

Houma-Terrebonne Regional Planning Commission

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

JULY 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

(Revised 7/15/2013)

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of June 20, 2013

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Home Occupation:
Establish a one-on-one dog and owner training business; 510 Woodside Drive; Tina Williams, Dog Wrangler, applicant
2. Planned Building Group:
 - a) Placement of two storage buildings for boats and RVs; 115 Munson Drive; GKin, LLC (c/o Geoffrey Kinnard), applicant
 - b) Placement of one additional storage/warehouse building; 2522 Cummins Road; Baker Huges (c/o Ellender Backhoe & Dozer Services), applicant
3. Parking Plan:
Creation of 106 parking spaces for hotel; 142 Citiplace Drive; Homewood Suites, applicant

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 20, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 20, 2013

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

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux
Approval Requested: Process A, Re-Subdivision
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Scotty Aucoin
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC
Approval Requested: Process A, Re-Subdivision
Location: Professional Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: LeGrace Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Redivision of the East One-Half of Tract "A-B-C-D-A" belonging to CRT Services, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 138 Menard Road, Terrebonne Parish, LA
Government Districts: Council District 1 / Bayou Dularge Fire District
Developer: Bryan Bascle
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park
Approval Requested: Process B, Mobile Home Park
Location: 6064 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Coastal Estates, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Deroche Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 6695 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Deroche Development, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of a portion of Tract 3 of the Robert Schouest Estate into Tract 3-A & Tract 3-B
Approval Requested: Process D, Minor Subdivision
Location: 221 Back Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Dwayne A. & Anna P. Gaudet
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Ardoyne Crossing Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Bull Run Road, 1 mile from Intersection with LA Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: T.B. Prospects, LLC
Surveyor: GSE Associates, LLC

b) Public Hearing
c) Variance Request: Variance from installing cross street to connect to USDA's property
d) Consider Approval of Said Application

4. a) Subdivision: Safety Road (Extension)
Approval Requested: Process C, Major Subdivision-Engineering
Location: 10264 East Main Street, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
5. a) Subdivision: D & G Estates
Approval Requested: Process C, Major Subdivision-Final
Location: 2923 Highway 316, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: D & G Rentals, L.L.C.
Engineer: Leonard Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
6. a) Subdivision: Recreation Row (Tract L-1)
Approval Requested: Process C, Major Subdivision-Final (Road Project)
Location: 4374 Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: The Lakes of Terrebonne, L.L.C.
Engineer: Milford & Associates, Inc.

b) Variance Request: Road & Drainage Project per Agreement with Terrebonne Parish Consolidated Government

c) Consider Approval of Said Application
7. a) Subdivision: Northpark Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: 4495 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Henry J. Richard
Engineer: Milford & Associates, Inc.

b) Variance Request: Variance from VI.A.24 for a fence and locked gate around amenity pond

c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Survey and Redivision of Two (2) Tracts belonging to Westside Lands, L.L.C. and Best Equipment Company, Inc. and creating an 8.116 acre tract and a 0.739 acre tract, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Survey of Property belonging to Imperial Furniture Mart, Inc., et al and a Proposed Property Line Shift, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Wallace and Melissa Trosclair, Sr. and Zebec, LLC, Section 68, T19S-R17E, Terrebonne Parish, LA
4. An 80' Lot Extension to Tract Y-V-W-X-Y belonging to William P. Thomas, Section 44, T16S-R17E, Terrebonne Parish, LA
5. Tracts A & B, Property of the Estate of Lloyd Paul Pinel, et al, Section 42, T18S-R18E, Terrebonne Parish, LA
6. Revised Lots 22-A and 24-A, Block 4, Being a Redivision of Lots 22-A and 24-A, Block 4, Mulberry Estates Subdivision, Phase "A", Section 104, T17S-R17E, Terrebonne Parish, LA
7. Reconfiguration of Property belonging to Nolan & Patricia Dolese, Section 8, T16S-R17E, Terrebonne Parish, LA
8. Lot 32-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
9. Lot 31-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
10. Lot 30-A, Block 1, Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
11. Shift of Lot Lines of Property belonging to Cameron Isles, LLC, Sections 101 & 102, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Discussion and possible action with regard to proposed Subdivision Regulation amendments

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JUNE 20, 2013

- A. The Chairman, Dr. L. A. “Budd” Cloutier, Jr., called to order the regular meeting of June 20, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:25 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of May 16, 2013.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of May 16, 2013.”

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the June 20, 2013 invoices and approve the Treasurer’s Report of May 2013.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated June 20, 2013 requesting to keep Old Business Item F.1 (Scotty Aucoin) on the table until the next regular meeting [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC tabled the application by Scotty Aucoin for Process A, Re-Subdivision, for Tracts 1-A thru 9-A & Revised Tract “A”, A Redivision of Tract “A”, Property of Scotty Aucoin, et ux until the next regular meeting of July 18, 2013 as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc. dated June 20, 2013 requesting to keep Old Business Item F.5 (CRT Services, LLC) on the table until the next regular meeting [See *ATTACHMENT B*].
 - a) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC tabled the application by Bryan Bascle for Process D, Minor Subdivision, for the Redivision of the East one-half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C. until the next regular meeting of July 18, 2013 as per the Developer’s request [See *ATTACHMENT B*].”

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

3. Mr. Gordon read a letter from Mr. Henry Richard dated June 20, 2013 with regards to reconsideration of a variance denial for a fence and locked gated around a proposed pond for Northpark Subdivision [See *ATTACHMENT C*].
 - a) Discussion was held with regard to the pond being built currently but not the subdivision; Mr. Richard's request for the Commission to reconsider; the process for reconsideration; the deadline for appealing passing; area ponds, bayous, etc. without fencing and gates; and approval of the S.D.D.M.
 - b) Discussion ensued with regard to the item not formally being on the agenda to make a decision on and Mr. Richard submitting a formal application for reconsideration.

F. OLD BUSINESS:

1. WITHDRAWN. *Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux* [See *ATTACHMENT A*]

Mr. Kelley moved, seconded by Mr. Kurtz: "THAT the HTRPC remove Old Business Item F.2 from the table to be considered at this time."

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

2. The Chairman stated the next item under Old Business was an application by LeGrace Properties, LLC requesting approval for Process A, Re-Subdivision, for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, requested the matter be placed back on the table because they still had some issues to take care of.
- b) Mr. Kelley moved, seconded by Mr. Erny: "THAT the HTRPC table the application for Process A, Re-Subdivision, for Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC until the next regular meeting of July 18, 2013 as per the Developer's request."

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

Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC remove Old Business Item F.3 from the table to be considered at this time."

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

3. The Chairman stated the next item under Old Business was an application by Capital Growth Buchalter requesting approval for Process A, Re-Subdivision, for Tract B1B, Property belonging to Paul Cox, et al.

- a) Mr. James Farrelly, Linfield, Hunter, & Junius, Inc., 3608 18th Street, Metairie, requested conditional approval provided they installed the fire hydrant which should be completed the following day.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend the matter be tabled until the fire hydrant is installed.
- c) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Tract B1B, Property belonging to Paul Cox, et al conditioned upon the installation of a fire hydrant."

- d) Discussion was held with regard to being consistent and tabling the matter until infrastructure is in place.
- e) Mr. Kelley offered a substitute motion, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process A, Re-Subdivision, for Tract B1B, Property belonging to Paul Cox, et al until the installation of a fire hydrant is complete.”
- f) Mr. Freeman discussed the 60-day rule and if the matter is tabled again, no action is taken and the matter is technically approved.
- g) Discussion ensued with regard to fire hydrants, consistencies, 60-day rule, the applicant tabling the application, and the intention of the substitute motion to deny.
- h) Mr. Kelley withdrew his substitute motion.

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

Mr. Elfert moved, seconded by Mr. Kurtz: “THAT the HTRPC remove Old Business Item F.4 from the table to be considered at this time.”

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

4. The Chairman stated the next item under Old Business was an application by Walter Land Company requesting approval for Process D, Minor Subdivision, for Tract “A”, A Redivision of a portion of Property belonging to Walter Land Company.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated they moved the line back so they would meet the fire hydrant setback requirement and requested approval
- b) Mr. Gordon discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision, for Tract “A”, A Redivision of a portion of Property belonging to Walter Land Company.”
- d) Discussion was held with regard to drainage and that the two lots would have no impact on one another.

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

5. WITHDRAWN. *Redivision of the East One-Half of Tract “A-B-C-D-A” belonging to CRT Services, L.L.C.* [See ATTACHMENT B]

Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC remove Old Business Item F.6 from the table to be considered at this time.”

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

6. The Chairman stated the next item under Old Business was an application by Annie 1, LLC requesting engineering approval for Process C, Major Subdivision, for Trinity Commercial Park.

- a) Mr. Gene Milford, Jr., Milford & Associates, Inc., discussed the request.
- b) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated June 20, 2013 with regard to the punch list items for the development [See ATTACHMENT D].

- c) Mr. Milford stated they would comply/resolve all punch list items.
- d) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval to the application for Process C, Major Subdivision, for Trinity Commercial Park conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated June 20, 2013 [See *ATTACHMENT D*].”

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

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Coastal Estates, LLC for a Process B, Mobile Home Park for Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park.

- a) The Chairman recognized Johanna Nolting, 118 McGill Court, who expressed concerns of the existing mobile home park needing improvements before expanding and fire
- b) The Chairman recognized Henry Chandler, 112 McGill Court, who reiterated Ms. Nolting’s comments and worried of property values going down.
- c) The Chairman recognized Greg Corns, 202 Wayside Drive, one of the owners, who stated they have done over \$80,000 of improvements since they purchased the property in October and they have more plans to improve as they go along. He stated they have place two newer model trailers and plan to put more and making the park better.
- d) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended the matter be tabled until a fire hydrant be installed and all utility letters are improved including the Board of Health.
- f) Discussion was held with regard to spaces being created for a mobile home park rather than lots being created and that the spaces will not be sold
- g) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process B, Mobile Home Park for Spaces A, B, & C, An Addendum to Coastal Estates Mobile Home Park until the next regular meeting of July 18, 2013.”

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

2. The Chairman called to order the Public Hearing for an application by Guidry Land Development for a Process C, Major Subdivision for Blanchard Court.

- a) Paul Miers, Paul L. Miers Engineering, LLC, 104 Westmark Boulevard, Lafayette, discussed the location and division of property.
- b) The Chairman recognized Mark Portier, 4116 West Main Street, who requested a fence be placed alongside the development to keep 4-wheelers, etc. off of his property.
- c) The Chairman recognized Lester Andrews, 214 North Terrebonne Drive, who expressed concerns of drainage.
- d) The Chairman recognized Michael Collins, 210 North Terrebonne Drive, who expressed concerns of their property being low and of the detention pond planned in the rear of the development.

- e) The Chairman recognized Denise East, 4267 Sherry Street, who expressed concerns of using North Terrebonne Drive as the main access to the subdivision and that the road cannot handle the equipment used to build the subdivision and homes once the subdivision is built. She inquired as to who would repair the road if it would be destroyed.
- f) The Chairman recognized Councilwoman Beryl Amedée, District 4, who expressed concerns traffic safety, speed limit on North Terrebonne Drive, road maintenance, notifying the residents at the Engineering stage, intersection of Sherry Street and North Terrebonne Drive not currently paved, and the pond.
- g) Mr. Gordon stated they could take before pictures of the road and monitor the upkeep by the contractors, etc. He also stated if part of the motion, the residents would be notified at the engineering stage.
- h) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- i) Mr. Gordon discussed the Staff Report and stated Staff recommended a Storm Water Pollution Plan be submitted to Engineering and approved at the Engineering Phase
- j) Discussion was held with regard to tying in Sherry Street to North Terrebonne Drive and paving, weight limit of North Terrebonne Drive, the end of the street being very low, dry pond that will drain to the bayou in the back, not making the neighbor’s drainage any worse, holding the Developer responsible for any damage done to North Terrebonne Drive, extending Sherry Street to the northern property line as well for future development, and access from West Main Street rather than from North Terrebonne Drive.
- k) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC deny the application for Process C, Major Subdivision for Blanchard Court on the grounds that it doesn’t seem to be a good plan for the area from a conceptual & preliminary standpoint particularly, it doesn’t have any direct access from Highway 24, Sherry Street does not extend across where the adjoining property can be developed, there’s no indication what they can or plan to do with the existing property beyond their development that parallels the adjoining development, and there’s no turn-around shown at the end of the street that they’re building.”

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

- 3. The Chairman called to order the Public Hearing for an application by Houma-Terrebonne Airport Commission requesting conceptual & preliminary approval for Process C, Major Subdivision for Safety Road (Extension).

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property.
- b) No one was public from the present to speak.
- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process C, Major Subdivision for Safety Road (Extension).”

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

4. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting conceptual & preliminary approval for Process C, Major Subdivision for Hillcrest Estates.

- a) Mr. Gene Milford, Jr., Milford & Associates, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Elfert moved, seconded by Mr. Thibodeaux & Mr. Kelley: “THAT the HTRPC grant conceptual & preliminary approval of the application for Process C, Major Subdivision for Hillcrest Estates.”
- f) Discussion was held with regard to no permits being granted for home to front along Waterplant Road.

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

5. The Chairman stated the next item on the agenda was an application by the Rutter Land Company, Inc. requesting engineering approval for Process C, Major Subdivision for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated June 17, 2013 with regard to the punch list items for the development [See *ATTACHMENT E*].
- b) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated they would comply/resolve all punch list items.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B.”

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

6. The Chairman stated the next item on the agenda was an application by Terre South Investments, Inc. requesting engineering approval for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase “D”.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated June 14, 2013 with regard to the punch list items for the development [See *ATTACHMENT F*].
- b) Mr. Gene Milford, Jr., Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items.
- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Southdown West Subdivision, Addendum No. 11, Phase “D”.”

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

7. The Chairman stated the next item on the agenda was an application by Cascade Ventures, L.L.C. requesting engineering approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase 2.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated June 13, 2013 with regard to the punch list items for the development [See *ATTACHMENT G*].
- b) Mr. Gene Milford, Jr., Milford & Associates, Inc., representing the Developer, stated they would comply/resolve all punch list items.
- c) Mr. Erny moved, seconded by Mr. Kelley & Mr. Kurtz: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision for Cascade Gardens Subdivision, Phase 2.”

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

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Ostheimer: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

1. Tracts 1 & 2, Property belonging to Donald F. Hebert, et ux, Section 26, T19S-R16E, Terrebonne Parish, LA
2. Rebecca Plantation, Redivision of Tract A-1 to include additional 6.22 acres of Raw Land, Section 10, T16S-R16E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon stated they had a meeting in which they prioritized items that needed to be addressed along with four items concerning the Fire Chief’s Association that would be placed on the next meeting agenda. He stated the list as well as the stump and fence around pond issue would also be placed on the next agenda.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

- M. Mr. Ostheimer moved, seconded Mr. Schouest: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:21 p.m.”

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

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

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504-879-2782 (PAX) 504-879-1641

June 20, 2013

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

Att: Mr. Pat Gordon:

Re: OLD BUSINESS ITEM (SCOTTY & LISA AUCOIN)

Dear Pat:

Please let this letter serve as a request to allow the above items from last month's meeting remain on the table until we address a Waterworks issue that we thought have resolved by now.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

June 20, 2013

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Redivision of the East One-Half of tract "A-B-C-D-A" belonging to
CRT Services, L.L.C.
(Agenda Item OB5 – June 20, 2013)

Dear Becky:

I'm requesting that the above referenced item on tonight's Planning
Commission agenda be **tabled** until the next Planning Commission
meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
agent for Bryan Bascle/CRT Services, L.L.C.





www.richarddevelopment.com

6/20/2013

Mailing Address: P.O. Drawer 4035, Houma, Louisiana 70361
Phone: 985/223-6012 ext. 227 ~ Fax: 985/872-9160

Attn: Mr. Bud Cloutier
Chairman Terrebonne Parish Planning Commission

Ref: Reconsider Variance Denial for a fence and locked gate around pond

NORTHPARK SUBDIVISION is a new development of 400+ lots on Hwy. 24 in Gray.

Features and amenities desired by this Planning Commission will include:

Curved roads vs. straight run ways.

Curb N Gutter Streets, decorative lights poles and matching mail boxes.

Landscaping and 4' wide sidewalks

Recreational area provided by developer, 1 ½ acre deep pond.

The pond, which has been de-stumped and stocked with wide mouth bass, bream and minnows will provide drainage, fishing, boating and open view to all residence in ALL Phases.

ALL lot owners, starting with Phase 1 are part of the Home Owners Association and will paying dues to use, maintain and restock the pond.

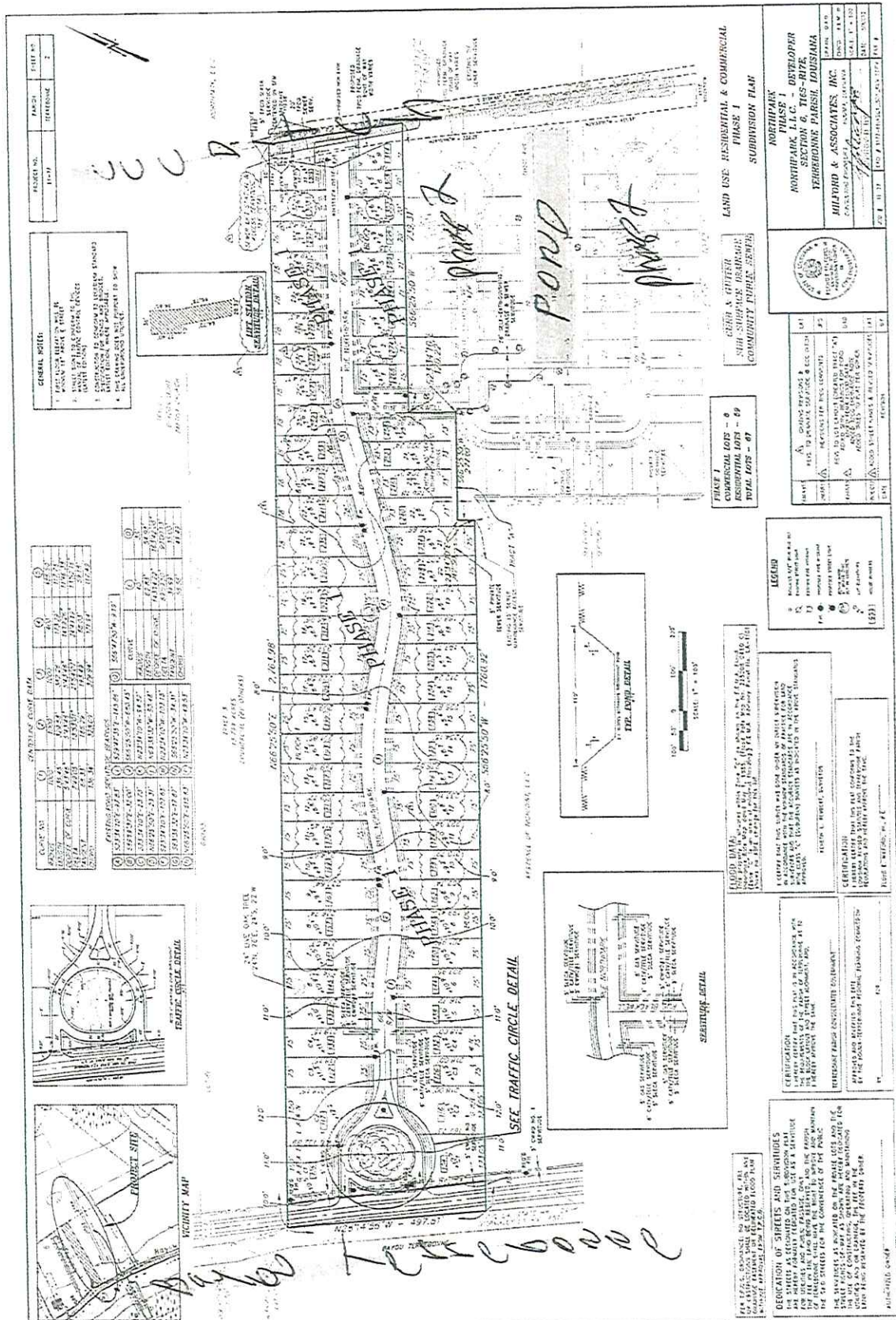
Fencing this amenity would be a travesty and breach of the promises I have made to lot buyers.

I ask for a reconsideration and reversal of the denial for a variance.

Henry J. Richard

ATTACHMENT C

Page 1 of 2





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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 20, 2013
2nd Review
Item F-6

TO: Pat Gordon

FROM: Joan E. Schexnayder *JES*

SUBJECT: Trinity Commercial Park
Review of Engineering Approval

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

1. 24.5.4.7.9 A Letter from 911 approving the street names should be provided. More than one street appears to be named Trinity Lane.
2. 24.7.1.2.6 Does not conform to the SDDM:
 - a. V.A.6 All lots are not graded to drain to the street or a major drainage artery as defined by the S.D.D.M. The HTRPC is authorized to allow more than 60% of the total lots to drain to the rear when the size limitation of the roadside ditched will otherwise be exceeded.
 - b. V.C.1 Minimum diameter for restrictor pipe should be 8".
 - c. V.C.7 Minimum vertical distance of 6" from bottom of pavement to top of drain pipe not provided.
 - d. VI.A.24 Ponds greater than 4' in depth require a fence and locked gate.
 - e. VII Since this development will result in the disturbance of more than 5 acres a LAR100000 permit a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
3. 24.5.4.6.7 No approval letter from the following:
 - a. Department of Health and Hospitals for water
 - b. Gas Utility

Trinity Commercial Park
Review of Engineering Approval
JES Memo to PG dated 6-20-13
Page 2

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

/jes

cc: Tom Bourg
Philip Liner
Gregory E. Bush, LTC, USA, Retired
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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(985) 868-5050



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 17, 2013
1st Review
Item G-5

TO: Pat Gordon

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

SUBJECT: Sugar Mill Olde Towne, Addendum No. 1 Phase B
Review of Engineering Approval

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

1. 24.5.3.4.7 Plat shall show boundary of subdivision with bearings and distances as a closed loop.
2. 24.5.4.8.2 Existing contours at one foot intervals are not shown on the final drainage plan.
3. 24.5.4.8.3 Profile of outfall ditch not provided.
4. 24.7.1.4.6 No information was provided proving compliance with RPUD regulations.
5. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 No plan profile for alleys.
 - b. V.A.3 Dimension of all servitudes not shown on the plan profile.
 - c. V.B No calculations for the southern drainage system.
 - d. V.B No calculations for the eastern drainage system.
 - e. V.B.8 All drainpipes under roadway must be joined in conformance with LaDOTD Type 3 joints.
 - f. V.B.11 Width of flooding must be less than 8ft.
 - g. V.B.12 Inverts on calculations do not match the plans.
 - h. VI.A.27 Written restriction must be placed on the plat stating that no structure fill or obstructions shall be located within any drainage easement or delineated flood plain.
 - i. VII. SWPPP needs to be modified due to change in design.
6. 24.7.6.1.8 The relocated fire hydrant is not shown on the plat.

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7. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. TPCG Pollution Control
 - e. Electric Utility
8. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

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

GEB/jes

Attachment

cc: Tom Bourg
Philip Liner
David A. Waitz, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 14, 2013
1st Review
Item H-6

TO: Pat Gordon

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

SUBJECT: Southdown West Add. No. 11 Phase D1 & D2
Review of Engineering Approval

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

1. 24.7.6.1.6 No temporary turnaround for Phase D1.
2. 24.7.1.2.6 Does not conform to the SDDM:
 - a. V.A.3 Finished grade at right-of-way not provided.
 - b. V.A.3 Dimension of all servitudes not provided on plan profile.
 - c. V.A.6 All lots are not graded to drain to the street or a major drainage artery as defined by the S.D.D.M.
 - d. V.A.8 Cross Sections 30+20 and 33+00 were missing from the plans.
 - e. V.A.8 Cross Sections do not show proposed excavation at outfall.
 - f. V.B.11 Gutter calculations were only provided for one catchbasin.
 - g. VII Since this development will result in the disturbance of 1 to 5 acres a LAR200000 permit needs to be submitted.
 - h. Cross Section of outfall does not show servitudes.
 - i. Cross Section of outfall does not show side slope angle.
 - j. Plans do not demonstrate that the drainage for Phase D1 will work without Phase D2.
3. 24.5.4.6.7 No approval letter from the following:
 - a. Department of Health and Hospitals
 - b. TPCG Pollution Control
 - c. Waterworks
 - d. Gas Utility
 - e. Electric Utility
4. 24.7.6.1.8 Fire hydrant on North Moss Drive should be shifted further south to cover all of Shoal Drive.

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Southdown West Add. No. 11 Phases D1 & D2
Review of Engineering Approval
GEB Memo to PG dated 6-14-13
Page 2

5. 24.7.5.2 No approval from TPCG Utilities for street lights provided.

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

GEB/jes

cc: Tom Bourg
Philip Liner
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



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HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

June 13, 2013
1st Review
Item H-7

TO: Pat Gordon
FROM: Joan E. Schexnayder
SUBJECT: Cascade Gardens Subdivision Phase 2
Review of Engineering Approval

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

1. 24.7.1.2.6 Does not conform to the SDDM:
 - a. VII Since this development will result in the disturbance of more than 5 acres a LAR100000 permit a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
 - b. VI.A.27 Written restriction should be on final plat stating that no structure, fill or obstruction shall be located within any drainage easement or delineated flood plain..
2. 24.5.4.6.7 No approval letter from the following:
 - a. Department of Health and Hospitals
 - b. TPCG Pollution Control
 - c. Waterworks
 - d. Gas Utility
 - e. Electric Utility
3. 24.7.5.2 No approval from TPCG Utilities for street lights provided.

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

GEB/jes

cc: Tom Bourg
Philip Liner
Gene Milford, III, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File

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Houma-Terrebonne Regional Planning Commission

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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: DEROCHE ESTATES
2. Developer's Name & Address: DEROCHE DEVELOPMENT, LLC, 187 REGAL ROW
HOUMA, LA 70360
- *Owner's Name & Address: ROY J. LEBOEUF, JR, 6700 Willie Lou, Houma, LA 70364
[* 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: 6695 WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 4, T17S-R17E
6. Purpose of Development: CREATE 64 SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 25JUN13 SCALE 1" = 100'
11. Council District: 5 kmh / Bayou Cane Tric
12. Number of Lots: 64
13. Filing Fees: \$111.66

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

Floyd E. Milford, Jr.
Print Applicant or Agent

6-28-13
Date

F. E. Milford Jr.
Signature of Applicant or Agent

The undersigned certifies: PR 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.

PAMELA D. RUSSO
Print Name

6-28-13
Date

Pamela D. Russo
Signature

PC13/ 7 - 1 - 45

Record # 46

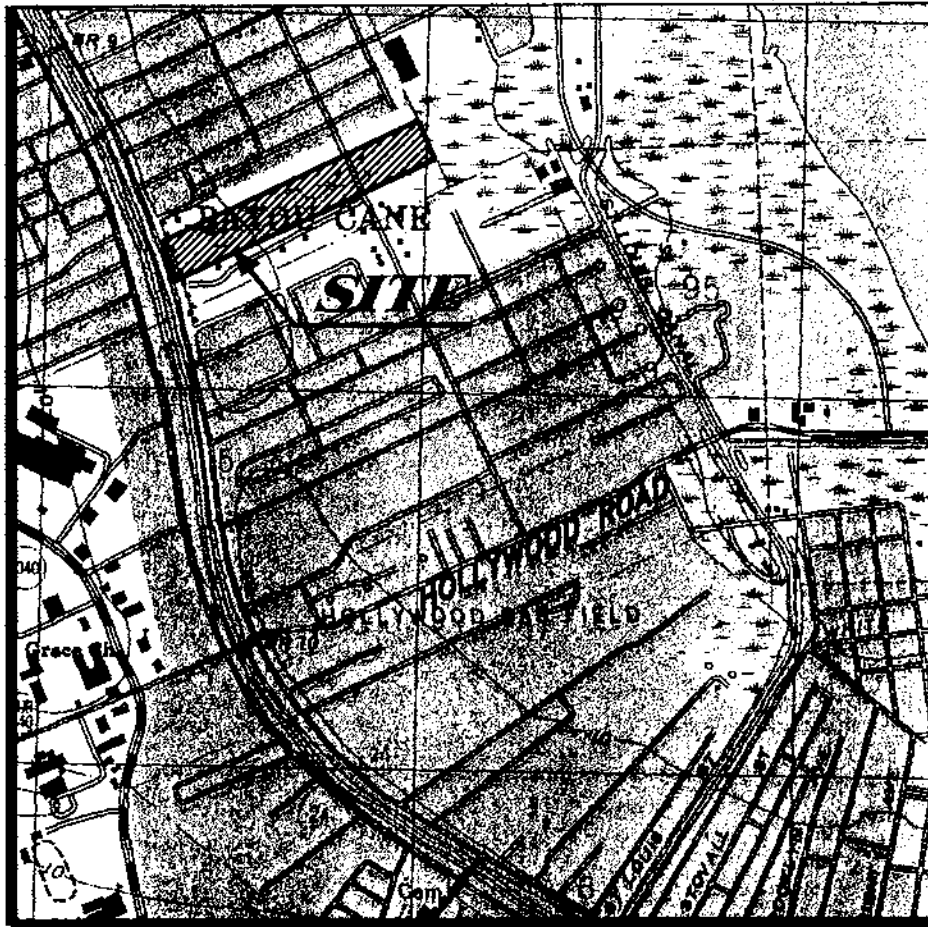
DEROCHE ESTATES
LIST OF OWNERS

ROY J. LEBOEUF, JR., Administrator of Estate

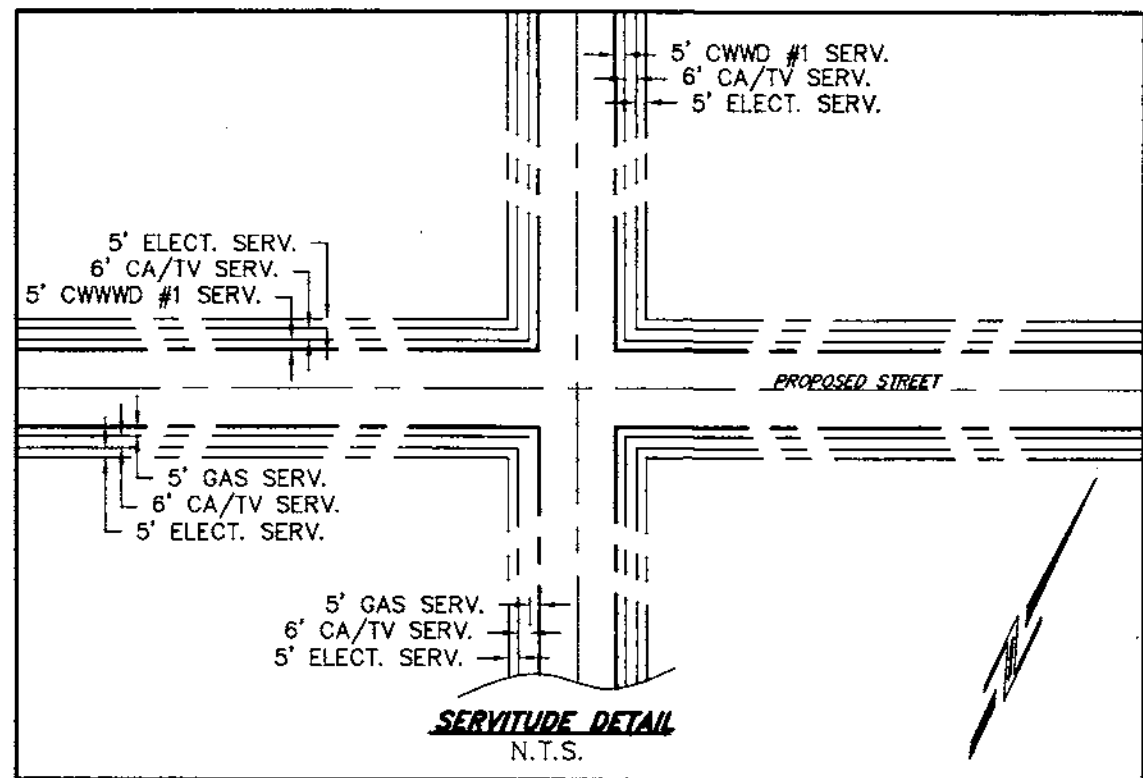
LISA LEBOEUF GAUTREAUX

JAMES ALLEN LEBOEUF

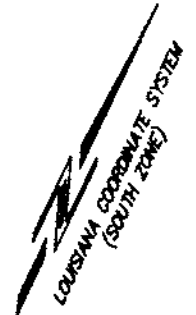
JOHN PAUL LEBOEUF



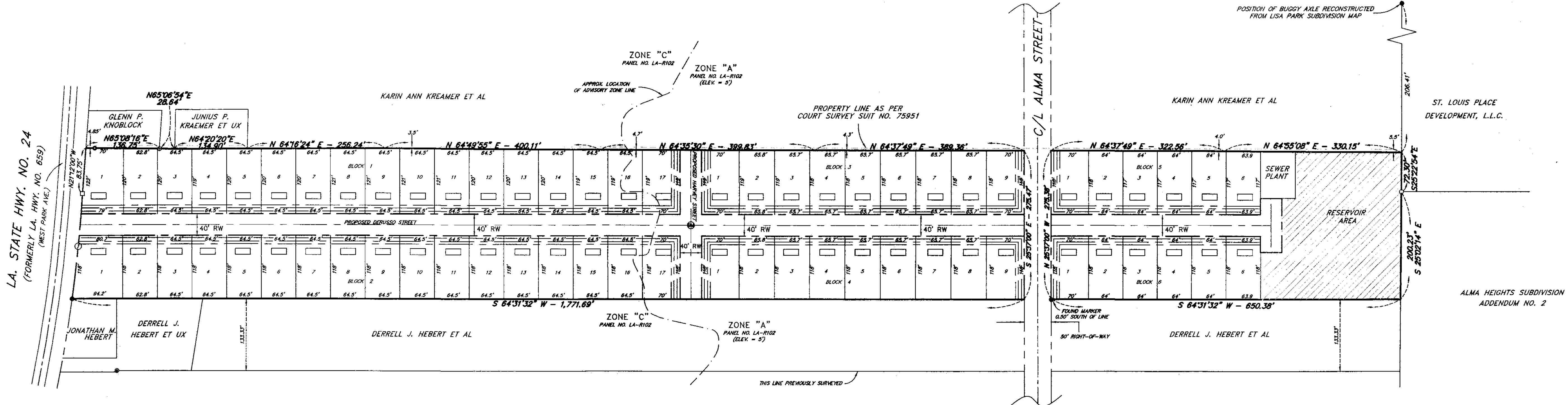
VICINITY MAP



| PROJECT NO. | PARISH | SHEET NO. |
|-------------|------------|-----------|
| 13-61 | TERREBONNE | 1 |



| R/W LINE CURVE DATA |
|--|
| ARC=196.41' RAD=2608.45' CH=118.56' W - 196.37' |



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

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

AUTHORIZED OWNER

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

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

FLOYD E. MILFORD, III, P.E.

GENERAL NOTES:

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C 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.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 335037 & 668135 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 SAID MAP.

THESE TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

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

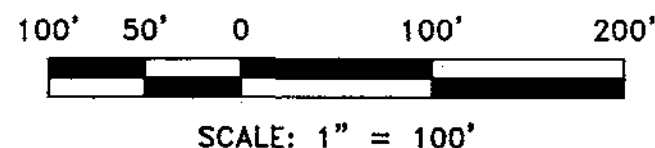
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND

- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK
- 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

PRELIMINARY

This drawing is not to be used for construction, bidding recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701



| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |

**COMMUNITY SEWER
SUB-SURFACE DRAINAGE
LAND USE - SINGLE FAMILY RESIDENTIAL**

64-LOTS TOTAL CONCEPTUAL AND PRELIMINARY PLAN

**DEROCHE ESTATES
DEROCHE DEVELOPMENT, LLC - DEVELOPER
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA**

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 1361 CAD # 1361 C&P FILE #

DRAWN: JPS
CHK'D: F.E.M. III
SCALE: 1" = 100'
DATE: 25JUN13

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: MAP SHOWING REDIVISION OF A PORTION OF TRACT 3 OF THE ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B LOCATED IN SECTION 84, T15S-R16E
2. Developer's Name & Address: DWAYNE A. & ANNA P. GAUDET
*Owner's Name & Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN, P.E., P.L.S.

SITE INFORMATION:

4. Physical Address: 221 BACK PROJECT ROAD, SCHRIEVER, LA 70395
5. Location by Section, Township, Range: SECTIONS 84, T15S-R16E
6. Purpose of Development: REDIVISION OF A PORTION OF TRACT 3 OF ROBERT SCHOUEST ESTATE INTO TRACT 3-A & TRACT 3-B.
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: 6/27/2013 1" = 60'
11. Council District: + Amadee / Schriever Ave
12. Number of Lots: 3
13. Filing Fees: Filing- \$296; certified mail- \$36.66

I, LEONARD CHAUVIN, certify this application including the attached date to be true and correct.

LEONARD CHAUVIN, P.E., P.L.S.
Print Applicant or Agent

JUNE 28, 2013
Date

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.

Dwayne A Gaudet
Print Name of Signature

Dwayne A Gaudet
Signature

7-1-2013
Date

Anna Gaudet
Print Name of Signature

7-1-2013
Date

PC13/ 7 - 2 - 46

Record # 47

Revised 3/25/2010

REFERENCE MAP AND BEARING:

1. "MAP SHOWING A PORTION OF TRACT 3 & 4 OF THE PARTITION PROPERTY BELONGING TO THE ESTATE OF ROBERT SCHOUEST BEING A PORTION OF TRACT 28 TERREBONNE PROJECT 1A-12 LOCATED IN SECTIONS 72, 83, 84 & 131, T15S-R16E TERREBONNE PARISH, LOUISIANA
PREPARED BY: CHARLES L. McDONALD

GENERAL NOTES

1. THE EXISTING ROADSIDE DITCHES SHOWN DRAIN TO THE EXISTING FORCED DRAINAGE PUMP STATION LOCATED AT THE END OF ISLE OF CUBA ROAD AND ARE MAINTAINED BY TERREBONNE PARISH DRAINAGE DEPARTMENT.
2. NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASMENT OR DELINEATED FLOOD PLAIN.
3. CULVERTS INSTALLED FOR DRIVEWAY ACCESS MUST HAVE A MINIMUM DIAMETER OF 15 INCHES.

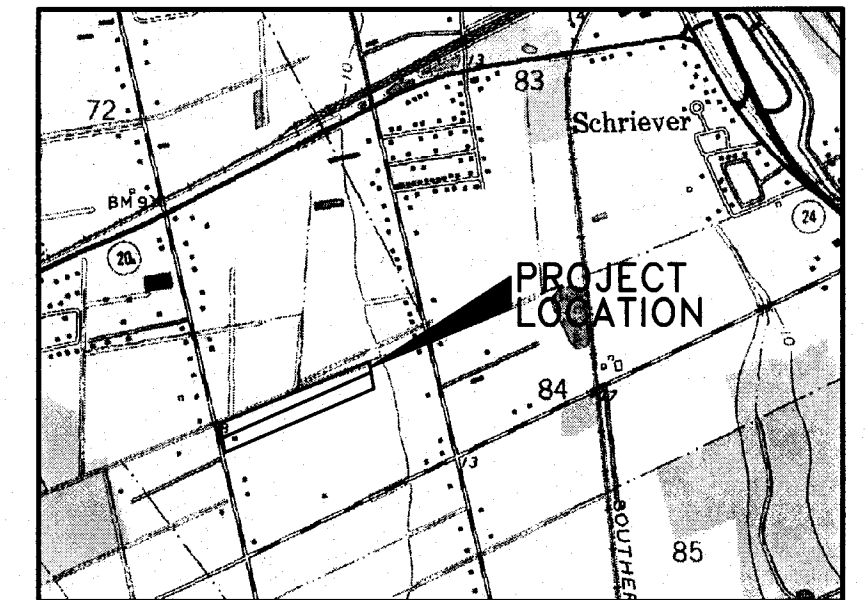
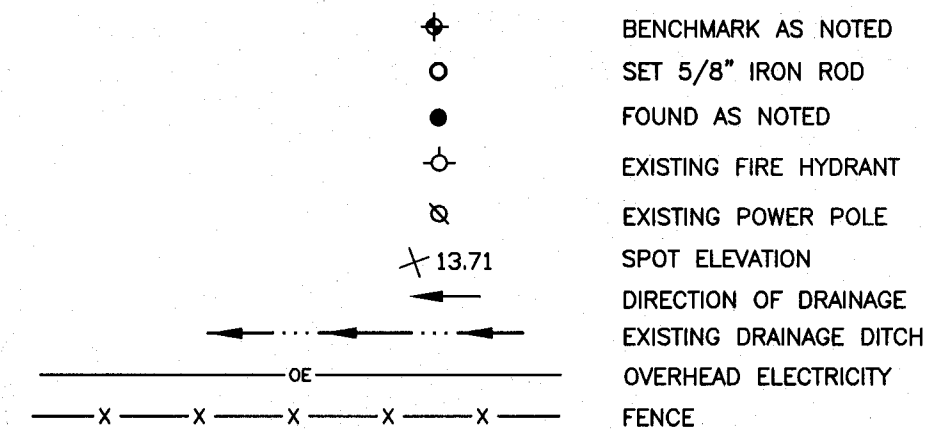
FEMA FLOOD ZONE AND HAZARDS:

THIS TRACT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING
FEMA MAP COMMUNITY PANEL NUMBER 225206 0415 C DATED: MAY 1, 1985

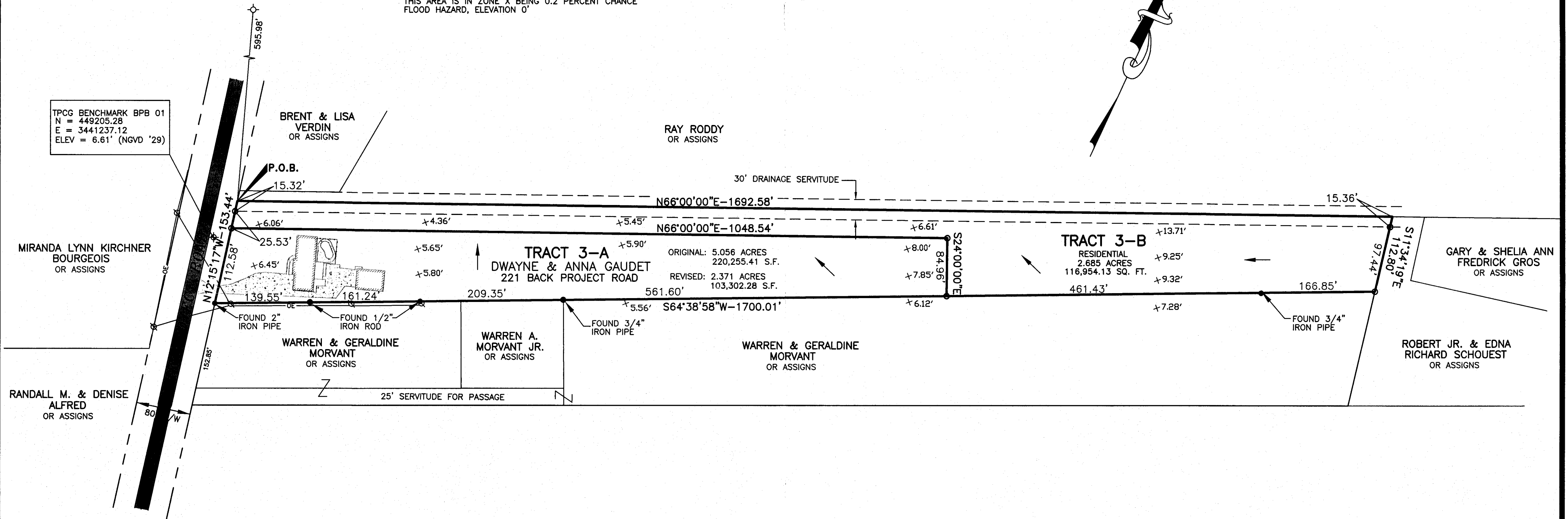
ADVISORY BASE FLOOD ELEVATION MAP
LA-V99, DATED FEBRUARY 23, 2006 INDICATE
THIS AREA IS LOCATED OUT OF LIMITS OF ABFEs.

DIGITAL FLOOD INSURANCE RATE MAP
PANEL ID 22109C0100E, DATED: PRELIMINARY INDICATE
THIS AREA IS IN ZONE X BEING 0.2 PERCENT CHANCE
FLOOD HAZARD, ELEVATION 0'

LEGEND



VICINITY MAP
1" = 2000'



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 "B" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

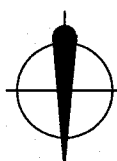
BY _____

FOR _____

APPROVED: _____

LEONARD J. CHAUVIN, JR.

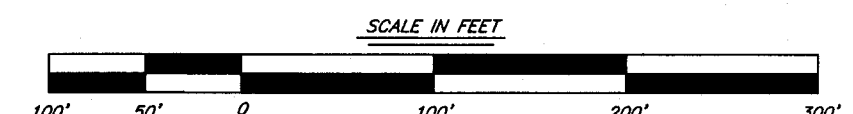
REG. NO. 4607



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.

SURVEY SHOWING

**SINGLE FAMILY/RESIDENTIAL
REDIVISION OF A PORTION OF
TRACT 3 OF THE ROBERT SCHOUEST ESTATE
INTO TRACT 3-A & TRACT 3-B
LOCATED IN SECTION 84, T15S-R16E,
TERREBONNE PARISH, LOUISIANA
JUNE 27, 2013**



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):

Variance requested from installing cross street to connect to
~~USDA's property.~~

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

- Name of Subdivision: Ardoyne Crossing Subdivision
- Developer's Name & Address: T.B. Prospects, LLC, 208 Venture Blvd, Houma, LA 70360
*Owner's Name & Address: T.B. Prospects, LLC
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

- Physical Address: Bull Run Road - 1 Mile from Intersection with Hwy 311
- Location by Section, Township, Range: Section 103, T17S-R17E
- Purpose of Development: To create 242 lots for home construction.
- 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: 6/28/2013, Scale 1"=120'
- Council District: District 6 bmb / Schriever Fire
- Number of Lots: 242
- Filing Fees: \$87.22

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

7/1/13
Date

Paul S. Mass
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 Burns
Print Name of Signature

7-1-13
Date

Signature

PC13/ 7 - 3 - 47

Record # 48

Revised 3/25/2010

CONCEPTUAL AND PRELIMINARY LAYOUT PLAN

ARDOYNE CROSSING SUBDIVISION (242 LOTS-82.38 ACRES)

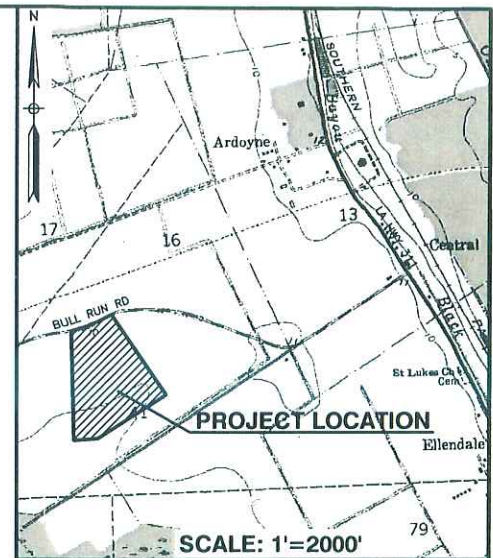
ON PROPERTY BELONGING TO THOMAS B. GOLDSBY, Jr.

LOCATED IN SECTION 41, T16S-R16E
TERREBONNE PARISH, LOUISIANA



SCALE: 1"=120'

DATE: June 28, 2013



DETENTION
BASIN

| Block | Area | Sq. Feet | Acres |
|---------|-------|----------|-------|
| Block 1 | 1.001 | 1754.43 | 0.40 |
| | 1.002 | 1297.36 | 0.29 |
| | 1.003 | 1239.04 | 0.28 |
| | 1.004 | 1245.41 | 0.29 |
| | 1.005 | 1261.42 | 0.29 |
| | 1.006 | 1309.36 | 0.30 |
| | 1.007 | 1455.29 | 0.33 |
| | 1.008 | 1553.22 | 0.35 |
| | 1.009 | 1258.16 | 0.29 |
| | 1.010 | 1258.16 | 0.29 |
| | 1.011 | 1258.16 | 0.29 |
| | 1.012 | 1258.16 | 0.29 |
| | 1.013 | 1258.16 | 0.29 |
| | 1.014 | 1258.16 | 0.29 |
| | 1.015 | 1258.16 | 0.29 |
| | 1.016 | 1258.16 | 0.29 |
| | 1.017 | 1258.16 | 0.29 |
| | 1.018 | 1258.16 | 0.29 |
| | 1.019 | 1258.16 | 0.29 |
| | 1.020 | 1258.16 | 0.29 |
| | 1.021 | 1258.16 | 0.29 |
| | 1.022 | 1258.16 | 0.29 |

| Block | Area | Sq. Feet | Acres |
|---------|-------|----------|-------|
| Block 2 | 2.001 | 10468.81 | 0.24 |
| | 2.002 | 11881.36 | 0.27 |
| | 2.003 | 10125.00 | 0.23 |
| | 2.004 | 10125.00 | 0.23 |
| | 2.005 | 10125.00 | 0.23 |
| | 2.006 | 10125.00 | 0.23 |
| | 2.007 | 10125.00 | 0.23 |
| | 2.008 | 10125.00 | 0.23 |
| | 2.009 | 10125.00 | 0.23 |
| | 2.010 | 10125.00 | 0.23 |
| | 2.011 | 10125.00 | 0.23 |
| | 2.012 | 10125.00 | 0.23 |
| | 2.013 | 10125.00 | 0.23 |
| | 2.014 | 10125.00 | 0.23 |
| | 2.015 | 10125.00 | 0.23 |
| | 2.016 | 10125.00 | 0.23 |
| | 2.017 | 10125.00 | 0.23 |
| | 2.018 | 10125.00 | 0.23 |
| | 2.019 | 10125.00 | 0.23 |
| | 2.020 | 10125.00 | 0.23 |
| | 2.021 | 10125.00 | 0.23 |
| | 2.022 | 10125.00 | 0.23 |
| | 2.023 | 10125.00 | 0.23 |
| | 2.024 | 10125.00 | 0.23 |
| | 2.025 | 10125.00 | 0.23 |
| | 2.026 | 10125.00 | 0.23 |
| | 2.027 | 10125.00 | 0.23 |
| | 2.028 | 10125.00 | 0.23 |
| | 2.029 | 10125.00 | 0.23 |
| | 2.030 | 10125.00 | 0.23 |
| | 2.031 | 10125.00 | 0.23 |
| | 2.032 | 10125.00 | 0.23 |
| | 2.033 | 10125.00 | 0.23 |
| | 2.034 | 10125.00 | 0.23 |
| | 2.035 | 10125.00 | 0.23 |
| | 2.036 | 10125.00 | 0.23 |
| | 2.037 | 10125.00 | 0.23 |
| | 2.038 | 10125.00 | 0.23 |
| | 2.039 | 10125.00 | 0.23 |
| | 2.040 | 10125.00 | 0.23 |
| | 2.041 | 10125.00 | 0.23 |
| | 2.042 | 10125.00 | 0.23 |
| | 2.043 | 10125.00 | 0.23 |
| | 2.044 | 10125.00 | 0.23 |
| | 2.045 | 10125.00 | 0.23 |
| | 2.046 | 10125.00 | 0.23 |
| | 2.047 | 10125.00 | 0.23 |
| | 2.048 | 10125.00 | 0.23 |
| | 2.049 | 10125.00 | 0.23 |
| | 2.050 | 10125.00 | 0.23 |
| | 2.051 | 10125.00 | 0.23 |
| | 2.052 | 10125.00 | 0.23 |
| | 2.053 | 10125.00 | 0.23 |
| | 2.054 | 10125.00 | 0.23 |
| | 2.055 | 10125.00 | 0.23 |
| | 2.056 | 10125.00 | 0.23 |
| | 2.057 | 10125.00 | 0.23 |
| | 2.058 | 10125.00 | 0.23 |
| | 2.059 | 10125.00 | 0.23 |
| | 2.060 | 10125.00 | 0.23 |
| | 2.061 | 10125.00 | 0.23 |
| | 2.062 | 10125.00 | 0.23 |
| | 2.063 | 10125.00 | 0.23 |
| | 2.064 | 10125.00 | 0.23 |
| | 2.065 | 10125.00 | 0.23 |
| | 2.066 | 10125.00 | 0.23 |
| | 2.067 | 10125.00 | 0.23 |
| | 2.068 | 10125.00 | 0.23 |
| | 2.069 | 10125.00 | 0.23 |
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| | 2.072 | 10125.00 | 0.23 |
| | 2.073 | 10125.00 | 0.23 |
| | 2.074 | 10125.00 | 0.23 |
| | 2.075 | 10125.00 | 0.23 |
| | 2.076 | 10125.00 | 0.23 |
| | 2.077 | 10125.00 | 0.23 |
| | 2.078 | 10125.00 | 0.23 |
| | 2.079 | 10125.00 | 0.23 |
| | 2.080 | 10125.00 | 0.23 |
| | 2.081 | 10125.00 | 0.23 |
| | 2.082 | 10125.00 | 0.23 |
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| | 2.084 | 10125.00 | 0.23 |
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| | 2.087 | 10125.00 | 0.23 |
| | 2.088 | 10125.00 | 0.23 |
| | 2.089 | 10125.00 | 0.23 |
| | 2.090 | 10125.00 | 0.23 |
| | 2.091 | 10125.00 | 0.23 |
| | 2.092 | 10125.00 | 0.23 |
| | 2.093 | 10125.00 | 0.23 |
| | 2.094 | 10125.00 | 0.23 |
| | 2.095 | 10125.00 | 0.23 |
| | 2.096 | 10125.00 | 0.23 |
| | 2.097 | 10125.00 | 0.23 |
| | 2.098 | 10125.00 | 0.23 |
| | 2.099 | 10125.00 | 0.23 |
| | 2.100 | 10125.00 | 0.23 |

| Block | Area | Sq. Feet | Acres |
|---------|-------|----------|-------|
| Block 3 | 3.001 | 1754.43 | 0.40 |
| | 3.002 | 1297.36 | 0.29 |
| | 3.003 | 1239.04 | 0.28 |
| | 3.004 | 1245.41 | 0.29 |
| | 3.005 | 1261.42 | 0.29 |
| | 3.006 | 1309.36 | 0.30 |
| | 3.007 | 1455.29 | 0.33 |
| | 3.008 | 1553.22 | 0.35 |
| | 3.009 | 1258.16 | 0.29 |
| | 3.010 | 1258.16 | 0.29 |
| | 3.011 | 1258.16 | 0.29 |
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| | 3.014 | 1258.16 | 0.29 |
| | 3.015 | 1258.16 | 0.29 |
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| | 3.017 | 1258.16 | 0.29 |
| | 3.018 | 1258.16 | 0.29 |
| | 3.019 | 1258.16 | 0.29 |
| | 3.020 | 1258.16 | 0.29 |
| | 3.021 | 1258.16 | 0.29 |
| | 3.022 | 1258.16 | 0.29 |
| | 3.023 | 1258.16 | 0.29 |
| | 3.024 | 1258.16 | 0.29 |
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| | 3.028 | 1258.16 | 0.29 |
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| | 3.030 | 1258.16 | 0.29 |
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| | 3.032 | 1258.16 | 0.29 |
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| | 3.034 | 1258.16 | 0.29 |
| | 3.035 | 1258.16 | 0.29 |
| | 3.036 | 1258.16 | 0.29 |
| | 3.037 | 1258.16 | 0.29 |
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| | 3.052 | 1258.16 | 0.29 |
| | 3.053 | 1258.16 | 0.29 |
| | 3.054 | 1258.16 | 0.29 |
| | 3.055 | 1258.16 | 0.29 |
| | 3.056 | 1258.16 | 0.29 |
| | 3.057 | 1258.16 | 0.29 |
| | 3.058 | 1258.16 | 0.29 |
| | 3.059 | 1258.16 | 0.29 |
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| | 3.067 | 1258.16 | 0.29 |
| | 3.068 | 1258.16 | 0.29 |
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| | 3.094 | 1258.16 | 0.29 |
| | 3.095 | 1258.16 | 0.29 |
| | 3.096 | 1258.16 | 0.29 |
| | 3.097 | 1258.16 | 0.29 |
| | 3.098 | 1258.16 | 0.29 |
| | 3.099 | 1258.16 | 0.29 |
| | 3.100 | 1258.16 | 0.29 |

| Block 4 | Area | Sq. Feet | Acres |
|---------|----------|----------|-------|
| 1 | 1501.96 | 0.36 | |
| 2 | 1501.96 | 0.36 | |
| 3 | 14336.96 | 0.33 | |
| 4 | 13569.23 | 0.31 | |
| 5 | 1451.48 | 0.33 | |
| 6 | 11427.01 | 0.26 | |
| 7 | 10492.44 | 0.24 | |
| 8 | 10492.44 | 0.24 | |
| 9 | 10492.44 | 0.24 | |
| 10 | 10492.44 | 0.23 | |
| 11 | 10492.44 | 0.23 | |
| 12 | 10492.44 | 0.23 | |
| 13 | 10492.44 | 0.23 | |
| 14 | 10492.44 | 0.23 | |
| 15 | 10492.44 | 0.23 | |
| 16 | 10492.44 | 0.23 | |
| 17 | 10492.44 | 0.23 | |
| 18 | 10492.44 | 0.23 | |
| 19 | 10492.44 | 0.23 | |
| 20 | 10492.44 | 0.23 | |
| 21 | 10492.44 | 0.23 | |
| 22 | 10492.44 | 0.23 | |
| 23 | 10492.44 | 0.23 | |
| 24 | 10492.44 | 0.23 | |
| 25 | 10492.44 | 0.23 | |
| 26 | 10492.44 | 0.23 | |
| 27 | 10492.44 | 0.23 | |
| 28 | 10492.44 | 0.26 | |
| 29 | 12318.71 | 0.28 | |
| 30 | 2385.69 | 0.56 | |
| 31 | 2385.69 | 0.56 | |
| 32 | 15360.73 | 0.35 | |
| 33 | 15360.73 | 0.35 | |
| 34 | 21110.74 | 0.48 | |
| 35 | 10492.44 | 0.23 | |
| 36 | 10492.44 | 0.23 | |
| 37 | 10492.44 | 0.23 | |
| 38 | 10492.44 | 0.23 | |
| 39 | 10492.44 | 0.23 | |
| 40 | 10492.44 | 0.23 | |
| 41 | 10492.44 | 0.23 | |
| 42 | 10492.44 | 0.23 | |
| 43 | 10492.44 | 0.23 | |

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: SAFETY ROAD EXTENSION
2. Developer's Name & Address: HOUMA-TERREBONNE AIRPORT COMMISSION
10264 EAST MAIN STREET, HOUMA, LA 70363
*Owner's Name & Address: HOUMA-TERREBONNE AIRPORT COMMISSION
10264 EAST MAIN STREET, HOUMA, LA 70363
[* 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: 10264 EAST MAIN STREET, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 21, T17S-R17E
6. 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:
June 3, 2013 1" = 20'
11. Council District:
8 / COH Five
12. Number of Lots: 0
13. Filing Fees: \$860.00

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

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

Brandon Arceneaux
Signature of Applicant or Agent

7/1/2013
Date

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

HOUMA-TERREBONNE AIRPORT
COMMISSION - HEATHER BOUDREAUX,
DEPUTY DIRECTOR

Print Name

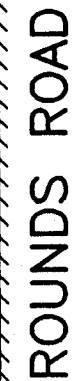
Heather Boudreaux
Signature

Revised 5/3/07

PC13/ 7 - 4 - 48

Record # 49

✱



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.

NO ENCROACHMENTS ACROSS ANY PROPE

PRELIMINARY

COPY

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The segments are labeled from left to right: 20', 10', 0, 20', 10', 0.

| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

DATE OF SURVEY: SEPTEMBER 24, 2012
DATE OF PLAT: JUNE 3, 2013

FILE: F:\DWGS\2012\12-073\PLAT.dwg JOB NO: 12-073

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: D&G ESTATES
2. Developer's Name & Address: D&G RENTALS, L.L.C., 125 MANCHESTER DRIVE, HOUMA, LA 70360
*Owner's Name & Address: GWENDOLYN L. CAVANESS, 125 MANCHESTER DRIVE, HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD CHAUVIN, P.E., P.L.S.

SITE INFORMATION:

4. Physical Address: 2923 HWY 316, BAYOU BLUE, LA 70364
5. Location by Section, Township, Range: SECTION 64, T16S-R17E
6. Purpose of Development: RESIDENTIAL HOUSING
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 2013 1" = 30'
11. Council District: 4 / Bayou Blue Five
12. Number of Lots: 17
13. Filing Fees: \$230.00 bmb

I, Leonard Chauvin, Jr., certify this application including the attached data to be true and correct.

LEONARD CHAUVIN, P.E., P.L.S.

Print Applicant or Agent

Date

7/1/13

Signature of Applicant or Agent

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

Print Name of Signature

Date

Gwendolyn L. Cavaness

7-01-2013

Signature

Gwendolyn L. Cavaness

PC13/ 7 - 5 - 49

Record # 50

ES:

REFERENCE MAP AND BEARING:

McCLENDON SUBDIVISION MAP SHOWING PROPOSED SUBDIVISION OF PROPERTY
INGING TO R.H. McCLENDON LOCATED IN SECTION 64, T16S-R17E- TERREBONNE
ISH LOUISIANA
PARED BY: T. BAKER SMITH & SON CIVIL ENGINEERS AND LAND SURVEYORS
JUNE 8, 1971, REVISED LAYOUT FEB 7, 1972
REDIVISION OF TRACTS 1&4 PROPERTY OF ROBERT H. McCLENDON IN SECTION 64,
3-R17E, TERREBONNE PARISH, LOUISIANA.
PARED BY: KENETH L. REMBERT
5: MAY 6, 1991
SED: JUNE 25, 1991
ENTRY #1331596

DIVISION OF PROPERTY BELONGING TO ROBERT A. McCLENDON AND JANICE PELLEGRIN
SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA
PARED BY: DAVID MARTINEZ, P.L.S.
ENTRY #902288

MAP SHOWING THE DIVISION OF A TRACT OF LAND BELONGING TO R.H. McCLENDON, ET AL
ATED IN SECTION 64, T16S-R17E TERREBONNE PARISH, LOUISIANA
PARED: CHARLES L. McDONALD LAND SURVEYORS, INC.
5: MARCH 16, 1982
SED: MARCH 16, 1983
ENTRY #701319

OOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 225206 0245C, MAY 1,1985
CATES THAT THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
VISORY BASE FLOOD ELEVATION MAP NUMBER: LA-T102, DATED: FEBRUARY 23, 2006, INDICATES THAT
SIDE THE LIMITS OF THE A.B.F.E. STUDY AREA.
R AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL
OOD HAZARD INFORMATION, WHERE APPLICABLE.
AINAGE DESTINATION IS BAYOU BLUE.

3) GAS SERVICE PROVIDED TO ANY LOTS.
IE DRAINAGE DETENTION AREA IS A DRAINAGE SERVITUDE WHICH INCLUDES THE ENTIRE LOT ADJACENT TO LOT 1.
IE SERVITUDE INCLUDES ALL DRAINAGE STRUCTURES AND THE DETENTION POND.
3) STRUCTURE, FILL, OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT
3) DELINEATED FLOOD PLAIN.
RVEY CONTROL ESTABLISHED USING N.G.S. MONUMENT PID AH6436, STAMPING BBLUB19.
HORIZONTAL DATUM: NAD 83, LOUISIANA STATE PLANE, SOUTHERN ZONE:
NORTHING = 427833.03
EASTING = 3470217.82
VERTICAL DATUM: NGVD 29, GEOID 03 (CONVERSION FROM NAVD 88 TO NGVD USING U.S.A.C.E. CORPSCON 6.0.1)
ELEVATION = 10.35
T CENTER ELEVATIONS SHOWN ARE N.G.V.D. 29. PROPERTY CORNER COORDINATES GIVEN ARE LOUISIANA STATE PLANE,
OUTH ZONE.
RMANANT BENCHMARK IN STREET INTERSECTION IS THREE INCH (3") DIAMETER BRASS DISK AT ELEVATION: 9.35 (NGVD 29).
THREE-POINT TIE OF BENCHMARK IS:
57.58' (FT) FROM SOUTHWEST CORNER BETWEEN LOTS 4 & 5;
57.46' (FT) FROM NORTHWEST CORNER BETWEEN LOTS 10 & 11;
52.63' (FT) FROM SOUTHWEST CORNER OF LOT 6.
NAD 83, LOUISIANA STATE PLANE COORDINATES, SOUTHERN ZONE:
NORTHING = 427503.11
EASTING = 3470496.54

UTILITY NOTE:

A DILIGENT EFFORT HAS BEEN MADE TO SHOW ALL UTILITIES, HOWEVER OTHERS MAY BE PRESENT.
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON
HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING
SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE
AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE LOCATIONS
OF FEATURES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM
THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO
PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO CONSTRUCTION.

CURVE DATA:

| CURVE | RADIUS | LONG CHORD | ARC LENGTH |
|-------|----------|---------------------|------------|
| C1 | 6022.58' | S89°01'26"E-104.52' | 104.52' |
| C2 | 6022.58' | S89°42'41"E-40.00' | 40.00' |
| C3 | 25.00' | S17°51'44"W-15.50' | 15.76' |
| C4 | 6022.58' | N89°21'28"E-159.22' | 159.22' |
| C5 | 65.00' | N23°2'23"E-28.99' | 29.23' |
| C6 | 65.00' | N4°58'42"E-11.73' | 11.75' |

SETBACKS:

| | | |
|-------|-----|------------------------|
| FRONT | 20' | UNLESS NOTED OTHERWISE |
| SIDES | 5' | UNLESS NOTED OTHERWISE |
| REAR | 5' | UNLESS NOTED OTHERWISE |

DEDICATION OF STREETS AND SERVITUDES:

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED
FOR USE AS A SERVITUDE FOR UNDERGROUND 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 RIGHT-OF-WAY AS
SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING
UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE
PROPERTY OWNER.

LEGEND

| | |
|-----------|--------------------|
| □ | TELEPHONE PEDESTAL |
| ● | FOUND AS NOTED |
| ○ | SET 5/8" IR |
| ⊗ | FIRE HYDRANT |
| ⊕ | POWER POLE |
| → | DRAINAGE DIRECTION |
| ⊙ | STREET LIGHT |
| —X—X—X—X— | FENCE |
| ~~~~~ | WATER |
| + | BENCHMARK |

CERTIFICATION:

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 "B" SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVAL: _____

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

APPROVAL: _____

APPROVALS:

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

OWNER

D&G RENTALS, LLC

DATE: _____

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



| DATE | DESCRIPTION | BY | CHECKED |
|-----------|--|-----|---------|
| 6-25-13 | LOT ELEVATIONS, DRAINAGE ARROWS AND BENCHMARK | AMP | |
| 6-18-2013 | REVISION: NON-MATERIAL LOT 17 ALONG THE BOUNDARY LINE BETWEEN LOTS 15 & 17 ARE TO CORRECT WITH NOTES | AMP | |
| DATE | DESCRIPTION | BY | CHECKED |
| | REVISION | | |

FINAL PLAT (2.088 ACRES) (17 LOTS)

D&G ESTATES
A SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT
BEING THE SUBDIVISION OF TRACT A
BELONGING TO D&G RENTALS, L.L.C.
LOCATED IN SECTION 64, T16S-R17E,
TERREBONNE PARISH, LOUISIANA



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.

| | | |
|----------------------|---------------|----------|
| DESIGNED: LJC | DETAILED: AMP | TRACED: |
| CHECKED: LJC | CHECKED: LJC | CHECKED: |
| DATE: MARCH 23, 2012 | | |

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):

Road and Drainage project per Agreement with Terrebonne Parish Consolidated Government

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

1. Name of Subdivision: RECREATION ROW
The Lakes of Terrebonne, LLC
2. Developer's Name & Address: P.O. Box 250, Lockport, LA 70374
Terrebonne Parish Consolidated Government
*Owner's Name & Address: P.O. Box 2768, 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: 4374 Hwy. 311
5. Location by Section, Township, Range: Section 94, T17S-R16E
6. Purpose of Development: Road
7. Land Use:
☒ N/A Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ N/A Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ X Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map:
27FEB13 SCALE: 1" = 40'
11. Council District:
6
12. Number of Lots: 0
13. Filing Fees: \$50.00

I, Floyd E. Milford, Jr., certify this application including the attached date to be true and correct.

Floyd E. Milford, Jr
Print Applicant or Agent

6-28-13
Date

Floyd E. Milford, Jr
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. Owner is Terrebonne Parish Consolidated Government

Alfred C. Dehoue, Jr
Print Name of Signature

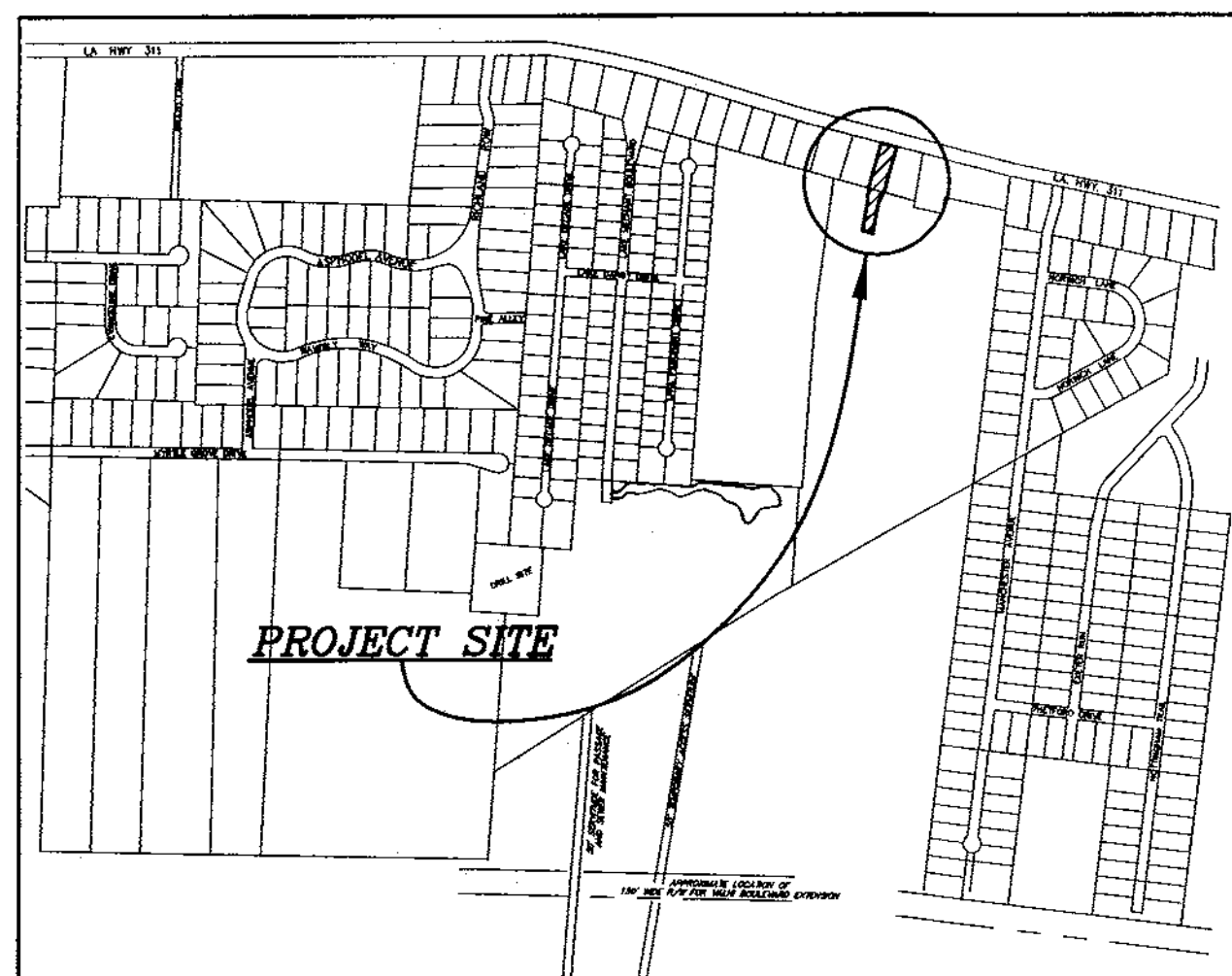
V.P. The Lakes of Terrebonne, LLC

[Signature]
Signature

PC13/ 1 - 6 - 50

Record # 51

Revised 3/25/2010

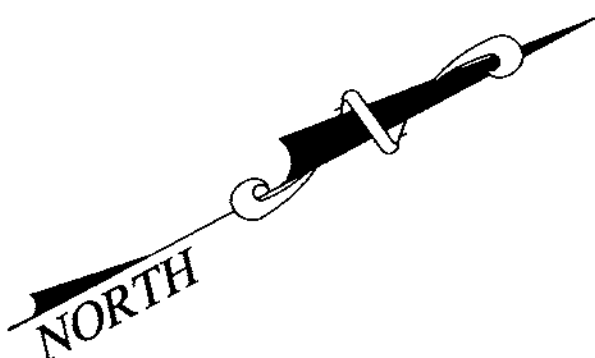


VICINITY MAP

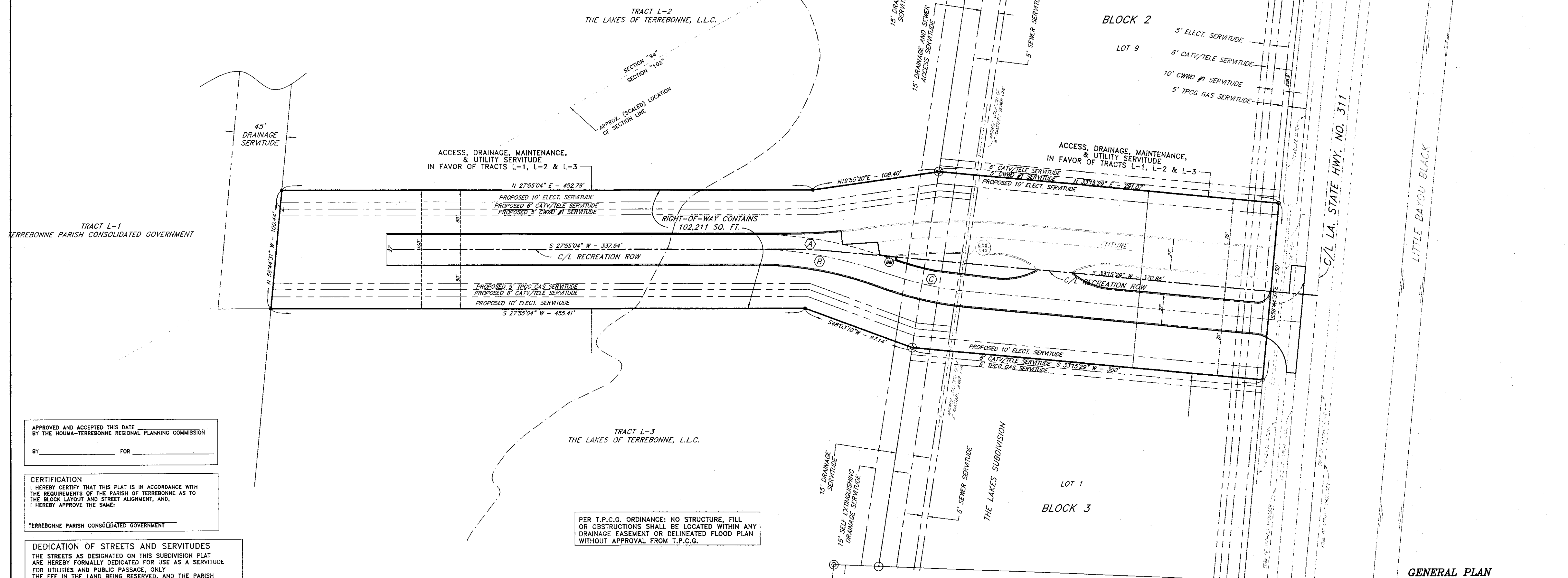
CURVE DATA (A)
RADIUS= 414'
LENGTH= 38.58'
CHORD= 38.58'
DELTA= 5° 20' 26"
TANGENT= 19.31'

CURVE DATA (B)
RADIUS= 334'
LENGTH= 112.25'
CHORD= 111.72'
DELTA= 19° 15' 21"
TANGENT= 56.66'

CURVE DATA (C)
RADIUS= 286.50'
LENGTH= 66.50'
CHORD= 66.35'
DELTA= 13° 17' 56"
TANGENT= 33.40'



| PROJECT NO. | PARISH | SHEET NO. |
|-------------|------------|-----------|
| 13-02 | TERREBONNE | 2 |



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

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

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
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.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NOS. 633645, 1019051, 1045192,
1051814, 1258039 & 1209889 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL
TO THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT
IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS.
THIS PROPOSED STREET IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING)
AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO.
225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985.
FEMA 2008 ADVISORY PANELS LA-1100 & LA-1101 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
LA., TO LITTLE BAYOU BLACK AND TO THE SWAMP IN THE REAR WHICH NEEDS NO
MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

LEGEND
○ INDICATES 1/2" IRON ROD FD
⊗ EXISTING STREET LIGHT
⊗ EXISTING FIRE HYDRANT

PAUL MACLEAN
40' 20' 0 40' 80'
SCALE: 1" = 40'

| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |

GENERAL PLAN

PLAN SHOWING PROPOSED RECREATION ROW
ON TRACT L-1 BELONGING TO:
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
LOCATED IN SECTION 94, T17S-R18E,
& SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 13-02 CAD # 1302-SD_FINAL FILE # _____

DRAWN: D.A.B.
CHK'D: F.E.M. III
SCALE: 1" = 40'
DATE: 1JULY13

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):

Variance requested from V.I.A. 24 for a fence and locked gate around amenity pond.

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

- Name of Subdivision: NORTHPARK, LLC. P.O. Drawer 4035 Houma, LA. 70361
- Developer's Name & Address: Henry J. Richard, P.O. Drawer 4035 Houma, LA. 70361
*Owner's Name & Address: Henry J. Richard P.O. Drawer 4035 Houma, LA. 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: 4495 West Park Ave..
- Location by Section, Township, Range: Section 6,7 & 82, T17S-R17E
- Purpose of Development: Commercial & Residential
- 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: 12/5/2012 rev. 5/16/2013 1" = 100'
- Council District: Bayou Cane Fire Dist.
- Number of Lots: 8 Comm. 59 Residential
- Filing Fees: _____

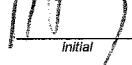

I, Henry J. Richard, certify this application including the attached date to be true and correct.

Henry J. Richard

Print Applicant or Agent

6/24/2013

Date

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


Henry J. Richard

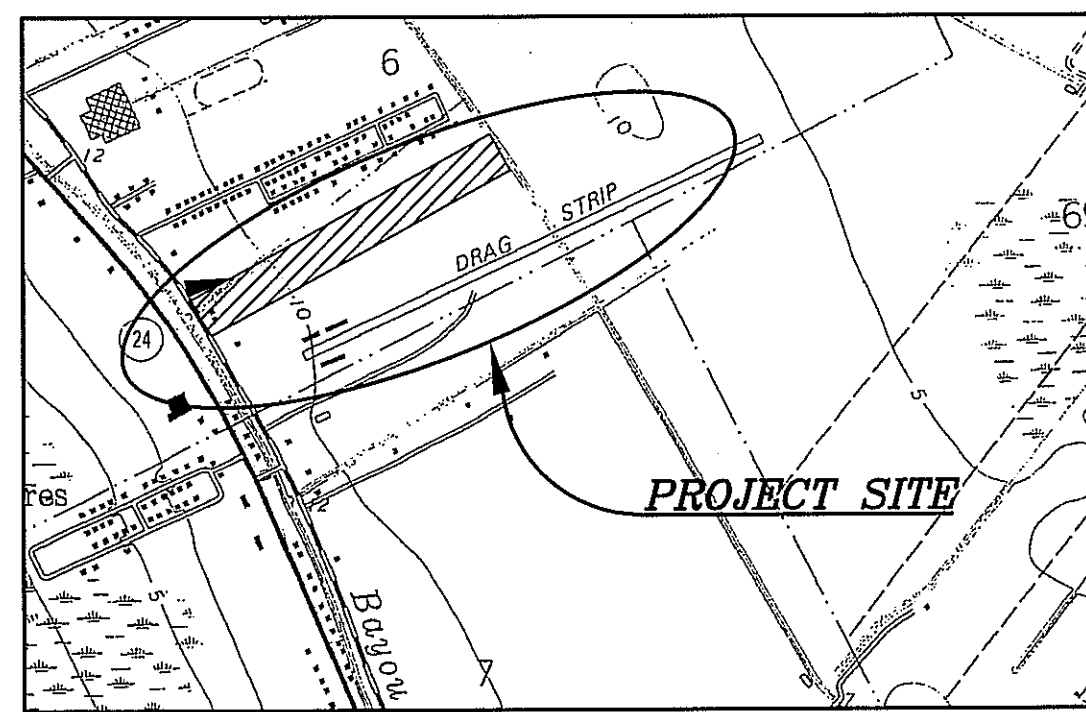
Print Name of Signature

6/24/2013

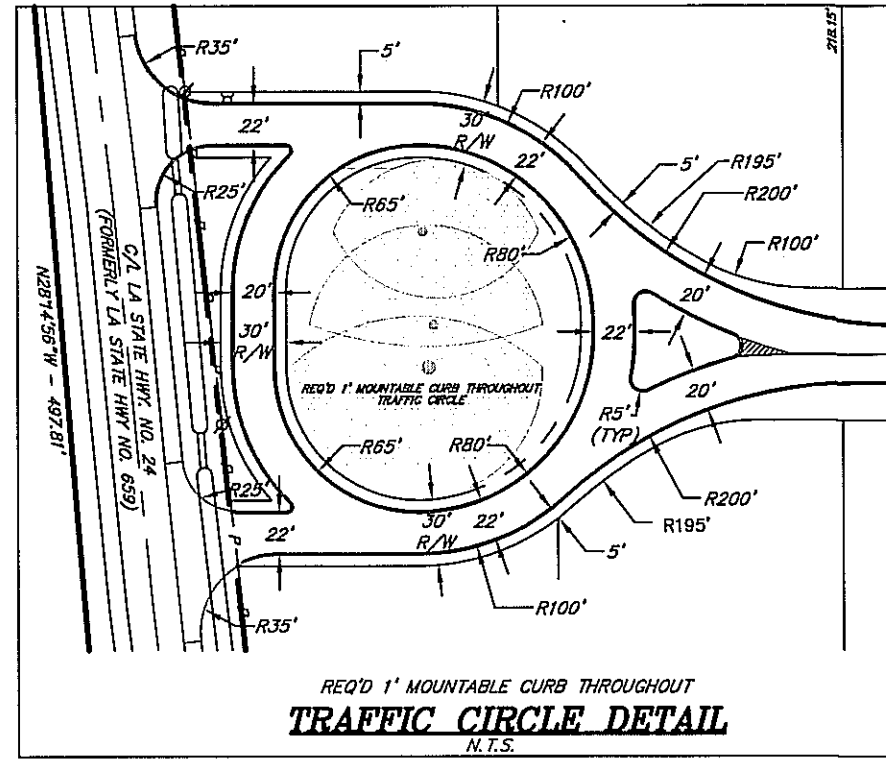
Date


Signature of Applicant or Agent


Signature



VICINITY MAP



TRAFFIC CIRCLE DETAIL

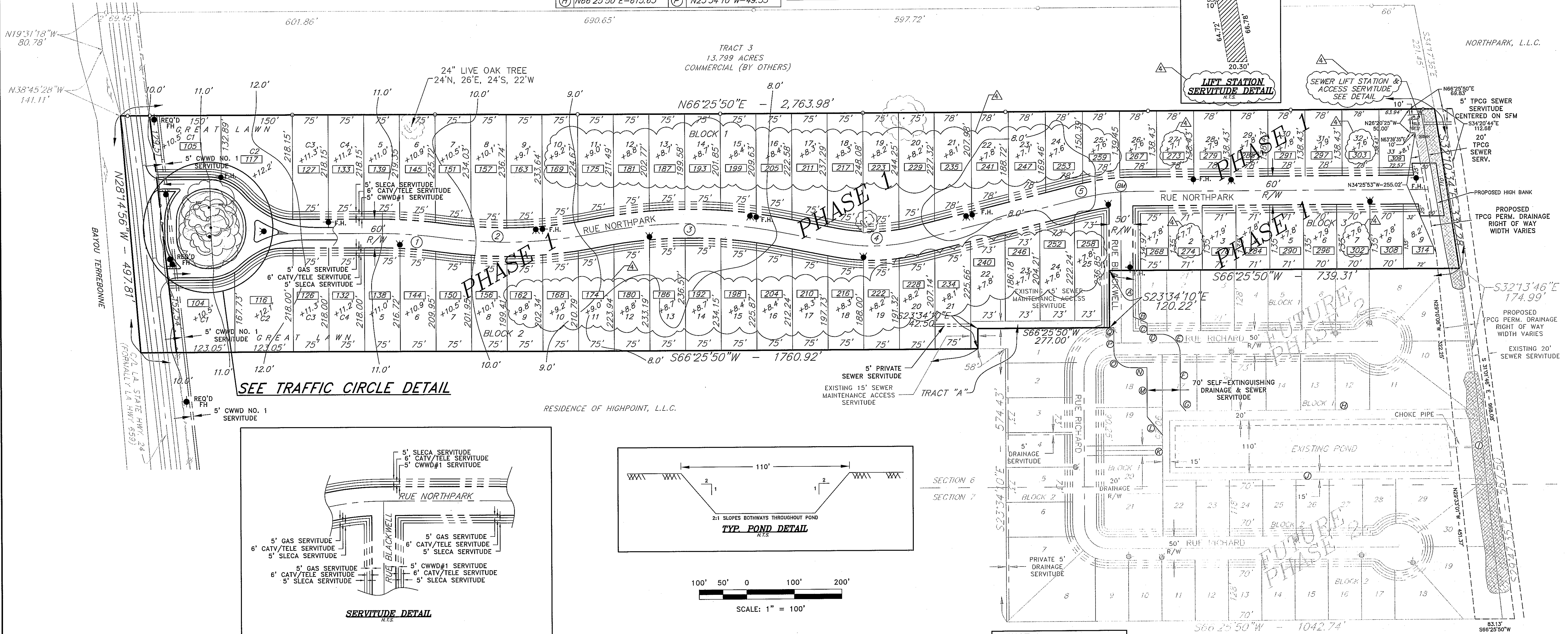
| CENTERLINE CURVE DATA | | | | | |
|-----------------------|----------|-----------|-----------|-----------|-----------|
| CURVE NO. | ① | ② | ③ | ④ | ⑤ |
| RADIUS | 1000' | 1000' | 1000' | 400' | 486.50' |
| LENGTH | 136.45' | 329.58' | 382.26' | 173.29' | 117.78' |
| DEGREE OF CURVE | 5°43'46" | 5°43'46" | 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' |

| EXISTING POND SERVITUDE BEARINGS | | | | | | | | | | | | | | | | | | | |
|----------------------------------|---------------------|-----|---------------------|---|-------------------|-------|--|--------|--|--------|--|-----------------|------------|-------|-----------|---------|--|-------|--|
| (A) | S23°34'10"E-97.83' | (I) | S29°47'35"E-145.86' | (Q) | S66°47'50"W-9.19' | | | | | | | | | | | | | | |
| (B) | S89°19'37"E-32.00' | (J) | S66°25'50"W-680.45' | <table><tr><th colspan="2">CURVE</th></tr><tr><td>RADIUS</td><td></td></tr><tr><td>LENGTH</td><td></td></tr><tr><td>DEGREE OF CURVE</td><td>143°14'22"</td></tr><tr><td>DELTA</td><td>89°59'50"</td></tr><tr><td>TANGENT</td><td></td></tr><tr><td>CHORD</td><td></td></tr></table> | | CURVE | | RADIUS | | LENGTH | | DEGREE OF CURVE | 143°14'22" | DELTA | 89°59'50" | TANGENT | | CHORD | |
| CURVE | | | | | | | | | | | | | | | | | | | |
| RADIUS | | | | | | | | | | | | | | | | | | | |
| LENGTH | | | | | | | | | | | | | | | | | | | |
| DEGREE OF CURVE | 143°14'22" | | | | | | | | | | | | | | | | | | |
| DELTA | 89°59'50" | | | | | | | | | | | | | | | | | | |
| TANGENT | | | | | | | | | | | | | | | | | | | |
| CHORD | | | | | | | | | | | | | | | | | | | |
| (C) | S23°34'10"E-23.78' | (K) | N23°34'10"W-94.52' | | | | | | | | | | | | | | | | |
| (D) | N66°25'50"E-29.31' | (L) | N63°38'32"W-50.48' | | | | | | | | | | | | | | | | |
| (E) | S23°34'10"E-107.65' | (M) | N23°34'10"W-103.18' | | | | | | | | | | | | | | | | |
| (F) | S63°38'32"E-17.87' | (N) | S66°25'50"W-34.31' | | | | | | | | | | | | | | | | |
| (H) | N66°25'50"E-615.63' | (P) | N23°34'10"W-49.53' | | | | | | | | | | | | | | | | |

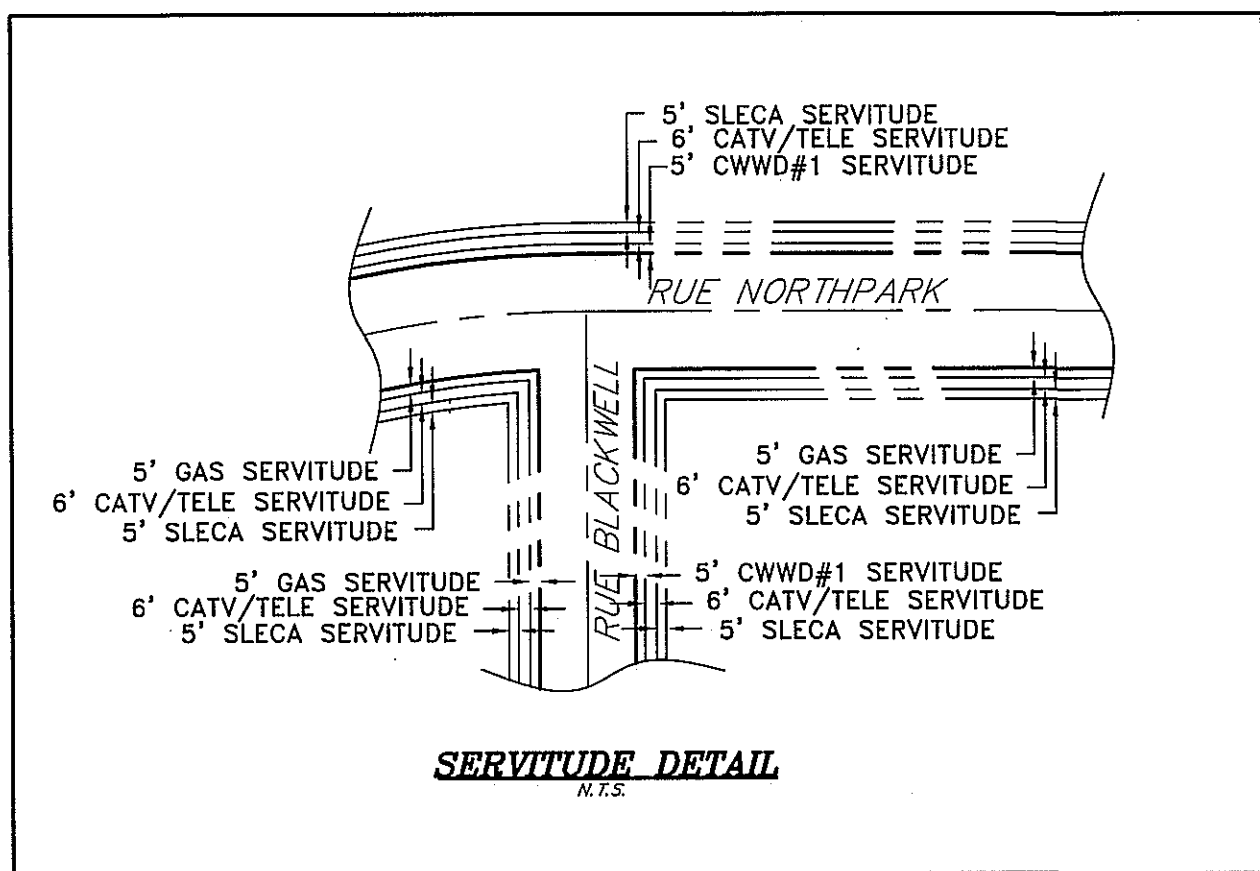
GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE C 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.

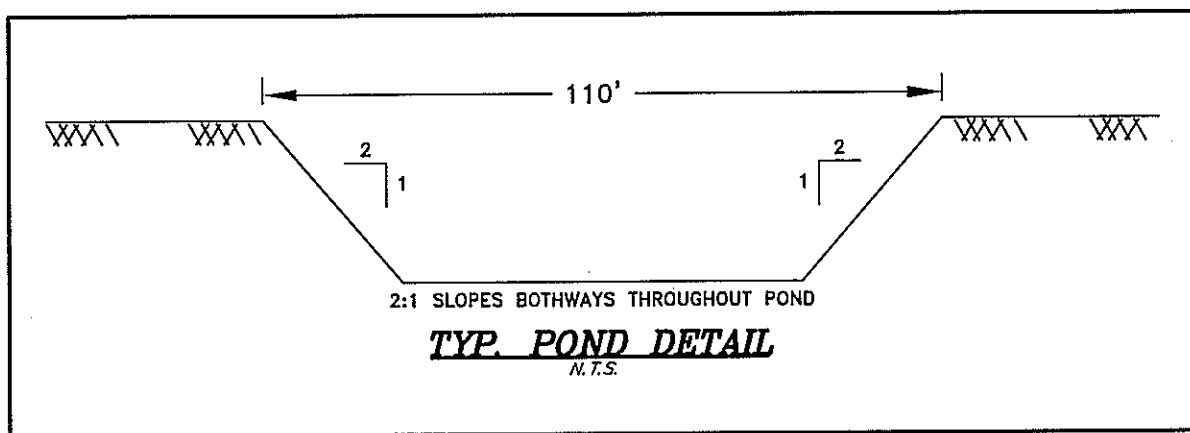
| PROJECT NO. | PARISH | SHEET NO. |
|-------------|------------|-----------|
| 11-77 | TERREBONNE | 2 |



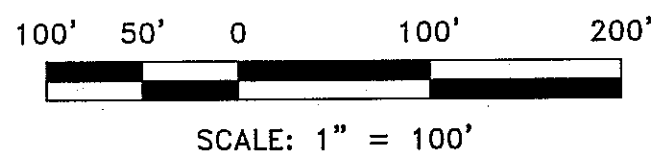
SEE TRAFFIC CIRCLE DETAIL



SERVITUDE DETAIL



TYP. POND DETAIL



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

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 _____

FLOOD DATA:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Flood Rate Map No. 225206 0410 C) (Zone "C" is an area of minimal flooding.) F.E.M.A. Advisory Panel No. LA-T101 shows no ABFC change for this lot.

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 4" 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
SECTION 6, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.

CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY _____

JOB # 11-77 CAD # 1177-PHASE1_SD5_REV SERV FILE #

DRAWN: D.A.B.

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 50EC12