

Houma-Terrebonne Regional Planning Commission

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

APRIL 18, 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 March 21, 2013

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park; North Hollywood Plantation, LLC, applicant
2. Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48' of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street; Brooke & Michael Hyde, applicants

F. OLD BUSINESS:

1. Rezone from OL (Open Land) to R-1 (Single-Family Residential District) & C-3 (Neighborhood Commercial District), 4811 LA Highway 311; Douglas Patterson, applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 21, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 21, 2013

D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 18, 2013 INVOICES and TREASURER'S REPORT OF MARCH 2013

E. ELECTION:

1. Election of Secretary/Treasurer to replace Mrs. Marsha Williams who resigned from the commission

F. COMMUNICATIONS

G. APPLICATIONS:

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) Public Hearing
c) Consider Approval of Said Application
2. 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) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Glenn M. Pellegrin
Approval Requested: Process D, Minor Subdivision
Location: 102 Avet Street, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Glenn M. Pellegrin
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts 1-A & 1-B, A Division of Property belonging to Lafitte Frozen Foods Corp.
Approval Requested: Process D, Minor Subdivision
Location: 9172 Grand Caillou Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Terrebonne Parish Fire District 4A
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. 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) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Tracts "A" and "B", Property belonging to JMB Partnership, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 516 Bourg-Larose Highway, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: JMB Partnership, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

7. a) Subdivision: Tracts 1-A thru 1-L & Revised Tract 2-C, A Redivision of Tract 1 & Tract 2-C, Property belonging to Dove Development & Land, LLC
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Valhi Boulevard & South Hollywood Road, 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) Public Hearing
c) Consider Approval of Said Application
8. a) Subdivision: Lots 2-K thru 2-P of Block 1, Revised Lot 2-J and Lots 2-Q thru 2-U of Block 3, A Redivision of a portion of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C.
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
9. 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) Public Hearing
c) Consider Approval of Said Application
10. a) Subdivision: Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: East of the Intersection of Rue St. Sydney & Rue St. Cameron, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
11. a) Subdivision: Palm Gardens Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: East side of Vicari Street at the intersection with Cypress Garden Drive (Proposed Roadway), Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
12. 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 / Fire District (unknown)
Developer: Sugar Rentals, LLC
Engineer: GSE Associates, LLC

b) Consider Approval of Said Application

H. STAFF REPORT:

1. Discussion with regard to the annual Ethics Training Course as required by the State Legislature

I. ADMINISTRATIVE APPROVALS:

1. Survey and Redivision of Property belonging to Marine Systems, Inc., Sections 2 & 22, T17S-R18E, Terrebonne Parish, LA
2. Survey and Redivision of Lot 14, Block 5, Addendum No. 3, Phase 3 to Westgate Subdivision belonging to Joseph J. & Amanda B. Giordano and Lot 15, Block 5, Addendum No. 3, Phase 3 to Westgate Subdivision belonging to Anthony Paul Domangue into Revised Lot
3. Village East Shopping Center, Lot Line Shift of Tracts B & B-1, Intersection of Prospect Street and LA Highway 659, Section 2, T17S-R18E, Terrebonne Parish, LA
4. Redivision of Property belonging to Southland International of Louisiana, Inc., Section 4, T16S-R16E and T16S-R17E, Terrebonne Parish, LA
5. Revised Tract "B-2" and Tract "B-3", Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
6. Tracts A & B, A Redivision of Property belonging to Bryant S. Cole, et al, Section 4, T17S-R17E, Terrebonne Parish, LA
7. Lot 1A and 2A into Lots 1A-1 and 2A-1 belonging to South Hollywood Properties #1 L.L.C., Section 104, T17S-R17E, Terrebonne Parish, LA
8. Survey and Redivision of Property belonging to Calvin P. Boudreaux, Sr. Lands, LLC, Section 50, T16S-R15E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. 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
D. ☒ Minor Subdivision

☒ Variance(s) (detailed description):

Engineering

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

1. Name of Subdivision: The Estate of Hebert Cox
2. Developer's Name & Address: Cleon E. Bridges, Jr., 4301 Bayou Black Drive, Houma, LA 70360
*Owner's Name & Address: See attached sheet
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith

SITE INFORMATION:

4. Physical Address: 4279 Bayou Black Drive, Houma, LA 70360
5. Location by Section, Township, Range: Sections 47 & 48, T17S-R16E
6. Purpose of Development: Division of Estate
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: March 21, 2013 Scale: 1"=50'
11. Council District: 7 / Bayou Black Area
12. Number of Lots: 8
13. Filing Fees: \$167.77

I, C. E. Bridges, Jr., certify this application including the attached data to be true and correct.

C. E. Bridges, Jr.

Print Applicant or Agent

3/22/2013

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.

C. E. Bridges, Jr.

Print Name

3/22/2013

Date


Signature

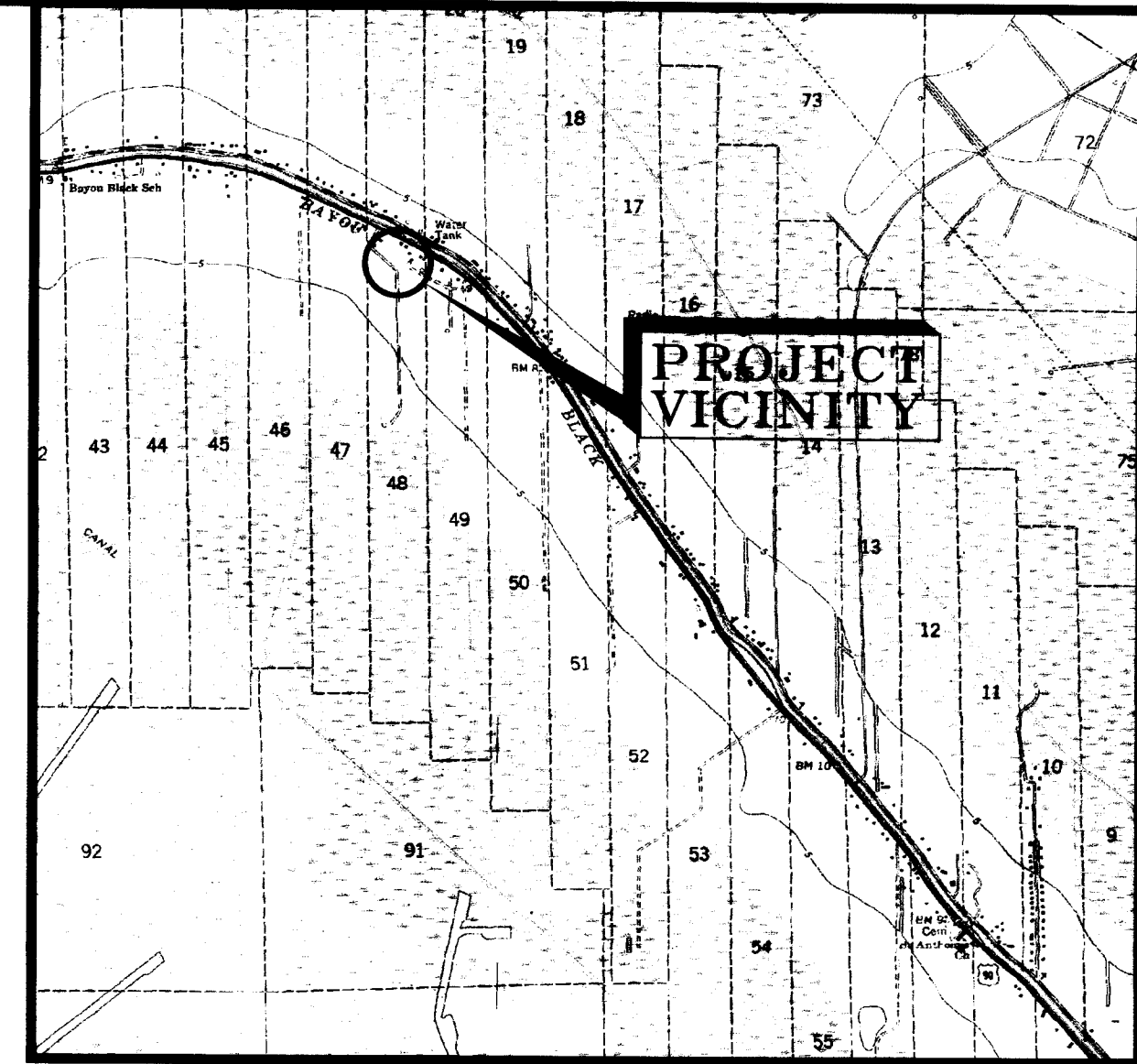
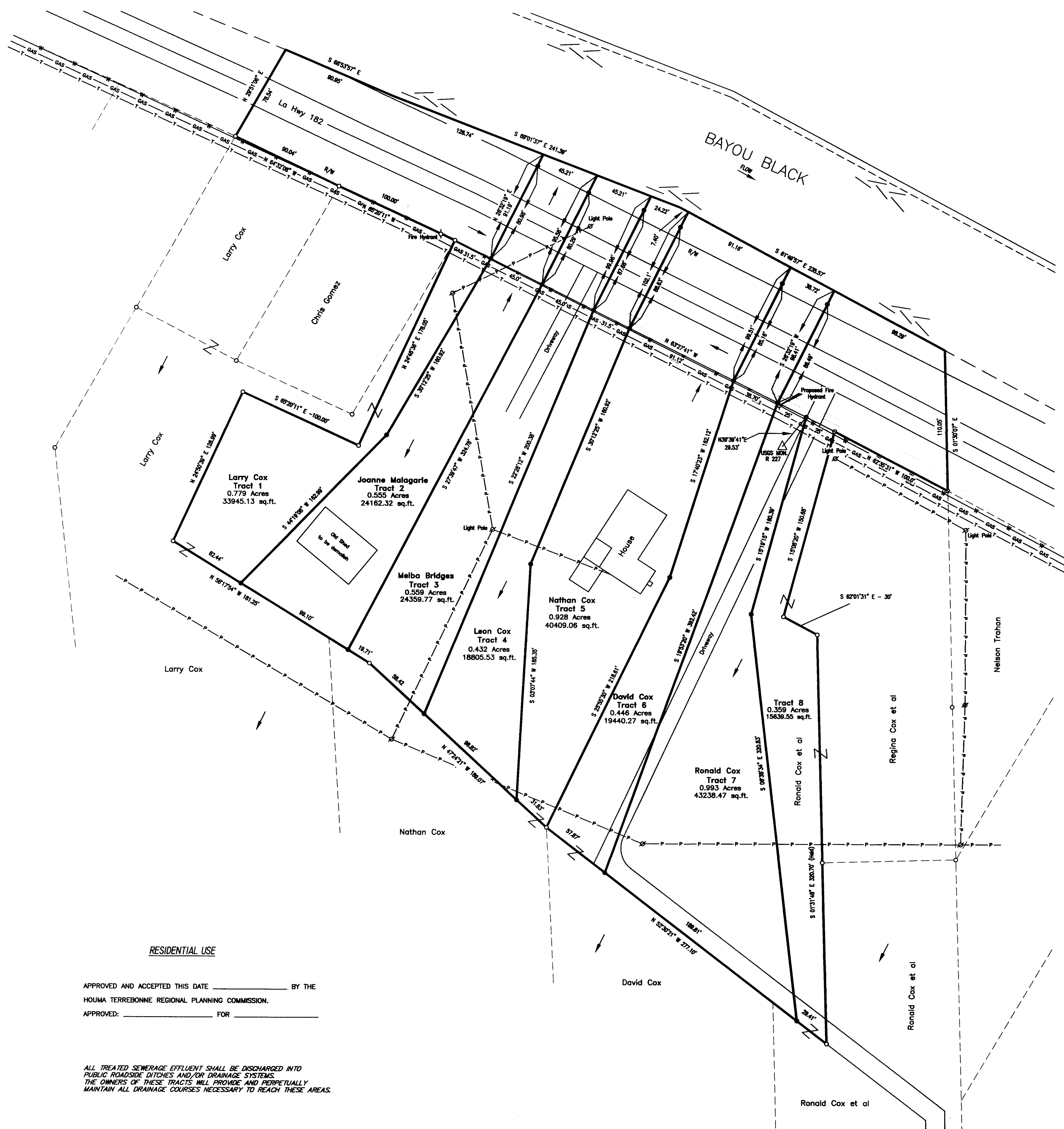
PC13/ 4 - 1 - 20

Record # 21

Revised 5/3/07

Item 2.

Larry Cox, 4285 Bayou Black Drive, Houma, LA 70360
Joanne Malagarie, 4303 Bayou Black Drive, Houma, LA 70360
Melba Bridges, 4301 Bayou Black Drive, Houma, LA 70360
Leon Cox, 4347 Bayou Black Drive, Houma, LA 70360
Nathan Cox, 4279 Bayou Black Drive, Houma, LA 70360
Ronald Cox, 4311 Bayou Black Drive, Houma, LA 70360
Steve Cox, 4273 Bayou Black Drive, Houma, LA 70360
Karen Cox, 4273 Bayou Black Drive, Houma, LA 70360
David Cox, 22383 New York Avenue, Port Charlotte, FL 33952



NOT TO SCALE

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 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 THE ABOVE STANDARDS.



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

ALL TREATED SEWAGE 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.

- LEGEND:
- FOUND 3/4" IRON PIPE
 - SET 3/4" IRON PIPE
 - ⊗ Power Pole
 - P — Power Line
 - W — Water Line
 - T — Telephone Line
 - GAS — Natural Gas Line
 - DRAINAGE FLOW
 - LAND USE: SINGLE FAMILY RESIDENTIAL

APPROVED: David L. Martinez

TES:

SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RIGHTS-OF-WAYS, TUDS, ETC., AFFECTING THE SUBJECT PROPERTY. THE CONVEYANCE RECORDS REBERONNE PARISH WERE NOT RESEARCHED TO ASCERTAIN THIS INFORMATION, HAS IT OR A TITLE OPINION PROVIDED BY THE PROPERTY OWNERS OR THEIR AGENT.

REFERENCE BEARINGS TAKEN FROM PLAT ENTITLED:
DIVISION OF THE PROPERTY BELONGING TO
ESTATE OF HEBERT COX
LOCATED IN SECTIONS 46, 47 & 48, T17S-R16E
TERREBONNE PARISH, LOUISIANA
OCT. 12, 2006 BY: C. E. BRIDGES JR.

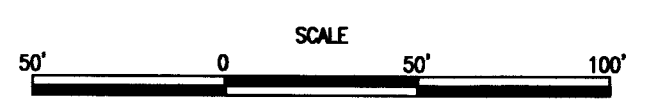
REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
00	—	—	—

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
00	—	—	—



T. BAKER SMITH
A CENTURY OF SOLUTIONS
412 South Van Ave., Houma, LA 70363
(985)868-1050 - tbsmith.com

1913
2013



DRAWN BY:	J.M.B.	APPROVED BY:	J.M.B.
DATE:	03/21/13	JOB NO:	2013.0281
DRAWING NAME:	PROPERTY DIVISION2		
PROJECTION:	LOUISIANA SOUTH		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

DIVISION OF PROPERTY
THE ESTATE OF HEBERT COX
PROPOSED DIVISION INTO 8 TRACTS
LOCATED IN
LOCATED IN SECTIONS 47 & 48, T17S-R16E
TERREBONNE PARISH, LOUISIANA

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 1-A AND 1-B A DIVISION OF TRACT 1, PROPERTY OF MICKEY J. LAJAUNIE ET UX

1. Name of Subdivision: _____
2. Developer's Name & Address: MICKEY J. LAJAUNIE ET UX, 4430 SOUTHDOWN-MANDALAY RD., HOUMA, LA 70360
*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: 4430 SOUTHDOWN-MANDALAY ROAD
5. Location by Section, Township, Range: SECTION 26, T17S-R16E
6. Purpose of Development: CREATE HOMESITE FOR SON ON TRACT 1-A.
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: 1/16/13 SCALE: 1"=30'
11. Council District: 6 / Bayou Black Jui
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
3/23/13

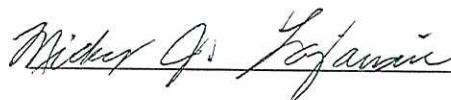

Signature of Applicant or Agent

Date

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

MICKEY J. LAJAUNIE

3/26/13



Revised 3/25/2010

PC13/ 4 - 2 - 21

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: Tracts A & B, a Redivision of property belonging to Glenn M. Pellegrin
2. Developer's Name & Address: Glenn M. Pellegrin, 327 Hawthorne Dr., Houma LA 70360
*Owner's Name & Address: Glenn M. Pellegrin, 327 Hawthorne Dr., Houma LA 70360
[* 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: 102 Avet Street, Dulac LA 70353
5. Location by Section, Township, Range: SECTION 85, T19S-R17E
6. Purpose of Development: CREATE LOT FOR SON (TRACT A)
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: 3/22/2013 SCALE: 1" = 20'
11. Council District:
7 / Mand Carroll Fire
12. Number of Lots: 2
13. Filing Fees: \$137.22

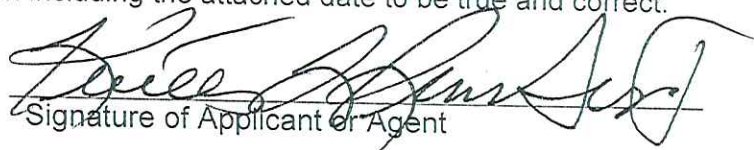
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

3/28/13

Date


Signature of Applicant or Agent

The undersigned certifies: GP 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.

GLENN M. PELLEGRIN

Print Name of Signature

3/28/13

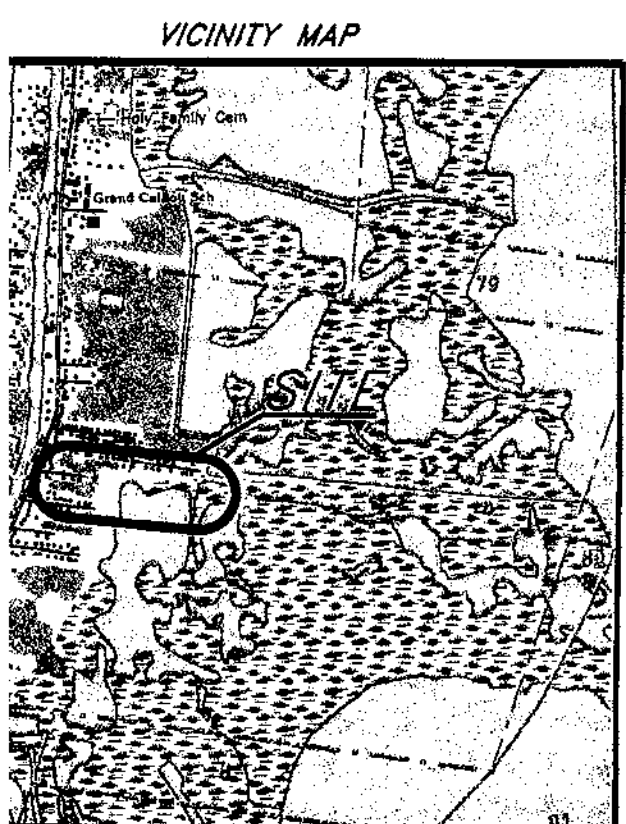
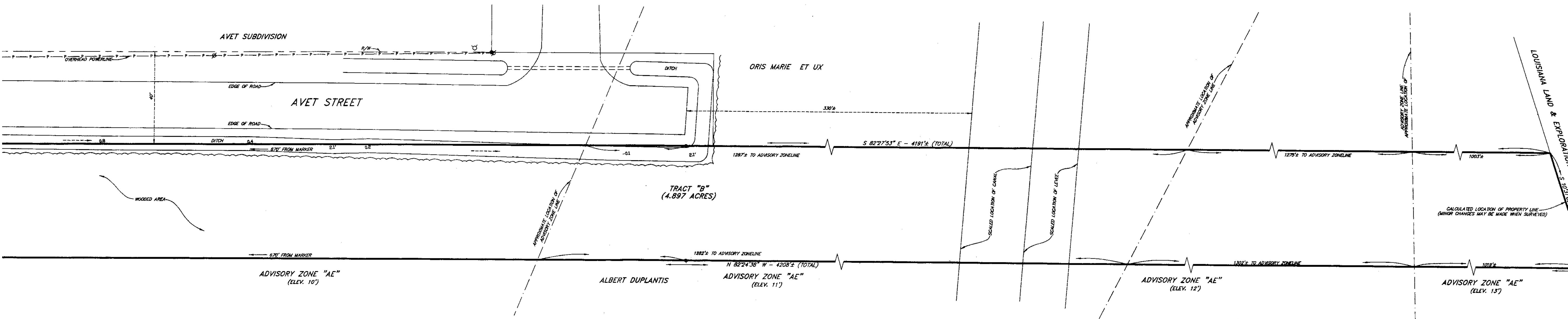
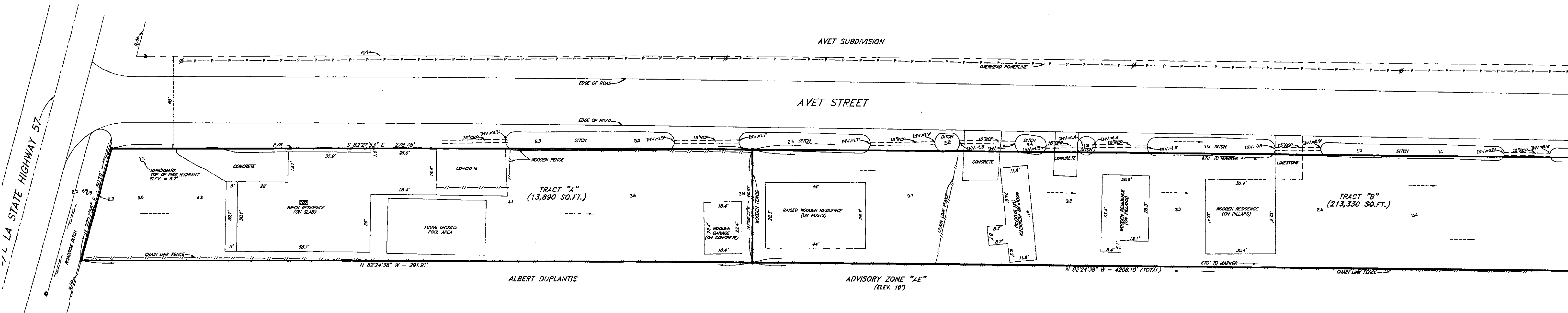
Date

Glenn M. Pellegrin
Signature

PC13/ 4 - 3 - 22

Record # 23

Revised 3/25/2010



THIS SURVEY BASED ON MAP LOCATED IN COB 168 FOLIO 147 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

THIS PROPERTY DRAINS TOWARD THE ROADSIDE DITCH WHICH IS MAINTAINED BY THE STATE OF LOUISIANA AND TO THE ROADSIDE DITCH ALONG AVET STREET AND THE DRAINAGE CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT.

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

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0295, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 11'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-K103 PLACES THESE LOTS IN A ZONE "AE" WITH BASE FLOOD ELEVATIONS OF 10', 11', 12' & 13'.

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

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

LAND USE: SINGLE - FAMILY RESIDENTIAL
DEVELOPER: GLENN M. PELLEGRIN

SURVEY OF TRACTS A & B
A REDIVISION OF PROPERTY
BELONGING TO GLENN M. PELLEGRIN
LOCATED IN SECTION 35, T19S-R17E,
TERREBONNE PARISH, LOUISIANA

MARCH 22, 2013

SCALE: 1" = 20'

Kenneth L. Rembert
KENNETH 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:

1. Name of Subdivision: Tracts I-A & I-B, property of Lafitte Frozen Foods Corp.
Terrebonne Parish Fire District 4A, 9771 Grand Caillou Rd., Dulac,
LA 70353
2. Developer's Name & Address: LA 70353
*Owner's Name & Address: Lafitte Frozen Foods Corp., 1020 Caroline St. Lafitte, LA 70067
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, Surveyor

SITE INFORMATION:

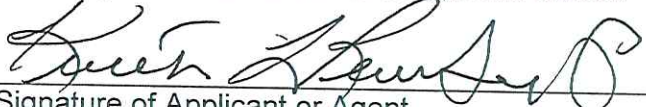
4. Physical Address: 9172 Grand Caillou Rd., Dulac, LA 70353
5. Location by Section, Township, Range: Section 9, T19S-R17E
6. Purpose of Development: The Fire District is having Tract I-B donated to them by the owner..
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ 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: 3/25/13 SCALE: 1"=60'
11. Council District: 7 / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$ 167.77

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

Keneth L. Rembert
Print Applicant or Agent

3/28/13

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.

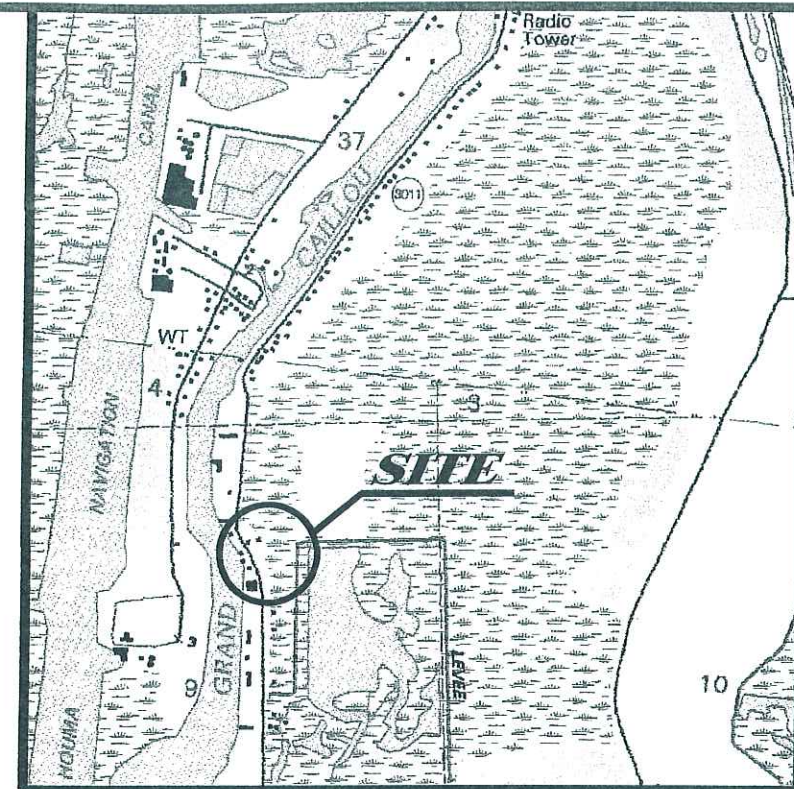
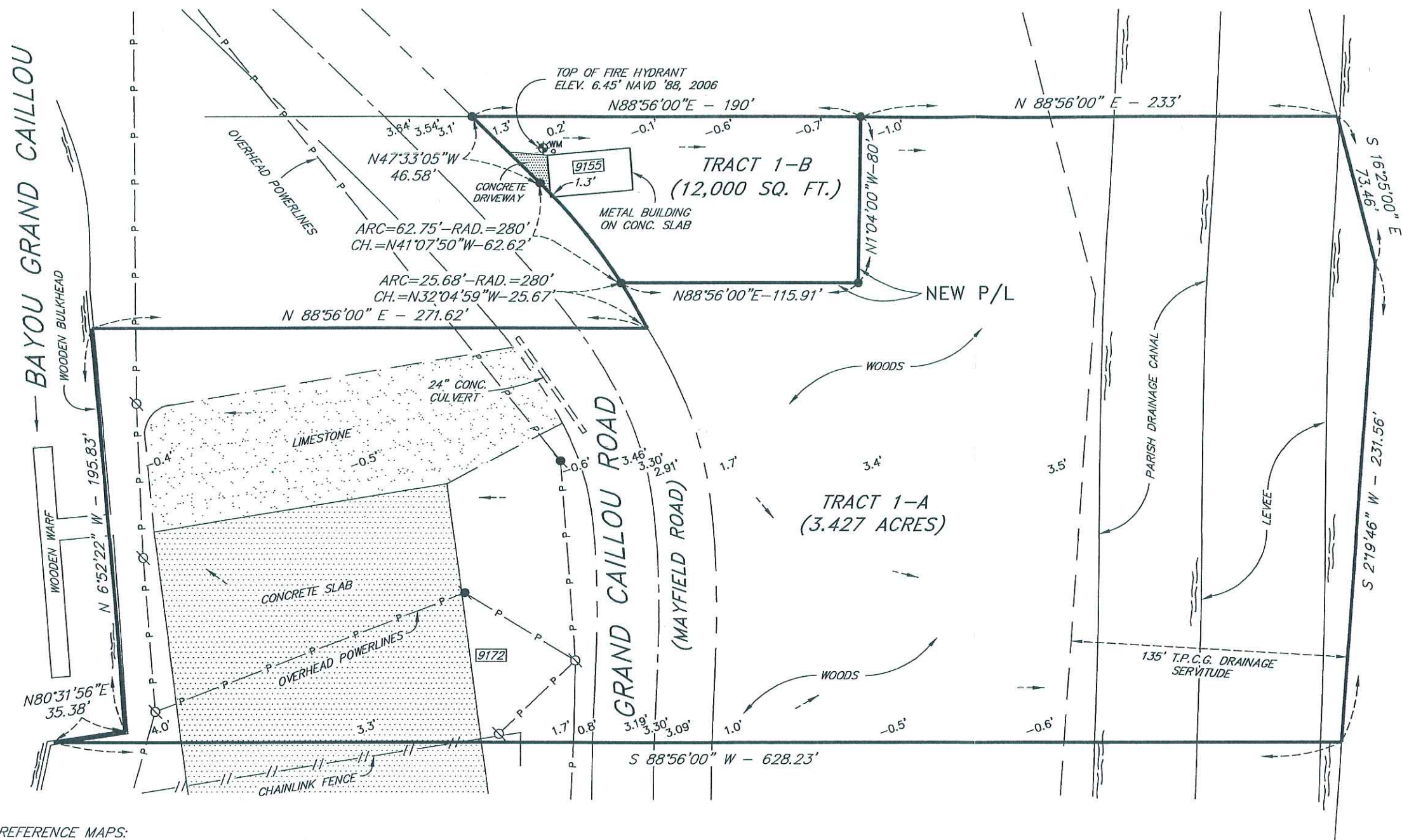
Lafitte Frozen Foods Corp.
Print Name of Signature

☒
Signature

Date

PC13/4-4-23

BAYOU GRAND CAILLOU



VICINITY MAP

REFERENCE MAPS:

1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO WATERSIDE LEASING, INC. LOCATED IN SECTION 9, T14S-R15E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 15, 2007.

2) THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 623682 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 MAPS.

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 10'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-J102 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'.

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

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS 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 PROPERTY DRAINS TO BAYOU GRAND CAILLOU AND TO THE PARISH DRAINAGE CANAL AT THE REAR WHICH NEED NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

- 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
- WM INDICATES WATER METER
- INDICATES BENCHMARK
- INDICATES DRAINAGE FLOW
- 9172 INDICATES MUNICIPAL ADDRESS



PLAN SHOWING TRACTS 1-A & 1-B
A DIVISION OF PROPERTY BELONGING TO
LAFITTE FROZEN FOODS CORP.
LOCATED IN SECTION 9, T20S - R17E
TERREBONNE PARISH, LOUISIANA

MARCH 25, 2013

SCALE: 1" = 60'

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:

1. Name of Subdivision: TRACTS A & B, PROPERTY OF ROBERT H. SHOCKLEY, JR. ET UX
2. Developer's Name & Address: LONEY GRABERT, 223 AZALEA DR., DONNER, LA 70356
ROBERT H. SHOCKLEY, JR. ET UX, 4544 CAMEL ST., METAIRIE,
LA 70001-4617
*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: 219 AZALEA DR., DONNER, LA
5. Location by Section, Township, Range: SECTION 47, T16S-R15E
6. Purpose of Development: CREATE HOMESITE FOR MR. GRABERT ON THIS TRACT.
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: 1/16/13 SCALE: 1"=30'
11. Council District: 2 / Donner-Chacahoula Fire
12. Number of Lots: 2
13. Filing Fees: \$149.44

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

KENETH L. REMBERT
Print Applicant or Agent
3/23/13

Date

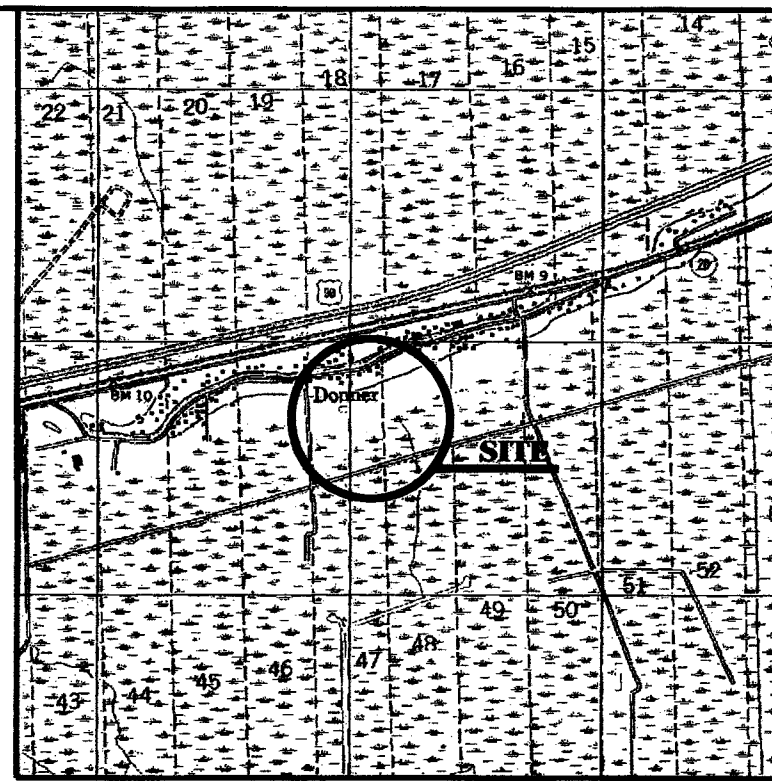
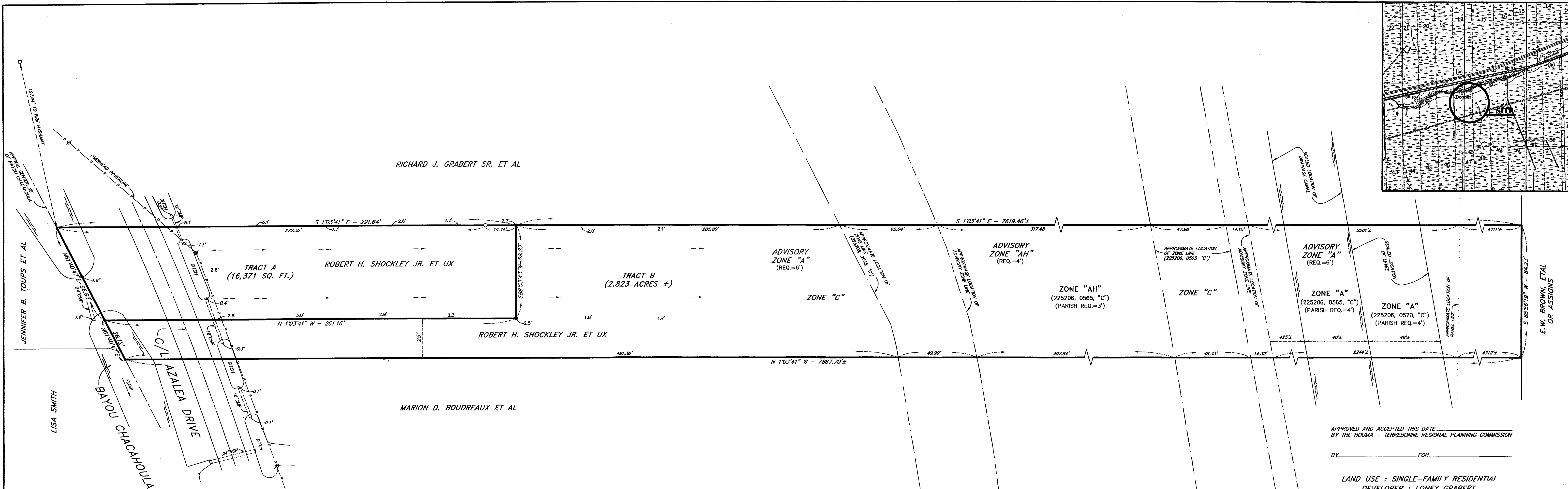
Keneth L. Rembert
Signature of Applicant or Agent

The undersigned certifies 12 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.

ROBERT H. SHOCKLEY, JR.
Print Name of Signature

Robert H. Shockley, Jr.
Signature

Revised 3/25/2010



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

BY _____ FOR _____

LAND USE : SINGLE-FAMILY RESIDENTIAL
DEVELOPER : LONEY GRABERT

SURVEY OF TRACTS A & B
A REDIVISION OF PROPERTY BELONGING TO
ROBERT H. SHOCKLEY JR. ET UX
LOCATED IN SECTION 47, T16S-R15E,
TERREBONNE PARISH, LOUISIANA
JANUARY 16, 2013 SCALE: 1" = 30'

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



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

LEGEND

- INDICATES IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE WITH LIGHT
- 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88)
- EXISTING FIRE HYDRANT

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 918554 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENNETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.
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.

THESE TRACTS DRAIN TO ROADSIDE DITCH IN THE FRONT AND TO THE DRAINAGE CANAL
IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE
COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONES "C", "AH", & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0565, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A"
HAS A B.F.E. OF 4'. ZONE "AH" HAS A B.F.E. OF 3'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-U95
PLACES A PORTION OF THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD REQUIREMENT OF 4' AND A
PORTION IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.