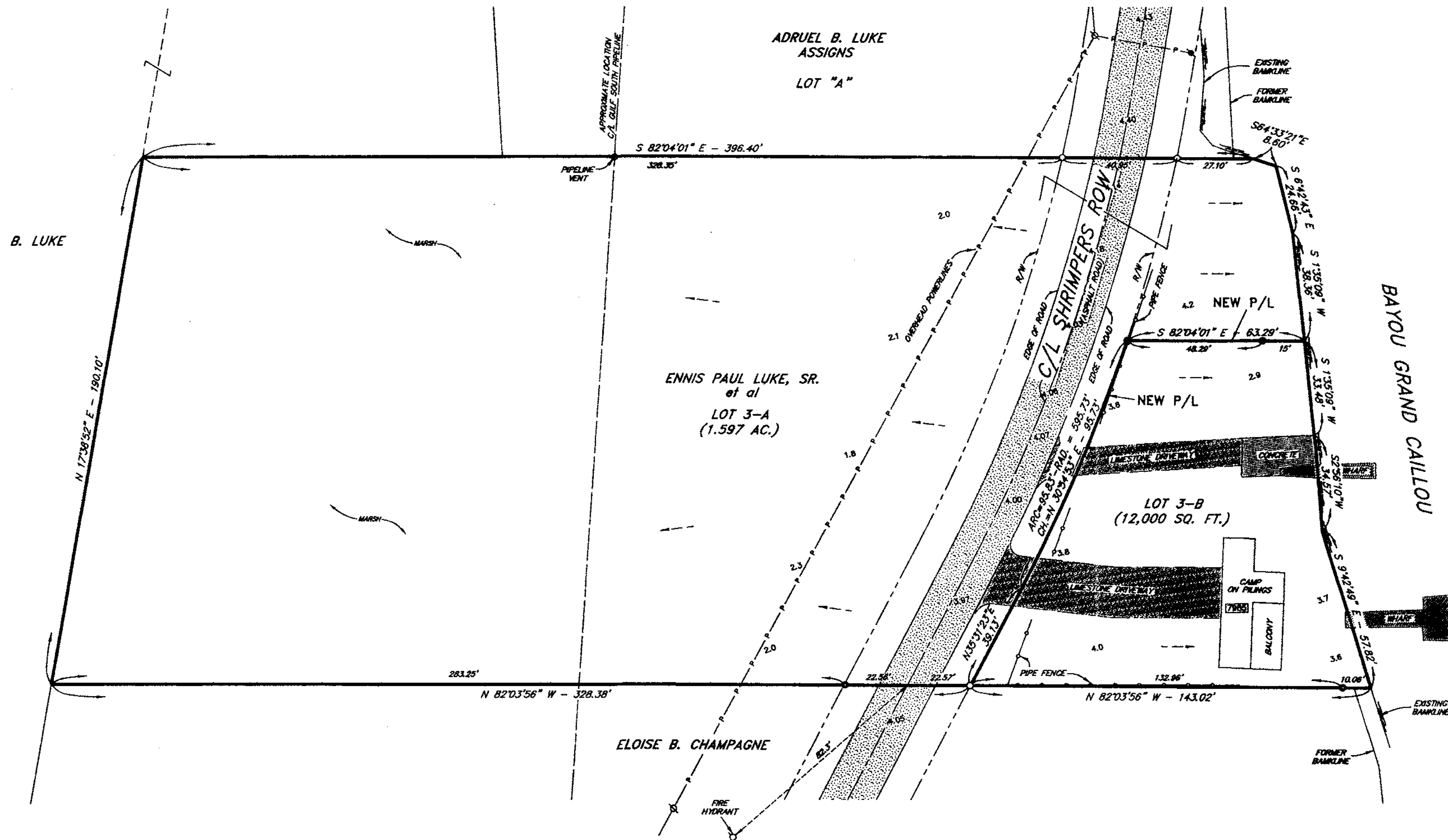
Print Name of Signature

David Jude Luke
Signature

PC15/ 3 - 2 - 11

Revised 3/25/2010

B. LUKE



VICINITY MAP

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

BY _____ FOR _____

LAND USE: CAMPSITES
DEVELOPER: ADUEL B. LUKE

SURVEY OF LOTS 3-A AND 3-B
A DIVISION OF PROPERTY
BELONGING TO ENNIS PAUL LUKE, SR.
IN SECTION 86, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

FEBRUARY 13, 2015

SCALE: 1" = 3'



Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782

NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS,
LINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE
TITLED.

NOT IN A FORCED DRAINAGE AREA.
BAYOU GRAND CAILLOU AND TO THE MARSH IN THE REAR WHICH
DRAINAGE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
FLOODING MAP, COMMUNITY NO. 225206, PANEL NO. 0295, SUFFIX
1, 1985 (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10').
FEDERAL PANEL NO. LA-K103 PLACES THESE TRACTS IN ZONE "AE"
WITH A REQUIREMENT OF 11'.
FEDERAL COMMUNITY NO. 22109C, PANEL NO. 0450 SUFFIX "E"
PROPERTY IN ZONE "VE" AND HAS A BASE FLOOD ELEVATION OF 15'.

THE PURCHASERS OF THESE TRACTS MUST ACQUIRE ALL NECESSARY
COASTAL ZONE & U.S. ARMY C.O.E. PERMITS.

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1210561 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH L. REMBERT SURVEYORS.
BEARING ORIENTATION IS BASED ON ABOVE REFERENCED MAP.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- 3.5' INDICATES SPOT ELEVATION (NAVD '88, 2006)
- INDICATES DRAINAGE ARROWS
- INDICATES EXISTING FIRE HYDRANT
- 7985 INDICATES MUNICIPAL ADDRESS

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
☐ Residential Building Park
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision
☐ Conceptual/Preliminary
☐ Engineering
☐ Final

☐ Variance(s) (detailed description):

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

HILLCREST ESTATES

1. Name of Subdivision: S & A CAPITAL INVESTMENTS, L.L.C., P.O.BOX 869, HOUMA, LA
2. Developer's Name & Address: _____
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 101 THRU 165 RUE STEPHEN MICHAEL
5. Location by Section, Township, Range: SECTIONS 101 & 144. T15S-R16E
6. Purpose of Development: _____
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: 2/15/15 SCALE: 1"=100'
11. Council District: 4 Amedee / Schriever Fire
12. Number of Lots: 13 COUNTING TR. A
13. Filing Fees: \$ 144.47

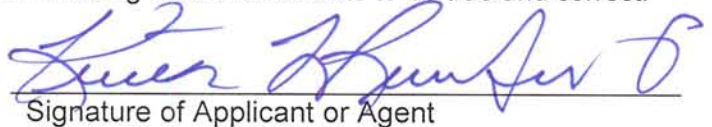
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/27/15

Date


Signature of Applicant or Agent

The undersigned certifies: RJR 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.

S & A CAPITAL INVESTMENTS, L.L.C. BY

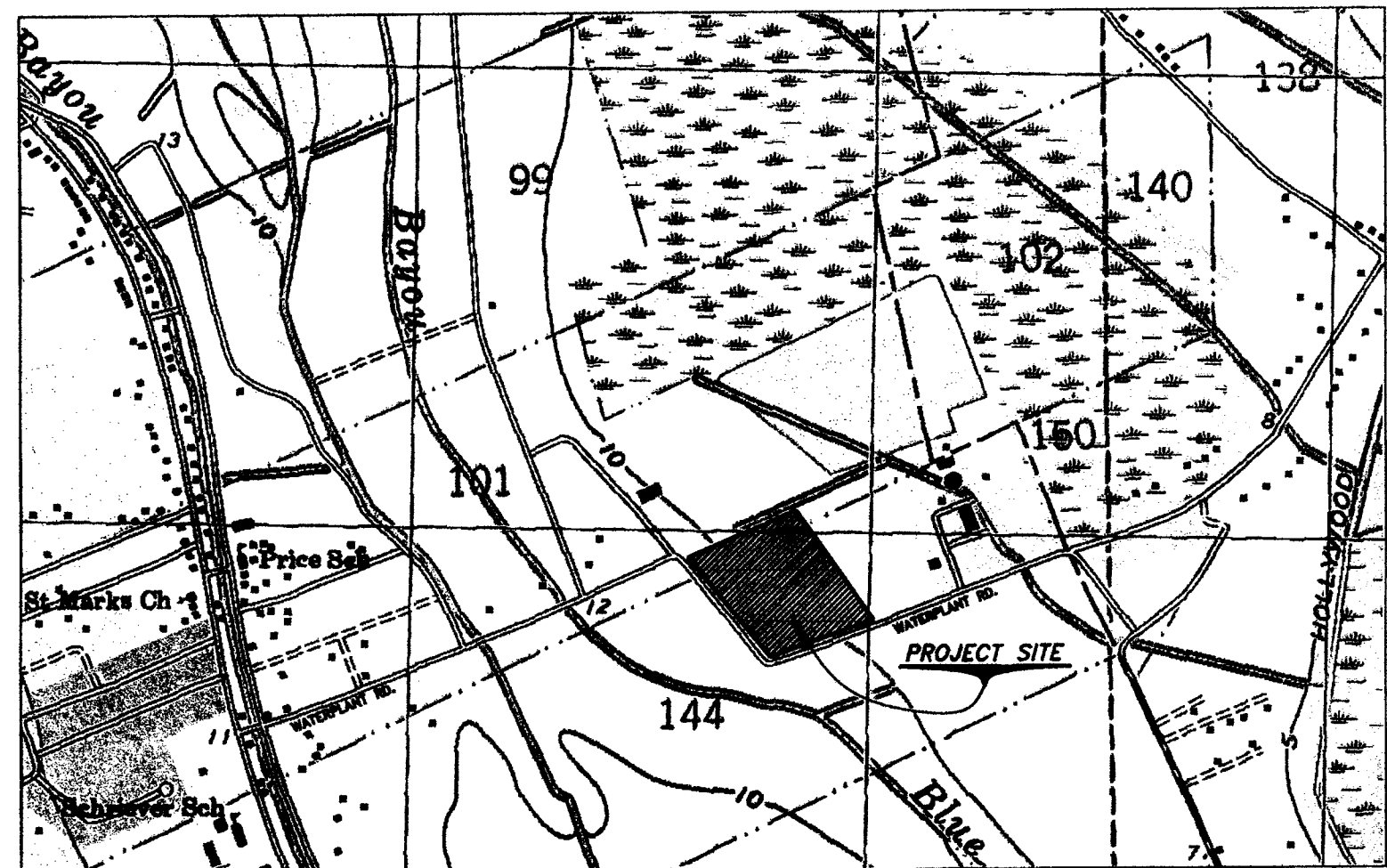
R. J. SHAW

Print Name of Signat

ture

PC15/ 3 - 3 - 12

Revised 3/25/2010



VICINITY MAP

GENERAL NOTES:

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C STREET

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

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

THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

BY _____ FOR _____

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

APPROVED: *Keneth L. Rembert*
KENETH L. REMBERT, SURVEYOR

ALL BEARINGS SHOWN HAVE BEEN ROTATED COUNTERCLOCKWISE 0°00'44" TO COINCIDE WITH LOUISIANA COORDINATE SYSTEM (SOUTH ZONE) 1983 DATUM.

THESE LOTS ARE LOCATED IN ZONE "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-V100 DOES NOT AFFECT THIS PROPERTY. TERREBONNE PARISH 2008 DFIRM PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 3'.

R/W LINE CURVE DATA

RADIUS 125'
LENGTH 180.77'
DELTA 74°09'51"
CHORD 149.89'

C/L RUE HAROLD JOHN CURVE DATA

RADIUS 150'
LENGTH 58.15'
DELTA 22°12'42"
CHORD 57.78'
TANGENT 29.45'

C/L RUE HAROLD JOHN CURVE DATA

RADIUS 124.44'
LENGTH 8.19'
DELTA 3°48'15"
CHORD 8.18'
TANGENT 4.09'

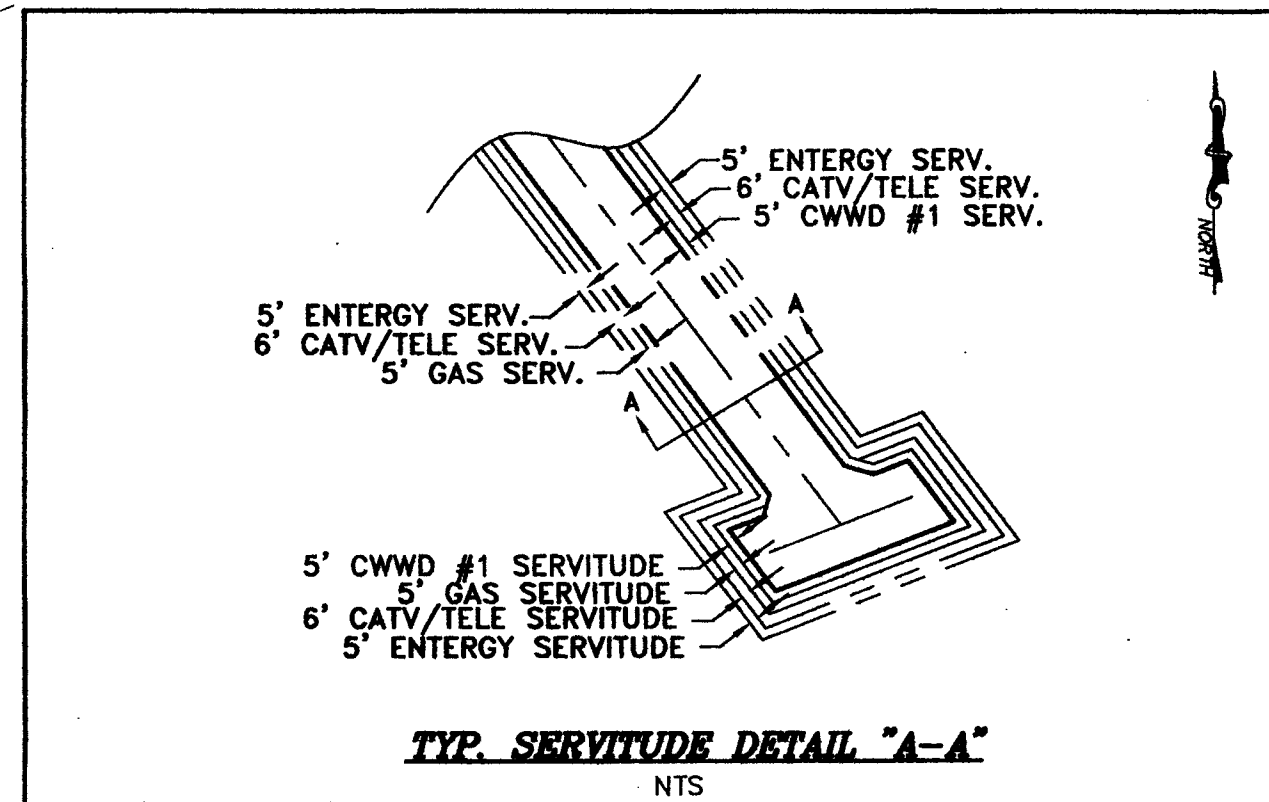
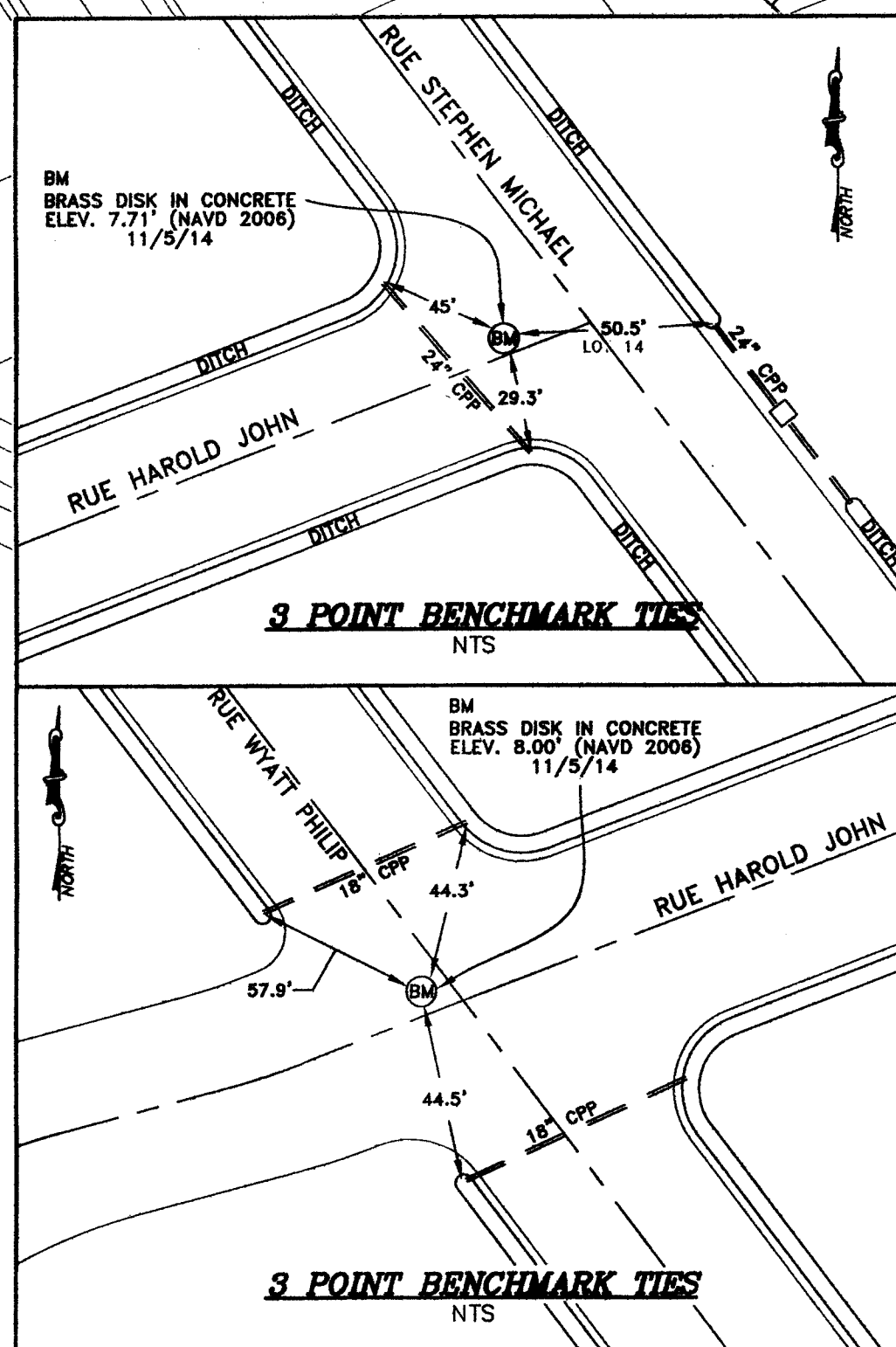
PROJECT NO.	PARISH	SHEET NO.
14-52	TERREBONNE	2

NO	BEARING	DISTANCE	DRIVEWAY CULVERTS
1	S 37°19'20" E	21.68'	
2	S 68°59'45" W	3.53'	
3	S 37°19'20" E	67.74'	
4	N 68°59'45" E	80.00'	
5	N 37°19'20" W	72.74'	
6	S 68°59'45" W	3.53'	
7	N 37°19'20" W	6.26'	
8	N 15°50'12" E	8.39'	
9	S 74°09'48" E	8.00'	
10	S 37°19'20" E	12.54'	
11	S 52°40'40" W	5.00'	
12	S 37°19'20" E	70.00'	
13	N 52°40'40" E	80.00'	
14	N 37°19'20" W	70.00'	
15	N 37°19'20" W	45.30'	
16	N 37°19'20" W	24.70'	
17	S 52°40'40" W	5.00'	
18	N 62°44'31" E	5.08'	
19	N 37°19'20" W	68.12'	
20	S 68°59'45" W	83.36'	
21	S 37°19'20" E	72.94'	
22	N 68°59'45" E	5.21'	
23	S 37°19'20" E	14.06'	
24	N 15°50'12" W	8.39'	
25	N 74°09'48" W	8.00'	
26	N 37°19'20" W	3.64'	
27	N 68°59'45" E	5.21'	
28	N 37°19'20" W	72.94'	
29	S 68°59'45" W	83.36'	
30	S 37°19'20" E	72.94'	
31	N 68°59'45" E	5.21'	
32	S 37°19'20" W	14.06'	
33	N 37°19'20" W	9.42'	
34	S 85°17'51" W	20.52'	
35	N 37°19'20" W	4.49'	
36	S 23°42'58" W	31.67'	

BLOCK	LOT	SIZE
1	1	18"
1	2-7	15"
1	9-12	18"
1	12-13	24" SIDE
1	13-18	15"

BLOCK	LOT	SIZE
2	1-6	15"
2	8-10	18"
2	10-11	24" SIDE
2	11-15	15"

BLOCK	LOT	SIZE
3	1	15"
3	3-5	18"
3	6	24"
3	7-12	15"



LOT	BLK	TOTAL
LOT 1	BLK 1	12033 SF
LOT 2	BLK 1	12033 SF
LOT 3	BLK 1	12033 SF
LOT 4	BLK 1	12033 SF
LOT 5	BLK 1	12038 SF
LOT 6	BLK 1	15567 SF
LOT 7	BLK 1	15732 SF
LOT 8	BLK 1	12005 SF
LOT 9	BLK 1	12033 SF
LOT 10	BLK 1	12033 SF
LOT 11	BLK 1	12033 SF
LOT 12	BLK 1	12010 SF
LOT 13	BLK 1	12021 SF
LOT 14	BLK 1	12033 SF
LOT 15	BLK 1	12033 SF
LOT 16	BLK 1	12033 SF
LOT 17	BLK 1	12035 SF
LOT 18	BLK 1	15654 SF

LOT	BLK	TOTAL
LOT 1	BLK 2	12033 SF
LOT 2	BLK 2	12033 SF
LOT 3	BLK 2	12033 SF
LOT 4	BLK 2	12248 SF
LOT 5	BLK 2	16250 SF
LOT 6	BLK 2	16917 SF
LOT 7	BLK 2	12057 SF
LOT 8	BLK 2	12033 SF
LOT 9	BLK 2	12033 SF
LOT 10	BLK 2	12021 SF
LOT 11	BLK 2	12010 SF
LOT 12	BLK 2	12033 SF
LOT 13	BLK 2	12034 SF
LOT 14	BLK 2	12179 SF
LOT 15	BLK 2	18437 SF

LOT	BLK	TOTAL
LOT 1	BLK 3	16566 SF
LOT 2	BLK 3	12001 SF
LOT 3	BLK 3	12000 SF
LOT 4	BLK 3	12001 SF
LOT 5	BLK 3	12001 SF
LOT 6	BLK 3	12001 SF
LOT 7	BLK 3	12001 SF
LOT 8	BLK 3	12001 SF
LOT 9	BLK 3	12001 SF
LOT 10	BLK 3	12000 SF
LOT 11	BLK 3	12000 SF
LOT 12	BLK 3	14911 SF
TRACT A		86573 SF

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

46 LOTS TOTAL (W TRACT A)

LAND USE: RESIDENTIAL
INDIVIDUAL SEWER
OPEN DITCH
FINAL SURVEY PLAT

HILLCREST ESTATES
S & A CAPITAL INVESTMENTS, L.L.C.-DEVELOPER
LOCATED IN SECTION 101 & 144, T15S-R16E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: TLD
CHK'D: F.E.M. III
SCALE: 1" = 100'
DATE: 4FEB15
FILE #

DATE	REVISION	BY	JOB #	14-52	CAD #	1452-SD_FINAL_27JAN15
2/27/15	REVISED ALL LOTS IN BLOCK 3					

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
☐ Variance(s) (detailed description): _____
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 3
NORTH TERREBONNE INVESTORS, LLC, 123 BOCAGE DR.,
HOUMA LA 70360
2. Developer's Name & Address: HOUMA LA 70360
*Owner's Name & Address: ANNIE 1, LLC, 123 BOCAGE DR., HOUMA LA 70360
[* 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: TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: COMMERCIAL & LIGHT INDUSTRIAL 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: 26JAN15 1" = 60'
11. Council District: 2
12. Number of Lots: 7
13. Filing Fees: \$139.90

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

FLOYD E. MILFORD, III

Print Applicant or Agent

Date

3/2/15

Signature of Applicant or Agent

The undersigned certifies: RJ

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.

RONALD J. SHAW

Print Name of Signature

Date

3/2/15

Signature

PC15/ 3 - 4 - 13

PROJECT NO.	PARISH	SHEET NO.
14-121	TERREBONNE	1

COUNCIL DISTRICT 6

SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	CHARTER
FIRE	SCHRIEVER
ZONED	

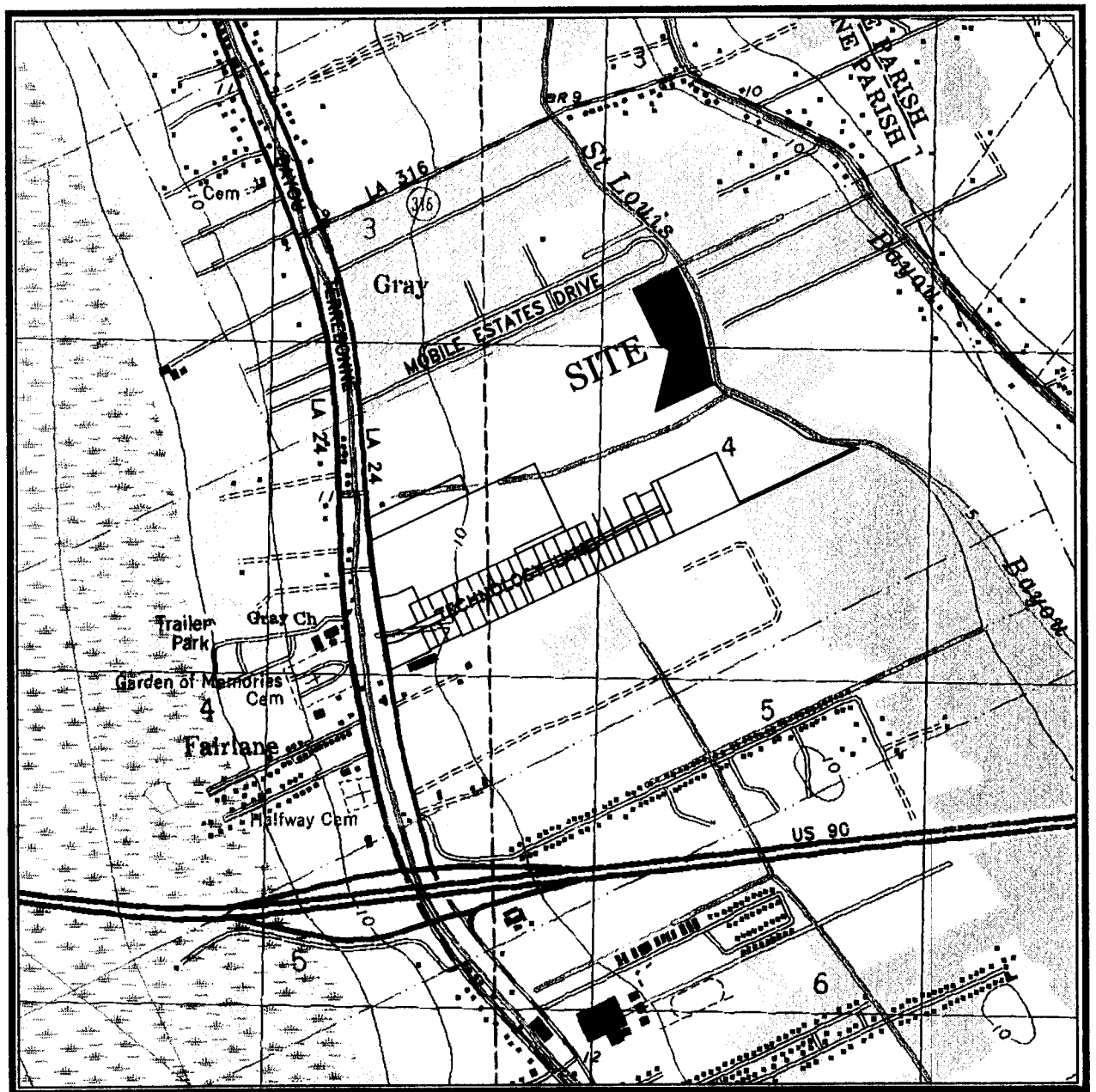
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY. THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS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

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

AUTHORIZED OWNER _____

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

BY _____ FOR _____



VICINITY MAP

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

APPROVED: _____ REG. P.L.S. No. 331
KENETH L. REMBERT, P.L.S.

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.

**CONCEPTUAL AND PRELIMINARY
SUBDIVISION PLAN
INDIVIDUAL SEWER
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL**

**TRINITY COMMERCIAL PARK
ADDENDUM NO. 3
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
DEVELOPER: ANNIE 1, LLC
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 14-121 CAD # 14121-C&P FILE # _____

LEGEND

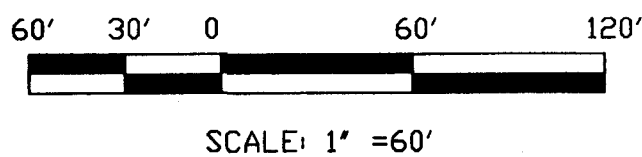
- F.H. EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- +5.0 LOT ELEVATIONS
- 999 HOUSE NUMBERS

RICKIE A. PITRE
ET UX
OR ASSIGNS

**NOTE: NO STRUCTURE, FILL OR OBSTRUCTION
SHALL BE LOCATED WITHIN ANY DRAINAGE
EASEMENT OR DELINEATED FLOOD PLANE**

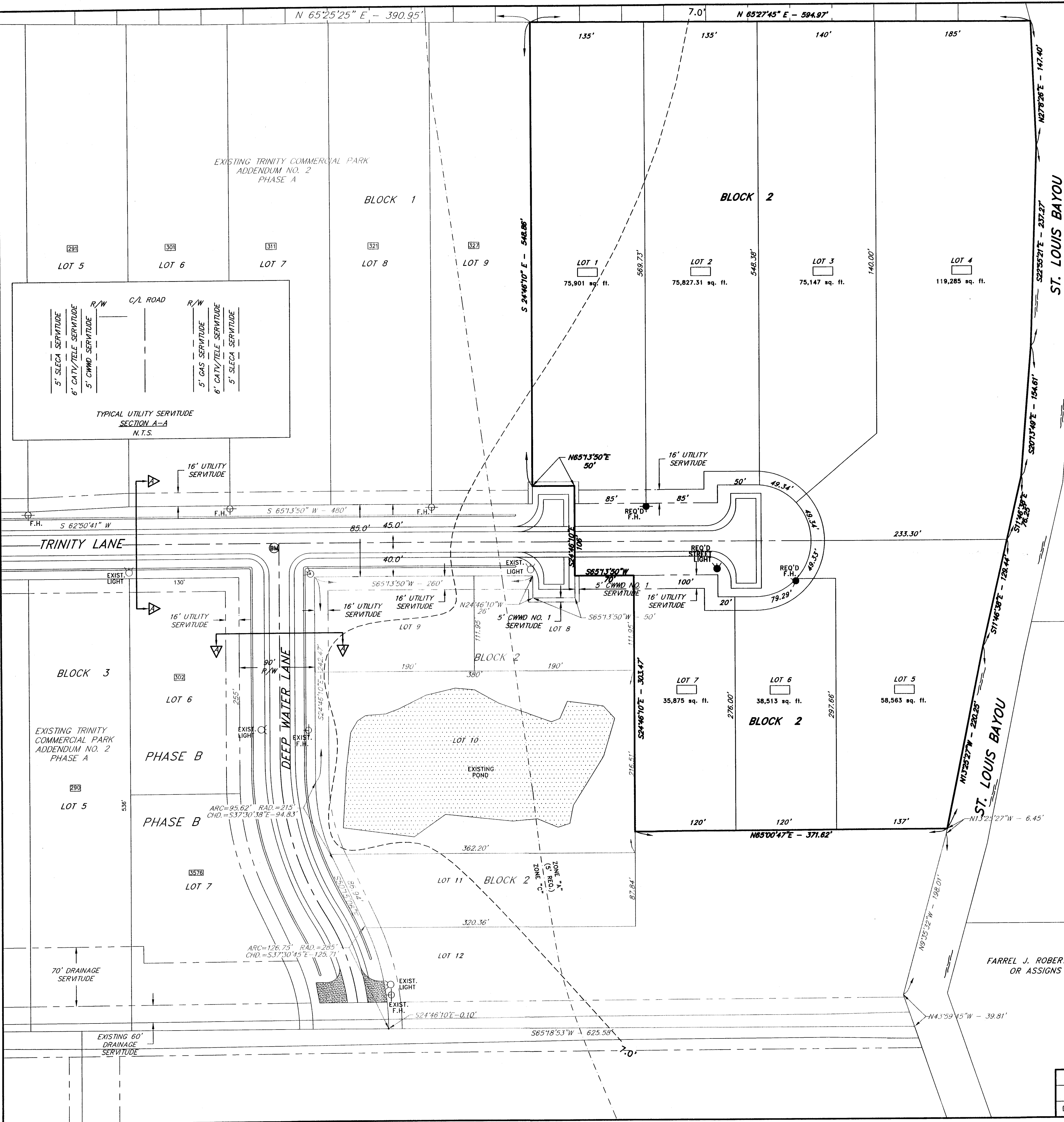
PRELIMINARY

This drawing is not to be used for construction, bidding, recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701



DATE	REVISION	BY

7 TOTAL LOTS



EXISTING TRINITY COMMERCIAL PARK
ADDENDUM NO. 2
PHASE A

BLOCK 1

BLOCK 2

ROCHELLE STREET

CLEVELAND F.
COULON ET UX
OR ASSIGNS

HELEN ST.

WILLIAM H.
NEWSOM, III ET UX
OR ASSIGNS

JOHN P.
MCSWEENEY
OR ASSIGNS

TRINITY LANE

BLOCK 3

EXISTING TRINITY
COMMERCIAL PARK
ADDENDUM NO. 2
PHASE A

PHASE B

PHASE B

DEEP WATER LANE

BLOCK 2

BLOCK 2

ST. LOUIS BAYOU

FARREL J. ROBERTSON
OR ASSIGNS

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): _____

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

1. Name of Subdivision: VILLAGE EAST INDUSTRIAL PARK, ADDENDUM 2
2. Developer's Name & Address: C. S. & E. PROPERTIES, L.L.C.
WILLIAM C. SMITH, ARTHUR CENAC, JR.
*Owner's Name & Address: P.O. BOX 147 HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. BAKER SMITH

SITE INFORMATION:

4. Physical Address: SOUTH SIDE OF INDUSTRIAL AVE. A
(ADJACENT TO 3552 INDUSTRIAL AVE. A)
5. Location by Section, Township, Range: SECTIONS 2 & 22, T17S-R18E
6. Purpose of Development: TO DIVIDE EXISTING TRACT INTO 7 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: FEBRUARY 27, 2015 SCALE: 1"=100'
11. Council District: 1 Navy / Village East Fire
12. Number of Lots: 7
13. Filing Fees: \$209.37

I, PATRICK M. HALEY, certify this application including the attached date to be true and correct.

PATRICK M. HALEY

Print Applicant or Agent

MARCH 2, 2015

Date

Patrick M. Haley
Signature of Applicant or Agent

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

ARTHUR CENAC, JR.

Print Name of Signature

MARCH 2, 2015

Date

Arthur Cenac Jr
Signature

PC15/ 3 - 5 - 14

