

# 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

**MAY 16, 2013, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

*Revised 5/14/2013*

## **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 April 18, 2013

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Parking Plan:  
Creation of 95 parking spaces, new restaurant; 1327 St. Charles Street; MMGC, Inc., applicant

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 18, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 18, 2013

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 16, 2013 INVOICES and TREASURER'S REPORT OF APRIL 2013**

1. Martin & Pellegrin to present 2012 Annual Audit for ratification and acceptance

### **E. PLANNING**

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

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

1. a) Subdivision: *Estate of Hebert Cox, Proposed Division into 8 Tracts*  
Approval Requested: Process D, Minor Subdivision  
Location: 4279 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Cleon E. Bridges, Jr.  
Surveyor: T. Baker Smith, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: Re-Subdivision of Tract 1 of Chauvin Family Subdivision into Tract 1, Tract 1-A, 1-B, & 1-C  
 Approval Requested: Process A, Re-Subdivision  
 Location: 153 Redbarn Court, Schriever, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Schriever Fire District  
 Developer: Benny & Patty Rhodes  
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
 b) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase C  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Terrebonne Parish, LA  
 Government Districts: Council District 6 / City of Houma Fire District  
 Developer: Sugar Rentals, LLC  
 Engineer: GSE Associates, LLC  
 b) Consider Approval of Said Application
4. a) Subdivision: Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron's A/C & Heating, Inc. into Lots 1 thru 6  
 Approval Requested: Process A, Re-Subdivision  
 Location: 1760 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Bayou Dularge Fire District  
 Developer: Baron Tregle  
 Surveyor: T. Baker Smith, Inc.  
 b) Consider Approval of Said Application
5. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC  
 Approval Requested: Process A, Re-Subdivision  
 Location: Professional Drive, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Bayou Cane Fire District  
 Developer: LeGrace Properties, L.L.C.  
 Surveyor: Keneth L. Rembert Land Surveyors  
 b) Consider Approval of Said Application
6. a) Subdivision: Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux  
 Approval Requested: Process D, Minor Subdivision  
 Location: 6600 Block of LA Highway 56, Chauvin, Terrebonne Parish, LA  
 Government Districts: Council District 8 / Little Caillou Fire District  
 Developer: Lawrence J. Boquet, Jr.  
 Surveyor: Keneth L. Rembert Land Surveyors  
 b) Public Hearing  
 c) Consider Approval of Said Application
7. a) Subdivision: Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux  
 Approval Requested: Process A, Re-Subdivision  
 Location: 4430 Southdown Mandalay Road, Terrebonne Parish, LA  
 Government Districts: Council District 6 / Bayou Black Fire District  
 Developer: Mickey J. Lajaunie, et ux  
 Surveyor: Keneth L. Rembert Land Surveyors  
 b) Consider Approval of Said Application
8. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux  
 Approval Requested: Process D, Minor Subdivision  
 Location: 219 Azalea Drive, Donner, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Donner-Chacahoula Fire District  
 Developer: Loney Grabert  
 Surveyor: Keneth L. Rembert Land Surveyors  
 b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tract BIB, Property belonging to Paul Cox, et al  
Approval Requested: Process A, Re-Subdivision  
Location: 4149 Bayou Black Drive (LA Hwy. 182), Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Capital Growth Buchalter  
Surveyor: Linfield, Hunter, & Junius, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tract "A", A Redivision of a portion of Property belonging to Walter Land Company  
Approval Requested: Process D, Minor Subdivision  
Location: 283 Thompson Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Walter Land Company  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Nicholas J. Theriot (Tract A-B-C-D-A)  
Approval Requested: Process D, Minor Subdivision  
Location: 5262 Hwy. 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Nick Theriot  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of the East One-Half of Tract "A-B-C-D-A" belonging to CRT Services, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 138 Menard Road, Terrebonne Parish, LA  
Government Districts: Council District 1 / Bayou Dularge Fire District  
Developer: Bryan Bascle  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Proposed Rome Woodward Street (Main Port Court) (Roadway)  
Approval Requested: Process C, Major Subdivision- C&P & Engineering  
Location: 203-499 Main Port Court, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Terrebonne Port Commission  
Surveyor/Engineer: T. Baker Smith, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Trinity Commercial Park  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 5, 6, & 7 of Block 5, A Redivision of Lots 5, 6, 7, & 8 of Block 5, Capital Commercial Development, Phase 4A, Property belonging to Terre South Investments, Inc., Section 84, T17S-R17E, Terrebonne Parish, LA
2. Lots 1-A and 2-A, A Redivision of Property belonging to Faye Breaux, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Tract 1 belonging to Ken J. Arceneaux, et als, Section 41, T17S-R18E, Terrebonne & Lafourche Parishes, LA

4. Revised Lots 2-A, 2-B, & 2-C, A Redivision of Lots 2-A, 2-B, & 2-C, Property belonging to Shirley Duplantis Dupre, Section 41, T17S-R18E, Terrebonne Parish, LA
5. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
6. Reconfiguration of Lot 20, Block 2 of Southern Comfort Waterfront Community, Section 32, T20S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of a Batture Tract, Being the Property of the Milka Pellegrin Corporation and of Lot 4 of Milka Pellegrin Subdivision, Being the Property belonging to Troy and Ellen Ledet, into Revised Lot 4 and the Remaining Batture Tract, Sections 23 & 24, T18S-R18E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments
  - a) Discussion and possible action regarding fencing around retention ponds
  - b) Discussion and possible action regarding removing stumps in retention ponds

**M. PUBLIC COMMENTS**

**N. ADJOURN**

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
- B.  Mobile Home Park
- Re-Subdivision
- Residential Building Park
- C.  Major Subdivision
- Conceptual/Preliminary
- Conceptual
- Engineering
- Preliminary
- Final
- Engineering
- D.  Minor Subdivision
- Final

Variance(s) (detailed description):

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

- 1. Name of Subdivision: SURVEY + DIVISION OF TRACT B11B
- 2. Developer's Name & Address: CAPITAL GROWTH BUCHALTER - 361 SUMMIT BLVD  
\*Owner's Name & Address: SEE ATTACHED SHEET SUITE 110  
(\* All owners must be listed, attach additional sheet if necessary) BIRMINGHAM, AL 35243
- 3. Name of Surveyor, Engineer, or Architect: Linfield, Hunter + JUNIUS, INC.

SITE INFORMATION:

- 4. Physical Address: 4149 Bayou Black Dr. (LA Hwy 182)
- 5. Location by Section, Township, Range: SEC. 51 + 52, T11S - R16E
- 6. Purpose of Development: DOLLAR GENERAL 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: 4/24/13 1:100 SCALE
- 11. Council District: DISTRICT 7 / Bayou Black Fire
- 12. Number of Lots: 2
- 13. Filing Fees: \$ 338.77 lmb

i. KIRK FARRELLY, certify this application including the attached date to be true and correct.

Kirk Farrelly c/o Linfield, Hunter + JUNIUS, INC. James K. Farrelly  
 Print Applicant or Agent Signature of Applicant or Agent  
4/23/13  
 Date

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

PAUL COX Paul Cox  
 Print Name of Signature Signature  
4-25-13  
 Date

PC13/ 5 - 1 - 32  
 Record # 33

**SURVEY & DIVISION OF TRACT B1B  
SECTIONS 51 & 52, T17S-R16E  
TERREBONNE PARISH  
LOUISIANA**

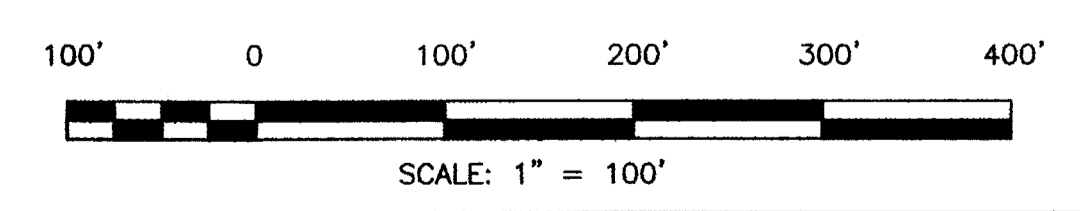
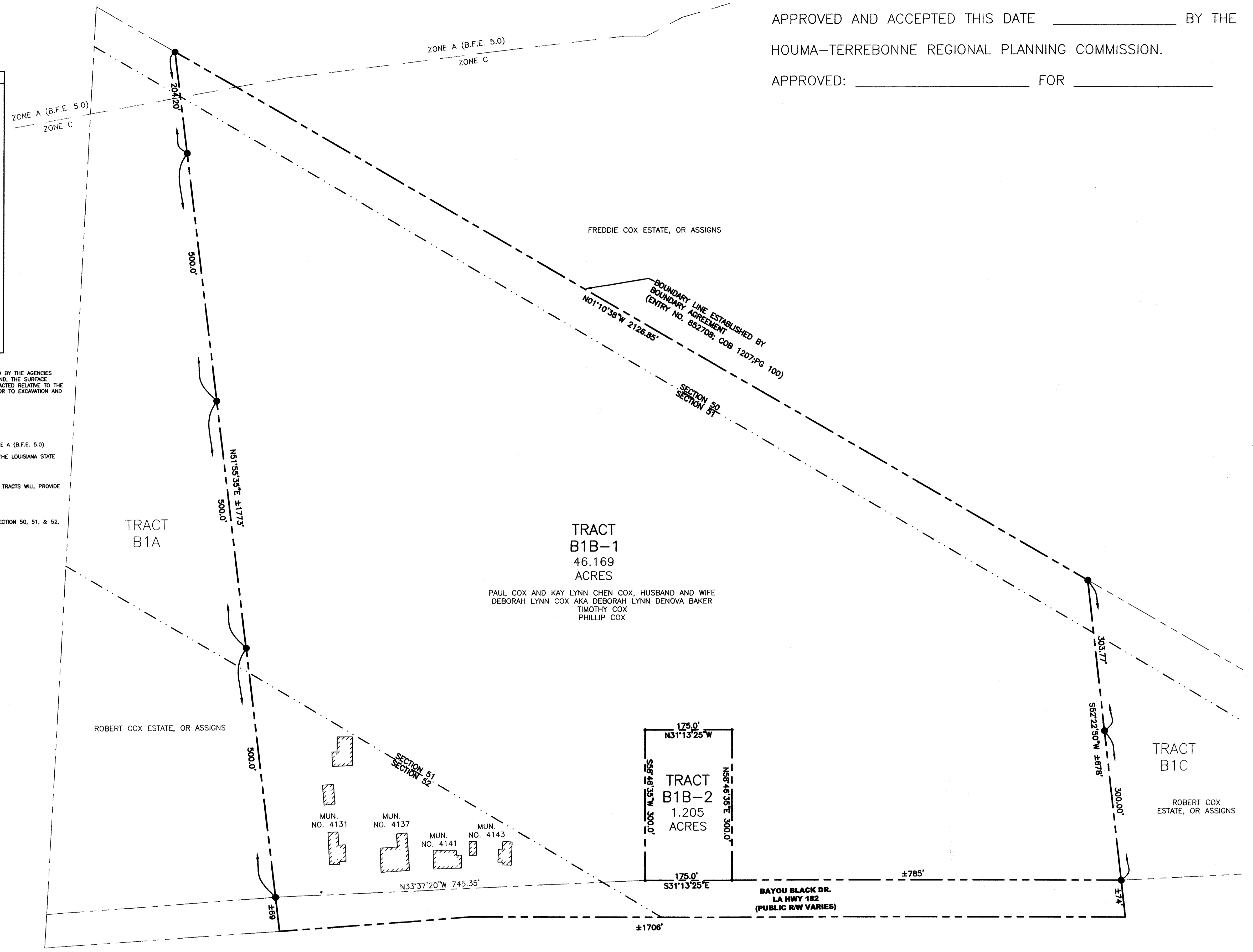
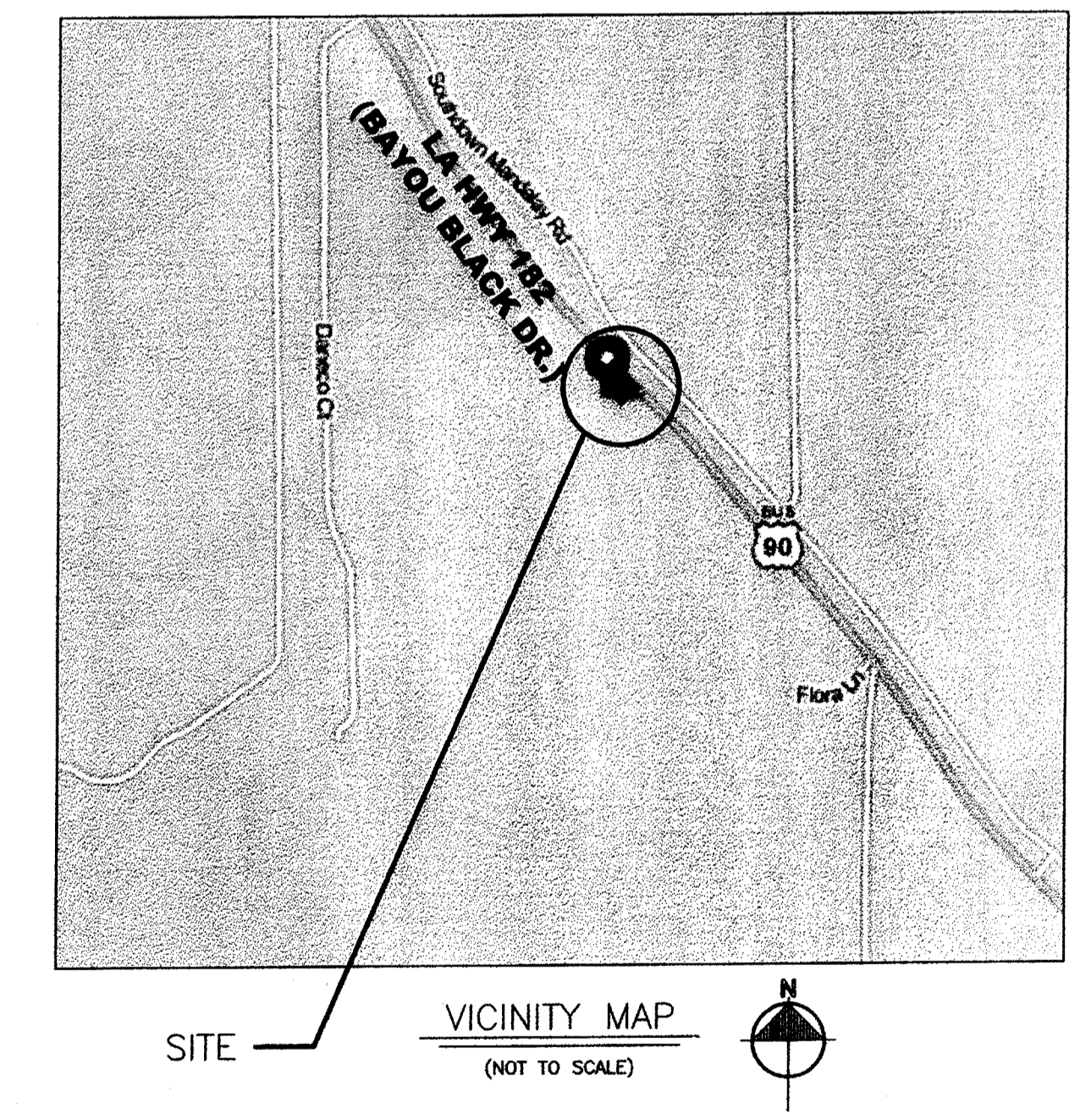
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE  
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: \_\_\_\_\_ FOR \_\_\_\_\_

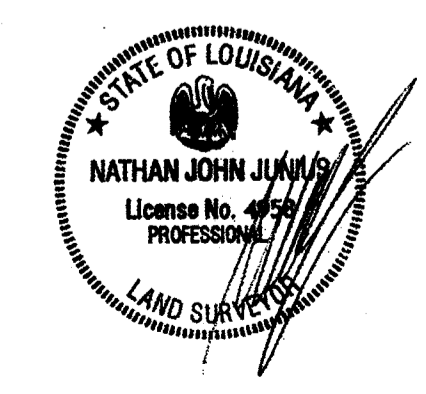
LEGEND			
—C—	EXIST. GUY WIRE	EXIST. SMH	EXISTING SEWER MANHOLE
—(SIZE)—	EXIST. DRAIN LINE	⊙	EXIST. SEWER MANHOLE
—[ ]—	EXIST. CONC. AREA	⊙	EXIST. DRAIN MANHOLE
—[ ]—	OVERHEAD UTILITY	⊙	EXIST. SIGN
—[ ]—	EXIST. BOUNDARY LINE CONCRETE	⊙	EXIST. POWER OR TELEPHONE POLE
⊙	WATER METER	⊙	EXIST. TREE
⊙	GAS METER	⊙	HOSE BIB
⊙	GAS VALVE	⊙	LIGHT POLE
⊙	WATER VALVE	⊙	EXIST. DITCH
⊙	DENOTES RAILROAD SPIKE FOUND	⊙	EXIST. MAILBOX
⊙	DENOTES IRON PIPE FOUND	⊙	EXIST. TRAFFIC LIGHT
⊙	DENOTES IRON ROD SET	⊙	EXIST. FIRE HYDRANT
—E—	EXIST. UG ELECTRIC LINE	⊙	EXIST. DROP INLET
—T—	EXIST. UG TELEPHONE LINE	⊙	EXIST. SEWER CLEAN OUT
—S(SIZE)—	EXIST. GRAVITY SEWER LINE	⊙	DENOTES CROSS CUT FOUND
—W(SIZE)—	EXIST. WATER LINE	(T)	TITLE
—G(SIZE)—	EXIST. GAS LINE	(A)	ACTUAL PORTION
⊙	EXIST. CHAIN LINK FENCE	PT	LINE NOT TO SCALE
⊙	EXIST. MONITORING WELL LID		
⊙	DENOTES CROSS CUT SET		

- NOTES:**
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
  2. ELEVATIONS SHOWN REFER TO NAVD88
  3. THIS IS A CLASS B BOUNDARY SURVEY.
  4. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
  5. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 2252060440C EFFECTIVE DATE MAY 1, 1985 THE SITE IS IN ZONE C & ZONE A (B.F.E. 5.0).
  6. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  7. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.
  8. ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

- REFERENCE PLATS:**
1. SURVEY BY T. BAKER SMITH ENTITLED, "SURVEY & DIVISION OF TRACT B1 BELONGING TO THE ROBERT COX ESTATE, OR ASSIGNS, LOCATED IN SECTION 50, 51, & 52, T17S-R16E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 28, 2008 AND RECORDED IN THE PLAT RECORDS OF TERREBONNE PARISH.



**LINFIELD, HUNTER & JUNIUS, INC.**  
CONSULTING ENGINEERS AND ARCHITECTS  
3608 I 8th Street / Suite 200  
Metairie, Louisiana 70002



NATHAN J. JUNIUS, PE, PLS  
APRIL 17, 2013  
LH&J JOB NO. 12-73  
(504) 833-5300

# PRELIMINARY SITE PLAN

**BAYOU BLACK DR. (LA HWY 182)  
TERREBONNE PARISH (GIBSON), LA**

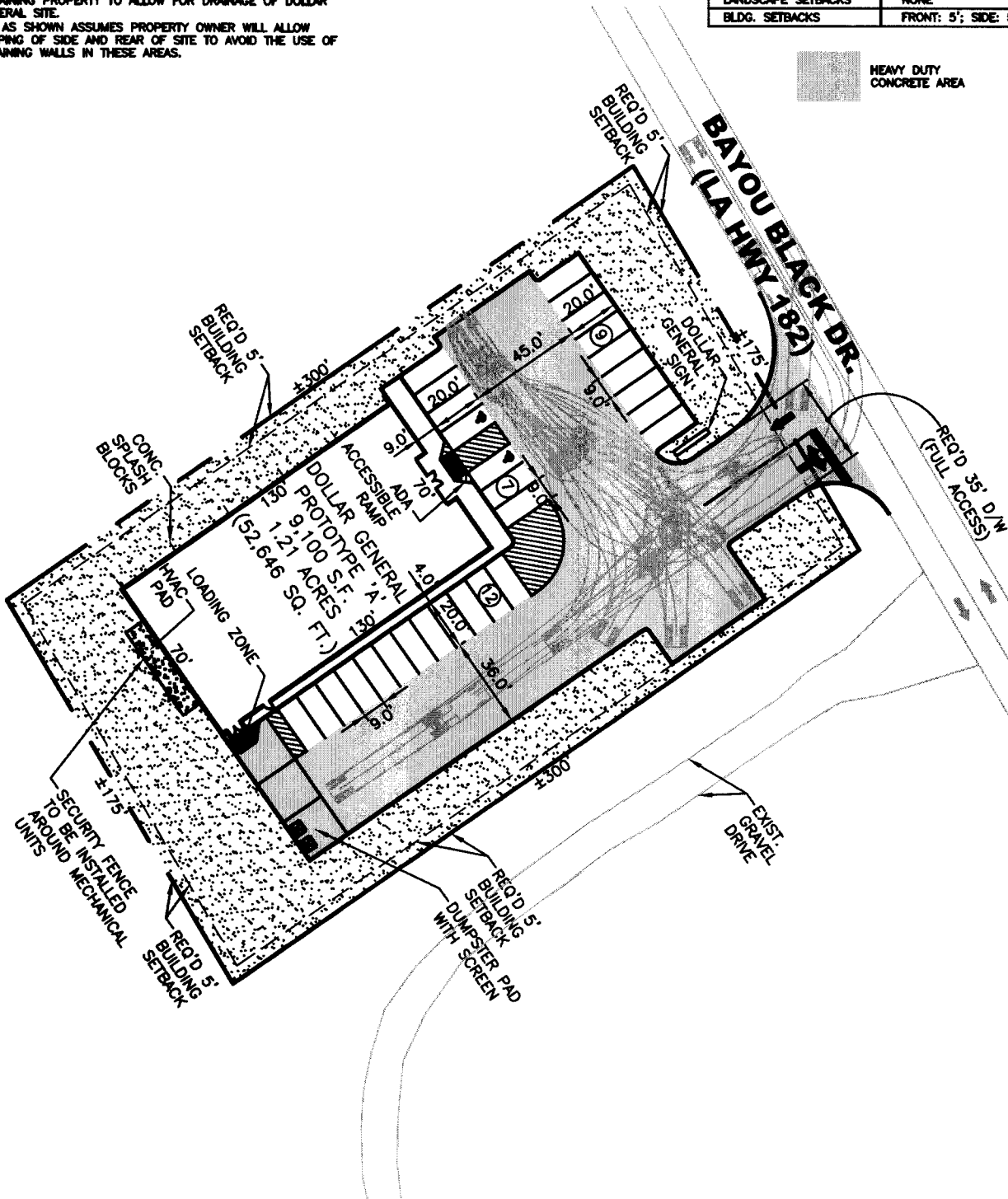
PROTOTYPE: A	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,100/7,195	CAPITAL GROWTH BUCHALTER	COMPANY: LH&J	8/8/12
ACREAGE: ±1.21 ACRES	NAME: CHARLES OVERTON	NAME: WESLEY EUSTIS	2/21/13
PARKING SPACES: 28	PHONE #: (205) 968-9284	PHONE #: (504) 833-5300	
		LH&J JOB NO. 12-73	

## SITE RISK ASSESSMENT

- 1) HEAVY DUTY CONCRETE TO BE USED IN ALL TRUCK TRAFFIC AREAS AS WELL AS DUMPSTER PAD AREA.
- 2) DRIVEWAY SHOWN WILL REQUIRE APPROVAL FROM LADOTD.
- 3) RESUBDIVISION OF THE PROPERTY WILL BE REQUIRED.
- 4) PROPERTY APPEARS TO CURRENTLY DRAIN AWAY FROM ROADWAY. DRAINAGE SERVITUDE WILL BE REQUIRED ACROSS REMAINING PROPERTY TO ALLOW FOR DRAINAGE OF DOLLAR GENERAL SITE.
- 5) SITE AS SHOWN ASSUMES PROPERTY OWNER WILL ALLOW SLOPING OF SIDE AND REAR OF SITE TO AVOID THE USE OF RETAINING WALLS IN THESE AREAS.

## SITE CRITERIA CHECKLIST

ZONING REQUIREMENTS	
CURRENT ZONING	NONE
PARKING REQUIREMENTS	NONE
LANDSCAPE SETBACKS	NONE
BLDG. SETBACKS	FRONT: 5'; SIDE: 5'; REAR: 5'



HEAVY DUTY CONCRETE AREA

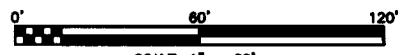


**LINFIELD, HUNTER & JUNIUS, INC.**

PROFESSIONAL ENGINEERS AND ARCHITECTS

3608 18th Street, Suite 200  
Metairie, Louisiana 70002

PHONE: (504) 833-5300  
FAX: (504) 833-5350  
EMAIL: lhy@lhjunius.com



SCALE: 1" = 60'



*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: TRACT "A", A REDIVISION OF A PORTION OF PROPERTY BELONGING TO WALTER LAND COMPANY
- 2. Developer's Name & Address: WALTER LAND COMPANY, P.O. BOX 361370, BIRMINGHAM, AL 35236-1370  
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: 283 THOMPSON ROAD
- 5. Location by Section, Township, Range: SECTION 1, T18S-R17E  
SALE OF TRACT "A"
- 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: \_\_\_\_\_
- 11. Council District: 7 / GC or COH Fire
- 12. Number of Lots: \_\_\_\_\_
- 13. Filing Fees: \$ 369.<sup>32</sup> kmh

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

KENETH L. REMBERT  
Print Applicant or Agent  
4/29/13  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies:  me 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.

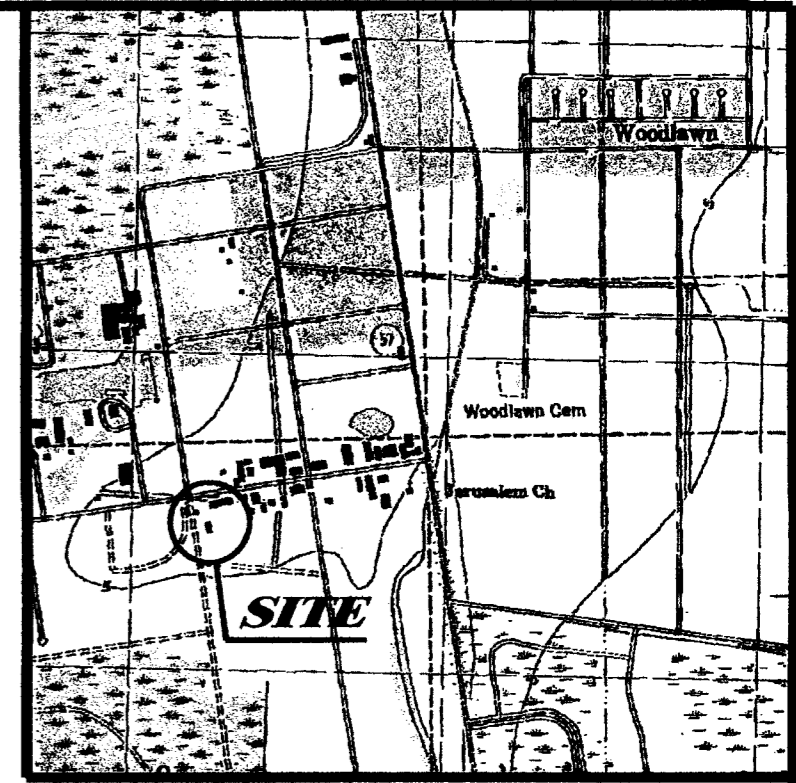
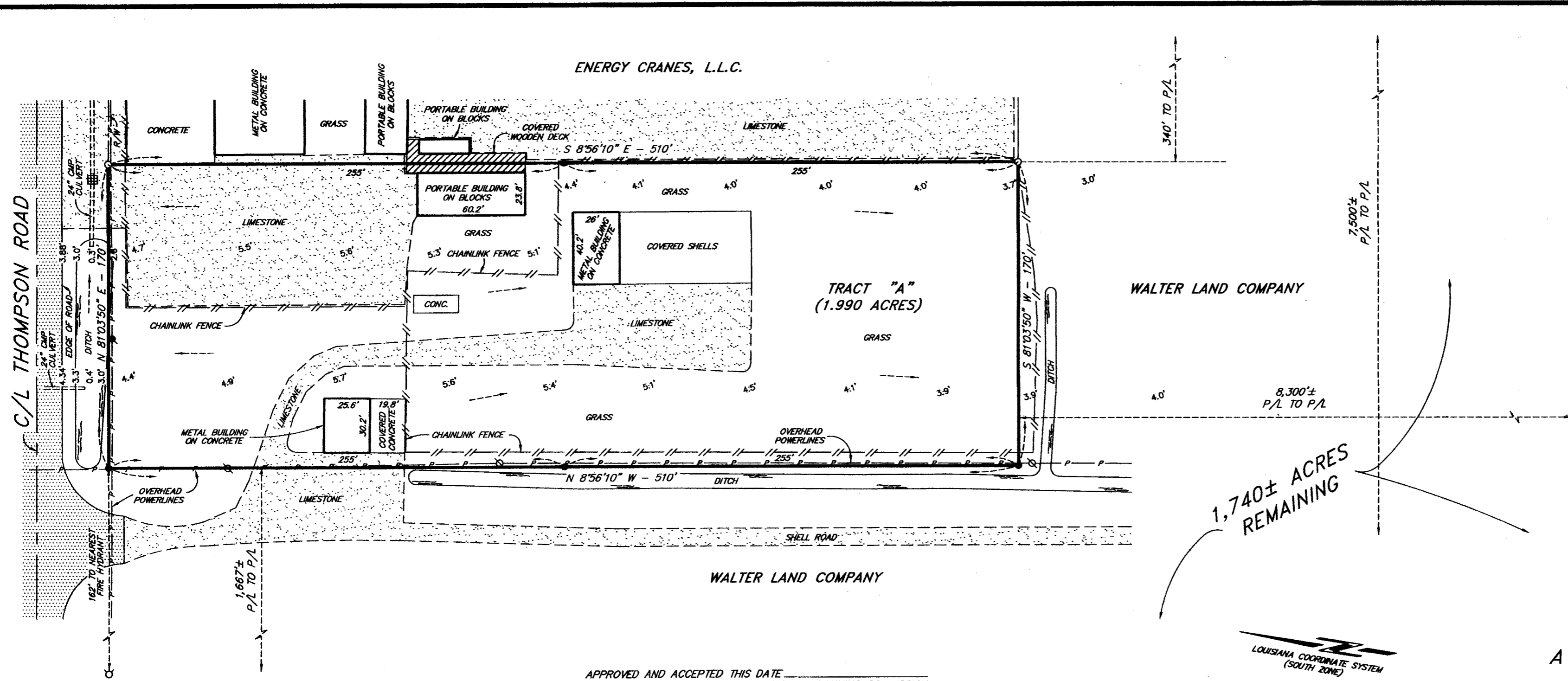
WALTER LAND COMPANY  
by Roger A. Cabo, Mgr.  
Print Name of Signature  
4/29/13

[Signature]  
Signature

Revised 3/25/2010

PC13/ 5 - 2 - 33  
Record # 34





VICINITY MAP

1,740± ACRES  
REMAINING

LOUISIANA COORDINATE SYSTEM  
(SOUTH ZONE)

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

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

NOTE:  
THIS PROPERTY DRAINS TO A ROADSIDE DITCH TO THE NORTH WHICH IS MAINTAINED BY THE PARISH, TO A DITCH IN THE REAR WHICH IS MAINTAINED BY WALTER LAND CO. AND TO THE SWAMP AT THE REAR. THE OWNERS OF THIS TRACT 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.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATED DROP INLET
  - 3.3 SPOT ELEVATION (NAVD 88 EPOCH 2004 DATUM)
  - INDICATED DRAINAGE FLOW



SURVEY OF TRACT "A"  
A REDIVISION OF A PORTION OF  
PROPERTY BELONGING TO  
WALTER LAND COMPANY  
LOCATED IN SECTION 1, T18S-R17E  
TERREBONNE PARISH, LOUISIANA

APRIL 24, 2013

SCALE: 1" = 50'

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

THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0260, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. ADVISORY PANEL NO. LA-P104 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 10'.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT ENTITLED "PLAT SHOWING ELEVATIONS ON PROPERTY BELONGING TO ENERGY CRANES, L.L.C. LOCATED IN SECTION 1, T18S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED SEPTEMBER 11, 2007. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO NICK THERIOT LOCATED IN SECTION 21, T18S-R18E, TERREBONNE PARISH,

1. Name of Subdivision: LOUISIANA
2. Developer's Name & Address: Nick Theriot 6077 Hwy. 56 Chauvin, LA 70344  
\*Owner's Name & Address: Nick Theriot 6077 Hwy. 56 Chauvin, LA 70344  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

### SITE INFORMATION:

4. Physical Address: 5262 Hwy. 56 Chauvin, LA 70344
5. Location by Section, Township, Range: Section 21, T18S-R18E
6. Purpose of Development: To create two legal tracts of land
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: 24 APRIL 2013 1" = 100'
11. Council District: 8 / Little Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$198<sup>32</sup> bmb

I, Alisa Champagne, certify this application including the attached date to be true and correct.

ALISA CHAMPAGNE

Print Applicant or Agent

24 April 2013

Date

Alisa Champagne

Signature of Applicant or Agent

The undersigned certifies: NJT 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.

Nicholas J. Theriot

Print Name

4/24/2013

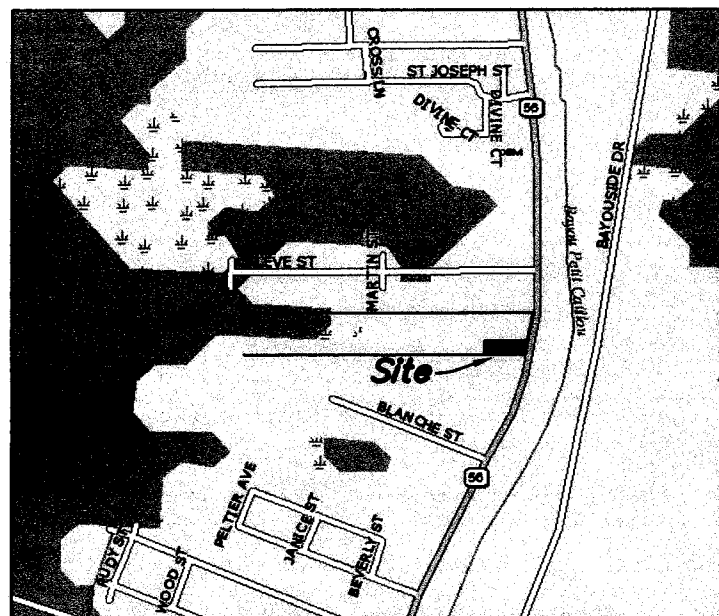
Date

Nicholas J. Theriot

Signature

PC13/ 5 - 3 - 34

Record # 35



VICINITY MAP

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

NOTE: Tract "A-B-C-D-A" drains into the DOTD maintained roadside ditch along LA State Hwy. 56 as indicated with drainage arrows shown hereon

NOTE: This property is situated within ZONE "A15", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0140 C) Req'd B.F.E. 9.0'

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Reference Map: "SURVEY OF A CERTAIN TRACT OF LAND BEING A PORTION OF LACACHE PLANTATION" prepared by S. Allen Munson, Civil Engineer dated February 11, 1948.

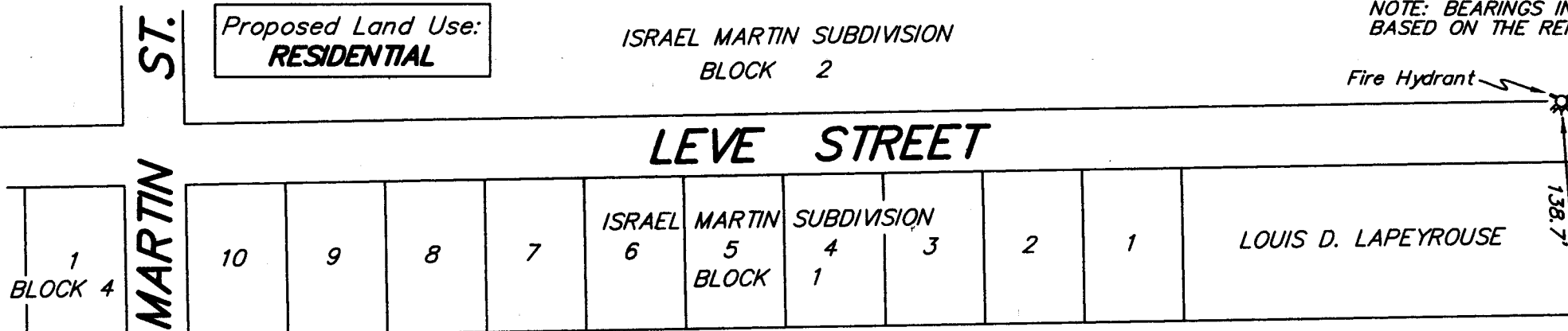
**MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO NICHOLAS J. THERIOT LOCATED IN SECTION 21, T18S-R18E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

24 APRIL 2013

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

CAD #5547(B Bascle)



Proposed Land Use:  
**RESIDENTIAL**

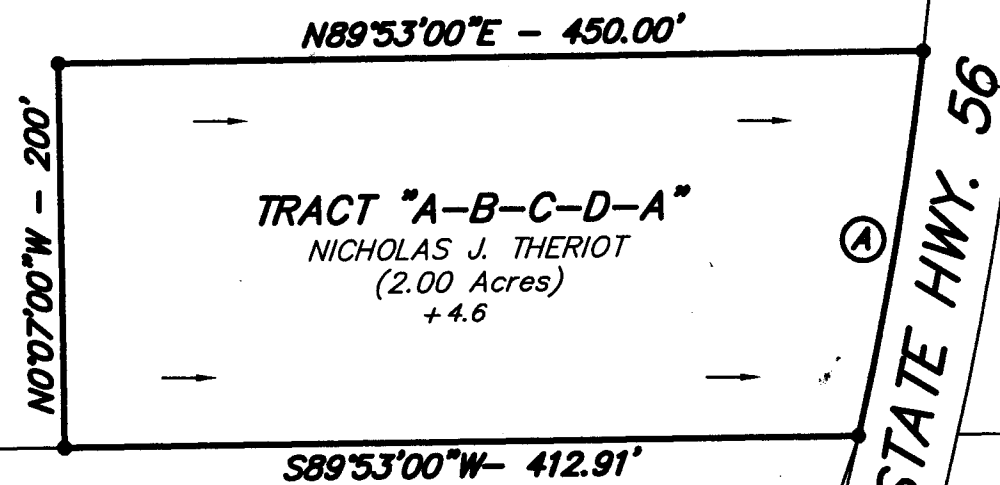
ISRAEL MARTIN SUBDIVISION  
 BLOCK 2

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

Fire Hydrant

**CURVE DATA (A)**  
 203.50'(Arc)  
 1,922.79'(Radius)  
 203.41'(Chord)  
 S10°23'21"W(Brg.)

RAW LAND TRACT  
 REMAINING PROPERTY OF  
 NICHOLAS J. THERIOT  
 (65.7 Acres±)



**TRACT "A-B-C-D-A"**  
 NICHOLAS J. THERIOT  
 (2.00 Acres)  
 + 4.6

**LA STATE HWY. 56**

GULF FOOD PRODUCTS CO., INC.  
 or assigns

Bayou Little Caillou

TERREBONNE PARISH SCHOOL BOARD  
 LACACHE MIDDLE SCHOOL

Fire Hydrant

- LEGEND**
- Indicates 1" Pipe Fd.
  - Indicates 1/2" Pipe Set
  - ← Indicates Drainage Flow

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE TERREBONNE PARISH PLANNING COMMISSION

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



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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

**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
- B.  Mobile Home Park
- Re-Subdivision
- C.  Major Subdivision
- D.  \*\* Minor Subdivision
- Conceptual
- Preliminary
- Engineering
- Final

\_\_\_\_ Variance(s) (detailed description):

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

MAP SHOWING THE REDIVISION OF THE EAST ONE-HALF OF TRACT "A-B-C-D-A" BELONGING TO CRT SERVICES, L.L.C.

- 1. Name of Subdivision: B-C-D-A
- 2. Developer's Name & Address: Bryan Bascle 138 Menard Road Houma, LA 70363  
Bryan Bascle 138 Menard Road Houma, LA 70363  
\*Owner's Name & Address: (CRT Services, L.L.C.)  
[\* All owners must be listed, attach additional sheet if necessary]
- 3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

**SITE INFORMATION:**

- 4. Physical Address: 138 Menard Road Houma, LA 70363
- 5. Location by Section, Township, Range: Section 49, T17S-R17E
- 6. Purpose of Development: To create two legal tracts of land
- 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: 24 APRIL 2013 1" = 60'
- 11. Council District: 1 Bayou Dularge Five
- 12. Number of Lots: 2
- 13. Filing Fees: \$ 137<sup>22</sup> bmb

I, Alisa Champagne, certify this application including the attached data to be true and correct.

ALISA CHAMPAGNE  
Print Applicant or Agent  
24 April 2013  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: BOB 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 the Application on their behalf.

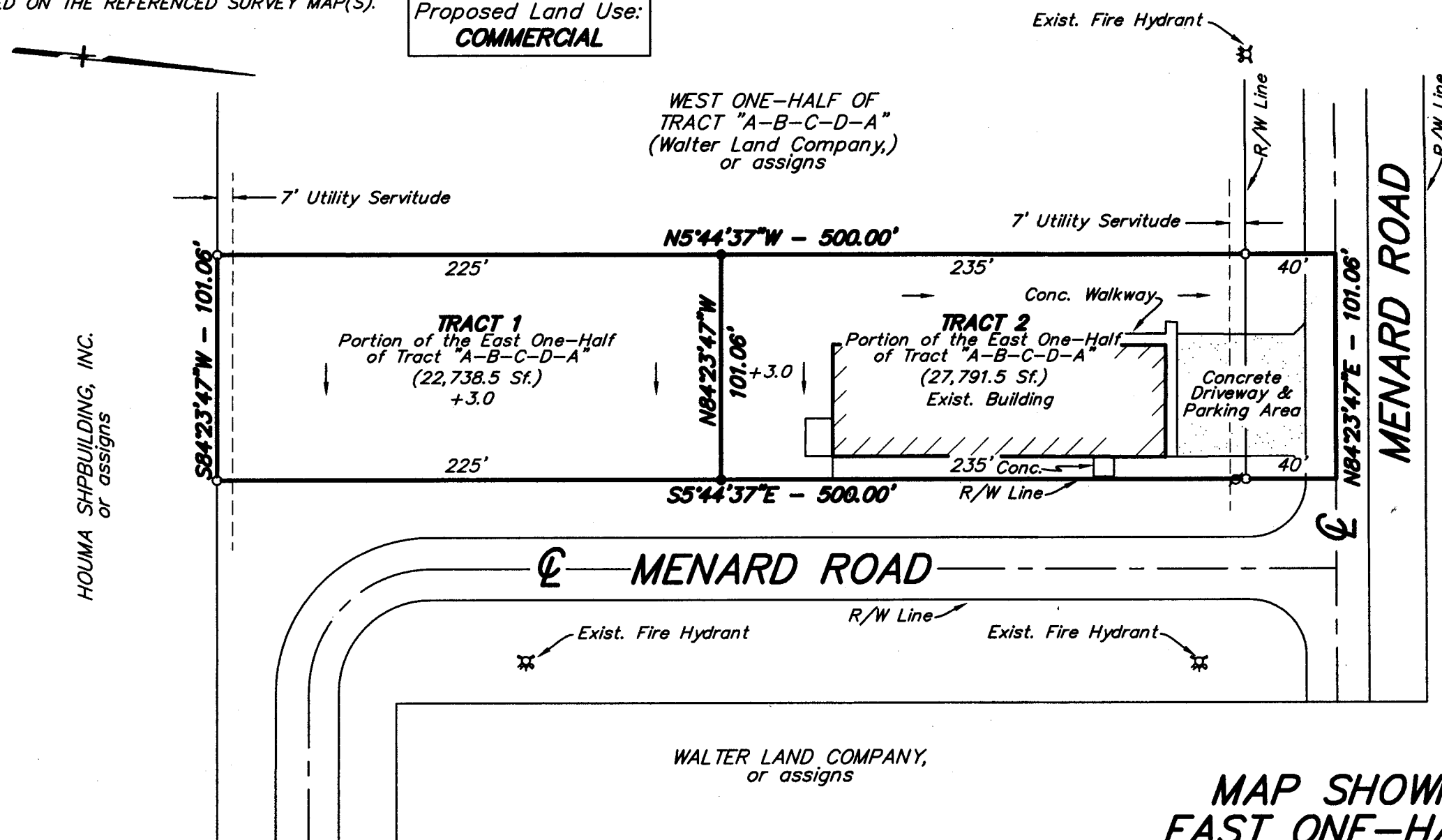
Bryan D. Bascle  
Print Name  
4-29-2013  
Date

[Signature]  
Signature

PC13/ 5 - 4 - 35  
Record # 36

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

Proposed Land Use:  
**COMMERCIAL**



HOUMA SHPBUILDING, INC.  
or assigns

WEST ONE-HALF OF TRACT "A-B-C-D-A" (Walter Land Company,) or assigns

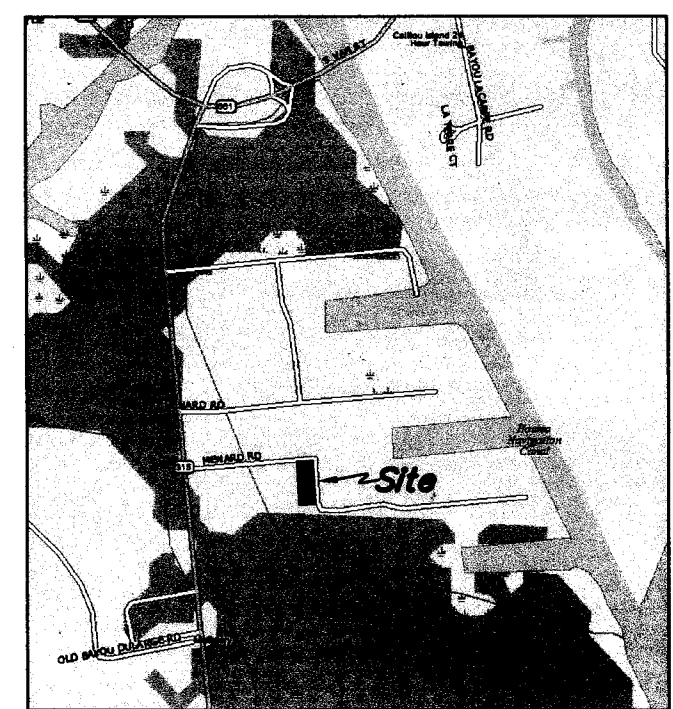
**TRACT 1**  
Portion of the East One-Half of Tract "A-B-C-D-A" (22,738.5 Sf.) +3.0

**TRACT 2**  
Portion of the East One-Half of Tract "A-B-C-D-A" (27,791.5 Sf.)  
Exist. Building

**MENARD ROAD**

**MENARD ROAD**

WALTER LAND COMPANY,  
or assigns



VICINITY MAP

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE TERREBONNE PARISH PLANNING COMMISSION

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

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

NOTE: The Tract 1 and Tract 2 drain toward Menard Road into the Terrebonne Parish maintained roadside ditches as shown with the drain arrows hereon.

NOTE: This property is situated within ZONE "A2", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0270 C) REQ'D. B.F.E 5.0'

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Reference Map: "SURVEY OF PROPOSED PURCHASE FROM WALTER LAND COMPANY" prepared by Keneth L. Rembert, Surveyor dated December 29, 1981.

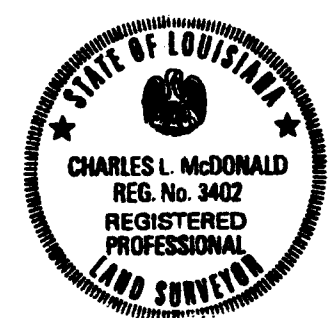
- LEGEND**
- Indicates 1/2" Rod Fd.
  - Indicates 1/2" Pipe Set
  - ⊕ Indicates Power Pole
  - Indicates Drainage Flow
  - +0.0 Indicates Center Lot Elev.

**MAP SHOWING THE REDIVISION OF THE EAST ONE-HALF OF TRACT "A-B-C-D-A" BELONGING TO CRT SERVICES, L.L.C. LOCATED IN SECTION 48, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

24 April 2013

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



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

# 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): Seeking simultaneous approval for Conceptual, Preliminary, and Engineering

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

- Name of Subdivision: Main Port Court
- Developer's Name & Address: Terrebonne Port Commission  
\*Owner's Name & Address: Terrebonne Port Commission - P.O. Box 6097, Houma, LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

- Physical Address: 203-499 Main Port Court
- Location by Section, Township, Range: Section 12, T17S - R17E
- Purpose of Development: Improve existing gravel road and dedicate to Parish
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 4/12/13
- Council District: 7 / Grand Caillou on COH Side
- Number of Lots: 1
- Filing Fees: \$953.33 bab

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

Matthew Ledet, LSI  
Print Applicant or Agent  
4/24/13  
Date

Matthew Ledet  
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.

David Rabalais  
Print Name of Signature  
4/29/13  
Date

David Rabalais  
Signature

PC13/ 5 - 5 - 36  
Record # 37

LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)  
(1983/92 DATUM)

TPCG MONUMENT: IBB 03  
N: 390,515.41  
E: 3,483,521.65  
Elev: 6.1' NAVD 88 GEOID 03 LA

**LEGEND:**

- ⊙ DENOTES 3/4" G.I.P. FOUND
- DENOTES CONCRETE MONUMENT FND.
- △ DENOTES CONTROL MONUMENT FND.
- DENOTES EXISTING WATER LINE
- DENOTES EXISTING OVERHEAD POWER LINE
- DENOTES EXISTING GAS LINE
- DENOTES PROPOSED FORCE MAIN
- DENOTES PROPOSED WATER LINE
- ⊙ DENOTES EXISTING POWER POLE
- ☀ DENOTES PROPOSED LIGHT POLE

**NOTE:**

- 1.) THIS TRACT IS LOCATED IN ZONE A AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0265 C, DATED MAY 1, 1985.
- 2.) ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT
- 3.) EXISTING POWER POLES INSIDE MAIN PORT COURT R/W TO BE REMOVED AND UNDERGROUND LINE RUN WITHIN THE PROPOSED 10' SERVITUDE WITH LIGHT POLES EVERY 250'

**DEDICATION:**

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, SEWER, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, CHARTER COMM. AND CONSOL. WATERWORKS DIST. #1 OVER AND IN ALL THESE CERTAIN STREETS AND UTILITY SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBDIVISION AND BELONGING TO THE UNDERSIGNED. FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND UTILITY SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: David Reib  
FOR TERREBONNE PORT COMMISSION

**CERTIFICATION:**

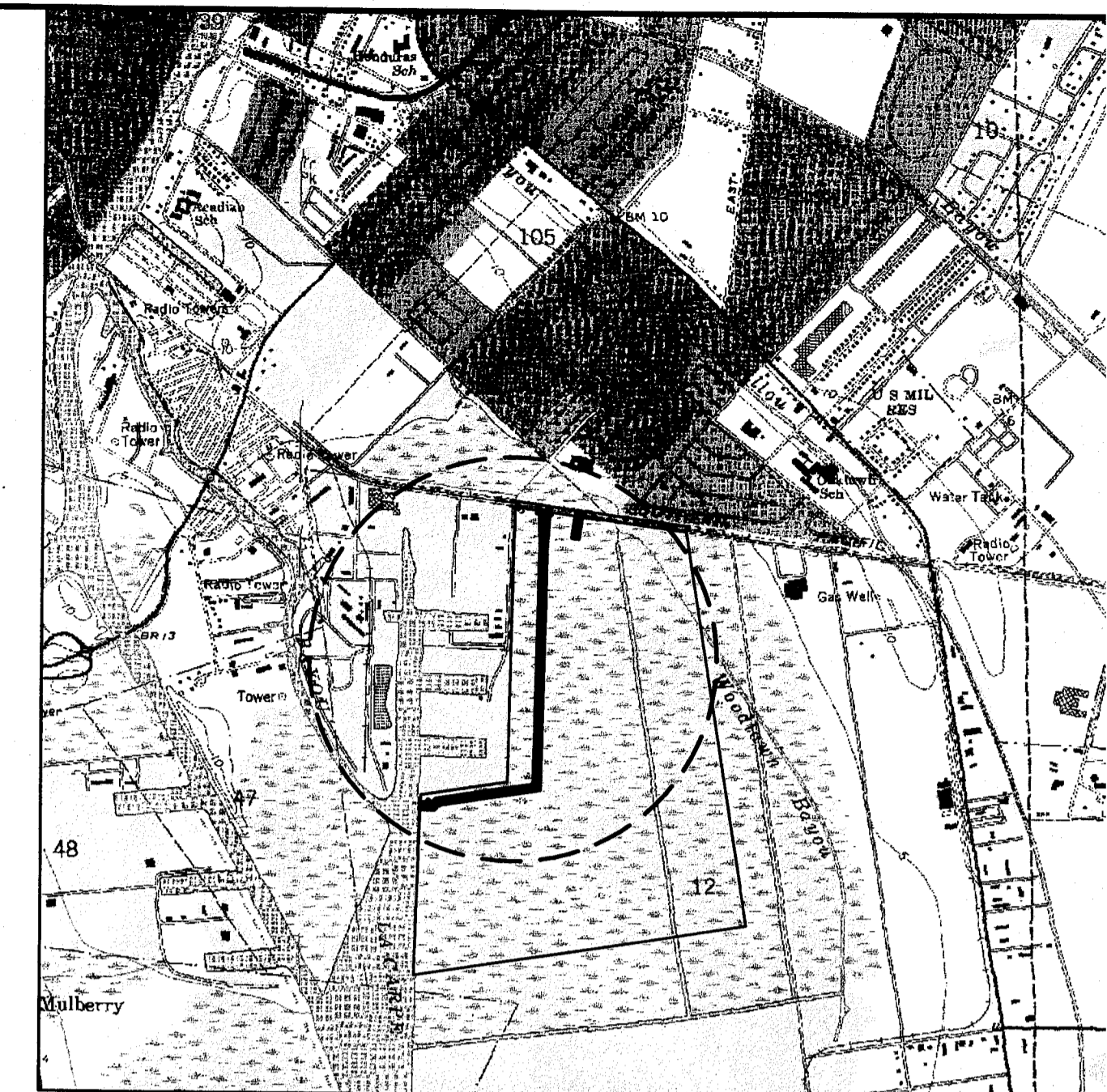
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: \_\_\_\_\_  
FOR: \_\_\_\_\_

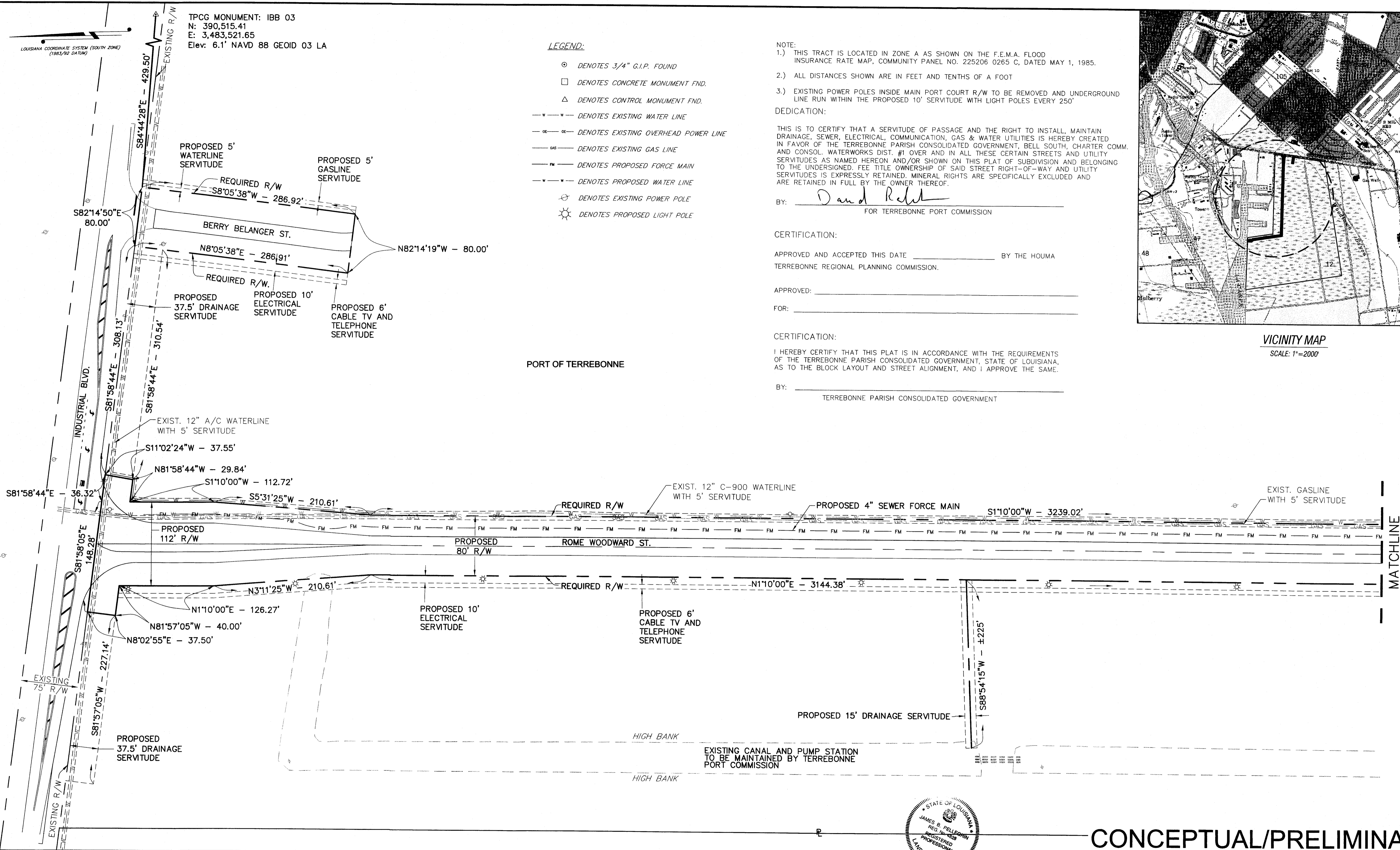
**CERTIFICATION:**

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

BY: \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT



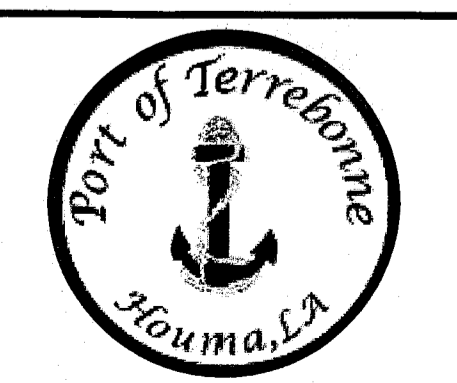
**VICINITY MAP**  
SCALE: 1"=2000'



4/29/2013 - P:\Y-2009\0209-0416\DWG\FINAL DESIGN\ROW.MAP.DWG

**NOTES:**  
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM "LA ONE CALL". THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY
00	--/--		
REVISIONS			



**T. BAKER SMITH** 1913  
A CENTURY OF SOLUTIONS 2013  
1100 South Acadia Road, Thibodaux, LA 70301  
(985)446-7970 - tbsmith.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH SECTION 2009 OF THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE BASED ON SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

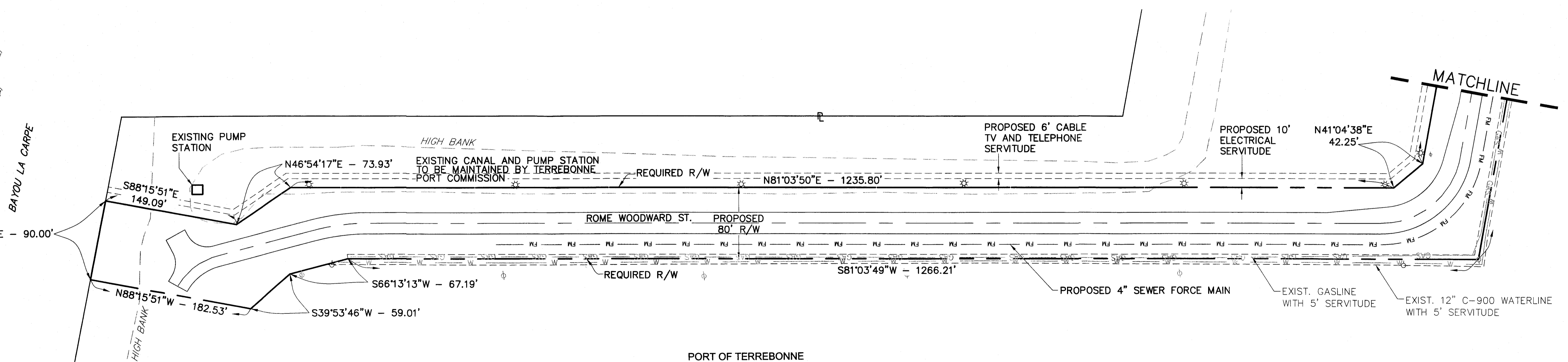
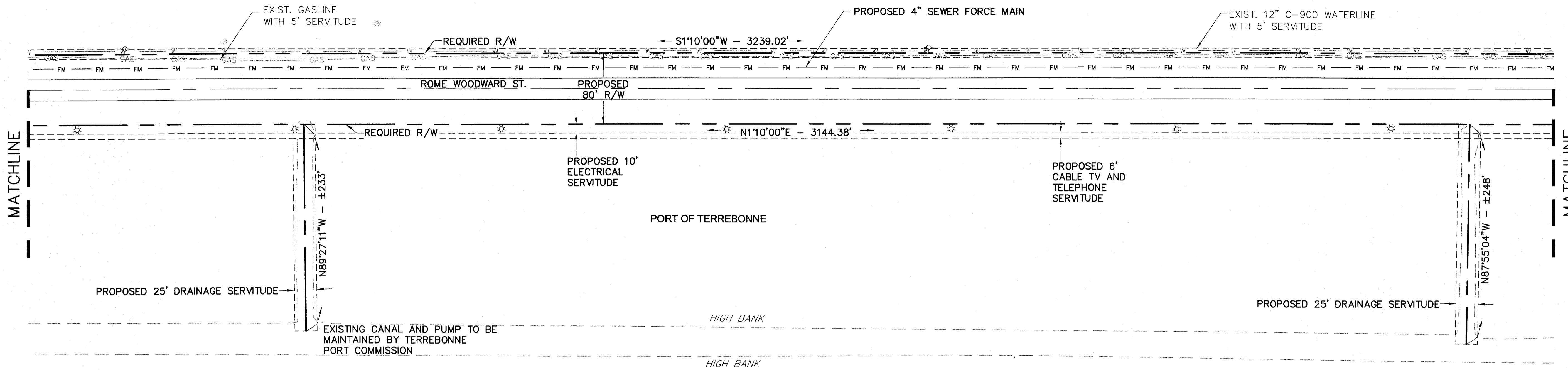
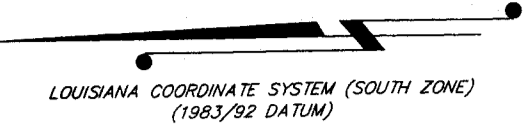
James B. Pelletier  
L.A. LAND SURVEYOR REG. NO. 4828

DRAWN BY:	PIO	APPROVED BY:	AFC
DATE:	4/12/13	JOB NO.:	2009.0416
DRAWING NAME:	ROW MAP.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83   VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	2

**CONCEPTUAL/PRELIMINARY**

**RIGHT OF WAY MAP**  
**TERREBONNE PORT COMMISSION**  
MAIN PORT COURT / THOMA-SEA ACCESS ROAD  
ROADWAY IMPROVEMENTS  
EDA PROJECT NO. 08-01-04323  
TERREBONNE PARISH, LOUISIANA

PORT OF TERREBONNE



CONCEPTUAL/PRELIMINARY

NOTES:  
 THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM "A ONE CALL". THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.

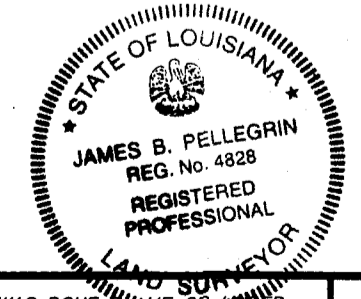
REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY
00	-/-		
REVISIONS			



**T. BAKER SMITH** 1913  
 A CENTURY OF SOLUTIONS 2013  
 1100 South Acadia Road, Thibodaux, LA 70301  
 (985)446-7970 - tbsmith.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE ROUTE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH SECTION 2909 OF THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE BASED ON SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

*James B. Pellegrin*  
 JAMES B. PELLEGRIN  
 L.A. LAND SURVEYOR REG. NO. 4828



DRAWN BY:	PIO	APPROVED BY:	AFC
DATE:	4/12/13	JOB NO.:	2009.0416
DRAWING NAME:	ROW MAP.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83   VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	2	OF	2

**RIGHT OF WAY MAP**  
**TERREBONNE PORT COMMISSION**  
 MAIN PORT COURT / THOMA-SEA ACCESS ROAD  
 ROADWAY IMPROVEMENTS

EDA PROJECT NO. 08-01-04323  
 TERREBONNE PARISH, LOUISIANA

4/29/2013 - P:\Y-2009\2009\_04\16\DWG\FINAL DESIGN\ROW MAP.DWG



# 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  
 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:

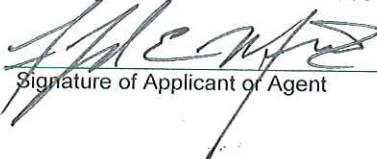
- Name of Subdivision: TRINITY COMMERCIAL PARK
- Developer's Name & Address: ANNIE I, LLC, PO BOX 869, HOUMA, LA 70361  
\*Owner's Name & Address: RONALD J. SHAW, PO BOX 869, HOUMA LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: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

### SITE INFORMATION:


- Physical Address: TRINITY LANE
- Location by Section, Township, Range: SECTION 4, T16S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 29APR13 1" = 60'
- Council District: 2 / Schriever Fire
- Number of Lots: 11
- Filing Fees: \$860.00

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

FLOYD E. MILFORD, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

Date

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

  
Signature

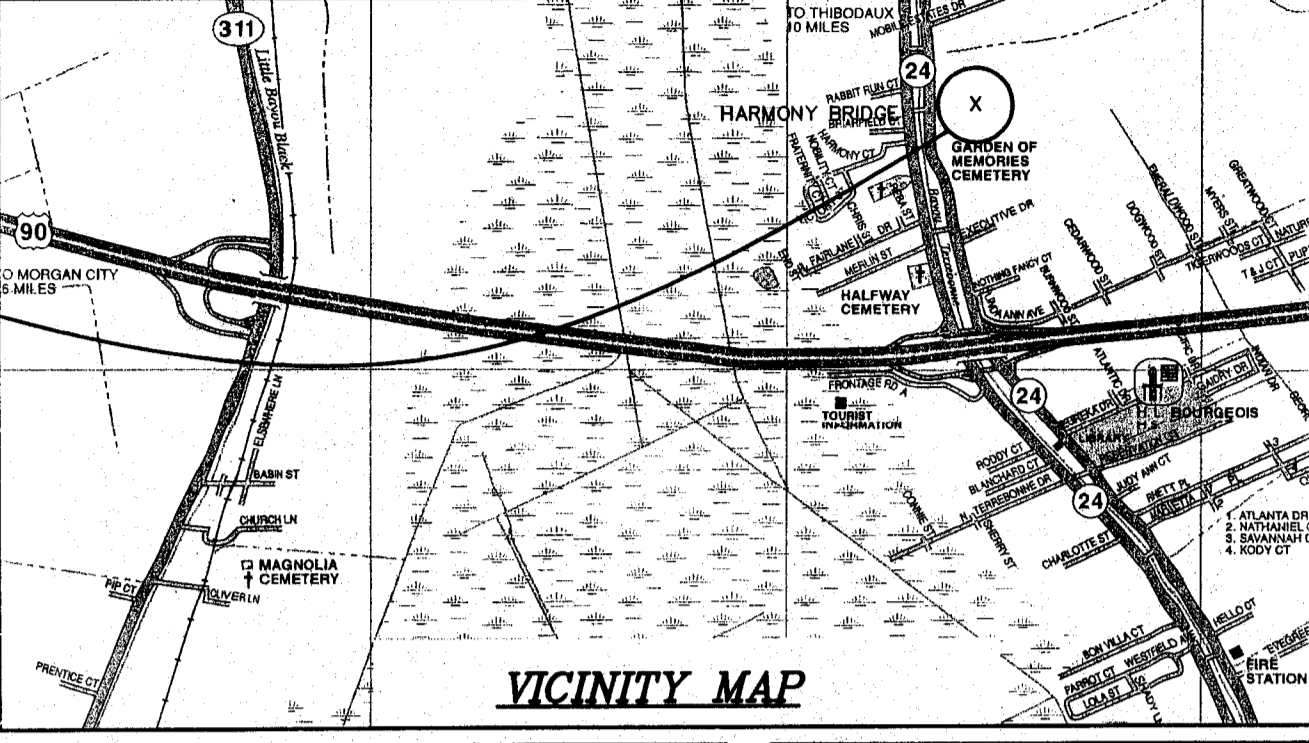
Date

9/27/13

PC13/ 5 - 6 - 37

Record # 38

PROJECT NO.	PARISH	SHEET NO.
13-39	TERREBONNE	2



**DRIVEWAY CULVERT CHART**

BLOCK 1		
LOT #	ROADSIDE	SLOPE
LOT 2-L	42" CPEPDW	0.2%
LOT 2-M	36" RPVC	0.2%
LOT 2-N	30" RPVC	0.2%
LOT 2-O	24" RPVC	0.2%
LOT 2-P	18" RPVC WEST HALF 15" RPVC EAST HALF	0.2%
LOT 2-L	OC-1 30" CPEPDW OC-2 36" CPEPDW	0.16%

**DRIVEWAY CULVERT CHART**

BLOCK 3		
LOT #	ROADSIDE	SLOPE
LOT 2-Q	30" RPVC	0.2%
LOT 2-R	24" RPVC	0.2%
LOT 2-S	24" RPVC	0.2%
LOT 2-T	18" RPVC WEST HALF 15" RPVC EAST HALF	0.2%
LOT 2-U	18" RPVC WEST HALF 15" RPVC EAST HALF	0.2%
LOT 2-Q	OC-3 48" CPEPDW OC-4 47"x71" BCCMPA	0.16%

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

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

**NOTE:**  
RCP & PVC ARE INTERCHANGEABLE OR EQUIVALENT

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

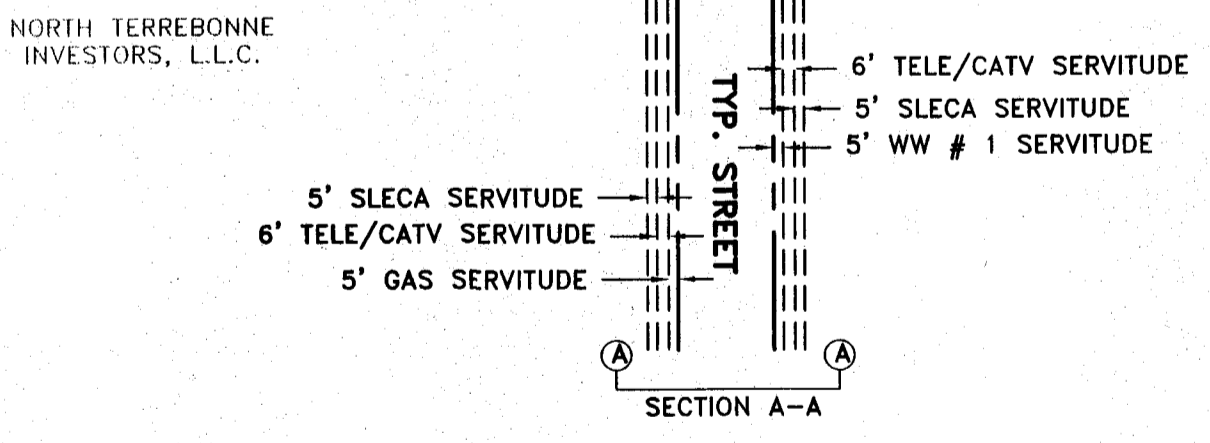
THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NOS. 633645, 1019051, 1045197, 1051814, 1258039 & 1209869 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

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.

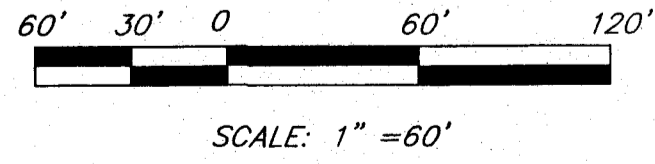
THIS PROPOSED STREET IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. FEMA 2006 ADVISORY PANELS LA-R100 & LA-R101 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" (BASE FLOOD REQUIREMENT IS 5').

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. TO LITTLE BAYOU BLACK 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.

PER T.P.C.G. ORDINANCE: NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAN WITHOUT APPROVAL FROM T.P.C.G.



20" SLECA ELECTRIC LINE SERVITUDE (TEMPORARY OVERHEAD)



DATE	REVISION	BY

11 - TOTAL LOTS

**DEDICATION OF STREETS AND SERVITUDES**  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAN 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: \_\_\_\_\_ REG. P.L.S. No. 331

**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:

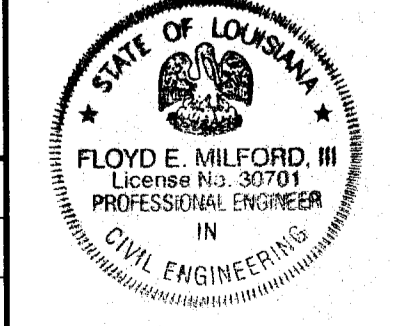
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**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.

**COMMERCIAL & LIGHT INDUSTRIAL  
OPEN DITCH  
INDIVIDUAL SEWER  
SUBDIVISION PLAN**

**TRINITY COMMERCIAL PARK  
ANNIE I, L.L.C. - DEVELOPER  
LOCATED IN SECTION 4, T16S-R17E  
TERREBONNE PARISH, LOUISIANA**



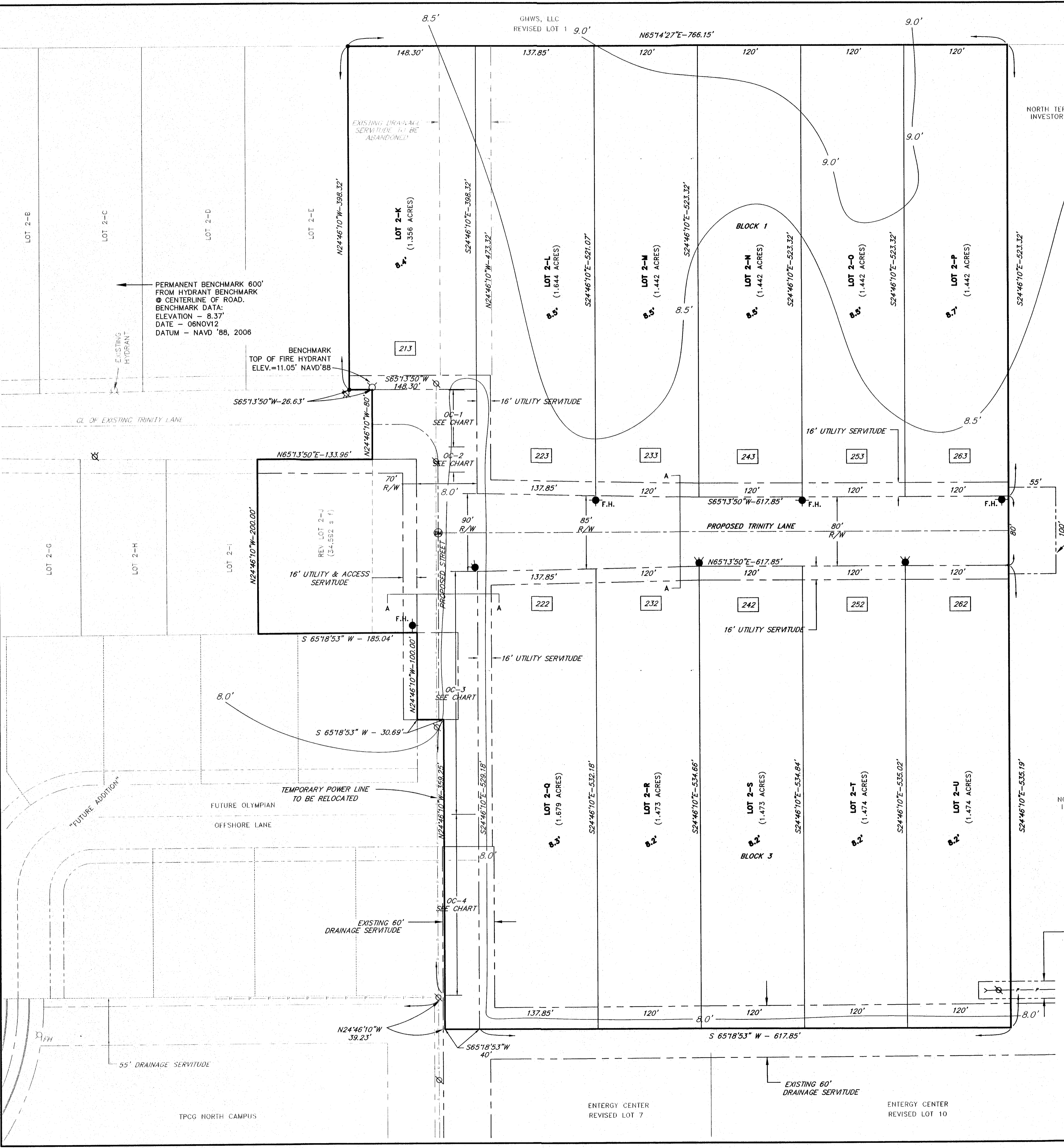
**MILFORD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_

JOB # 13-39 CAD # 1339-SD FILE #

DRAWN: L.A.T.  
CHK'D: F.E.M. III

SCALE: 1" = 60'  
DATE: 26APR13



PERMANENT BENCHMARK 600' FROM HYDRANT BENCHMARK @ CENTERLINE OF ROAD. BENCHMARK DATA: ELEVATION - 8.37' DATE - 06NOV12 DATUM - NAVD '88, 2006

BENCHMARK TOP OF FIRE HYDRANT ELEV.=11.05' NAVD'88

CL OF EXISTING TRINITY LANE

REV. LOT 2-J (24,592 s f)

TEMPORARY POWER LINE TO BE RELOCATED

EXISTING 60' DRAINAGE SERVITUDE

55' DRAINAGE SERVITUDE

TPCG NORTH CAMPUS

ENTERGY CENTER REVISED LOT 7

EXISTING 60' DRAINAGE SERVITUDE

ENTERGY CENTER REVISED LOT 10

NORTH TERREBONNE INVESTORS, L.L.C.

GMWS, LLC REVISED LOT 1