

Houma-Terrebonne Regional Planning Commission

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

NOVEMBER 15, 2012, 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 25, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) and I-1 (Light Industrial District) Lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road; T.P.C.G., applicant (*Council District 6*)

F. OLD BUSINESS:

1. Rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Planned Building Group:
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)

G. NEW BUSINESS:

1. Planning Approval:
Placement of a cemetery, Lot 6, Block 2, Woodlawn Ranch Acres, 3842 Highway 56; Residence Baptist Church, applicant (*Council District 8*)
2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 14, Block 6, Josephine Subdivision, 239 Grande Street; Shanel Neal, applicant; and calling a Public Hearing for Thursday, December 20, 2012 at 6:00 pm (*Council District 8*)
 - b) Rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Lots 23-34, Block 1, Phase I of Cascade Gardens Subdivision and a portion of adjacent vacant tract belonging to Cascade Ventures, LLC; Cascade Ventures, LLC, applicant; and calling a Public Hearing for Thursday, December 20, 2012 at 6:00 pm (*Council District 4*)

H. STAFF REPORT

1. Discussion and possible action with regard to revisions to the Rezoning Application
2. Discussion and possible action with regard to Rezoning Public Notice Posting on site

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. 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 Special Meeting of October 11, 2012 and for the Regular Meeting of October 25, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 25, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVMEBER 15, 2012 INVOICES and TREASURER'S REPORT OF OCTOBER 2012

E. PLANNING

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

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Lots 1 & 2, Addendum No. 3 to The Lakes Subdivision and Revised Tract 1-A, Tracts B, D-1, D-2, D-3, D-4, L-1, L-2, L-3, & L-4 belonging to Danos Properties, L.L.C., et al
Approval Requested: Process A, Raw Land Division
Location: LA Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Danos Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Variance Request: Variance requested on acreage within Tracts L-3 and D-2
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lots 12-A and 12-B, A Division of Lot 12, Addendum No. 1 to Company Canal Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 207 Texas Gulf Road, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Leward J. Boquet
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Tract "C" & Tract "C-1", A Redivision of Tract "C", Property belonging to YBI of Terrebonne, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 165 Frontage Road A, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: YBI of Terrebonne, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase D
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Sugar Rentals, LLC
Surveyor: GSE Associates, LLC
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Trinity Lane
Approval Requested: Process C, Major Subdivision-Final (Road Project)
Location: West Park Avenue, 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

5. a) Subdivision: Amber Beth Court Residential Building Park
Approval Requested: Process B, Residential Building Park-Final
Location: Bald Cypress Street & Amber Beth Court, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Travis Buquet
Engineer: T. Baker Smith, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Lots 5-A-1, 5-A-2, 5-A-3, 5-A-4, 5-B-1 & 5-B-2, A Redivision of Revised Lot 5-A of Block 2 of Addendum No. 1 to Henry's Subdivision, Property of LL-PAC Properties, LLC, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
2. Revised Tract 6A, A Redivision of Tract 6, Property of Paris Broussard, Section 74, T16S-R15E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Lot 1 Block 9, Addendum No. 2 of Ellendale Subdivision, Property belonging to Paul Danos, et al, Sections 14 & 15, T16S-R16E and Section 80, T17S-R16E, Terrebonne Parish, LA
4. Tract A-B-C-E-F-D-A amd Revised Tract "C", Section 101, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Lots 10 & 19, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louis Morgan, et al, Section 3, T16S-R16E & Section 3, T16S-R17E, Terrebonne Parish, LA
6. Revised Tract "A-1" Prepared for Jackie Anthony Marie, Sections 16 & 17, T18S-R19E, Terrebonne Parish, LA

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:
Review of Chapters 5-12 with regard to the Comprehensive Master Plan Update to be held at a Special Meeting on Thursday, November 29, 2012 at 6:00 pm in the Council Meeting Room
3. Master Thoroughfare Plan Committee Update:
Public Hearing Review and community input with regard to the Master Thoroughfare Plan revisions as it relates to the proposed Valhi Boulevard Extension from Savanne Road to LA Highway 90
4. Fire Protection Committee (Resolution Review) Update

L. COMMISSION COMMENTS:

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

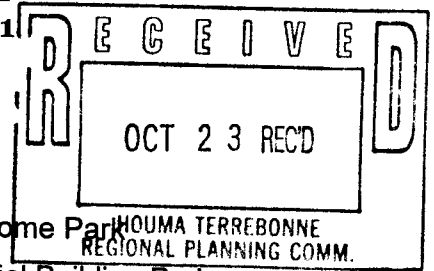
M. PUBLIC COMMENTS

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
☐ 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):

TRACTS L-3 AND D-2 ARE LESS THAN 10 ACRES – VARIANCE REQUESTED.

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

1. Name of Subdivision: REVISED LOTS 1 & 2, ADD. #3, THE LAKES SUBDIVISION & REVISED TRACT 1-2 TRACTS B, D-1, D-2, D-3, D-4, L-1, L-2, L-3 & L-4 BELONGING TO
2. Developer's Name & Address: DANOS PROPERTIES, LLC, et al
LAKES OF TERREBONNE, LLC, P.O. BOX 250, LOCKPORT, LA
THE LAKES OF TERREBONNE AS SHOWN ABOVE
*Owner's Name & Address: DANOS PROPERTIES, LLC, P.O. BOX 1460, LAROSE, LA 70373
[* 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: LA. STATE HWY. NO. 311
5. Location by Section, Township, Range: IN SECTIONS 71, 74 & 94, T17S-R16E
6. Purpose of Development: RAW LAND DIVISION
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: JUNE 25, 2012 SCALE: 1"=300'
11. Council District:
12. Number of Lots: 8
13. Filing Fees:

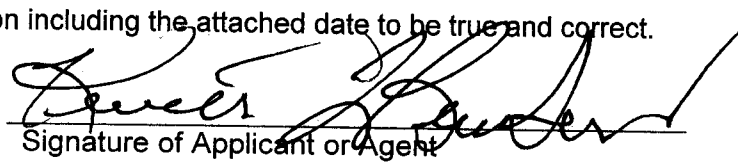
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

JUNE 27, 2012

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.

THE LAKES OF TERREBONNE, L.L.C.

Print Name of Signature

JUNE 27, 2012

Date


Signature

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED. IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT A BOUNDARY SURVEY. THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR PROPERTY OWNERS. SURVEY FILE: LAKES-83 FOLDER: THE LAKES SUBDIVISION ADDRESS: HWY 311/ VALHI EXT. CAD NAME: LAKES-COMPOSITE-VALHI-PC JOB NO.: 339 FIELD BOOK: PAGES: 1

THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" (AN AREA OF MODERATE FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206. AS SHOWN ON FEMA 2006 ADVISORY PANELS LA-R100 & LA-R101 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" (BASE FLOOD REQUIREMENT IS 6'). THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LOUISIANA. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

APPROVED AND ACCEPTED THIS DATE _____ BY _____ FOR _____

LEGEND:

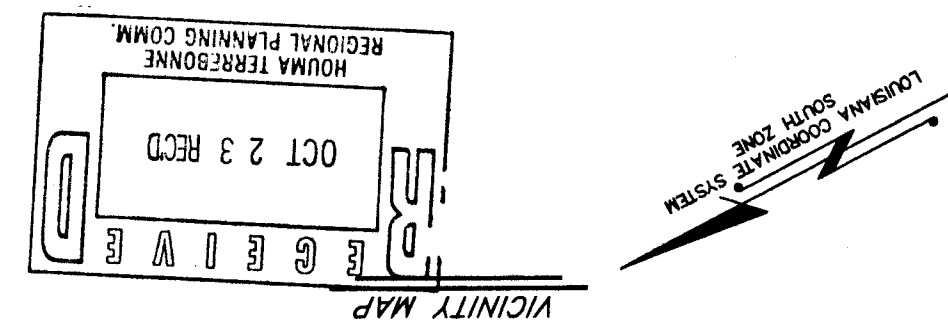
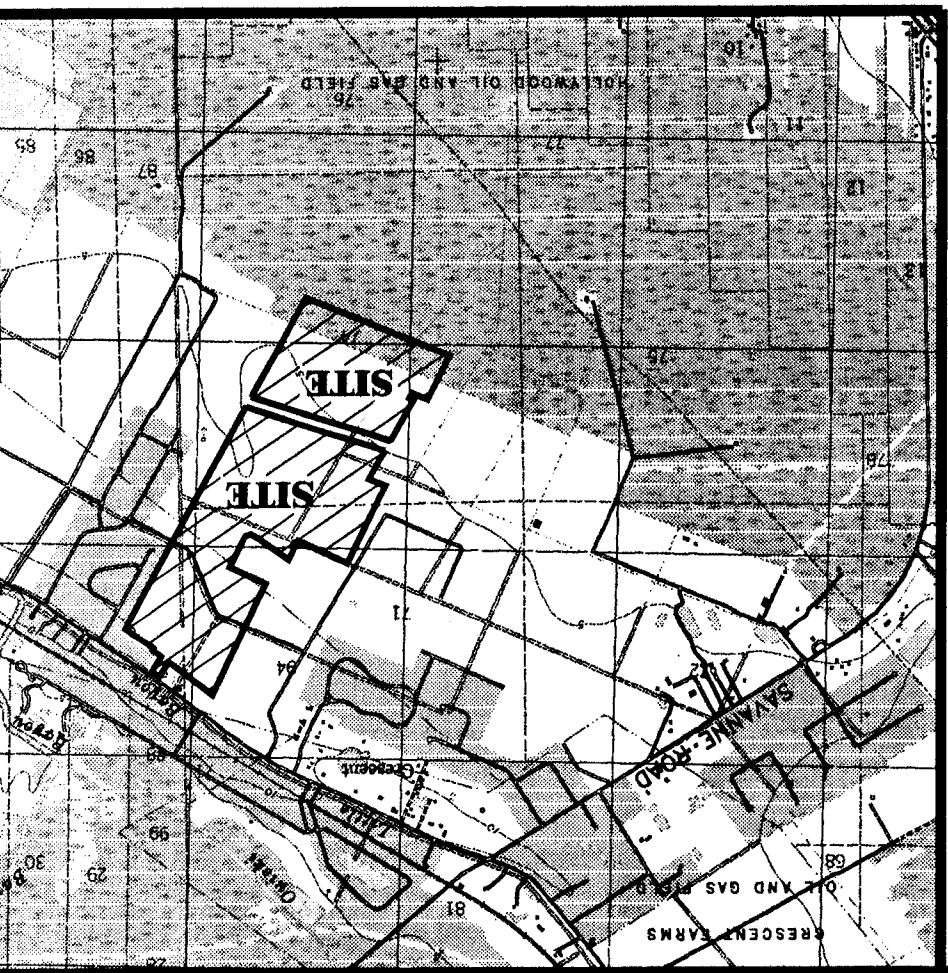
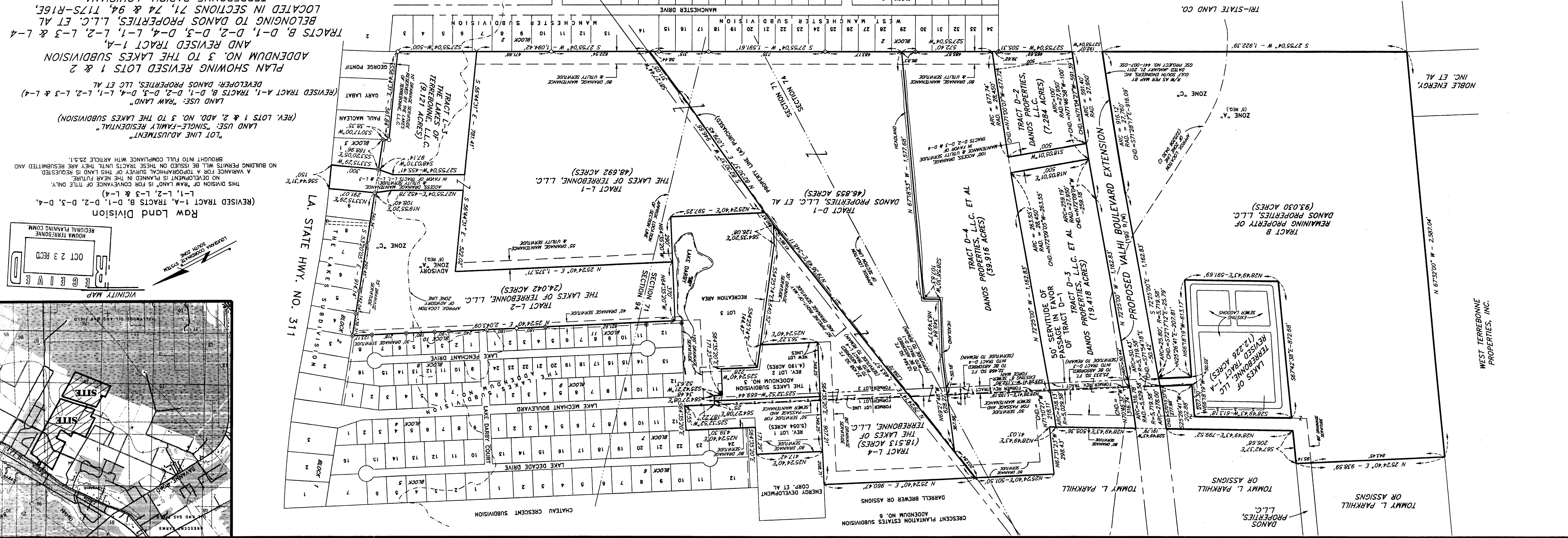
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 5/8" IRON PIPE FOUND
- INDICATES 1/2" IRON PIPE FOUND

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

SCALE: 1" = 300'

JULY 13, 2012
REVISED: SEPTEMBER 26, 2012
REVISED: OCTOBER 4, 2012
REVISED: OCTOBER 19, 2012

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



LAND USE: "RAW LAND"
(REVISED TRACT 1-A, TRACTS B, D-1, D-2, D-3, D-4, L-1, L-2, L-3 & L-4)
LAND USE: "SINGLE-FAMILY RESIDENTIAL"
(REV. LOTS 1 & 2, ADD. NO. 3 TO THE LAKES SUBDIVISION)
"LOT LINE ADJUSTMENT"
LAND USE: "SINGLE-FAMILY RESIDENTIAL"
(REV. LOTS 1 & 2, ADD. NO. 3 TO THE LAKES SUBDIVISION)
DEVELOPER: DANOS PROPERTIES, LLC ET AL
PLAN SHOWING REVISED LOTS 1 & 2
ADDENDUM NO. 3 TO THE LAKES SUBDIVISION
AND REVISED TRACT 1-A,
TRACTS B, D-1, D-2, D-3, D-4, L-1, L-2, L-3 & L-4
LOCATED IN SECTIONS 71, 74 & 94, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

PLAN SHOWING REVISED LOTS 1 & 2
ADDENDUM NO. 3 TO THE LAKES SUBDIVISION
AND REVISED TRACT 1-A,
TRACTS B, D-1, D-2, D-3, D-4, L-1, L-2, L-3 & L-4
LOCATED IN SECTIONS 71, 74 & 94, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 X 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):

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

1. Name of Subdivision: PLAT SHOWING LOTS 12-A AND 12-B, A DIVISION OF LOT 12, ADDENDUM NO. 1 TO COMPANY CANAL SUBDIVISION
2. Developer's Name & Address: LEWARD J. BOQUET 208 TEXAS GULF RD. BOURG, LA. 70343
*Owner's Name & Address: LEWARD J. BOQUET 208 TEXAS GULF RD. BOURG, LA. 70343
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 207 TEXAS GULF RD. BOURG, LA. 70343
5. Location by Section, Township, Range: IN SECTIONS 40 & 41, T17S-R18E
6. Purpose of Development: TO DIVIDE LOT
7. Land Use:
 X Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 X Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 X Roadside Open Ditches
 X Rear Lot Open Ditches
 Other
10. Date and Scale of Map: OCTOBER 22, 2012 SCALE: 1"=30'
11. Council District: 9 Lambert / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$130.75

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

KENETH L. REMBERT

Print Applicant or Agent

OCTOBER 25, 2012

Date


Signature of Applicant or Agent

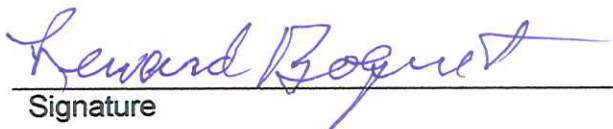
The undersigned certifies: RJB 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

LEWARD J. BOQUET

Print Name of Signature

OCTOBER 25, 2012

Date


Signature

PC12/ 11 - 1 - 47

Record # 48

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF REVISED TRACT "C" & TRACT "C-1" A REDIVISION OF TRACT "C" PROPERTY BELONGING TO Y B I OF TERREBONNE, L.L.C.
2. Developer's Name & Address: Y B I OF TERREBONNE, L.L.C.
P.O. BOX 2207 LAKE CHARLES, LA 70602
*Owner's Name & Address: Y B I OF TERREBONNE, L.L.C.
P.O. BOX 2207 LAKE CHARLES, LA 70602
["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: 165 FRONTAGE ROAD A GRAY, LA 70359
5. Location by Section, Township, Range: IN SECTION 5, T16S-R16E
6. Purpose of Development: SEPARATE PROPERTY INTO 2 TRACTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map: OCTOBER 23, 2012 SCALE: 1"=20'
11. Council District: 4 Amadee / Bayou Canaille
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

OCTOBER 23, 2012

Date

Keneth Rembert
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.

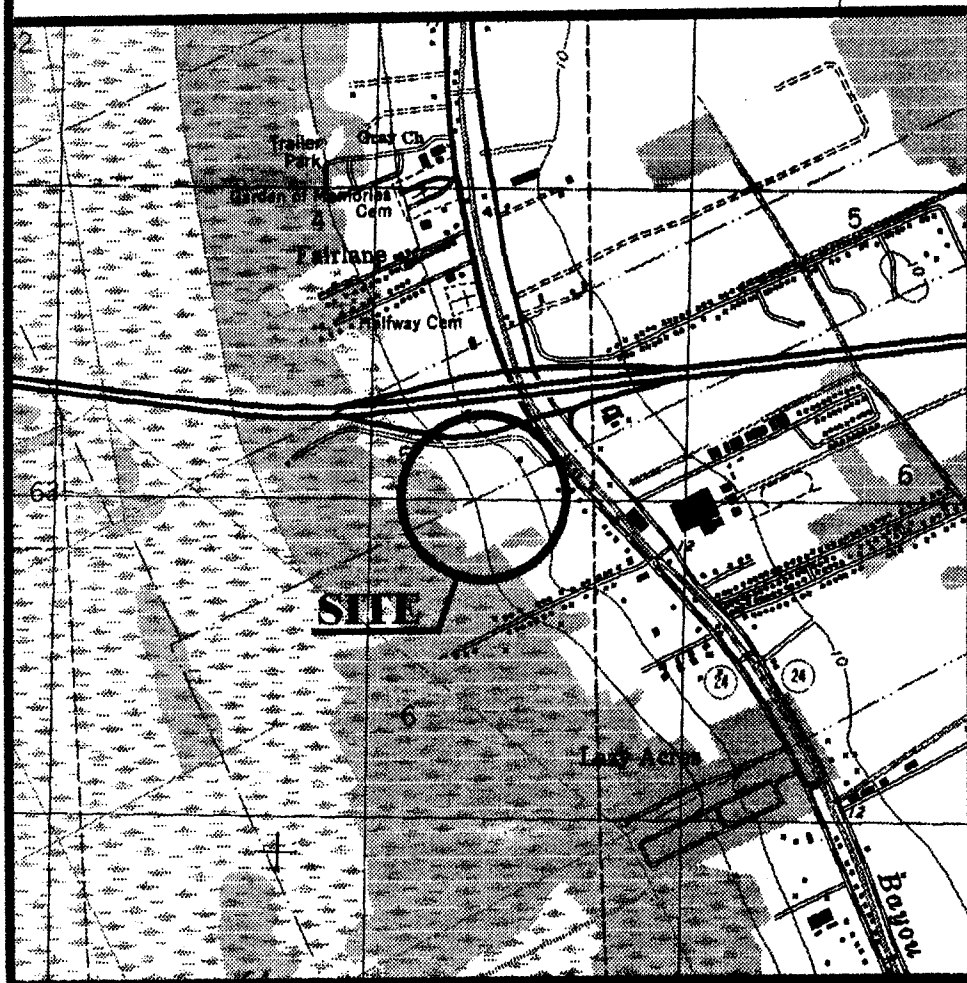
Y B I OF TERREBONNE, L.L.C.

Print Name of Signature

OCTOBER 23, 2012

Date

Y B I OF TERREBONNE, L.L.C.
Signature



REVISED TRACT "B"
D J W PROPERTY MANAGEMENT, LLC

REVISED TRACT "C"
D J W PROPERTY MANAGEMENT, LLC

HESSSELBEIN TIRE COMPANY, INC.

REVISED TRACT C
YBI OF TERREBONNE, LLC
(1.277 ACRES)

TRACT C-1
YBI OF TERREBONNE, LLC
(0.419 ACRES)
(18,247 SQ. FT.)

165 FRONTAGE ROAD A
BRICK BUILDING
(ON CONCRETE)

CONCRETE
PARKING

BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 11.63'
NAVD '88, 2006

FRONTAGE ROAD A

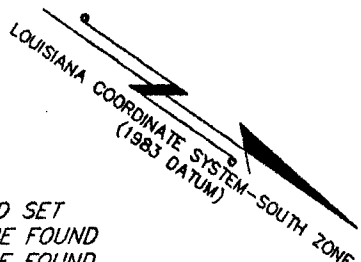
DEVELOPER: YBI OF TERREBONNE, L.L.C.
LAND USE: COMMERCIAL

SURVEY OF REVISED TRACT "C" & TRACT "C-1"
A REDIVISION OF TRACT "C"
PROPERTY BELONGING TO YBI OF TERREBONNE, L.L.C.
LOCATED IN SECTION 5, T16S-R16E,
TERREBONNE PARISH, LOUISIANA
OCTOBER 23, 2012 SCALE: 1" = 20'

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES WATER METER
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS



THIS PROPERTY DRAINS TO THE ROADSIDE DITCH WHICH IS MAINTAINED BY THE STATE OF LA. AND TO THE DRAINAGE SERVITUDE IN THE REAR, THENCE SOUTHWESTERLY TO THE SWAMP. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE PROPERTIES ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). FEMA 2006 ADVISORY PANEL WAS NOT PRINTED FOR THIS AREA.

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

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

BY _____ FOR _____

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1068069 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.

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
- C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: Summerfield Place Subdivision, Addendum No. 17 (Phase D)
2. Developer's Name & Address: Sugar Rentals, LLC 208 Venture Blvd. Houma, LA 70360
*Owner's Name & Address: 208 Venture Blvd, Houma, LA 70360 Summerfield Properties
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr., P.L.S.

SITE INFORMATION:

4. Physical Address: N/A
5. Location by Section, Township, Range: SECTIONS 82 & 83, T17S-R17E
6. Purpose of Development: Residential
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: October 29, 2012 Scale: 1" = 50'
11. Council District: COH Zone
12. Number of Lots: 27
13. Filing Fees: \$149.75

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Terral J. Martin Jr.

Print Applicant or Agent

Date

10/29/12

Terral J. Martin Jr.

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.

Rodney L. Evans

Date

10/29/12

[Signature]

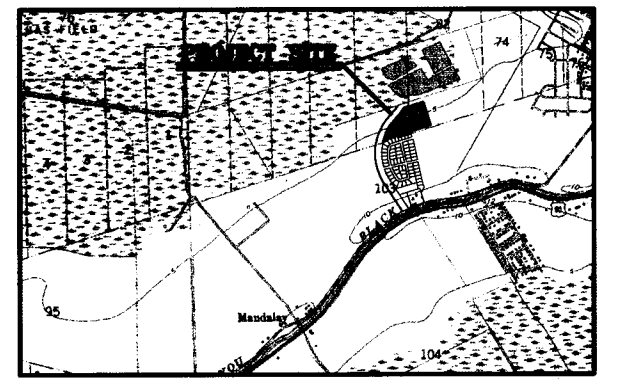
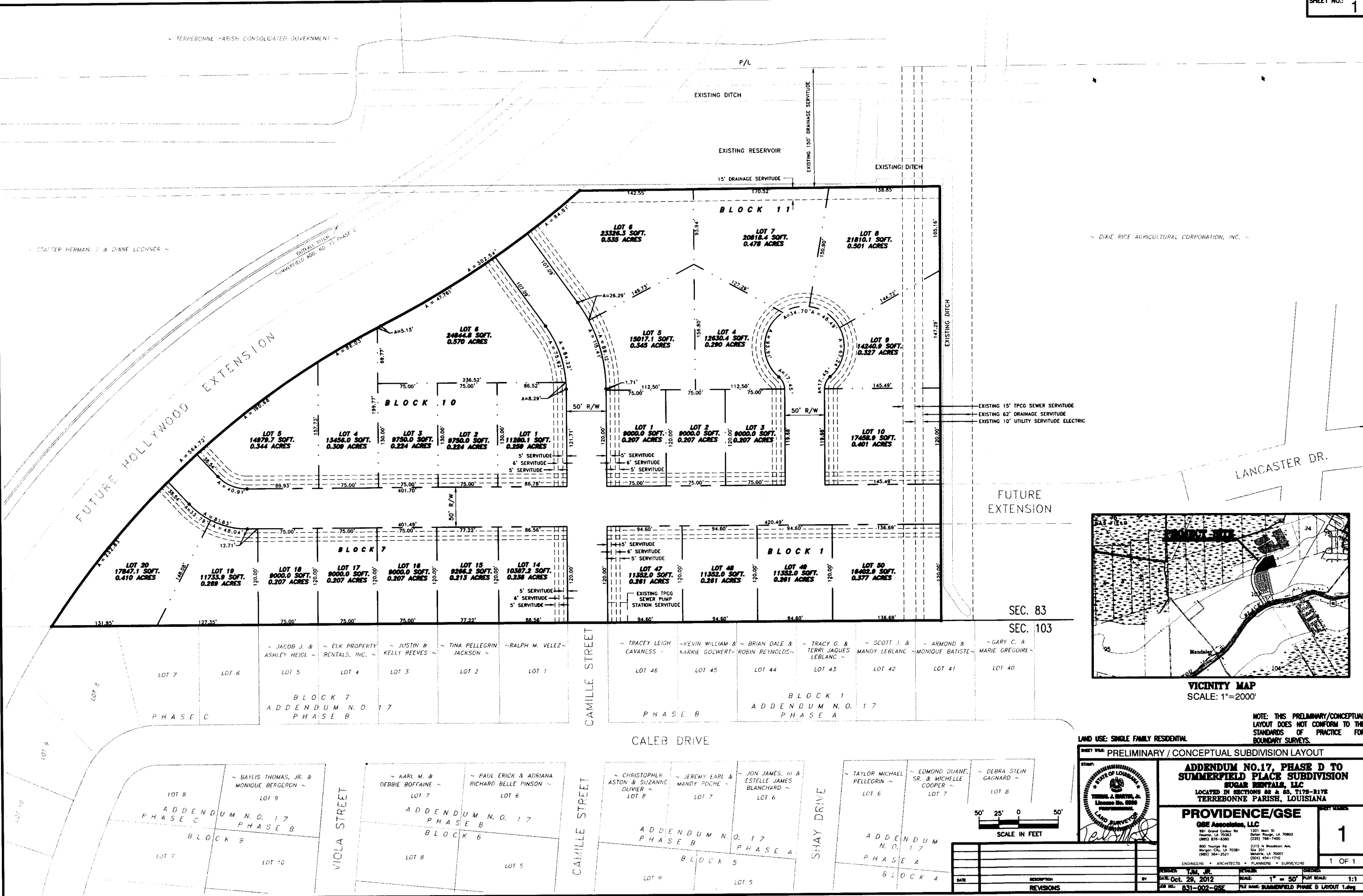
Signature

PC12/ 11 - 3 - 49
Record # 50

~ TERREBONNE PARISH CONSOLIDATED GOVERNMENT ~

~ STAFFER HERMAN, II & DIANE LOCHNER ~

~ DIXIE RICE AGRICULTURAL CORPORATION, INC. ~

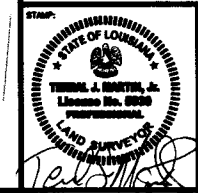


VICINITY MAP
SCALE: 1"=2000'

NOTE: THIS PRELIMINARY/CONCEPTUAL LAYOUT DOES NOT CONFORM TO THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

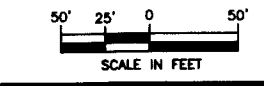
LAND USE: SINGLE FAMILY RESIDENTIAL

PRELIMINARY / CONCEPTUAL SUBDIVISION LAYOUT



ADDENDUM NO.17, PHASE D TO SUMMERFIELD PLACE SUBDIVISION
SUGAR HILLS, LLC
LOCATED IN SECTIONS 88 & 63, T178-R178
TERREBONNE PARISH, LOUISIANA

PROVIDENCE/GSE
GSE Associates, LLC
881 Grand Coliseum Rd.
Houma, LA 70363
(850) 878-6300
2315 N. Woodlawn Ave.
Sui. 201
Metairie, LA 70001
(504) 454-1710
ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS



DATE	DESCRIPTION	BY
	REVISIONS	

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:

1. Name of Subdivision: TRINITY LANE
2. Developer's Name & Address: Annie I, LLC, P.O. Box 869, Houma, LA 70361
North Terrebonne Investors, LLC,
*Owner's Name & Address: P.O. 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: WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 4, T16S-R16E
6. Purpose of Development: CONSTRUCTION OF ROAD
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☐ Individual Treatment
☐ Package Plant
☒ N/A Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map: 29OCT12 SCALE 1" =60'
11. Council District: 2 Schreiver Tric
12. Number of Lots: 0
13. Filing Fees: \$50.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

29 OCT 12
Date

[Signature]
Signature of Applicant or Agent

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

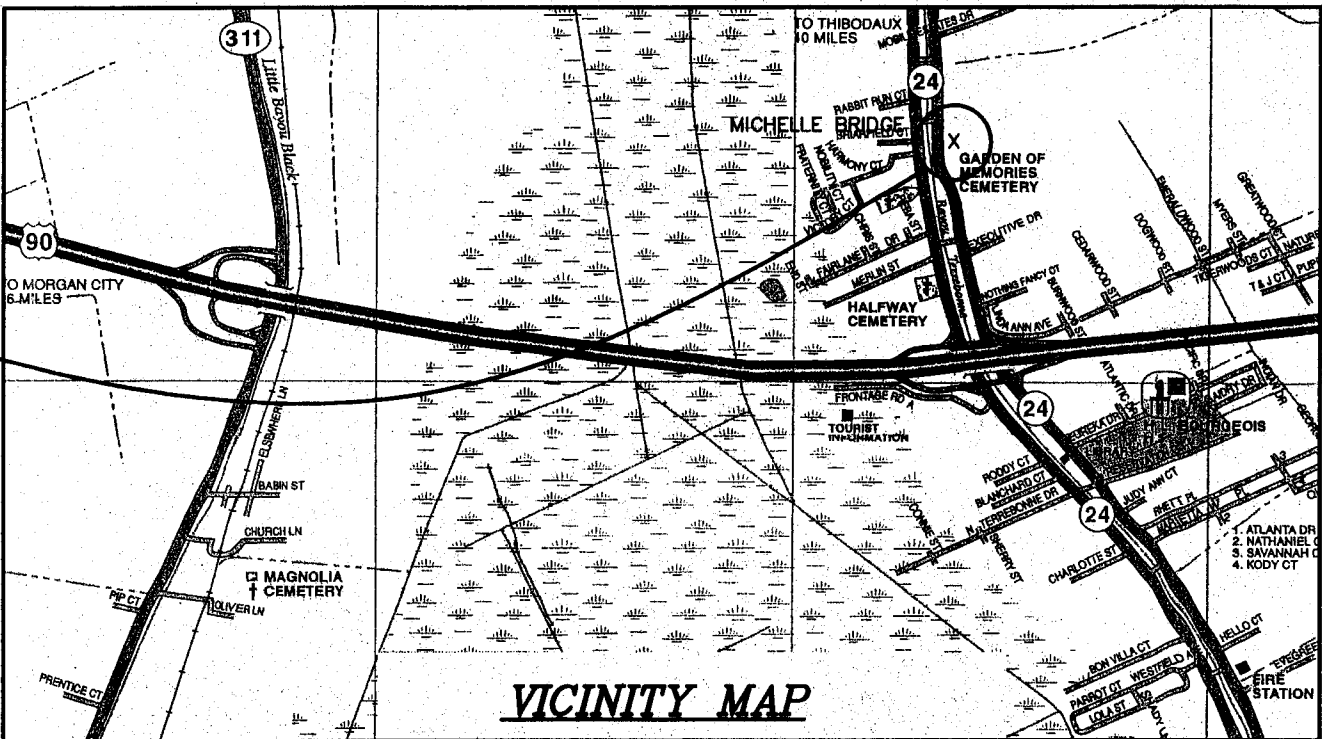
10/29/12
Date

[Signature]
Signature

PC12/ 11 - 4 - 50

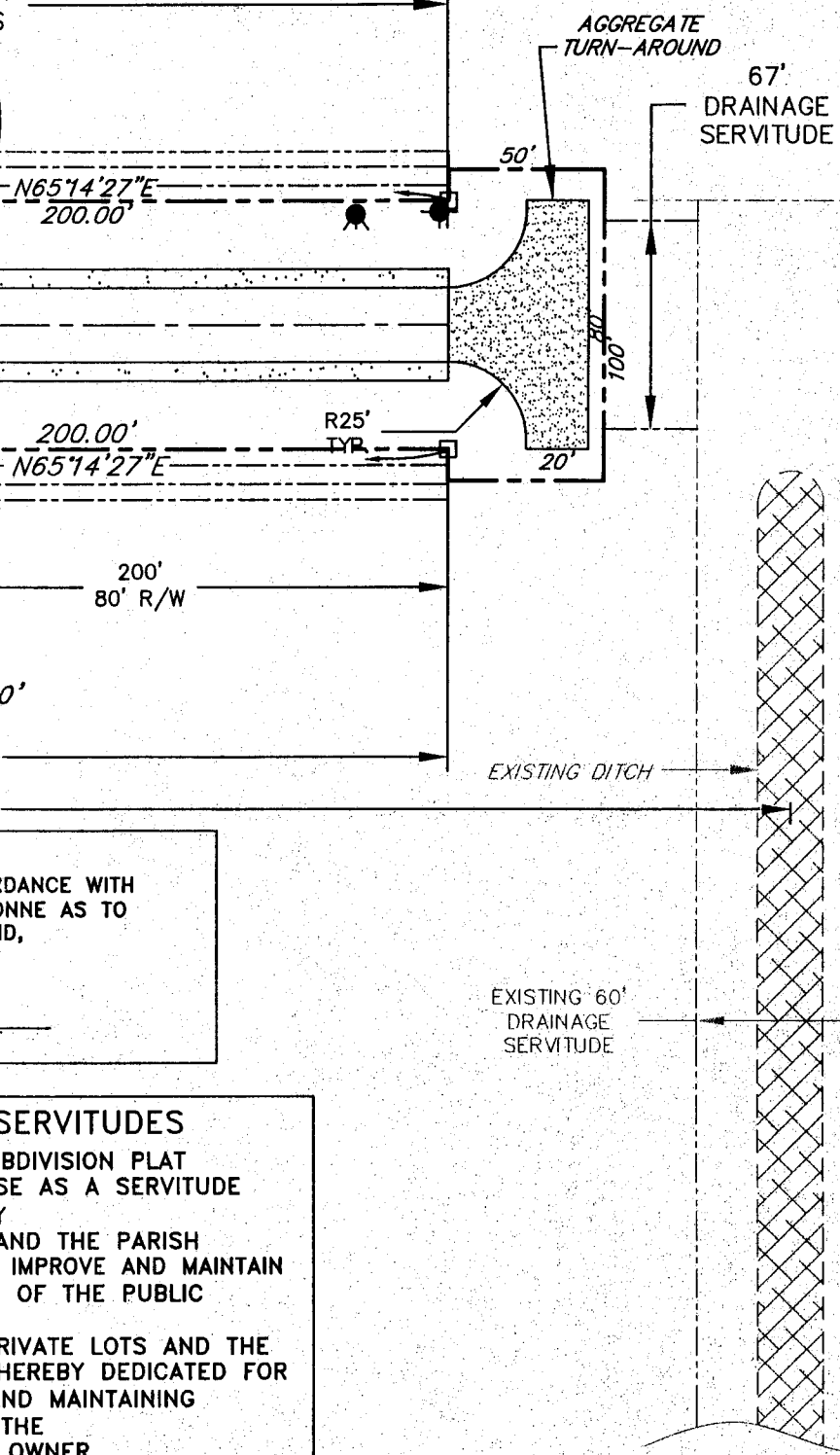
Record # 51

PROJECT NO.	PARISH	SHEET NO.
12-43	TERREBONNE	2



CURVE DATA	
DESCRIPTION	(A)
T	36.05'
D	28°38'52"
△	20°26'15"
R	200.00'
L	71.34'
LC	70.96'

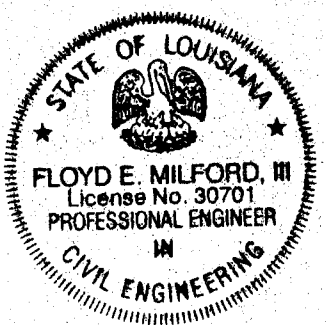
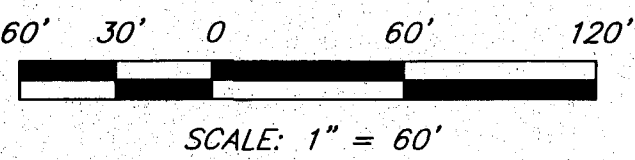
LEGEND	
	INDICATES 1/2" IRON ROD SET
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	FIRE HYDRANT
	STREET LIGHT
	BENCH MARK
	4" BRASS DISC SET IN CONCRETE
	LOT ELEVATIONS
	HOUSE NUMBERS



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

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

FINAL
GENERAL ROAD PLAN



TRINITY LANE
ANNIE 1, L.L.C. - DEVELOPER
LOCATED IN SECTION 4, T16S-R16E
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: L.A.T.

CHK'D: F.E.M. III

SCALE: 1" = 60'

DATE: 29OCT12

JOB # 12-43 CAD # 1243-ROAD_PLAN_FINAL FILE #

DATE	REVISION	BY

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
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- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- ☐ 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: Amber Beth Court - Phase I
- Developer's Name & Address: Travis Buquet, 510 Bayou Gardens Dr., Houma, LA 70364
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: Bald Cypress Street & Amber Beth Court
- Location by Section, Township, Range: Section 85, T16S-R17E
- Purpose of Development: _____
- 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:
10/26/12; 1:30
- Council District:
4 Coteau Jure
- Number of Lots: 1
- Filing Fees: \$50.00

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

Kevin P. Rizzo, P.E.

Print Applicant or Agent

Date

10/29/12

[Signature]

Signature of Applicant or Agent

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

Kevin P. Rizzo, P. E.

Print Name of Signature

October 29, 2012

Date

[Signature]

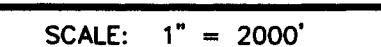
Signature

PC12/ 11 - 5 - 51

Record # 52

Revised 3/25/2010

- 1.) ALL ELEVATIONS REFERENCE NAVD 1988 VERTICAL DATUM. TEMPORARY BENCHMARKS ESTABLISHED USING GULFNET SYSTEM.
- 2.) NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.



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

FOR: _____

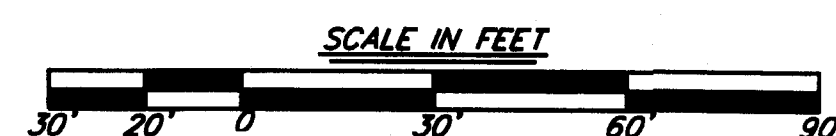
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL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

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

- LEGEND:**
- ▲ DENOTES 3/8" IRON ROD FIND.
 - ⚡ DENOTES POWER POLE WITH LIGHT
 - ⊖ DENOTES POWER POLE
 - ⊙ DENOTES SEWER CLEAN OUT
 - × DENOTES SPOT ELEVATION
 - ⊗ DENOTES EXISTING WATER METER
 - DENOTES TELEPHONE PEDESTAL
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES SEWER LINE
 - ● DENOTES POWER POLE WITH ANCHOR
 - ○ DENOTES DITCH FLOW
 - ○ ○ DENOTES OVERLAND FLOW
 - ▲ DENOTES BENCH MARK
SHALL BE A 3" DIAMETER
BRASS DISK SET IN CONC.
FLOOR WITH AS HIGH

NOTES:

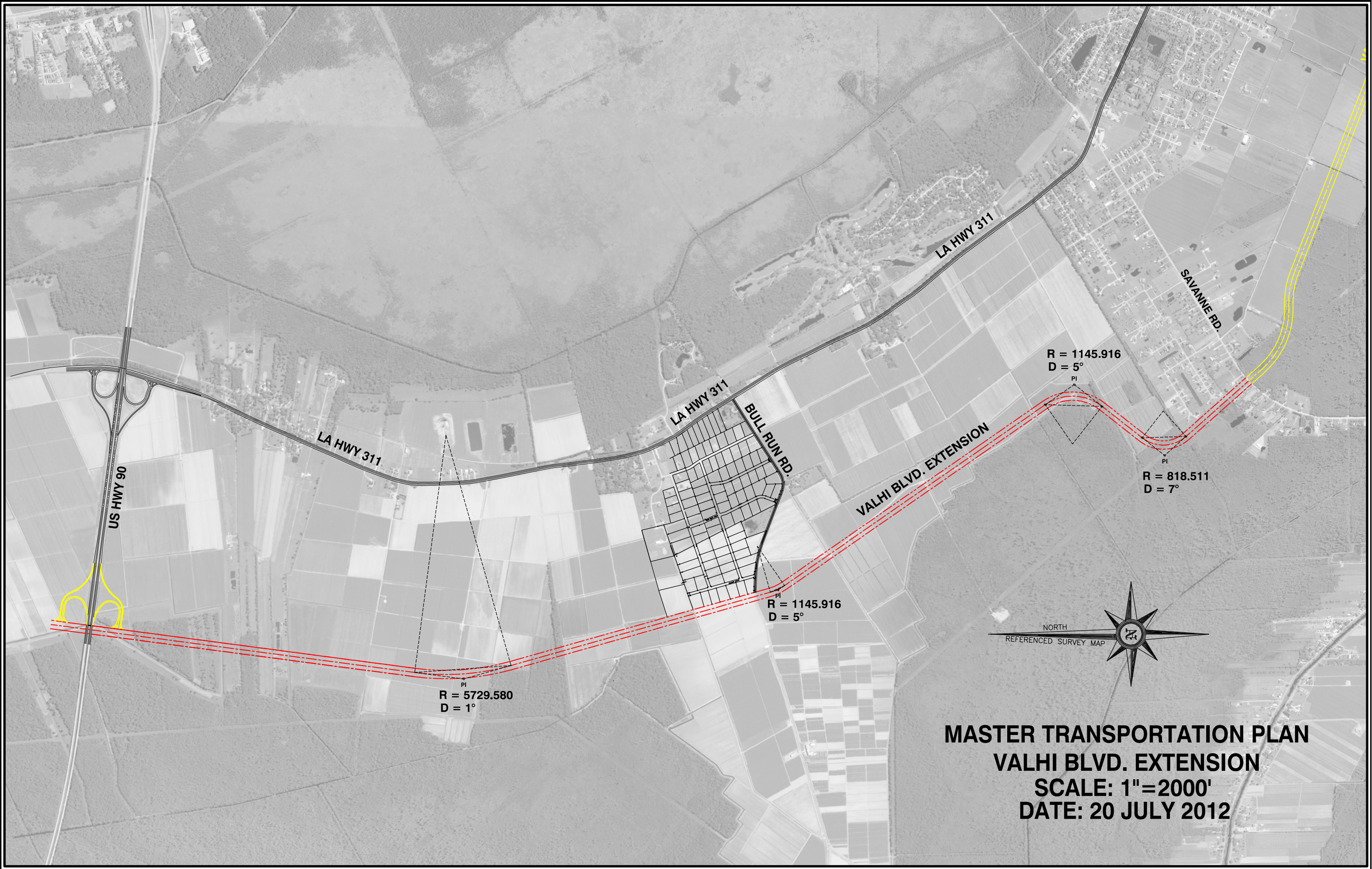
DATE	REVISIONS	DRAWN BY	APPROVED BY
	REVISIONS		



FILE NAME:	110052B01.dwg
TBS NO.:	2011.0052
DATE:	10/26/12
PLOT SCALE:	1" = 30"
DRAWN BY:	TAH
APPROVED:	KPR
MAP NO.	

**AMBER BETH COURT - PHASE 1
RESIDENTIAL BUILDING PARK
LOCATED IN SECTION 85, T16S-R17E
TERREBONNE PARISH, LOUISIANA**

SHEET N
1
OF
1



MASTER TRANSPORTATION PLAN
VALHI BLVD. EXTENSION
SCALE: 1"=2000'
DATE: 20 JULY 2012