

# 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

**DECEMBER 20, 2012, 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**

**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 November 15, 2012

**D. COMMUNICATIONS**

1. Discussion and possible action with regard to a response from Mr. Gregory E. Bush, Director of Public Works concerning the Storm Water Drainage in the Alma Street/Westside Boulevard Area

**E. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 1, 2 & 3, Block 9; Lot E and Lots 1, 2, 3 & 4 Block 10; Lots 1, 3, 4, 5, 7, 8, 9, 10, 12 & 14 Block 6 of Addendum No. 1 to Josephine Subdivision; Shanel Neal, applicant (*Council District 8*)
2. 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 (*Council District 4*)

**F. OLD BUSINESS:**

1. 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. 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 November 15, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 15, 2012

**D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 20, 2012 INVOICES and TREASURER'S REPORT OF NOVEMBER 2012**

1. Amendment to the 2012 Budget
2. Proposed 2013 Budget

**E. ANNUAL ORGANIZATIONAL MEETING:**

1. Approval of proposal(s) for 2012 Audit
2. Election of Officers for 2013

**F. COMMUNICATIONS**

**G. APPLICATIONS:**

1. a) Subdivision: Lots 2-A thru 2-F & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park  
Approval Requested: Process D, Minor Subdivision  
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
2. a) Subdivision: Tracts 1-E thru 1-J, A Redivision of Tracts 1-A and 1-B, Property belonging to Eloise Breaux Champagne, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 8041 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Eloise B. Champagne  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "X-1", "X-2", "X-3", & "X-4", A Redivision of a portion of Property belonging to Greg P. Malbrough, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 546-A Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Greg P. Malbrough  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 1, Phase B  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: North side of Valhi Boulevard at the Intersection of Rue St. Cameron and Rue St. Sydney, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Company, Inc.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Don Felipe Boulevard  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Road Project)  
Location: 1795 Martin Luther King Blvd., Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Osaka Japanese Cuisine, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Sugar Pointe Commercial Park  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: North Hollywood Plantation, LLC  
Engineer: GSE Associates, LLC  
  
b) Consider Approval of Said Application

7. a) Subdivision: Northpark, Phase 1  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Northpark, LLC, % Henry J. Richard  
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

#### **H. STAFF REPORT**

1. Registration open for the American Planning Association Conference, Louisiana Chapter, to be held January 23-25, 2013 in Monroe, Louisiana

#### **I. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 2-A & 2-B, A Redivision of Revised Lots 2-A & 2-B of Block 4, Ashland Commercial Park Subdivision, Section 79, T18S-R18E, Terrebonne Parish, LA
2. Revised Lots 5 & 6, A Redivision of Lots 5 & 6 of Picou Rentals, Inc. Subdivision, Section 12, T17S-R17E & Section 20, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots 8 & 9, Addendum No. 2, Phases A & B and Revised Lot 10, Addendum No. 1 to Energy Center of Southeast Louisiana, A Redivision of Lot 8, Phase A, Lot 9, Phase B, and Lot 10, Property belonging to Cropland Investment Group, L.L.C., Section 4, T16S-R17E, Terrebonne Parish, LA
4. Revised Tract C-1-A and Revised Tract C-2 being part of the Semple Plantation, Sections 9 & 13, T17S-R18E, Terrebonne Parish, LA
5. Survey of Tract L-N-O-P-M-L being a portion of Property of Walter Land Company, Section 1, T18S-R17E, Terrebonne Parish, LA
6. Revised Lots 1 and 2, Block 1 of Coteau Business Park, Section 49, T16S-R17E, Terrebonne Parish, LA  
Lots 11 & 12 of Block 2, Bayou Gardens Estates Subdivision, Section 57, T16S-R17E, Section 57, T16S-R17E, Terrebonne Parish, LA
7. Tract 2 and Revised Tract 1, Property belonging to Grace Christian Fellowship of Houma, Louisiana, Sections 64 & 65, T16S-R17E, Terrebonne Parish, LA
8. Revised Lots 7 & 10, Addendum No. 1 & 2 to Energy Center of Southeast Louisiana and Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Section 4, T16S-R16E & Section 4, T16S-R17E, Terrebonne Parish, LA
9. Revised Parcels 1 & 2, A Redivision of Parcels 1 & 2, Property of Terrebonne Parish Consolidated Government, Section 6, T17S-R17E, Terrebonne Parish, LA
10. Revised Lots 15 & 16, A Redivision of Lots 15 & 16, Heirs of Willie Bonvillain Property Division, Property belonging to Josephine Bonvillain, et al, Section 1, T19S-R17E, Terrebonne Parish, LA

#### **J. COMMITTEE REPORTS:**

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update
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 Update

#### **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):

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

1. Name of Subdivision: SURVEY OF LOTS 2-A THRU 2-F & REVISED LOT 2  
ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK
2. Developer's Name & Address: ANNIE I, LLC  
P O BOX 869 HOUMA LA 70361
- \*Owner's Name & Address: NORTH TERREBONNE INVESTORS, LLC  
P O BOX 869 HOUMA LA 70361  
[\* 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: TRINITY LANE
5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E
6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR SALE.
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: AUG. 7, 2012, REV 11/29/12 SCALE: 1"=200'
11. Council District: 2 Williams / Schriever Fire
12. Number of Lots: 7
13. Filing Fees: \$148.00

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

NOVEMBER 29, 2012

Date

[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.

ANNIE I, LLC

Print Name

NOVEMBER 29, 2012

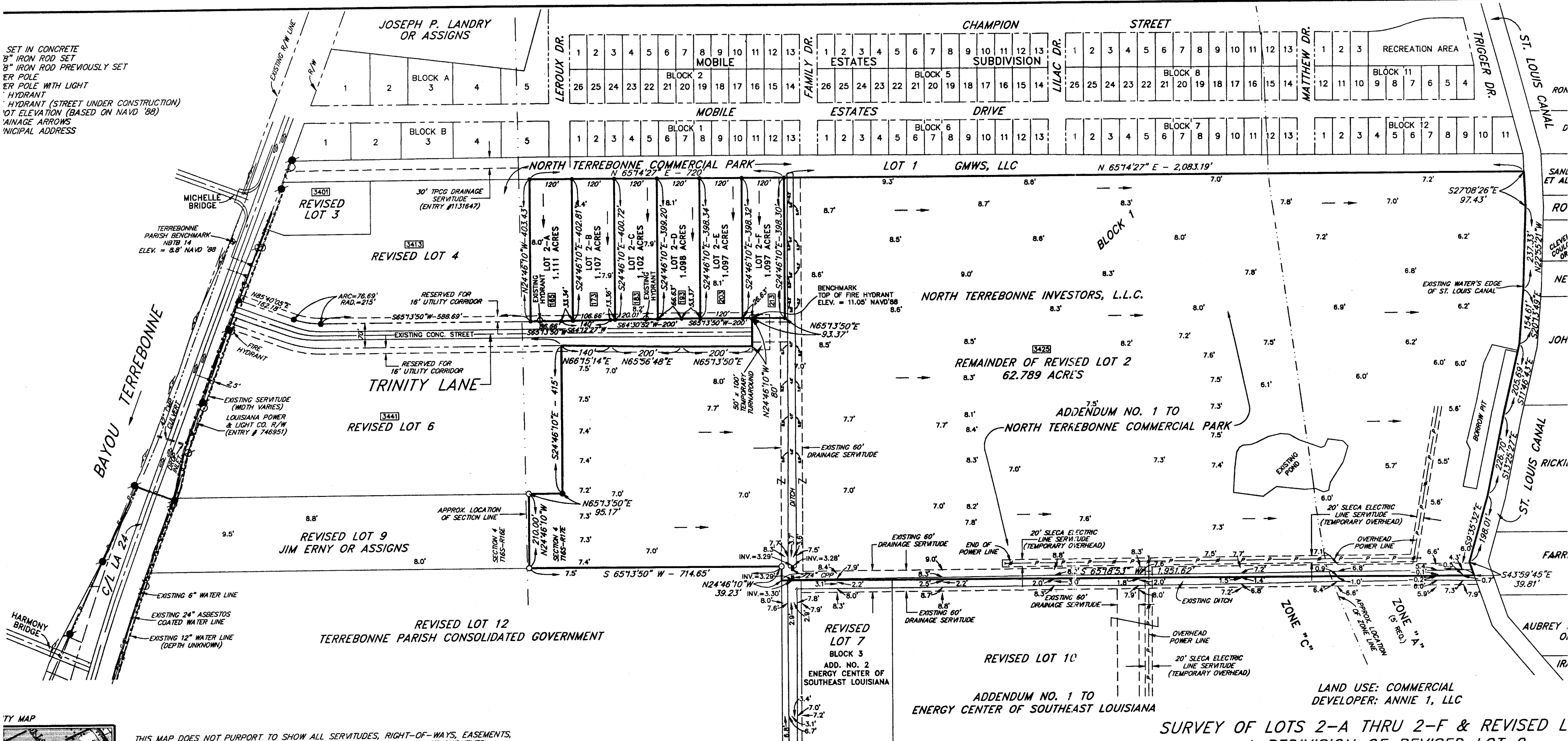
[Signature]  
Signature

PC12/ 12 - 1 - 52

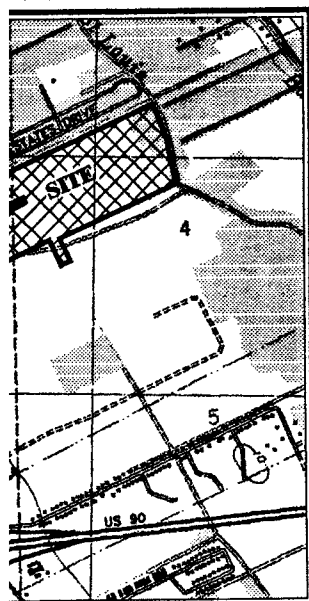
Record # 53

Revised 5/3/07

SET IN CONCRETE  
8" IRON ROD SET  
8" IRON ROD PREVIOUSLY SET  
ER POLE WITH LIGHT  
HYDRANT (STREET UNDER CONSTRUCTION)  
NOT ELEVATION (BASED ON NAVD '88)  
DRAINAGE ARROWS  
MUNICIPAL ADDRESS



TY MAP



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

#### REFERENCE MAPS:

- 1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- 2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- 3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY ( LA 3052 - GRAY ) TERREBONNE PARISH LA 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT "A", "B", "C" & "D" A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR.

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

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

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

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQ. OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT THIS PROPERTY.

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.

LAND USE: COMMERCIAL  
DEVELOPER: ANNIE 1, LLC

SURVEY OF LOTS 2-A THRU 2-F & REVISED LOT 2  
A REDIVISION OF REVISED LOT 2  
ADDENDUM NO. 1 TO  
NORTH TERREBONNE COMMERCIAL PARK  
PROPERTY OF NORTH TERREBONNE INVESTORS,  
LOCATED IN SECTION 4, T16S-R16E & SECTION 4, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA

AUGUST 7, 2012  
REVISED: NOVEMBER 29, 2012

SCALE: 1" = 200'

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

*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION  
SUBDIVISION OF PROPERTY

## APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: TRACTS I-E THRU I-J, PROPERTY OF ELOISE BREAUX CHAMPAGNE ET AL
2. Developer's Name & Address: ELOISE B. CHAMPAGNE, 1545 ALLO ST., MARRERO, LA 70072  
ELOISE B. CHAMPAGNE, 1545 ALLO ST., MARRERO, LA 70072  
CARLA C. RODRIGUE, 628 AVE. E, MARRERO, LA 70072
- \*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: 8041 SHRIMPERS ROW
5. Location by Section, Township, Range: SECTION 87, T19S-R17E
6. Purpose of Development: CREATE 6 tracts from 2
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: 11/05/12 Scale: 1"=100'
11. Council District: 1 Thant/Cailion
12. Number of Lots: 6
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 Agent11/29/12  
Date*Keneth L. Rembert*  
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 \*EC 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.

ELOISE BREAUX CHAMPAGNE  
Print Name of Signature\* *Eloise B. Champagne*  
Signature

Revised 3/25/2010

PC12/ 12 - 2 - 53Record # 54



**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):

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

1. Name of Subdivision: SURVEY OF TRACTS "X-1", "X-2", "X-3" & "X-4" A REDIVISION OF A  
PORTION OF PROPERTY BELONGING TO GREG P. MALBROUGH ET AL  
 2. Developer's Name & Address: GREG P. MALBROUGH  
546-A BAYOU DULARGE ROAD HOUMA LA 70363  
GREG MALBROUGH 546-A BAYOU DULARGE RD HOUMA LA  
70363 & POULE D'EAU PROPERTIES, LLC P O BOX 2617  
 \*Owner's Name & Address: HOUMA LA 70361  
 [\* 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: 546-A BAYOU DULARGE ROAD HOUMA LA 70363  
 5. Location by Section, Township, Range: IN SECTION 32, T18S-R17E  
 6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR PURCHASE  
 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: NOVEMBER 30, 2012 SCALE: 1"=60'  
 11. Council District: 1 Bayou Dularge  
 12. Number of Lots: 4  
 13. Filing Fees: \$165.25

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

NOVEMBER 30, 2012

Date

[Signature]  
Signature of Applicant or Agent

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

GREG P. MALBROUGH

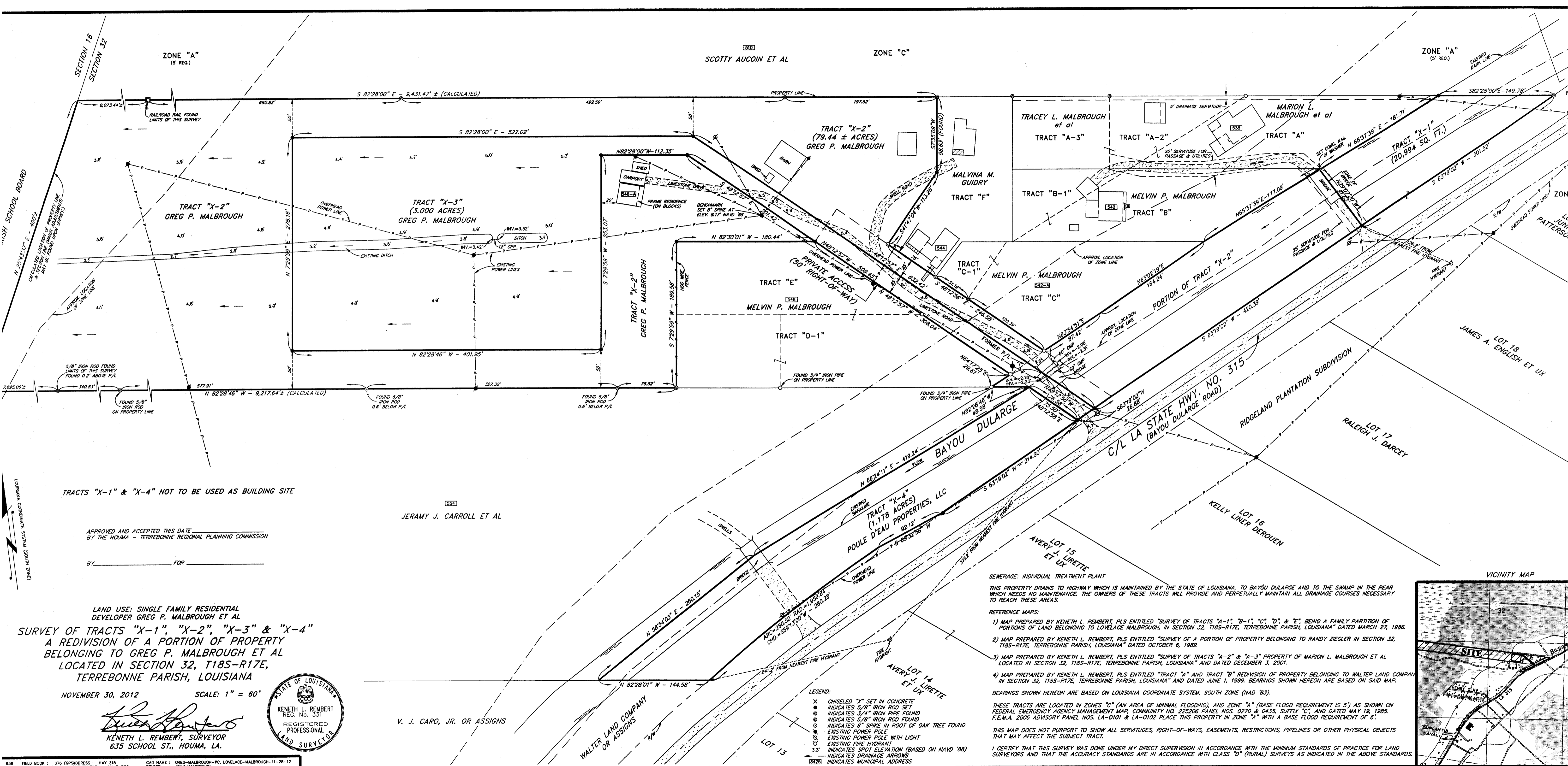
Print Name

[Signature]  
Signature

Revised 5/3/07

PC12/ 12 - 3 - 54

Record # 55



LAND USE: SINGLE FAMILY RESIDENTIAL  
DEVELOPER GREG P. MALBROUGH ET AL  
SURVEY OF TRACTS "X-1", "X-2", "X-3" & "X-4"  
A REDIVISION OF A PORTION OF PROPERTY  
BELONGING TO GREG P. MALBROUGH ET AL  
LOCATED IN SECTION 32, T18S-R17E,  
TERREBONNE PARISH, LOUISIANA

NOVEMBER 30, 2012 SCALE: 1" = 60'

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



V. J. CARO, JR. OR ASSIGNS

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 8" SPIKE IN ROOT OF OAK TREE FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88)
  - INDICATES DRAINAGE ARROWS
  - INDICATES MUNICIPAL ADDRESS

SEWERAGE: INDIVIDUAL TREATMENT PLANT

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LOUISIANA, TO BAYOU DULARGE 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.

REFERENCE MAPS:

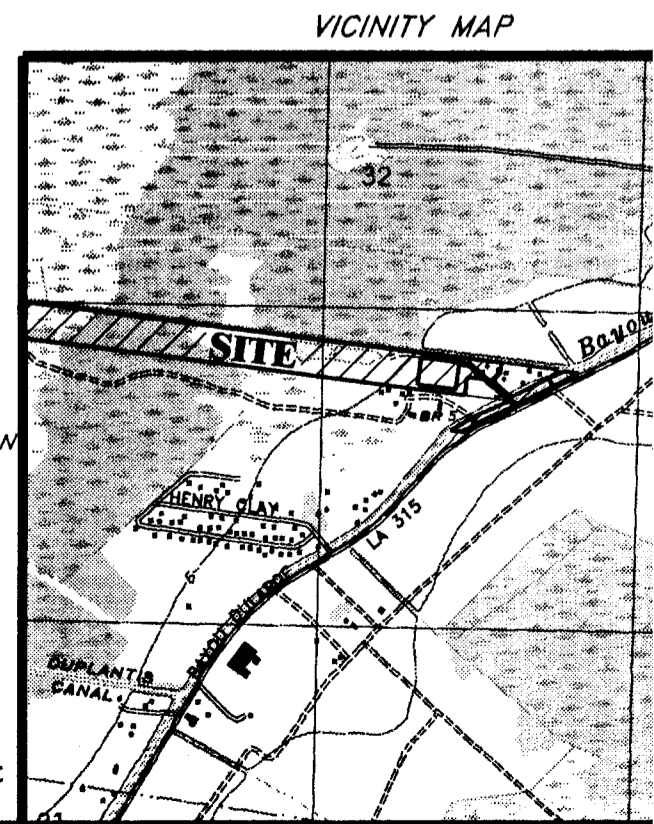
- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACTS "A-1", "B-1", "C", "D", & "E", BEING A FAMILY PARTITION OF PORTIONS OF LAND BELONGING TO LOVELACE MALBROUGH, IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 27, 1986.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF PROPERTY BELONGING TO RANDY ZIEGLER IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 6, 1989.
- 3) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF TRACTS "A-2" & "A-3" PROPERTY OF MARION L. MALBROUGH ET AL LOCATED IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED DECEMBER 3, 2001.
- 4) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "TRACT "A" AND TRACT "B" REDIVISION OF PROPERTY BELONGING TO WALTER LAND COMPANY IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JUNE 1, 1989. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE (NAD '83).

THESE TRACTS ARE LOCATED IN ZONES "C" (AN AREA OF MINIMAL FLOODING), AND ZONE "A" (BASE FLOOD REQUIREMENT IS 5') AS SHOWN ON FEDERAL EMERGENCY AGENCY MANAGEMENT MAP, COMMUNITY NO. 225206 PANEL NOS. 0270 & 0435, SUFFIX "C", AND DATED MAY 19, 1985. F.E.M.A. 2006 ADVISORY PANEL NOS. LA-0101 & LA-0102 PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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

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.



# 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:

- Name of Subdivision: SUGAR MILL OLDE TOWNE SUBDIVISION ADD NO. 1 PHASE B
- Developer's Name & Address: RUTTER LAND CO., L.L.C.  
\*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- Physical Address: NORTH SIDE OF VALHI BLVD AT THE INTERSECTION OF RUE SAINT CAMERON AND RUE SAINT SYDNEY
- Location by Section, Township, Range: SECTION 102, T17S-R17E
- Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)
- 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: November 19, 2012 1" = 40'
- Council District: 6 / City of Houma
- Number of Lots: 22
- Filing Fees: \$75.00 / \$11.50

I, Brandon M. Arceneaux, P.E., certify this application including the attached date to be true and correct.

Brandon M. Arceneaux, P.E., Agent

Print Applicant or Agent

12/3/2012

Date

Brandon Arceneaux  
Signature of Applicant or Agent

The undersigned certifies: LR 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.

RUTTER LAND CO., L.L.C.

Print Name

12/3/12  
Date

Leg Rutter, Jr  
Signature

PC12/ 12 - 4 - 55

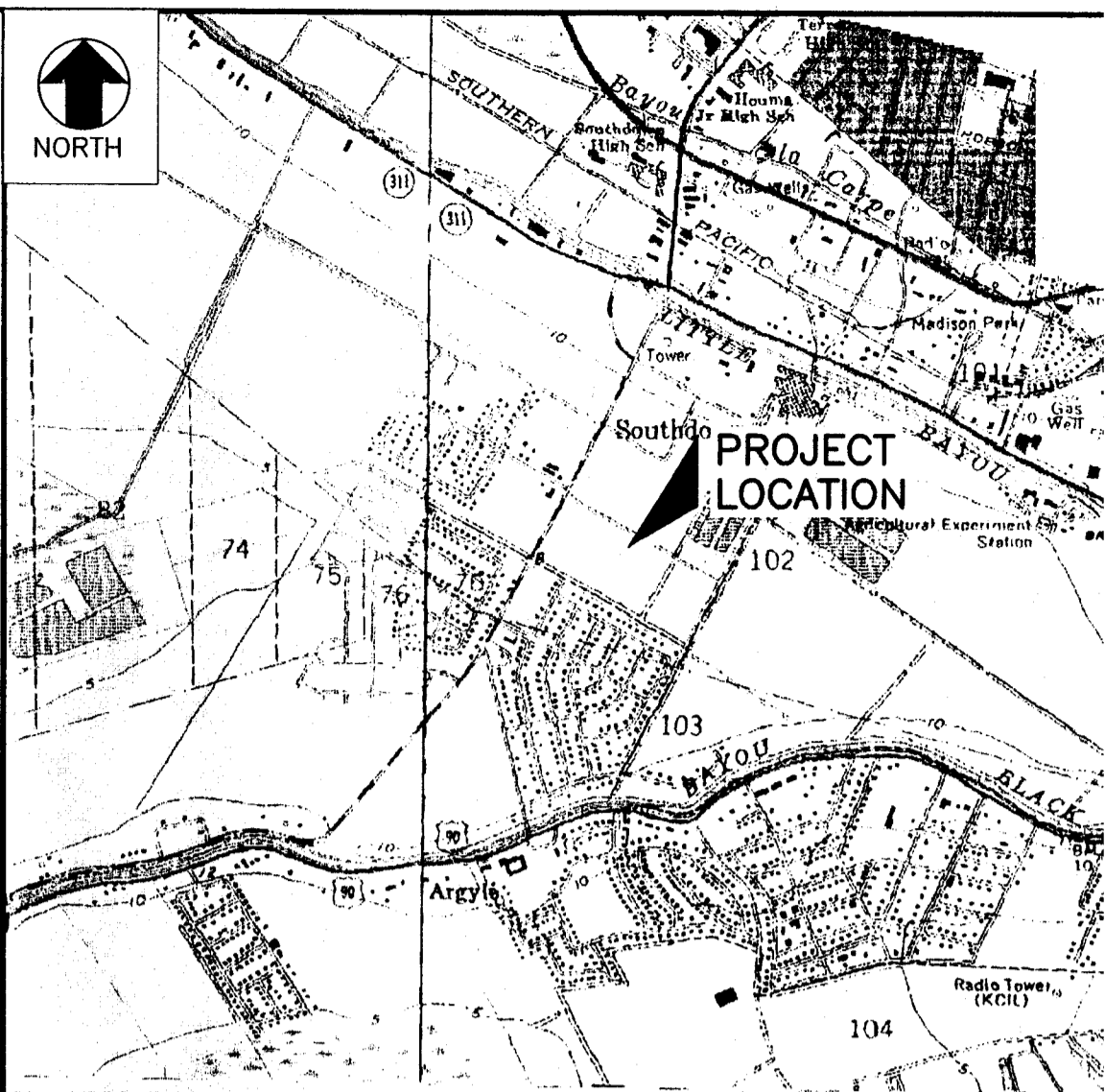
Record # 56

1.) SUGAR MILL OLD TOWNE  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.  
SUGAR MILL OLD TOWNE (PHASE A)  
LOCATED IN SECTION 102, T17S-R17E  
TERREBOURNE PARISH, LOUISIANA  
DATED: OCTOBER 12, 2004  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

2.) SUGAR MILL OLD TOWNE ADD. NO. 1 PHA  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBOURNE PARISH, LOUISIANA  
DATED: MAY 22, 2006  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

1.) SUGAR MILL OLD TOWNE  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.  
SUGAR MILL OLD TOWNE (PHASE A)  
LOCATED IN SECTION 102, T17S-R17E  
TERREBOURNE PARISH, LOUISIANA  
DATED: OCTOBER 12, 2004  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

2.) SUGAR MILL OLD TOWNE ADD. NO. 1 PHA  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBOURNE PARISH, LOUISIANA  
DATED: MAY 22, 2006  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.



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

EXISTING FIRE HYDRANT

EXISTING LIGHT POLE

BENCH MARK

SET 3/4" I.R.

FND. MARKER

PROPOSED FIRE HYDRANT

PROPOSED LIGHT POLE

ADDRESS

CURVE DATA TABLE					
CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
A	10°48'39"	200.63'	37.86'	18.98'	N24°07'25"E - 37.80'
B	01°40'40"	301.71'	4.31'	18.98'	S16°20'17"W - 8.63'
C	10°48'39"	200.63'	37.86'	18.98'	N13°18'45"E - 37.80'
D	10°57'41"	303.00'	57.97'	29.07'	S12°03'17"W - 57.88'
E	10°48'39"	200.63'	37.86'	18.98'	N02°30'02"E - 37.80'
F	10°57'41"	303.00'	57.97'	29.07'	S01°05'34"W - 57.88'
G	10°48'49"	200.63'	37.87'	18.99'	N08°18'43"W - 37.81'
H	10°57'41"	303.00'	57.97'	29.07'	S09°52'09"E - 57.88'
I	10°48'50"	200.63'	37.87'	18.99'	N16°07'32"E - 37.81'
J	10°57'41"	303.00'	57.97'	29.07'	S20°49'57"W - 57.88'
K	10°49'00"	200.63'	37.87'	18.99'	N29°56'26"W - 37.82'
L	10°57'41"	303.00'	57.97'	29.07'	S31°47'34"E - 57.88'
M	10°49'00"	200.63'	37.87'	18.99'	N40°45'24"W - 37.82'
N	10°57'41"	303.00'	57.97'	29.07'	S42°45'16"E - 57.88'
O	10°49'10"	200.63'	37.88'	19.00'	N51°34'28"W - 37.83'
P	10°57'41"	303.00'	57.98'	29.08'	S53°43'01"E - 57.89'
Q	04°14'13"	303.00'	18.44'	18.98'	N46°20'16"W - 57.86'
R	11°20'43"	303.00'	60.00'	30.10'	S57°35'18"E - 59.90'
S	03°08'28"	652.50'	35.77'	17.89'	N82°54'10"W - 35.77'
T	08°30'34"	652.50'	45.00'	22.54'	S83°18'57"E - 44.96'
U	03°08'25"	652.50'	35.76'	17.89'	N86°02'37"W - 35.76'
V	02°24'01"	127.00'	5.32'	2.66'	N86°08'02"E - 6.32'
W	07°28'50"	303.00'	36.65'	19.85'	N89°48'52"E - 39.62'
X	03°08'38"	303.00'	35.11'	17.86'	N10°10'58"W - 35.71'
Y	20°00'08"	127.00'	44.33'	22.39'	S82°39'45"E - 44.11'
Z	03°08'54"	652.50'	35.85'	17.93'	S87°40'34"W - 35.85'
AA	09°08'12"	127.00'	20.25'	10.15'	S68°05'30"E - 20.23'

**FEMA FLOOD ZONE AND HAZARDS**  
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981

**TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #:** LA-Q102  
**DATED:** FEBRUARY 23, 2006 **FLOOD ZONE:** A **A.B.F.E.** = 6.0'

**CERTIFICATIONS**  
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 SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINE  
EXCEPT AS SHOWN

APPROVED: David A. Waitz **COPY** Reg. No. 4744

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

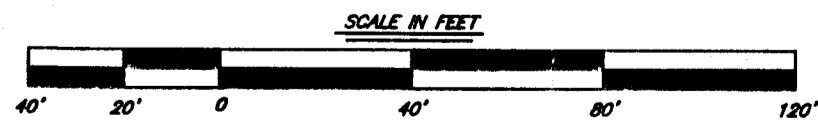
BY: \_\_\_\_\_  
RUTTER LAND CO., INC.

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

CERTIFICATION:  
APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

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



SUGAR MILL OLDE TOWNE ADDENDUM NO. 1 - "PHASE B"  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE ADDENDUM NO. 1 -  
"PHASE B" LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

						<b>DAVID A. WAITZ</b>					
						<b>ENGINEERING AND SURVEYING, INC.</b>					
						<i>Civil Engineers &amp; Professional Land Surveyors</i>					
						<i>Thibodaux, Louisiana</i>					
						DESIGNED:		DETAILED:		TRACED:	
						CHECKED:		CHECKED:		CHECKED:	
DATE	DESCRIPTION				BY						
REVISION							DATED: NOVEMBER 19, 2012 FILE: F:\DWDS\2008\05-127\ADD 1 PHASE B\PLAT.dwg JOB NO: 2008-				

12/04/2012 12:28 FAX

Dec. 4, 2012 10:45AM David Waitz Engineering  
12/04/2012 11:40 FAX  
Dec. 3, 2012 3:11PM David Waitz Engineering

No. 9812 P. 2 003/003  
No. 9/95 P. 2 002

## Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 880-8141

### APPLICATION SUBDIVISION OF PROPERTY

#### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: PROPOSED COMMERCIAL ROADWAY Don Felipe Blvd.  
    OSAKA JAPANESE CUISINE, LLC.  
2. Developer's Name & Address: 3025 SPRINGFIELD DRIVE HOUMA, LA 70360  
    OSAKA JAPANESE CUISINE, LLC.  
    \*Owner's Name & Address: 3025 SPRINGFIELD DRIVE HOUMA, LA 70360  
    (\* All owners must be listed, attach additional sheet if necessary)  
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

#### SITE INFORMATION:

4. Physical Address: 1795 MARTIN LUTHER KING BLVD HOUMA, LA  
6. Location by Section, Township, Range: SECTIONS 52 & 33, T17S-R17E  
8. Purpose of Development: COMMERCIAL ROADWAY  
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 18, 2012 1" = 60'  
11. Council District: #3 Hood Bayou Cane  
12. Number of Lots: 0  
13. Filing Fee: \$75.00 + 575

I, Brandon M. Arceneaux, P.E., Agent, certify this application including the attached data to be true and correct.

Brandon M. Arceneaux, P.E., Agent  
Print Applicant or Agent

Signature of Applicant or Agent

12/3/2012  
Date

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

OSAKA JAPANESE CUISINE, LLC  
WENDY CHIN  
Print Name

Signature

Date

12-3-12

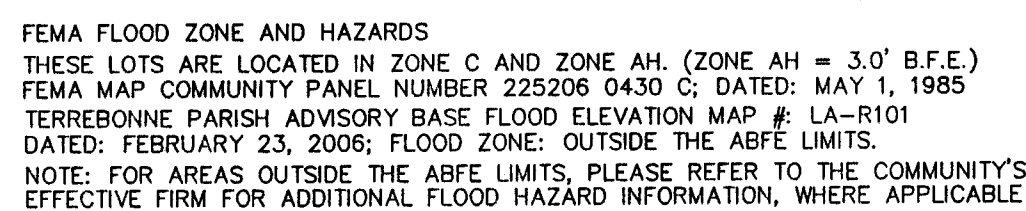
Revised 5/8/07

PC12/ 12-5-56

Record # 57

2. LOT LINE SHIFT  
SURVEY AND REDIVISION OF LOT 5 AND A  
PORTION OF LOT 3 OF THE OSCAR LIRETTE HEIRS  
INTO LOT 5A & THE REMAINING PORTION OF LOT 3  
LOCATED IN SECTIONS 32 AND 33, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: MAY 16, 2012  
PREPARED BY: DAVID A. WAITZ

NOTE: REFERENCE BEARING IS  
S17°19'42"E ALONG THE WESTERN  
R/W OF MARTIN LUTHER KING BLVD.  
AS SHOWN ON REF. MAP NO. 1 & 2.



I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

# PRELIMINARY

**COPY**

**DEDICATION:**

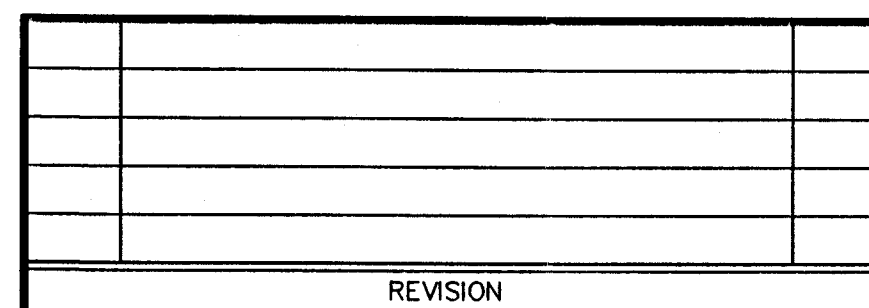
THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL MAINTAIN OPERATE ELECTRICITY, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVIDUTES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEEL TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVIDUTES IS EXPRESSLY RETAINED. ALL OTHER RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
NEAL PATEL - OWNER  
LOUISIANA PARTY CO., L.L.C.

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

## APPROVALS

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 2000'

FOUND 3/4" I.R. (UNLESS NOTED OTHERWISE)	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊞ WV
EXISTING FIRE HYDRANT	⊞
EXISTING WATER METER	⊞ WM
EXISTING GAS VALVE	⊞ GV
EXISTING GAS METER	⊞ GM
EXISTING SEWER MANHOLE	⊞
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— ⊞ —
PROPOSED POWER POLE W/ LIGHT	⊗
PROPOSED FIRE HYDRANT	⊞
MUNICIPAL ADDRESS	1111
LAND HOOK DRAIN FLOW	↘

PROPOSED COMMERCIAL ROADWAY  
SHOWING LOT 3-A AND LOT 4-A  
LOCATED IN SECTIONS 32 & 33, T17S-R17  
TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
*Civil Engineers & Professional Land Surveyors*  
Thibodaux, Louisiana

DESIGNED: BMA	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: BMA	CHECKED:
DATED: OCTOBER 18, 2012		JOB NO: 12-070

# 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):

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

1. Name of Subdivision: Sugar Pointe Commercial Park  
2. Developer's Name & Address: North Hollywood Plantation, LLC  
\*Owner's Name & Address: 208 Venture Blvd, Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: William D. Strickland, PLS

### SITE INFORMATION:

4. Physical Address: N/A  
5. Location by Section, Township, Range: Section 85 & 86, T17S-R17E  
6. Purpose of Development: Commercial  
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: Aug. 1, 2012 Scale: 1" = 40'  
11. Council District: 6 Hornsby BayouCane Fire  
12. Number of Lots: 4  
13. Filing Fees: \$860.00

I, William D. Strickland, certify this application including the attached date to be true and correct.

William D. Strickland

Print Applicant or Agent

12-3-12

Date



Signature of Applicant or Agent

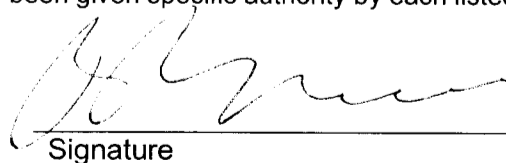
The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within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

Rodney L. Burns, Sr.

Print Name

12-3-12

Date



Signature

PC12/ 12-6-57

Record # 58



# 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: NORTHPARK, PHASE 1
2. Developer's Name & Address: NORTHPARK, LLC, P.O. BOX 4035, HOUMA, LA 70361  
\*Owner's Name & Address: HENRY J. RICHARD, P.O. BOX 4035, 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: 4445 WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
6. Purpose of Development: Commercial & 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: 3DEC12 SCALE: 1" = 100'
11. Council District: 3 & 4 Bayou Cane Fire
12. Number of Lots: 8 Commercial,  
58 Residential
13. Filing Fees: \$860.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

Date

11/29/12

[Signature]

Signature of Applicant or Agent

The undersigned certifies: HP

HP  
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.

HENRY J. RICHARD

Print Name

Date

11/29/12

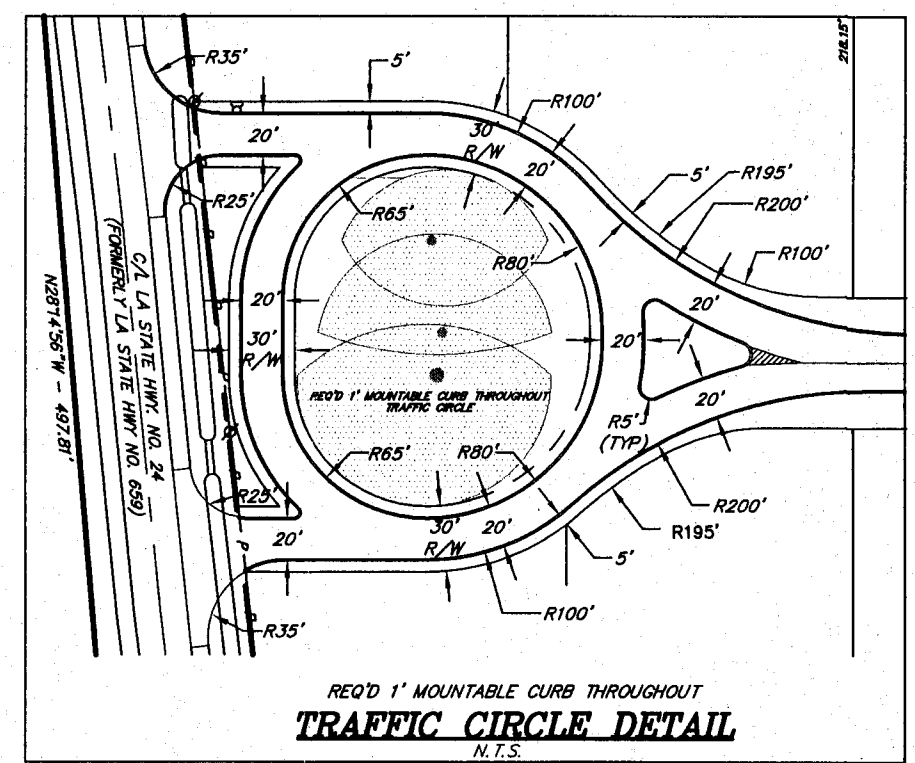
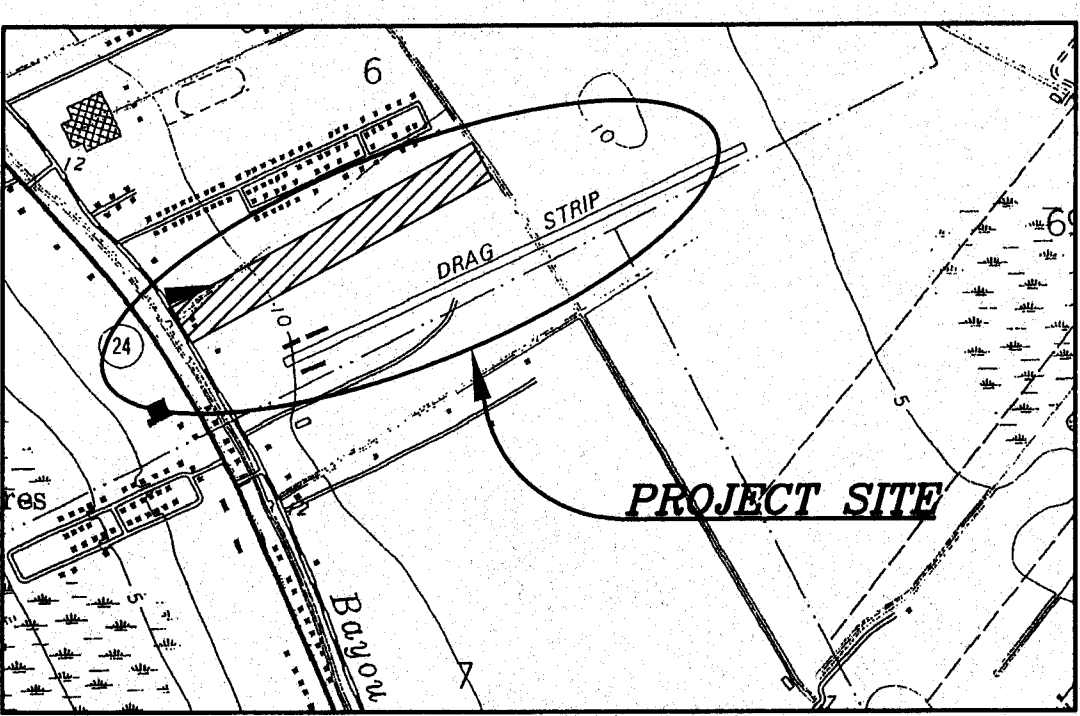
[Signature]

Signature

PC12/ 12 - 7 - 58

Record # 59

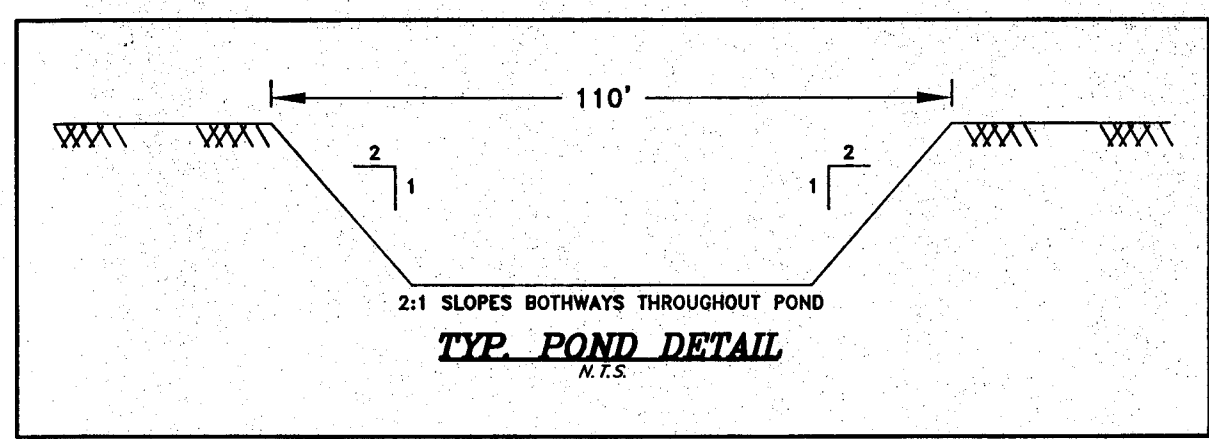
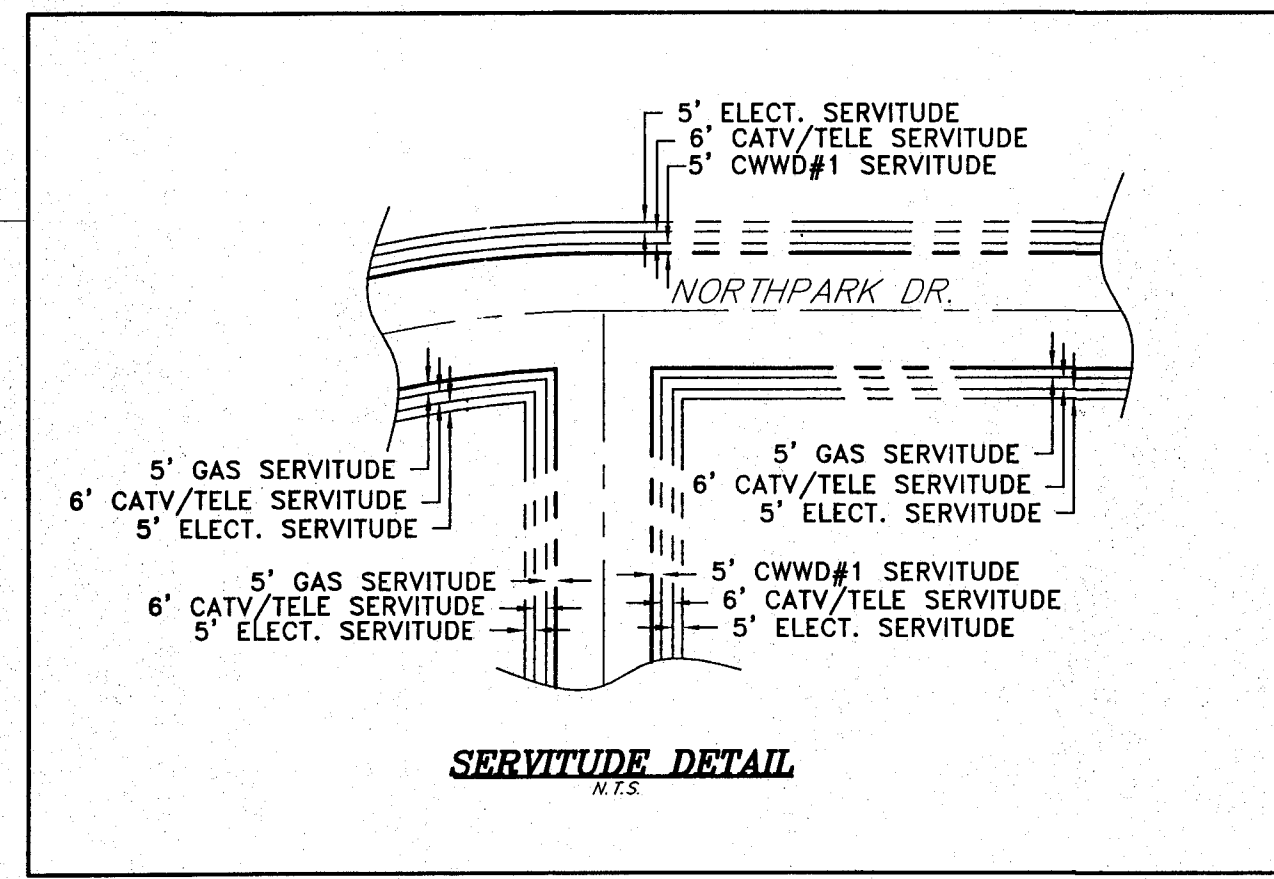
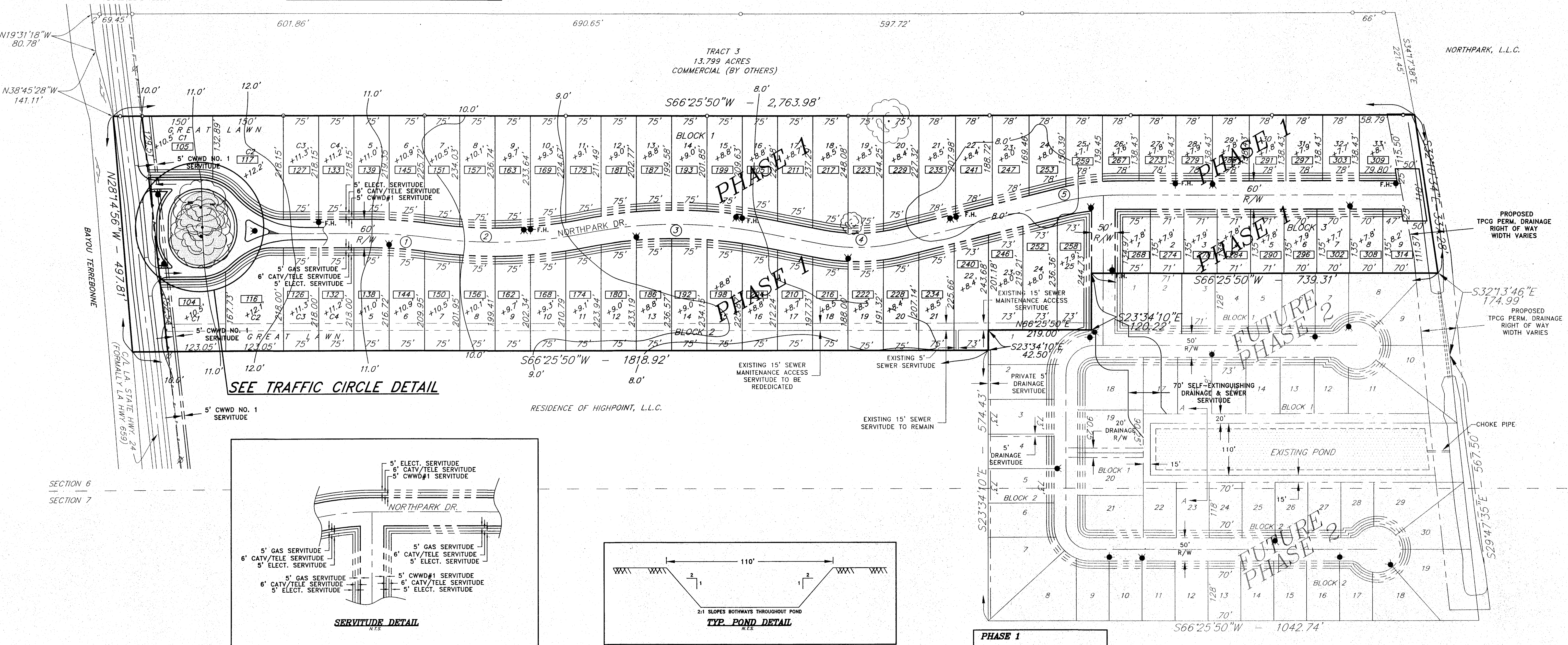
Revised 5/3/07



CENTERLINE CURVE DATA					
CURVE NO.	①	②	③	④	⑤
RADIUS	1000'	1000'	1000'	400'	486.50'
LENGTH	136.45'	329.58'	382.26'	173.29'	117.78'
DEGREE OF CURVE	5°43'46"	5°43'46"	5°43'46"	14°19'26"	11°46'38"
DELTA	7°49'05"	18°53'01"	21°54'07"	24°49'19"	13°52'16"
TANGENT	68.33'	166.29'	193.49'	88.03'	59.18'
CHORD	136.34'	328.09'	379.94'	171.94'	117.49'

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE & 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.

PROJECT NO.	PARISH	SHEET NO.
11-77	TERREBONNE	2



**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 \_\_\_\_\_

**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 \_\_\_\_\_

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

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

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

KENETH L. REMBERT, SURVEYOR \_\_\_\_\_

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

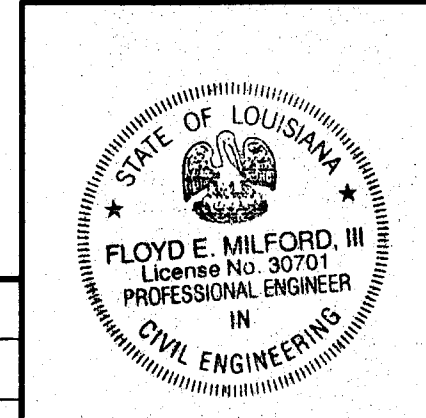
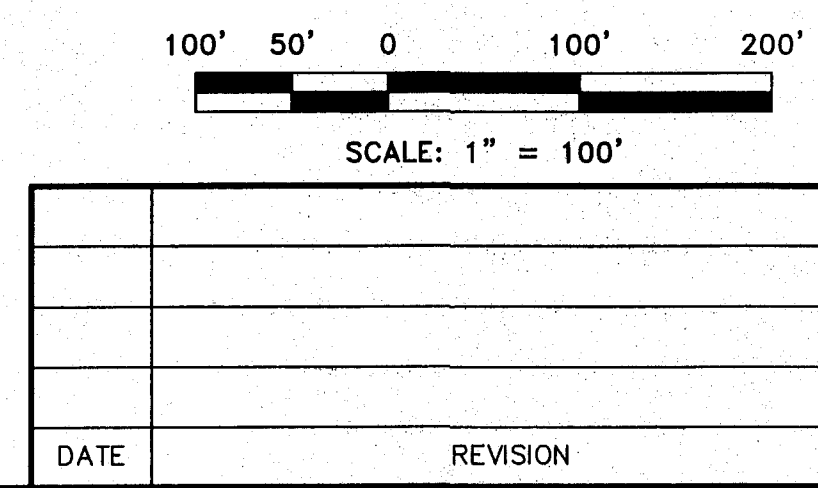
FLOYD E. MILFORD, III, P.E. \_\_\_\_\_

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

**PHASE 1**  
COMMERCIAL LOTS - 8  
RESIDENTIAL LOTS - 59  
TOTAL LOTS - 67

**CURB & GUTTER  
SUB-SURFACE DRAINAGE  
COMMUNITY PUBLIC SEWER**

**LAND USE: RESIDENTIAL & COMMERCIAL  
PHASE 1  
SUBDIVISION PLAN**



**NORTHARK  
PHASE 1  
NORTHARK, L.L.C. - DEVELOPER  
SECTIONS 6, & 82, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA**

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

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

JOB # 11-77 CAD # 1177-PHASE1\_SD5 FILE #

DRAWN: D.A.B.  
CHK'D: F.E.M. III  
SCALE: 1" = 100'  
DATE: 3DEC12