

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

NOVEMBER 21, 2013, 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 October 17, 2013
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Home Occupation:
Establish a floral arrangement business; 342 Cleveland Street; Catherine Verret, applicant (*Council District 8*)
- 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 October 17, 2013
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 17, 2013
- D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 21, 2013 INVOICES and TREASURER'S REPORT OF OCTOBER 2013**
- E. PLANNING**
 - 1. Planning Commissioners' Comments
 - 2. Administration's Comments
 - 3. Chairman's Comments
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
 - 1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A",
Property of Scotty Aucoin, et ux
Approval Requested: Process A, Re-Subdivision
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Scotty Aucoin
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

2. a) Subdivision: Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Dove Development & Land, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
3. a) Subdivision: Falgout Canal Harbor
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Gabi Court, Terrebonne Parish, LA
Government Districts: Council District 7 / Dularge Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Variance Requests:
 - 1) 20' limestone street & utility corridor planned (total of 36' wide i/l/o 56' wide
 - 2) Limestone parking area 25' x 50' i/l/o concrete, parking available under camps also
 - 3) 35' radius turning circles planned but most lots to have 25' x 50' limestone parking areas for turn-around also
 - 4) Greenspace smaller than requirement
4. a) Subdivision: South Hollywood Commercial Park, Phase 2A & 2B
Approval Requested: Process C, Major Subdivision-Final
Location: Hollywood Road Extension, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Tracts B-4 thru B-8, Property of K.S.I., Inc.
Approval Requested: Process A, Re-Subdivision
Location: 1423 Prospect Boulevard, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: K.S.I., Inc.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates
Approval Requested: Process A, Re-Subdivision
Location: 689 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Jermie Ball
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "B-1" & "B-2", A Redivision of Tract "B" of Property belonging to O'Neal Bascle, Jr.
Approval Requested: Process A, Re-Subdivision
Location: 123 Lower Country Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: O'Neal Bascle, Jr.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Thacker Development
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: End of Paw Paw Court, Point Au Chien, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Steve Layne
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Trinity Commercial Park
 Approval Requested: Process C, Major Subdivision-Final
 Location: Trinity Lane, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, LLC
 Surveyor: Milford & Associates, Inc.

 b) Public Hearing

 c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Lot Line Adjustment between Peter H. Wolfe et ux and Dorothy L. Domangue et ux, Sections 4 & 5, T19S-R18E, Terrebonne Parish, LA
2. Revised Lots 12 and 14, A Redivision of Revised Lot 12 and Lots 13 and 14 of Bayou Gardens Estates Subdivision, Section 57, T16S-R17E, Terrebonne Parish, LA
3. Tracts B & B-1 located at the Intersection of Prospect Street and LA Highway 659, Section 2, T17S-R18E, Terrebonne Parish, LA
4. Property belonging to John Cooper, Lots 5, 14, 15, & 16, Block 4, Park View Subdivision, Section 96, T17S-R17E, Terrebonne Parish, LA
5. Revised Tracts 10 and 11, Property belonging to Wickles L. Dupre, et ux, Section 35, T17S-R16E, Terrebonne Parish, LA
6. Revised Tracts 1-B and "A", Property of Cenac Community Reinvestment, L.L.C., et al, Sections 15, 16, 17, & 18, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 17, 2013

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of October 17, 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, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Erny moved, seconded by Mr. Schouest: “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 September 19, 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.
- D. COMMUNICATIONS: None.
- E. STAFF REPORT:
1. Mr. Gordon discussed the proposed expansion of zoning in the Village East area as well as recent discussions with Councilman Greg Hood to propose zoning in the Bayou Cane area north of Bayou Gardens Boulevard.
- F. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- G. PUBLIC COMMENTS: None.
- H. Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “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. Thibodeaux. 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.

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 OCTOBER 17, 2013.

PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

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

Zoning & Land Use Commission
Application

Name: Catherine Verret
Address: 342 Cleveland St
Phone: (985) 873-9662 OR (985) 647-0584

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

The premises affected are situated at 342 CLEVELAND ST., HOUMA, LA in a
R1 Zoning District. The legal description of the property involved in this application
is: Lot Five-B(5) of a resubdivision of Lot Five(5) of Block
No. Nine(9) of Marcel Place, as shown on a map entitled

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

Applicant's interest in the premises affected: OWNER

Approximate cost of work involved: _____

Explanation of property use: FLOWER ARRANGEMENTS/FLORIST

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

Ground Floor Plan and Elevations attached: _____ Yes X No

Address of adjacent property owners:

1. Mrs. Ernest Desochat 2. Mrs. Joyce
340 Cleveland St 341 Cleveland St
Houma, LA 70363 Houma, LA 70363
3. MR. MRS. P
343 CLEVELAND ST
HOUMA, LA 70363

Catherine Verret
Signature of Applicant or Agent

(985) 873-9662 OR 647-0584
Phone Number

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

Catherine Verret
Signature of Applicant or Agent

11-4-13
Date

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF OCTOBER 17, 2013

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 17, 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. Alex Ostheimer.
- 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 were: Mr. Jeremy Kelley. 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. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 19, 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.
 2. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of September 19, 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.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the October 17, 2013 invoices and approve the Treasurer’s Report of September 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from T. Baker Smith, LLC dated October 17, 2013 requesting to table Old Business Item F.3 (Belanger Park Subdivision Redivision) indefinitely [See *ATTACHMENT A*].
 - a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the application by Bennett Porche for Process D, Minor Subdivision, for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision indefinitely as per the Developer’s request [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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read a letter from Kenneth L. Rembert Land Surveyors dated October 14, 2013 requesting to withdraw Item G.1 (Falgout Canal Harbor) from the agenda [See *ATTACHMENT B*].
 - a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC table the conceptual and preliminary application by Poule D’eau Properties, LLC for Process C, Major Subdivision, for Falgout Canal Harbor indefinitely as per the Developer’s request [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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Mr. Gordon read a letter from Milford & Associates, Inc. dated October 17, 2013 requesting to table Item G.5 with regard to South Hollywood Commercial Park, Phase 2A & 2B until the next regular meeting of November 21, 2013 [See *ATTACHMENT C*].

- a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC table the final application by Terrebonne Land Partnership for Process C, Major Subdivision, for South Hollywood Commercial Park, Phase 2A & 2B until the next regular meeting of November 21, 2013 as per the Developer’s request [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

4. Mr. Gordon stated a letter was also received from Keneth L. Rembert Land Surveyors requesting to withdraw Item F.1 (Scotty Aucoin) from the agenda [See *ATTACHMENT D*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux indefinitely as per the Developer’s request [See *ATTACHMENT D*].”

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.

F. OLD BUSINESS:

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT Old Business Item F.2 be removed from the table and be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. 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.

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux* [See *ATTACHMENT D*]
2. The Chairman stated the next item on the agenda under Old Business was an application by Dwayne A. & Anna P. Gaudet requesting approval for Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B.

- a) Mr. Benson LeBouef, Leonard J. Chauvin, Jr., P.E., P.L.S., Inc., discussed the redivision and stated all previous matters have been resolved.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- c) Discussion was held with regard to a condition on the Engineering memo that swales are dug and a restrictor pipe is installed per the design. Discussion ensued with regard to the Engineering Division not re-inspecting after a permit is issued for a Process D and that the Engineer sends a certification that it is complete.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “ THAT the HTRPC grant approval of the Process D, Minor Subdivision, for the Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B conditioned the swale ditch is dug and a restrictor pipe is installed per the design.”

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

3. WITHDRAWN. *Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision* [See *ATTACHMENT A*]

G. APPLICATIONS:

1. WITHDRAWN. *Falgout Canal Harbor* [See *ATTACHMENT B*]
2. The Chairman called to order the Public Hearing for an application by Guidry Land Development requesting conceptual and preliminary approval for a Process C, Major Subdivision for Blanchard Gardens.
 - a) Mr. Cliff Guidry, Guidry Land Development, discussed the location and division of property. He stated that due to the wetlands in the area, they have reduced the size of the lots and included a sewer plant.
 - b) The Chairman recognized Mr. Jerry Clark, 200 North Terrebonne Drive, who expressed concerns he had with the development.
 - c) Mr. Gordon read an email he received from Mr. David Arceneaux expressing his concerns with the development [See *ATTACHMENT E*].
 - d) Mr. Erny moved, seconded by Mr. Kurtz: “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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - e) Mr. Gordon discussed the Staff Report and stated since the Parish roadway would be complete in December, the temporary turn-around wouldn’t be necessary. He stated Staff would recommend conditional approval provided the Department of Public Works verifies no upgrades to North Terrebonne Drive will be necessary and the street name “Aline Lydia Street” be depicted on the plat.
 - f) Discussion was held with regard to Councilwoman Amedée’s concerns of the roadway condition.
 - g) Discussion ensued with regard to the lots having roadside ditches and Mr. Bobby Howell being the person in charge of maintaining the sewer plant.
 - h) Mr. Elfert moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant conceptual and preliminary approval for Process C, Major Subdivision, for Blanchard Gardens conditioned the Department of Public Works verifies no upgrades to North Terrebonne Drive will be necessary and the street name “Aline Lydia Street” be depicted on the plat.”
 - i) Discussion was held with regard to the capacity of the sewer plant and North Terrebonne Drive needing improvements.
 - j) Mr. Schouest offered a substitute motion: “ THAT the HTRPC table the application for conceptual and preliminary approval for Process C, Major Subdivision, for Blanchard Gardens.” *The motion died due to lack of a second.*
 - k) Discussion was held with regard to inspecting the road at the Engineering stage and the Engineering Division not having the manpower to do inspections but the Developer’s Engineer can provide information to the Staff. Concerns of having outside inspectors versus in-house were brought up.
 - l) Discussion ensued with regard to acquiring an overweight permit and ensuring the road received no further damage after development/construction.
The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Schouest; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Erny recused himself from the next application.

3. The Chairman called to order the Public Hearing for an application by Savanne Road Carwash, LLC requesting conceptual & preliminary approval for a Process C, Major Subdivision for Crescent Place Subdivision.
 - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property. He stated the entire development was to be residential as opposed to the previous submittal that was partly commercial.

b) The Chairman recognized Mr. Ronald Eschete, 205 Bellingrath Drive, who stated he had no problems with a residential development but did express concerns of flooding.

c) Mr. Ostheimer moved, seconded by Mr. Schouest: "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, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Erny; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided street names are depicted on the plat and approved by the Terrebonne Communications District (911). He stated they have already spoken to the Developer to talk about rezoning the area to residential as to not cause concern of the property being used as commercial.

e) Discussion was held with regard to the possibility of tying into the community sewer because it was available nearby. Discussion ensued with regard to the mitigation pond on site.

f) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant conceptual and preliminary approval for the Process C, Major Subdivision, for Crescent Place Subdivision conditioned street names are depicted on the plat and approved by the Terrebonne Communications District (911)."

g) Discussion was held with regard to the land use being depicted on the plat which is required.

h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT the HTRPC grant conceptual and preliminary approval for the Process C, Major Subdivision, for Crescent Place Subdivision conditioned street names are depicted on the plat and approved by the Terrebonne Communications District (911) and the proposed land use be depicted on the plat."

The Chairman called for a vote on the amended motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: No ne; ABSTAINING: Dr. Cloutier & Mr. Erny; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated the next item under Applications was for an application by Annie 1, LLC requesting engineering approval for Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 1.

a) Ms. Jeanne Bray, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT F*].

b) Mr. Gene Milford, Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items.

c) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant engineering approval of the application by Annie 1, LLC for Process C, Major Subdivision for Trinity Commercial Park, Addendum No. 1 conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering's memo dated October 17, 2013 [See *ATTACHMENT F*]."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: No ne; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. WITHDRAWN. *South Hollywood Commercial Park, Phase 2A & 2B* [See *ATTACHMENT C*]

H. STAFF REPORT:

1. Mr. Gordon stated that both matters concerning fire hydrants and detention facilities were submitted to the Parish Council for review and they were anticipating meeting to discuss the mobile home park regulations.

I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Tract A-1, A Redivision of Property formerly belonging to Norris Dupre, Sections 55 & 56, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 2 & 3, A Redivision of Revised Lots 2 & 3 of John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
3. Property belonging to Cameron Isles, LLC, Section 101 & 102, T17S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Lot 10 of Paul Gros Subdivision, Addendum No. 1 belonging to James and Sara Arthur and Survey and Redivision of Revised Lot 9 o f Paul Gros Subdivision belonging to Wiltz A. Clark, Sr., et al creating Revised Lot 10 and Revised Lot
5. Tracts A & B, Survey of a Redivision of Property belonging to Dorothy L. Domangue, et al, Section 4, T19S-R18E, Terrebonne Parish, LA
6. Revised Tracts 5 & 6, Clay Melancon Estates, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
7. Revised Lots 1 & 2, North Terrebonne Commercial Park, A Redivision of Revised Lots 1 & 2, Property of North Terrebonne Investors, L.L.C., et al, Section 4, T16S-R16E & T16S-R17E

The Chairman called for a vote on t he 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.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated that they needed to discuss the mobile home park regulations, bringing minor subdivisions up t o standards, the Administrative Approval process, and the fire code and the effect on the subdivision regulations.

K. COMMISSION COMMENTS:

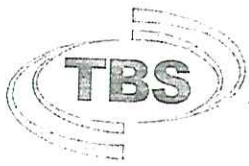
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Erny 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 7:15 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. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



T. BAKER SMITH, LLC
A CENTURY OF SOLUTIONS

1913
2013

Post Office Box 2266 Houma, LA 70361
412 South Van Avenue Houma, LA 70363

985.868.1050 (F) 1.866.357.1050 (TF)
www.tbsmith.com 985.868.5843 (F)

Hem F3

October 17, 2013

Mr. Pat Gordon
Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma LA 70361

RE: Lots 3A & 3B, redivision of Lot 3, Block 1, Belanger Park Subdivision,
located in Section 105, T17S-R17E, Terrebonne Parish, Louisiana

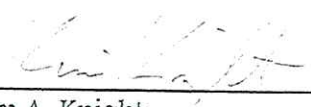
Dear Mr. Gordon:

On behalf of our client, A-Cajun Mini Storage, LLC, we wish to withdraw
the above referenced application from the October 17, 2013 agenda until the
engineering conditions for the project are met.

Should you have any questions, comments, or require additional
information, please give me a call.

Sincerely,

T. BAKER SMITH, LLC


Kim A. Knight
Survey Project Manager

KAK/cba

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

Item G1

October 14, 2013

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

Att: Mr. Pat Gordon:

Re: ITEM 1, APPLICATIONS—FALGOUT CANAL HARBOR, PROPERTY BELONGING
TO POULE D'EAU PROPERTIES, L.L.C., TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at Thursday night's meeting. We
have some revisions to make on our map and will reschedule it for a later meeting.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr



MILFORD & ASSOCIATES, INC.
CIVIL & CONSULTING ENGINEERS

Item G5

October 17, 2013

Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, LA 70361

ATTN: Mr. Pat Gordon

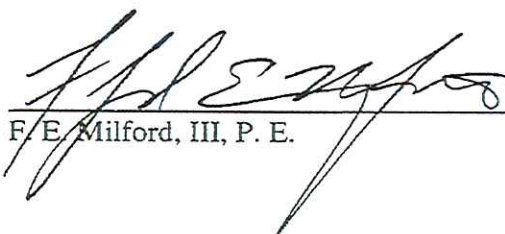
RE: South Hollywood Commercial Park Phase 2A & 2B
Sections 82 & 102, T16S-R17E
Terrebonne Parish, LA
Major S/D - Final Approval

Dear Mr. Gordon:

We are requesting that the above referenced project, be withdrawn from the meeting agenda, scheduled for Thursday, October 17, 2013, and be placed on the next meeting agenda for November 21, 2013.

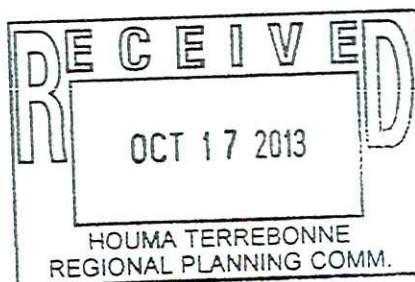
If you have any questions or comments, please contact me at your convenience.

Very truly yours,

MILFORD & ASSOCIATES, INC.
F. E. Milford, III, P. E.

FEMIII/sr

cc: 13-49
Reading File



13-49 17oct13 p gordon.doc

1538 Polk Street
Houma, Louisiana 70360
(985) 868-2561 / FAX (985) 868-2123
<http://bellsouthpwp.net/m/i/milfordassociate/>

Page 1 of 1

Kenneth L. Rembert

LAND SURVEYORS

since 1973

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

October 17, 2013

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

Att: Mr. Pat Gordon:



Re: OLD BUSINESS ITEM (SCOTTY & LISA AUCOIN)

Dear Pat:

One more time please let this letter serve as a request to allow the above item to remain on the table at tonight's meeting. I met with the Waterworks Board last month and they approved of our plans to provide the placement of water service to each lot at each of the proposed driveway crossings. Tom Wilson with Waterworks said he would have a letter of approval to me for tonight's meeting but after a month he couldn't find time to write it.

Thank you for your understanding.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Rembert".
Kenneth L. Rembert

KLR/apr

Becky Becnel

From: Pat Gordon
Sent: Thursday, October 17, 2013 10:21 AM
To: Becky Becnel
Subject: Fwd: Blanchard Gardens Subdivision

Please print an place in file

Thanks

Sent from my iPhone

Begin forwarded message:

From: David Arceneaux <judgearceneaux@yahoo.com>
Date: October 17, 2013 at 10:15:56 AM CDT
To: "pgordon@tpcg.org" <pgordon@tpcg.org>
Subject: Re: **Blanchard Gardens Subdivision**
Reply-To: David Arceneaux <judgearceneaux@yahoo.com>

Dear Mr. Gordon:

Thank you for the opportunity to review the map of the proposed development known as Blanchard Gardens in Gray. Unfortunately, my wife and I cannot attend the hearing scheduled for October 17.

I would ask that you express to the members of the Planning Commission our concerns as private citizens about the use of North Terrebonne Drive in connection with the development. We own two homes on North Terrebonne Drive.

Our concerns are twofold, the integrity of the street and the safety of the residents.

The paved portion of North Terrebonne Drive exists within a 40' right of way which includes steep open ditches near the beginning of the residential portion of the street. The paved portion is narrow and consistently shows signs of deterioration. We have been concerned for a long time about the structural integrity of the road. There are no sidewalks so pedestrians use the street as a walkway. Buses and garbage trucks cannot pass side-by-side. The safety problem is compounded because some residents routinely use a portion of the narrow street to park vehicles. There are no "no parking" signs on the street.

The proposed subdivision plan seems to crowd 18 lots into a small parcel of land (average lot size about 8000 square feet), thus potentially increasing the number of homes serviced by the front portion of North Terrebonne Drive by more than 50%.

We hope the Planning Commission members have already been made aware of these issues. We trust that any decision the Planning Commission makes will adequately address these concerns.

David and Fran Arceneaux



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 17, 2013
1st Review
Item G4

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired

SUBJECT: Trinity Commercial Park, Addendum No.1
Review of Engineering Approval

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

1. 24.5.4.8 Existing contours at one foot intervals or less are not shown on the final drainage plan.
2. 24.5.4.8.2 Proposed culverts do not fit within the ditch.
3. 24.7.6 Backup should be provided demonstrating the curves in the road are in conformance with AASHTO standards.
4. 24.7.6.1.7 Signage at curve is not in conformance with MUTCD.
5. 24.7.6.1.10 CP-01 standard plans are not the current version
6. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 All points of vertical intersection not provided on plan/profile.
 - b. V.A.3 Invert elevations on culverts show result in the wrong flow direction.
 - c. V.A.3 Finished grade at right-of-way not shown on the plan/profile.
 - d. V.A.4 Design criteria on the drainage plan is incorrect.
 - e. V.A.4 Number of culverts shown in outfall ditch is inconsistent throughout the plans.
 - f. V.A.5 Typical roadway section does not show the location of all the utilities.
 - g. V.A.7 Drainage structures are not in conformance with DOTD standards and plans.
 - h. V.A.8 Cross section plan and cross sections provided do not match.
 - i. VIII. Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
7. 24.7.5.2 Street lights should be relocated. They should not be placed between the road and the ditch.

Saltwater Fishing Capital of the World®

8. No Approval letter from the following Utilities
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. DHH
9. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

GEB/jes

cc: Tom Bourg
Philip Liner
F.E. Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading 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
- 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: TRACTS 1-A THRU 9-A & REVISED TRACT "A", SCOTTY AUCOIN ET UX PROPERTY
2. Developer's Name & Address: SCOTTY AUCOIN, 510 BAYOU DULARGE ROAD, HOUMA, LA
*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: 510 BAYOU DULARGE ROAD, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 32, T18S-R17E
6. Purpose of Development: CREATE 10 tracts from 1
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: 1/22/13 Scale: 1"=100'
11. Council District: 7 Babine / Bayou Dularge Tric
12. Number of Lots: 10
13. Filing Fees: \$155.55

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

KENETH L. REMBERT

Print Applicant or Agent

1/31/13

Date


Signature of Applicant or Agent

The undersigned certifies: ☒ W 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.

SCOTTY & LISA AUCOIN

Print Name of Signature

1/31/13

Date


Signature

PC13/ 2 - 1 - 6

Record # 7

Revised 3/25/2010

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

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. X Minor Subdivision

Variance(s) (detailed description): _____

Tracts 1-A Thru 1-D, property of Dove Development & Land, LLC

1. Name of Subdivision: _____
2. Developer's Name & Address: Dove Development & Land, LLC, P.O.Box 2817, Houma, LA 70361
Same
- *Owner's Name & Address: _____
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

4. Physical Address: 1258 Valhi Blvd.

5. Location by Section, Township, Range: Sections 82 & 102, T17S-R17E
Create tracts for sale

6. Purpose of Development: _____

7. Land Use: _____ 8. Sewerage Type: _____

_____ Single-Family Residential _____ Community

_____ Multi-Family Residential _____ X Individual Treatment

x Commercial _____ Package Plant

x Industrial _____ Other

9. Drainage: _____ 10. Date and Scale of Map: _____

_____ Curb & Gutter 7/26/13 SCALE: 1"=100'

X Roadside Open Ditches _____

X Rear Lot Open Ditches _____

_____ Other _____

11. Council District: _____
6 / COH Fire District

12. Number of Lots: 4 13. Filing Fees: \$ 350.99

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

Print Applicant or Agent

Date _____

Signature of Applicant or Agent

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

Dove Development & Land, LLC

Print Name of Signature

Signature

7/29/13

PC13/ 8 - 1 - 52

Record # 53

Revised 3/25/2010

Dove Development & Land owners & addresses:

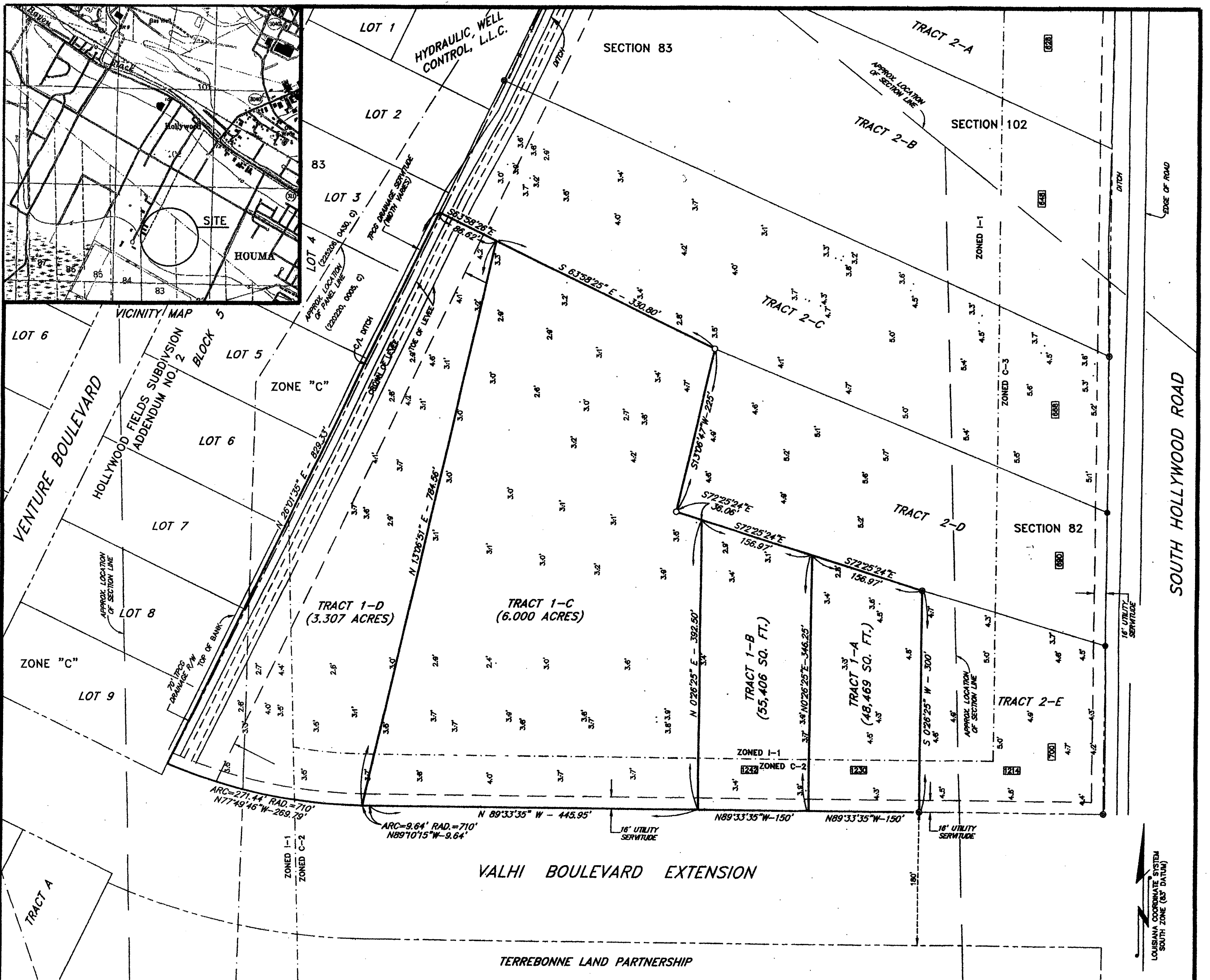
Rachael Ramirez
387 Tigerlily Dr.
Houma, LA 70360

Angelle Marciante
37617 Weiss Road
Denham Springs, LA 70706

Jackie Broussard
204 Arapaho Dr.
Houma 70360

Gordon, Savannah (Mona), and Noelle Dove
5 Glen Oaks Dr.
Houma, LA 70360

Savannah Industries, LLC
Mona Dove: Manager
5 Glen Oaks Dr.
Houma, LA 70360



THIS PROPERTY DRAINS TO HIGHWAYS WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE AND TO THE DRAINAGE DITCH IN THE REAR THAT IS MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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

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

BY _____ FOR _____

LAND USE: COMMERCIAL & INDUSTRIAL
DEVELOPER: DOVE DEVELOPMENT & LAND, LLC

"CONCEPTUAL & PRELIMINARY"

PLAT SHOWING TRACTS 1-A THRU 1-D
PROPERTY BELONGING TO DOVE DEVELOPMENT & LAND, LLC
LOCATED IN SECTIONS 82 & 83, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 26, 2013

SCALE: 1" = 100'

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD PREVIOUSLY SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
4.3' INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)
1214 INDICATES MUNICIPAL ADDRESS

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



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):
(SEE ATTACHED)

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

1. Name of Subdivision: PROPOSED FALGOUT CANAL HARBOR PROPERTY OF POULE D'EAU PROPERTIES, LLC IN SECTION 13, T19S-R16E
2. Developer's Name & Address: POULE D'EAU PROPERTIES, L.L.C.
P O BOX 2617 HOUMA LA 70361
*Owner's Name & Address: POULE D'EAU PROPERTIES, L.L.C.
P O BOX 2617 HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, PLS

SITE INFORMATION:

4. Physical Address: GABI COURT
5. Location by Section, Township, Range: IN SECTION 13, T196S-R16E
6. Purpose of Development: DEVELOP FALGOUT CANAL HARBOR (CREATE 59 LEASE SITES)
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: 11/4/13 SCALE: 1" = 100'
11. Council District:
12. Number of Lots: 59
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

11/4/13

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.

Robert Hale for:

POULE D'EAU PROPERTIES, LLC

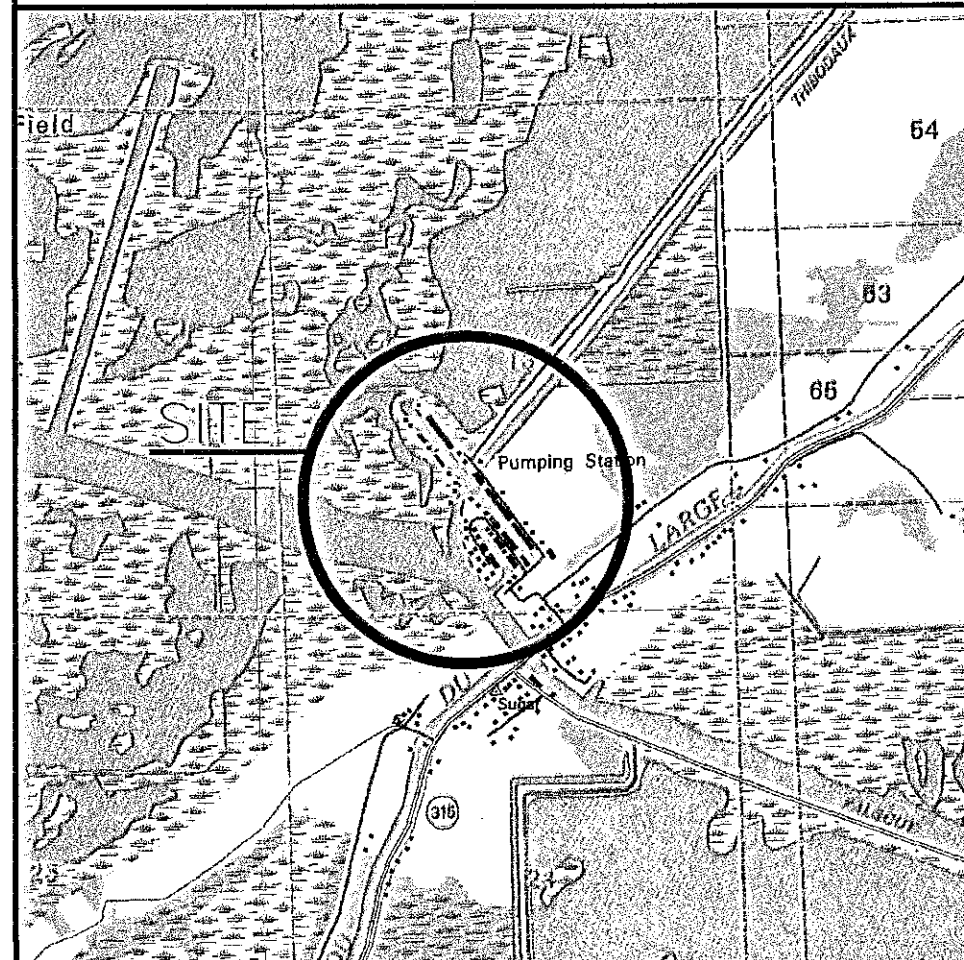
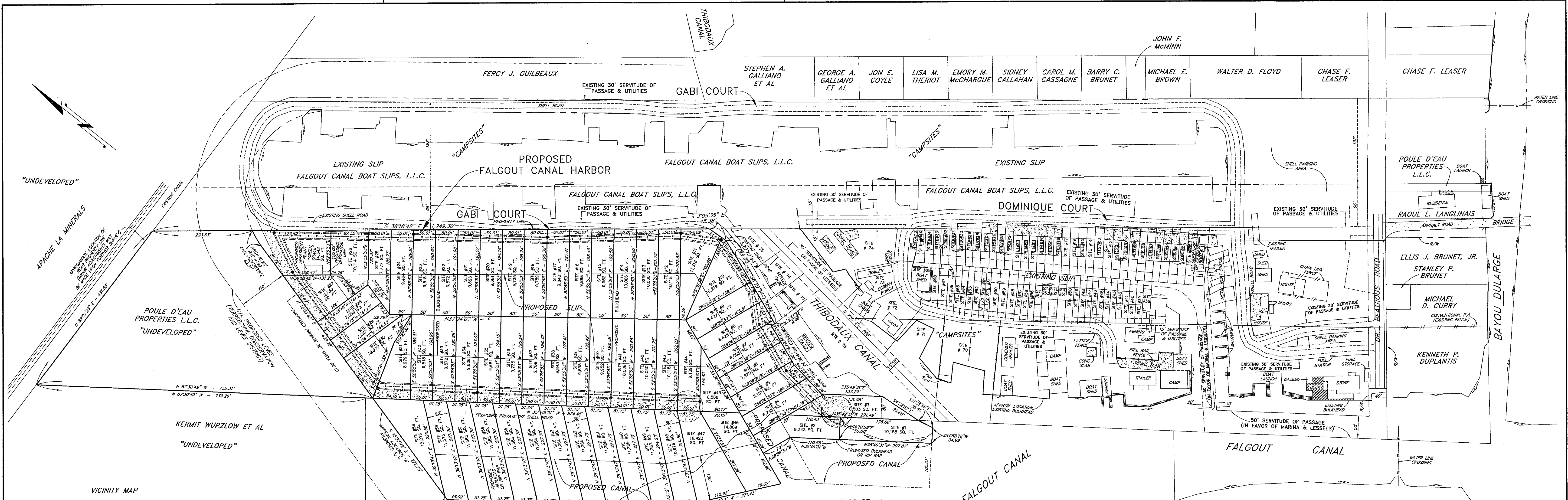
Print Name of Signature

11/4/13


Signature

**FALGOUT CANAL HARBOR CAMPSITES
VARIANCE REQUESTS**

1. 20' limestone Street & Utility corridor planned (total of 36' wide i/l/o 56' wide)
2. Limestone parking area 25'x50' i/l/o concrete. Parking available under camps also.
3. 35' radius turning circles planned but most lots to have 25'x50' limestone parking areas for turnaround also.
4. Greenspace smaller than requirement.



REFERENCE MAPS:

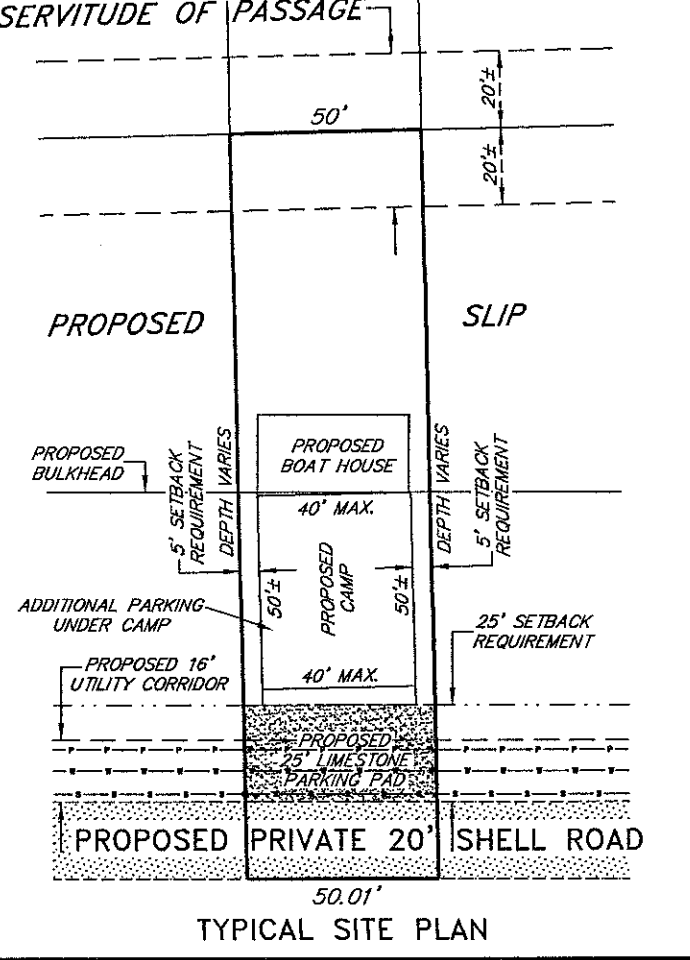
- 1) "FISHERMAN'S RETREAT IN SECTIONS 13 & 24, T19S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT AND DATED SEPTEMBER 5, 1995.
- 2) "MAP SHOWING SURVEY OF PROPERTY BELONGING TO HARRY P. VERRETT, or assigns LOCATED IN SECTION 13, T19S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED JANUARY 31, 1994.
- 3) "MAP SHOWING PROPERTY BELONGING TO ANTHONY GALLIANO, et al LOCATED IN SECTION 13, T19S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED JANUARY 31, 1994.

BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP NO. 1.

THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. ADVISORY PANEL NO. LA-1100 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THESE TRACTS.

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.



"59 LEASE SITES TOTAL"

LEGEND:

- INDICATES PROPOSED PRIVATE SEWER MANHOLE
- S— INDICATES PROPOSED PRIVATE "B" SANITARY SEWER LINE
- W— INDICATES PROPOSED PRIVATE "B" WATER LINE
- P— INDICATES PROPOSED POWER LINE (SLECA)

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

BY _____ FOR _____

"CONCEPTUAL & PRELIMINARY"
LAND USE: "CAMPSITES"
DEVELOPER: FALGOUT CANAL HARBOR, LLC

PLAN SHOWING
PROPOSED FALGOUT CANAL HARBOR
PROPERTY OF POULE D'EAU PROPERTIES L.L.C.
IN SECTION 13, T19S-R16E,
TERREBONNE PARISH, LOUISIANA

NOVEMBER 4, 2013 SCALE: 1" = 100'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL STREET, HOUMA, LA.

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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: SOUTH HOLLYWOOD COMMERCIAL PARK, PHASE 2A & 2B
TERREBONNE LAND PARTNERSHIP, 518 SCHOOL ST.
2. Developer's Name & Address: HOUMA, LA 70360
TERREBONNE LAND PARTNERSHIP, 518 SCHOOL ST.
- *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: HOLLYWOOD ROAD EXTENSION
5. Location by Section, Township, Range: SECTION 82 & 102, T17S-R17E
6. Purpose of Development: COMMERCIAL 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: 24SEPT13 1" = 100'
11. Council District: 6 Hornsby / COH Fire
12. Number of Lots: 2A - 12 LOTS
2B - 6 LOTS
13. Filing Fees: \$245.00 bmb

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

FLOYD E. MILFORD, III

Print Applicant or Agent

Date

9/27/13

Darryl Christen
Signature of Applicant or Agent

TERREBONNE LAND PARTNERSHIP

The undersigned certifies: DKC

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.

DARRYL CHRISTEN

Print Name of Signature

Date

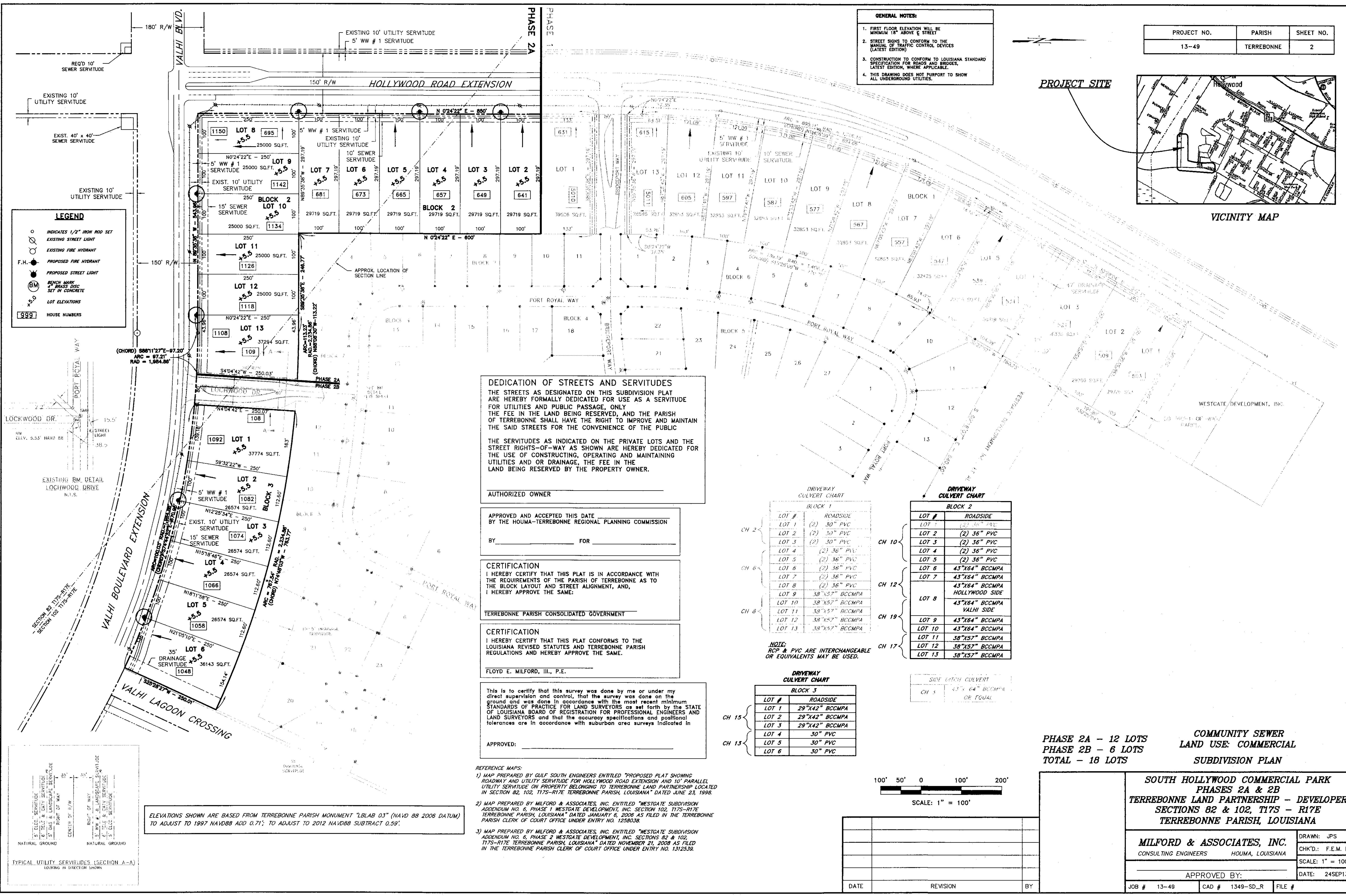
9/27/13

Darryl Christen
Signature

Agent for
TERREBONNE LAND PARTNERSHIP

PC13/10-5-67

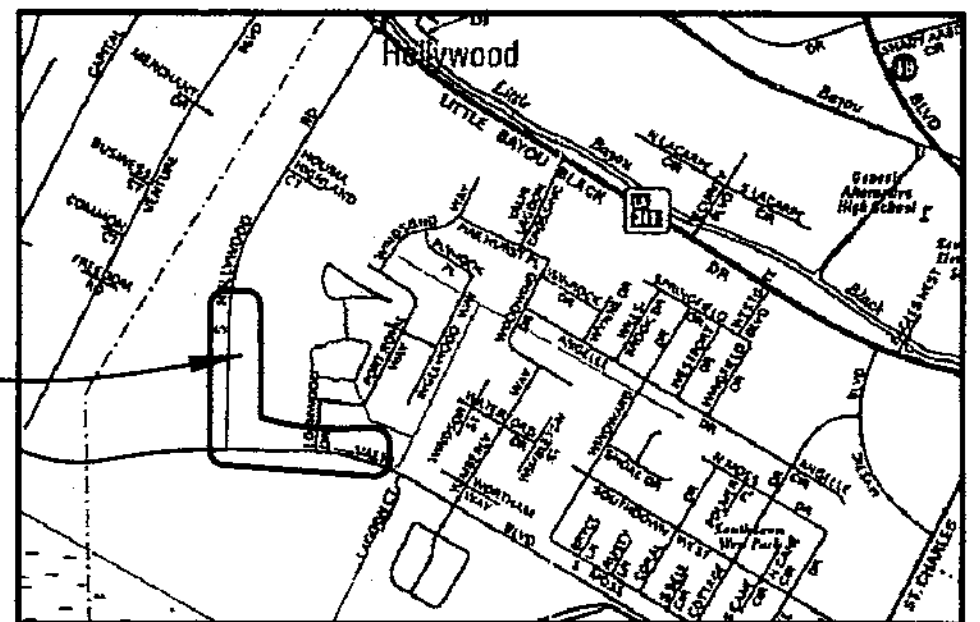
Revised 3/25/2010



GENERAL NOTES:

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

PROJECT NO.	PARISH	SHEET NO.
13-49	TERREBONNE	2



VICINITY MAP

DEDICATION OF STREETS AND SERVITUDES

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

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

AUTHORIZED OWNER

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

BY _____ FOR _____

CERTIFICATION

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION

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

FLOYD E. MILFORD, III, P.E.

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in

APPROVED: _____

DRIVEWAY CULVERT CHART		
BLOCK 1		
LOT #	ROADSIDE	
LOT 1	(2) 30" PVC	
LOT 2	(2) 30" PVC	
LOT 3	(2) 30" PVC	
LOT 4	(2) 36" PVC	
LOT 5	(2) 36" PVC	
LOT 6	(2) 36" PVC	
LOT 7	(2) 36" PVC	
LOT 8	(2) 36" PVC	
LOT 9	38"X57" BCCMPA	
LOT 10	38"X57" BCCMPA	
LOT 11	38"X57" BCCMPA	
LOT 12	38"X57" BCCMPA	
LOT 13	38"X57" BCCMPA	

DRIVEWAY CULVERT CHART		
BLOCK 2		
LOT #	ROADSIDE	
LOT 1	(2) 30" PVC	
LOT 2	(2) 36" PVC	
LOT 3	(2) 36" PVC	
LOT 4	(2) 36" PVC	
LOT 5	(2) 36" PVC	
LOT 6	43"X64" BCCMPA	
LOT 7	43"X64" BCCMPA	
LOT 8	43"X64" BCCMPA	
LOT 9	43"X64" BCCMPA	
LOT 10	43"X64" BCCMPA	
LOT 11	38"X57" BCCMPA	
LOT 12	38"X57" BCCMPA	
LOT 13	38"X57" BCCMPA	

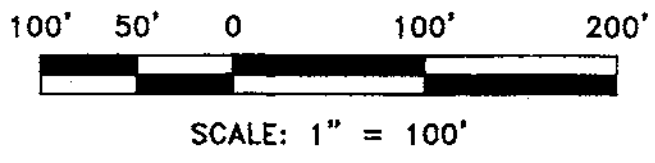
NOTE: RCP & PVC ARE INTERCHANGEABLE OR EQUIVALENTS MAY BE USED.

DRIVEWAY CULVERT CHART		
BLOCK 3		
LOT #	ROADSIDE	
LOT 1	29"X42" BCCMPA	
LOT 2	29"X42" BCCMPA	
LOT 3	29"X42" BCCMPA	
LOT 4	30" PVC	
LOT 5	30" PVC	
LOT 6	30" PVC	

SIDE DITCH CULVERT	
CH 5	43"X64" BCCMPA OR EQUAL

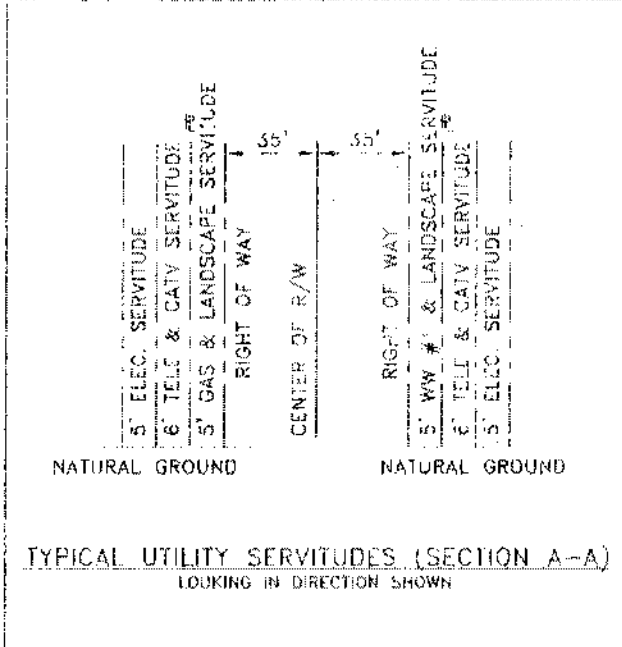
PHASE 2A - 12 LOTS
PHASE 2B - 6 LOTS
TOTAL - 18 LOTS

COMMUNITY SEWER
LAND USE: COMMERCIAL
SUBDIVISION PLAN



SOUTH HOLLYWOOD COMMERCIAL PARK PHASES 2A & 2B TERREBONNE LAND PARTNERSHIP - DEVELOPER SECTIONS 82 & 102, T17S - R17E TERREBONNE PARISH, LOUISIANA	
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: JPS CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 24SEP13
APPROVED BY: _____	
JOB # 13-49	CAD # 1349-SD_R

ELEVATIONS SHOWN ARE BASED FROM TERREBONNE PARISH MONUMENT "L'BLAB 03" (NAVD 88 2006 DATUM) TO ADJUST TO 1997 NAVD88 ADD 0.71'; TO ADJUST TO 2012 NAVD88 SUBTRACT 0.59'.



REFERENCE MAPS:

1. MAP PREPARED BY GULF SOUTH ENGINEERS ENTITLED "PROPOSED PLAT SHOWING ROADWAY AND UTILITY SERVITUDE FOR HOLLYWOOD ROAD EXTENSION AND 10' PARALLEL UTILITY SERVITUDE ON PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTION 82, 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED JUNE 23, 1998.
2. MAP PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "WESTGATE SUBDIVISION ADDENDUM NO. 6, PHASE 1 WESTGATE DEVELOPMENT, INC. SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED JANUARY 6, 2006 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 1258038.
3. MAP PREPARED BY MILFORD & ASSOCIATES, INC. ENTITLED "WESTGATE SUBDIVISION ADDENDUM NO. 6, PHASE 2 WESTGATE DEVELOPMENT, INC. SECTIONS 82 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 21, 2008 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 1312539.

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: REDIVISION OF TRACTS B-4 THRU B-8, PROPERTY OF K.S.I., INC.
2. Developer's Name & Address: K.S.I., INC., P.O.BOX 910, BOURG, LA 70343
*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: 1423 PROSPECT BLVD
5. Location by Section, Township, Range: SECTION 23, T17S-R18E
6. Purpose of Development: MAKE 5 TRACTS FROM 2
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: 11/2/13 SCALE: 1"=200'
11. Council District:
9 / Bourg, Inc
12. Number of Lots:
13. Filing Fees: \$173.88

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

11/2/13
Date

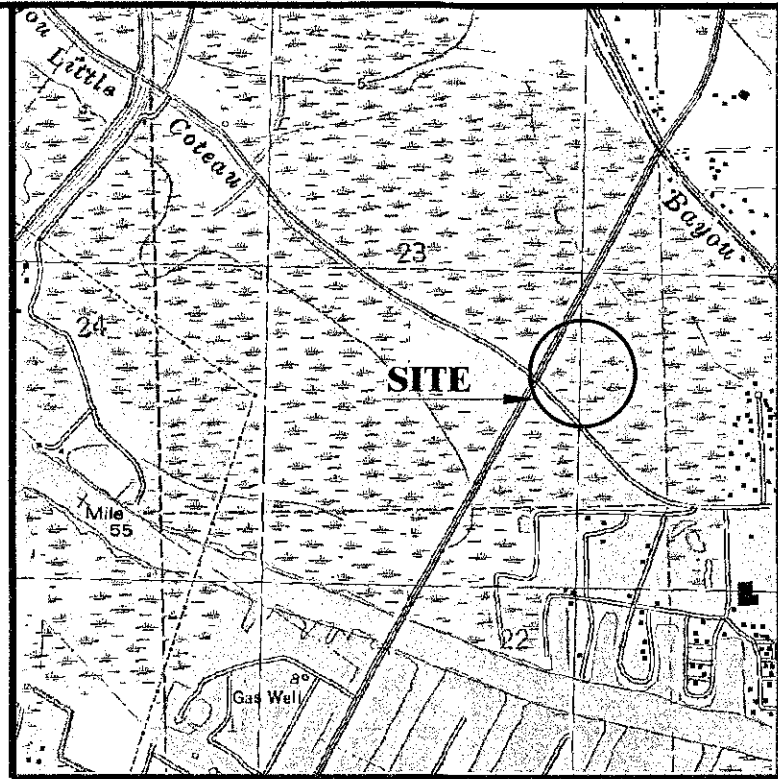
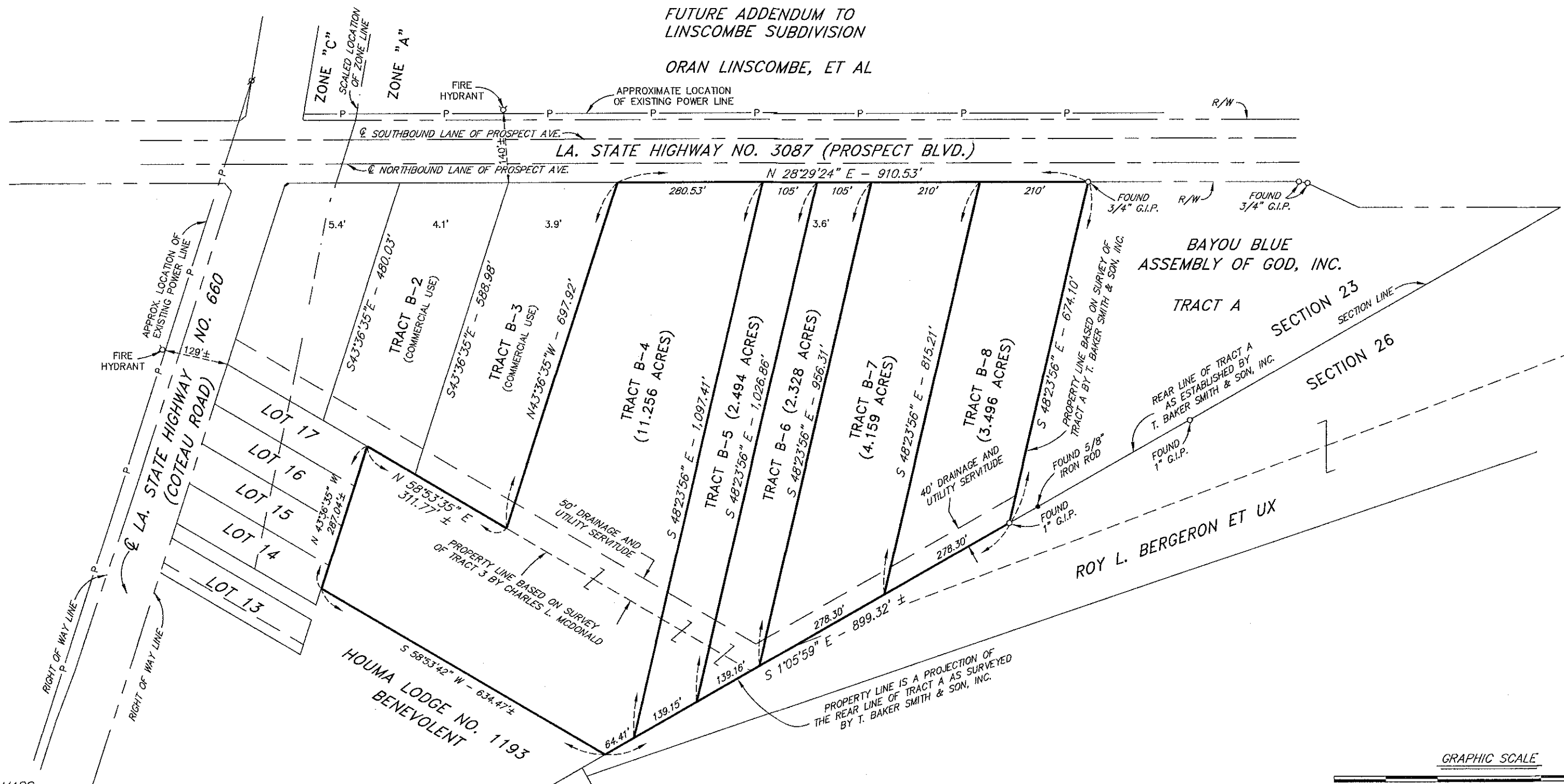
The undersigned certifies: KS 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

K.S.I., INC.
Print Name of S

PC13/ 11 - 1 - 68

Record #

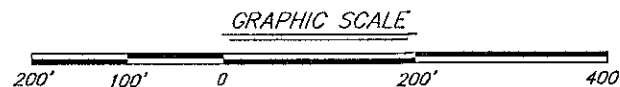

Signature



VICINITY MAP
NOT TO SCALE

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

BY _____ FOR _____



REFERENCE MAPS:

- 1) "SURVEY AND DIVISION OF PROPERTY BELONGING TO EDWARDS PROPERTIES LOCATED IN SECTION 23, T17S-R18E, TERREBONNE PARISH, LOUISIANA" BY T. BAKER SMITH & SON, INC. AND DATED MARCH 30, 1999, REV.: MARCH 31, 1999.
- 2) "MAP SHOWING TRACTS 3 & 4 BELONGING TO EDWARDS PROPERTIES LOCATED IN SECTION 23, T17S-R18E, TERREBONNE PARISH, LOUISIANA" BY CHARLES L. McDONALD AND DATED DECEMBER 22, 1998.
- 3) STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT OFFICE OF HIGHWAYS "RIGHT OF WAY MAP STATE PROJECT NO. 855-07-08 COTEAU ROAD (U.S. 90 TO La 316) TERREBONNE PARISH La 660" DATED JUNE 14, 1984. (ENTRY #763885)

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" (BASE FLOOD REQUIREMENT IS 5.0' N.G.V.D.).

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THIS PROPERTY.

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

THIS PROPERTY DRAINS TO HIGHWAYS WHICH ARE MAINTAINED BY THE STATE OF LOUISIANA AND TO THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

- EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 5.6' SPOT ELEVATIONS (BASED ON N.G.V.D.)



REDIVISION OF TRACTS B-4 THRU B-8
PROPERTY BELONGING TO K. S. I., INC.
IN SECTION 23, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

NOVEMBER 2, 2013

SCALE: 1" = 200'

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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☒ Re-Subdivision
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: TRACTS 15-A & 15-B A REDIVISION OF TRACT 15, SUNRISE PLANTATION ESTATES
2. Developer's Name & Address: JERMIE BALL, 1868 DR. BEATROUS ROAD, THERIOT, LA 70397
*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: 689 BAYOU DULARGE ROAD (HWY. 315)
5. Location by Section, Township, Range: SECTION 18, T18S-R17E
6. Purpose of Development: REDUCE SIZE OF TRACT FOR MORTGAGE PROPOSES
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: 10/07/13 SCALE: 1"=200'
11. Council District: 7 Bayou Dularge Five
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

10/30/13
Date

[Signature]
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.

JERMIE E. BALL
Print Name of Signature

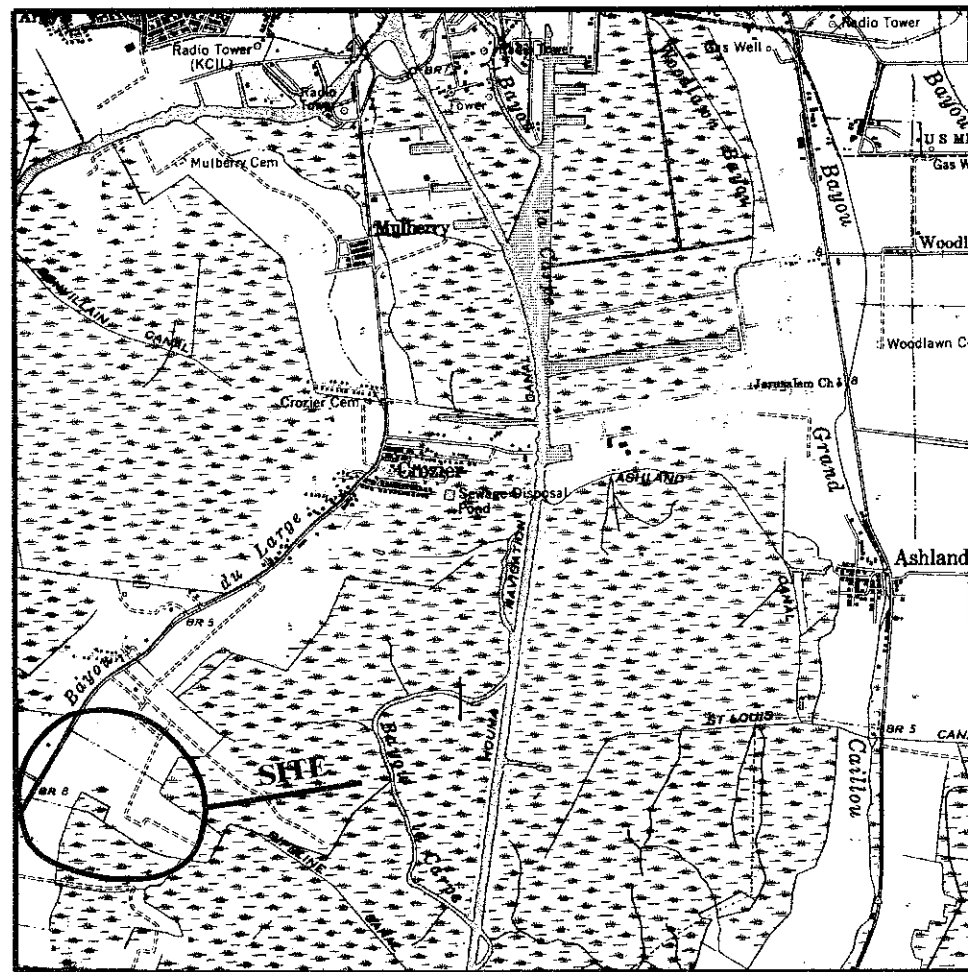
10/31/13
Date

[Signature]
Signature

PC13/ 11 - 2 - 69

Record # _____

Revised 3/23/2010



VICINITY MAP

THESE LOTS ARE LOCATED IN ZONES "A" AND "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PROPOSED DFIRM MAP SHOWS THIS PROPERTY IN ZONE "AE" WITH A FLOOD REQUIREMENT OF 11' AND 12'.

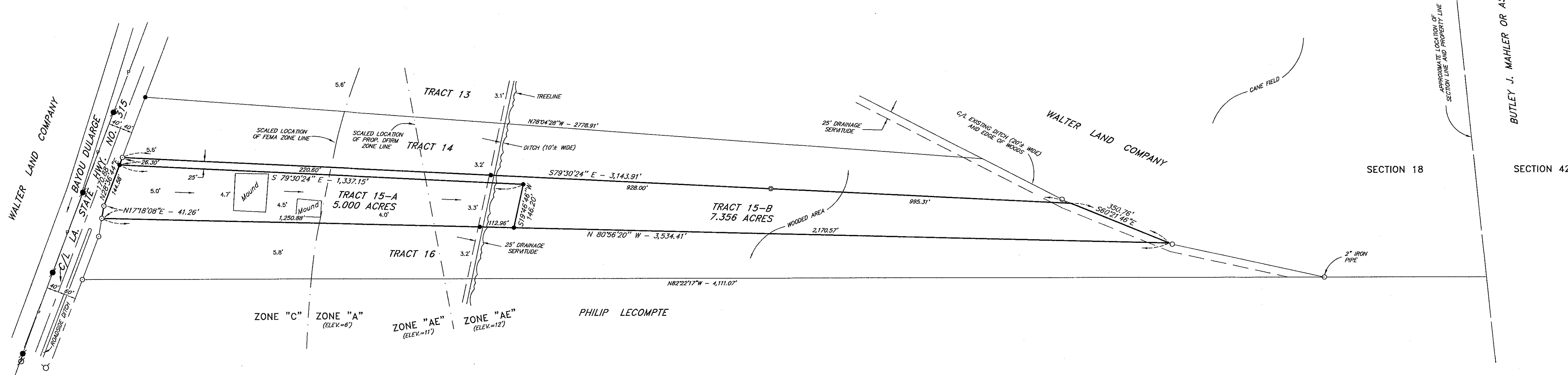
THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THIS PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING RIGHT-OF-WAYS, PIPELINES, UNDERGROUND UTILITIES, AND CERTAIN PHYSICAL CHARACTERISTICS THAT MAY EFFECT THIS PROPERTY.

Reference Map: "SUNRISE PLANTATION ESTATES A REDIVISION OF PROPERTY LOCATED IN SECTION 18, T18S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS DATED APRIL 25, 2000.

NOTE: THIS PROPERTY DRAINS TOWARDS VARIOUS DITCHES ON PROPERTY AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

JOB NO. : 533 FIELD BOOK : NONE ADDRESS : HWY 315 CAD NAME : TRACT 15 - SUNRISE PLANTATION
DRAWN BY : BM PAGES : NONE SURVEY FILE : WALT LAND FOLDER : SUNRISE PLANTATION ESTATES



LEGEND:
○ INDICATES IRON ROD FOUND
○ INDICATES P.V.C. PIPE FOUND
● INDICATES IRON ROD SET
● INDICATES P.V.C. PIPE SET
○ EXISTING POWER POLE
○ EXISTING FIRE HYDRANT
0.0' INDICATES SPOT ELEVATION

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

BY _____ FOR _____

MAP SHOWING TRACTS 15-A AND 15-B,
A REDIVISION OF TRACT 15
OF SUNRISE PLANTATION ESTATES
LOCATED IN SECTION 18, T18S-R17E
TERREBONNE PARISH, LOUISIANA

OCTOBER 1, 2013 SCALE: 1" = 200'



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

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☒ Re-Subdivision
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:

TRACTS B-1 & B-2, PROPERTY OF O'NEAL BASCLE, JR.

1. Name of Subdivision: O'NEAL BASCLE, JR., 4236 BAYOUSIDE DR., HOUMA, LA 70363
2. Developer's Name & Address: SAME
- *Owner's Name & Address: _____
[* 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: 125 LOWER COUNTRY DRIVE
5. Location by Section, Township, Range: SECTIONS 2 & 3, T18S-R18E
6. Purpose of Development: MAKE TWO TRACTS FROM ONE
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: 10/25/13 SCALE: 1"=50'
11. Council District:
9 / Bourg Fire District
12. Number of Lots: 2
13. Filing Fees: \$137.22

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

KENETH L. REMBERT

Print Applicant or Agent

10/31/13

Date



Signature of Applicant or Agent

The undersigned certifies: OCB 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.

O'NEAL BASCLE, JR.

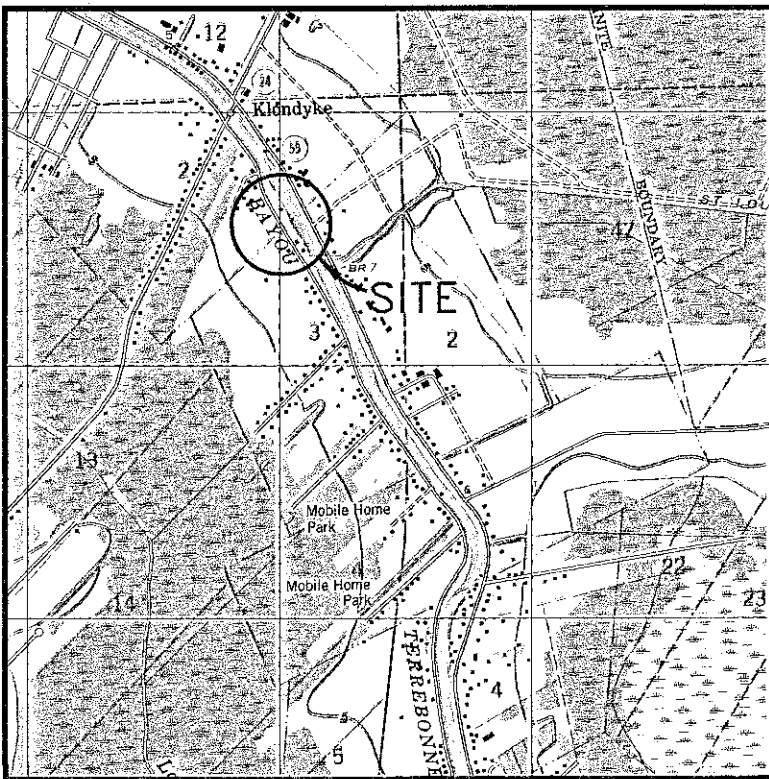
Print Name of Signa



ature

PC13/ 11 - 3 - 70

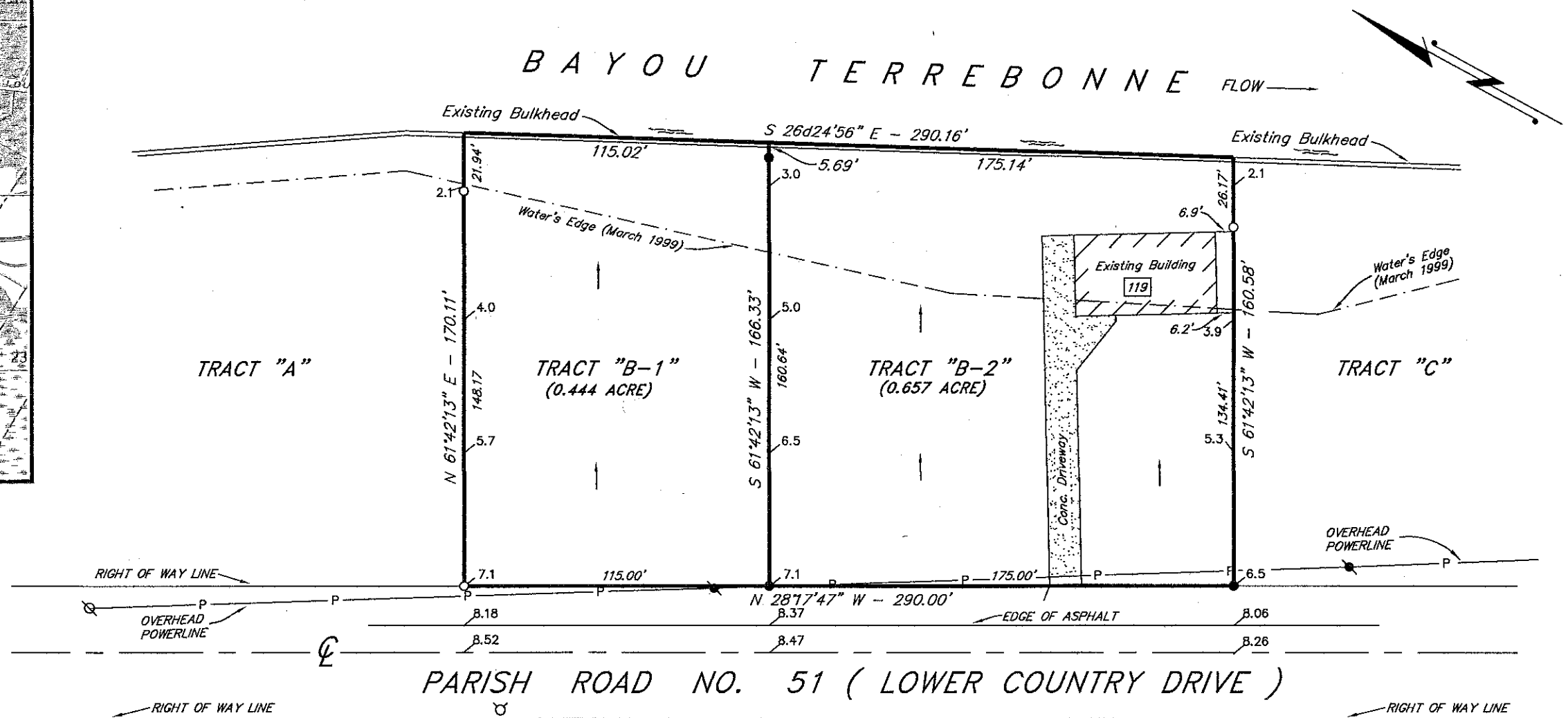
Record # _____



VICINITY MAP

LEGEND:

- INDICATES IRON ROD SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 6.8' SPOT ELEVATIONS (BASED ON N.G.V.D.)
- DRAINAGE FLOW



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

BY _____ FOR _____

SURVEY OF TRACTS "B-1", & "B-2"
A REDIVISION OF TRACT "B" OF PROPERTY
BELONGING TO O'NEAL BASCLE, JR.
LOCATED IN SECTIONS 2 & 3, T18S-R18E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 25, 2013

SCALE: 1" = 50'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL STREET, HOUMA, LA.



THIS PROPERTY IS LOCATED IN ZONE "A7" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP DATED MAY, 1, 1985. (COMMUNITY PANEL 225206 0120 C) (BASE FLOOD REQUIREMENT IS 7' N.G.V.D.) F.E.M.A. 2006 ADVISORY PANEL P-107 PLACES THIS PROPERTY IN ZONE "AE" WITH A B.F.E. OF 8'.

THESE TRACTS WILL DRAIN INTO BAYOU TERREBONNE AS INDICATED WITH DRAINAGE ARROWS SHOWN HEREON.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED. IN AN EFFORT TO REDUCE COST, SOME TOPOGRAPHY & IMPROVEMENTS WERE NOT SURVEYED AT THIS TIME.

BEARINGS SHOWN HEREON ARE BASED ON REFERENCE MAP ENTITLED "SURVEY OF TRACTS "A", "B" & "C" A REDIVISION OF PROPERTY BELONGING TO O'NEAL BASCLE ET AL LOCATED IN SECTIONS 2 & 3, T18S-R18E" PREPARED BY KENETH L. REMBERT, SURVEYOR DATED MARCH 3, 1999.

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.

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:

- Name of Subdivision: THACKER DEVELOPMENT
- Developer's Name & Address: STEVE LAYNE, 108 THACKER DR., HOUMA, LA 70360
*Owner's Name & Address: TIMOTHY J. FANGUY, 3204 GRAND CAILLOU RD. Houma, LA
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, PLS

SITE INFORMATION:

- Physical Address: END OF PAW PAW COURT, POINT AU CHIEN
- Location by Section, Township, Range: SECTION 20, T19S-R20E
- Purpose of Development: Make 4 campsite lots for sale
- Land Use: CAMPSITES
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
DATE: 10/31/13 Scale: 1"=30'
- Council District:
9 / Montegut Fire Dist.
- Number of Lots: 4
- Filing Fees: \$87.22

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

KENETH L. REMBERT

Print Applicant or Agent

11/01/13

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: TF 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.

Timmy J. Fanguy

Print Name of Signature

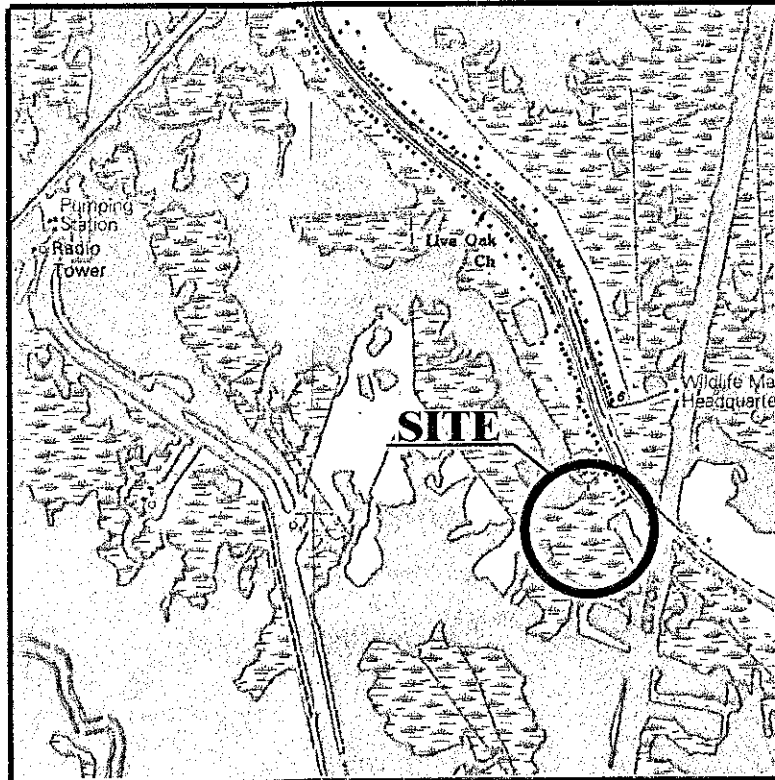
11/01/13

Date

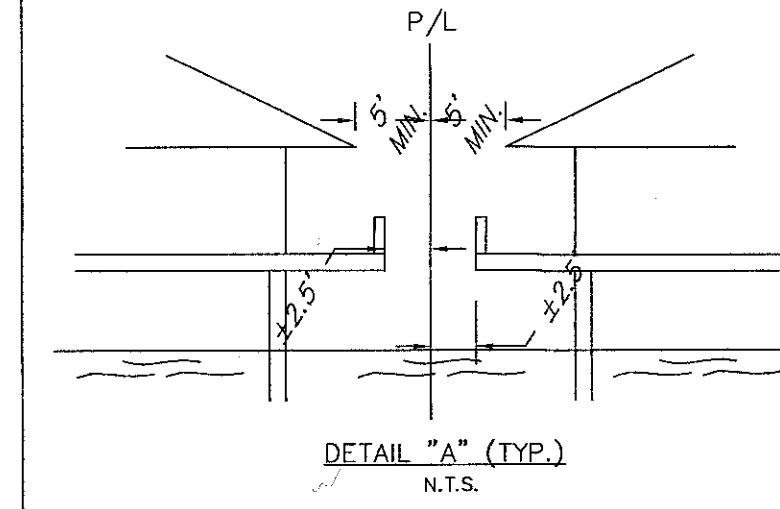
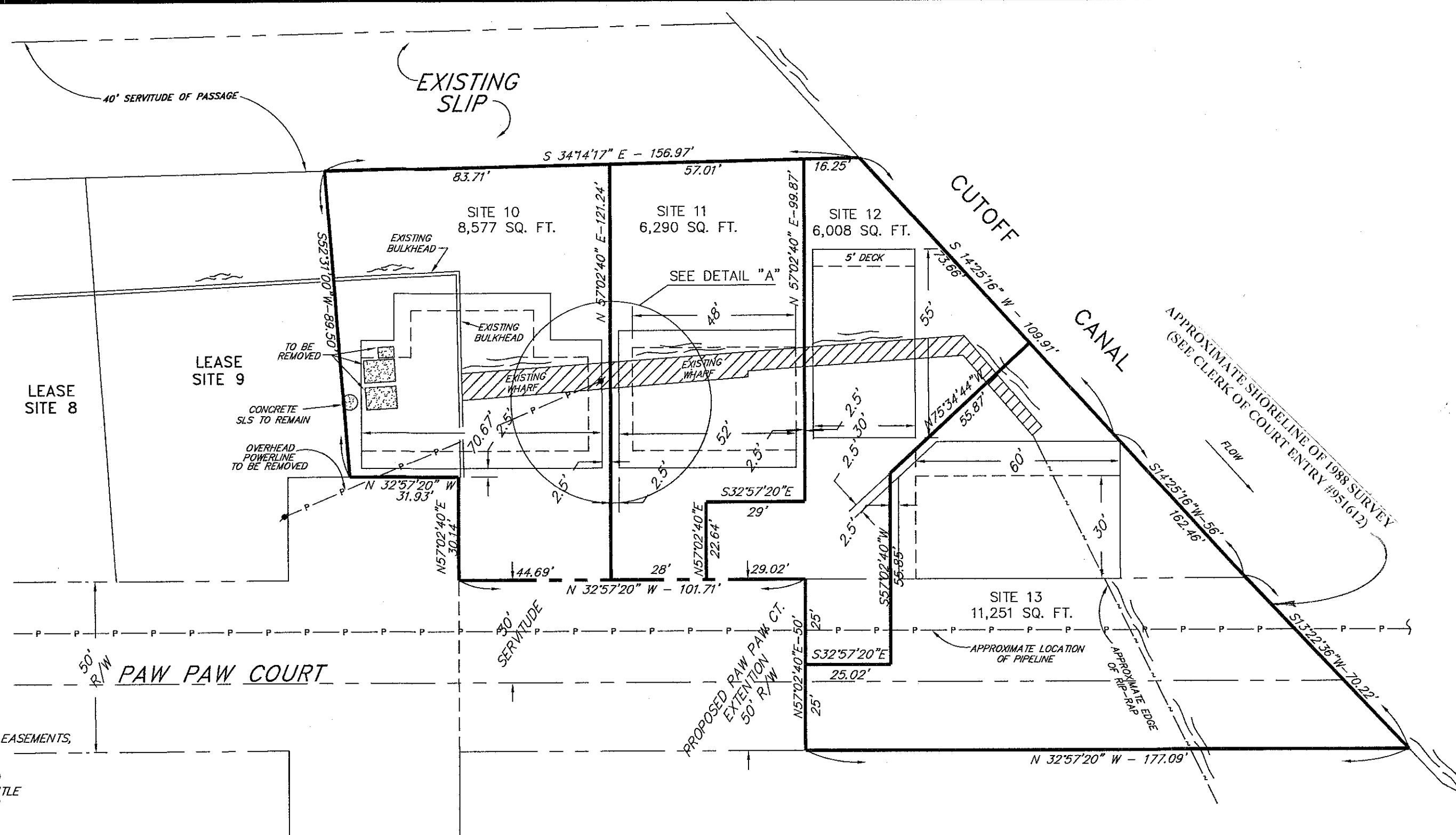
[Signature]
Signature

PC13/ 11 - 4 - 71

Record # _____



VICINITY MAP



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

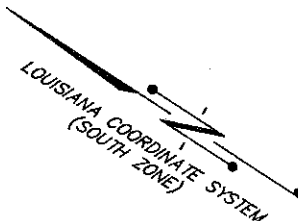
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 951612, AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0025, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 12'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-L111 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 13'.

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

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.

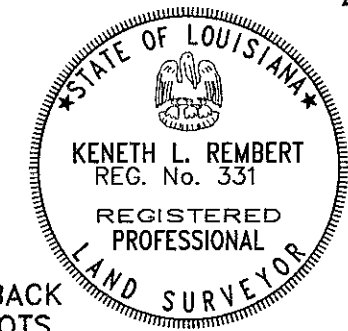
JOB NO. : 611 FIELD BOOK : ADDRESS : PAW PAW COURT CAD NAME : thacker_development_pc
DRAWN BY : ARP PAGES : SURVEY FILE : FOLDER : OAK POINT DEVELOPMENT



LEGEND:

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

5' SIDE SET BACK
4 - TOTAL LOTS



CAMPSITES
RESIDENTIAL PLANNED UNIT DEVELOPMENT
THACKER DEVELOPMENT
LOCATED IN SECTION 20, T19S-R20E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 31, 2013

SCALE: 1" = 30'

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

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

BY _____ FOR _____

"CONCEPTUAL & PRELIMINARY"
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL
DEVELOPER: STEVE LAYNE

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: TRINITY COMMERCIAL PARK
2. Developer's Name & Address: ANNIE I, LLC, PO BOX 869, HOUMA, LA 70361
*Owner's Name & Address: RONALD J. SHAW, PO BOX 869, HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: COMMERCIAL 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: _____
1" = 60'
11. Council District: 2 / for Schriever fire
12. Number of Lots: 11
13. Filing Fees: \$140.00

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

11/4/13



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.

RONALD J. SHAW

Print Name of Signature

Date

11/4/13



Signature

PC13/ 11 - 5 - 72

Record # _____

