

Houma-Terrebonne Regional Planning Commission

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

MARCH 21, 2013, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 21, 2013

D. COMMUNICATIONS

E. PUBLIC HEARING:

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

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park; North Hollywood Plantation, LLC, applicant; and call a Public Hearing on said matter for Thursday, April 18, 2013 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48' of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street; Brooke & Michael Hyde, applicants; and call a Public Hearing on said matter for Thursday, April 18, 2013 at 6:00 p.m.

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

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

D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 21, 2013 INVOICES and TREASURER'S REPORT OF FEBRUARY 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

G. APPLICATIONS:

- 1. a) Subdivision: Tract "C" & Tract "D" belonging to Rickie & Gwynne Pitre
 Approval Requested: Process D, Minor Subdivision
 Location: 3333 Hwy. 316, Gray, Terrebonne Parish, LA
 Government Districts: Council District 4 /Schriever Fire District
 Developer: Rickie & Gwynne Pitre
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron's A/C & Heating, Inc.into Lots 1 thru 6
 Approval Requested: Process A, Re-Subdivision
 Location: 1760 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Baron Tregle
 Surveyor: T. Baker Smith, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts "B-1" & "B-2", A Redivision of Revised Tract "B", Property belonging to Timothy P. Deroche, et al
 Approval Requested: Process A, Re-Subdivision
 Location: 7270 West Main Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Timothy P. Deroche
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
- 4. a) Subdivision: Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 6600 Block of LA Highway 56, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Lawrence J. Boquet, Jr.
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application

5. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase "D"
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Shoal and Shelby Claire Drives, Terrebonne Parish, LA
 Government Districts: Council District 6 / City of Houma Fire District
 Developer: Terre South Investments, Inc.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Palm Gardens Subdivision, Phase B
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: East side of Vicari Street at the intersection with Cypress Garden Drive (Proposed Roadway), Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: Cypress Gardens Development, LLC
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Recreation Row (Tract L-1)
 Approval Requested: Process C, Major Subdivision-Engineering (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) Consider Approval of Said Application
8. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase B
 Approval Requested: Process C, Major Subdivision-Final
 Location: LA State Highway 316, Gray, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Teuton-Caro Developments, L.L.C.
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
9. a) Subdivision: CitiPlace Subdivision, Addendum No. 3
 Approval Requested: Process C, Major Subdivision-Final
 Location: CitiPlace Drive, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Henry J. Richard
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application

H. STAFF REPORT:

1. *Public Hearing* Discussion and introduction of an ordinance with regard to amending the Subdivision Regulations to change the definition of *resubdivision*
2. Discussion and possible action with regard to the ratification of the 2012 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

1. Tracts A and B, Property belonging to Walterine LeCompte LeBoeuf, et al, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts "A" & "B", Property belonging to Otis J. Bourg, Jr., Section 103, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot 8 of Paul Gros Subdivision belonging to Wayne and Sylvia Pollet, and Survey and Redivision of Lot 9 of Paul Gros Subdivision belonging to Wiltz A. Clark, Sr., et al; Creating Revised Lot 8 and Revised Lot 9, Section 133, T15S-
4. Revised Tracts C-1-E10, C-1-E11, A Redivision of Tracts C-1-E10, C-1-E-11, 3040 Commercial Park Subdivision, Property belonging to Matherne Realty Partnership, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:
 - a) Discussion and possible action with regard to costs associated with additional copies of the Comprehensive Master Plan Update
3. Master Thoroughfare Plan Committee Update

4. Fire Protection Committee Update

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Tract "C" & Tract "D" belonging to Rickie & Gwynne Pitre
- Developer's Name & Address: Rickie & Gwynne Pitre 3333 Hwy. 316 Gray, LA 70359
*Owner's Name & Address: Rickie & Gwynne Pitre
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 3333 Hwy. 316 Gray, LA 70359
- Location by Section, Township, Range: Section 4, T16S-R17E
- Purpose of Development: Creates Tracts "C" & "D"
- 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: 14 September 2012 1"=100'
- Council District: 4. Amedee / Schriever Fire
- Number of Lots: 2
- Filing Fees: \$314.33

I, Galen Bollinger, certify this application including the attached date to be true and correct.

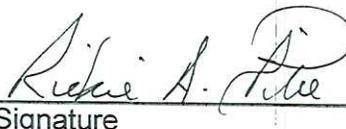
Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

26 February 2013
Date

The undersigned certifies: RP 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.

Rickie A. Pitre
Print Name of Signature


Signature

2/27/13
Date

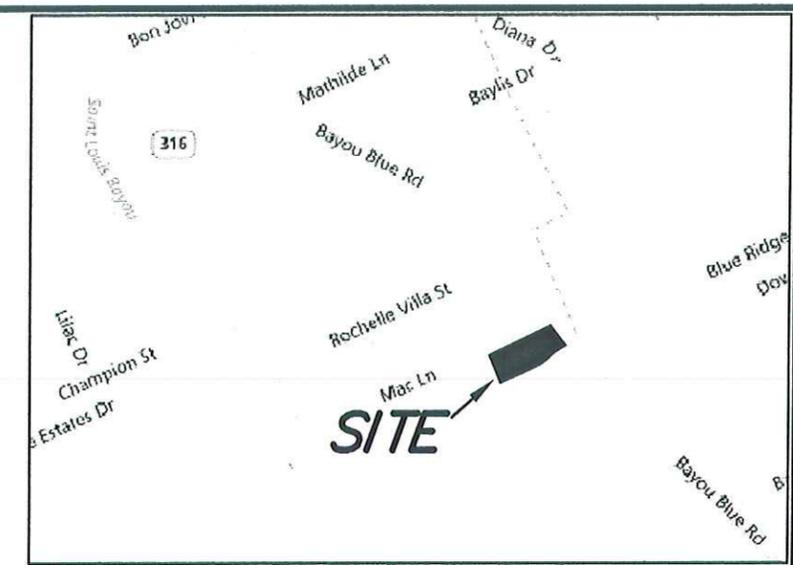
PC13/ 3 - 1 - 11

Record # 12

Notes:

Bearings shown hereon are based on the reference map prepared by David A. Waitz, entitled "SURVEY OF TRACT A, TRACT B1, AND TRACT B2 BELONGING TO FARREL JAMES ROBERTSON" and dated 8/26/2006.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by the surveyor.



Vicinity Map

Curve	Radius	Chord Brg.	Chord Dist.
A	250'	N56°54'30"E	81.16'
B	300'	N56°54'30"E	97.40'
C	275'	S56°54'30"W	89.28'
D	275'	S56°54'30"W	89.28'

Remaining property of RICKIE & GWYNNE PITRE (14.49± ac.)

MAP SHOWING TRACT "C" & TRACT "D" BELONGING TO RICKIE & GWYNNE PITRE LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

14 SEPTEMBER 2012

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412

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

APPROVED:

Charles L. McDonald REG. P.L.S. No. 4850



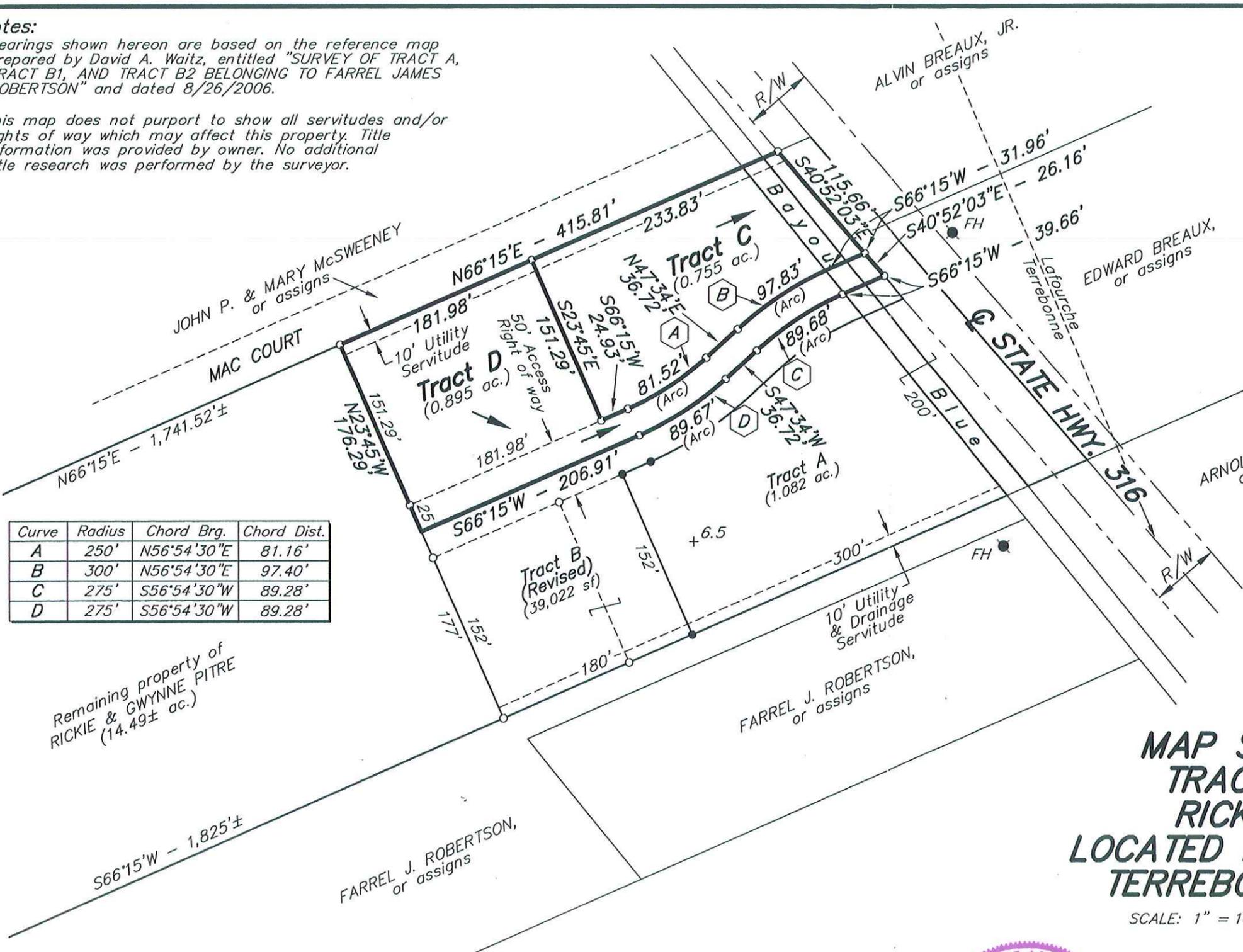
Legend:

- Indicates 1/2" iron rod set
- Indicates 1/2" iron rod found
- ← Indicates drainage flow direction

Municipal Address:
Tract C: 3341 Hwy. 316
Tract D: 3343 Hwy. 316

Flood Zone Information:

Tracts C & D as shown hereon are situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/85. (Map No. 225206 0405 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's.



Notes:

Sewer systems on this property shall discharge into Bayou Blue. It shall be the responsibility of the respective land owner to perpetually maintain drainage structures to insure drainage to Bayou Blue.

At the request of the property owner, corners along the access right of way were not marked on the ground. All other boundary corners were marked as indicated.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Theriot Meadows
- Developer's Name & Address: Baron Tregle, 170 Up the Bayou Road, Des Allemands, LA 70030
*Owner's Name & Address: Baton Tregle, 170 Up the Bayou Road, Des Allemands, LA 70030
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith

SITE INFORMATION:

- Physical Address: 1760 Dr. Beatrous Road, Theriot, LA 70397
- Location by Section, Township, Range: Section 53, T19S-R17E
- Purpose of Development: RE-DIVIDE Lots BW-1, BW-2, BW-3 into 6 lots
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: February 27, 2013 Scale: 1"=100'
- Council District: 7 Babine / Bayou Dularge, Ave
- Number of Lots: 6
- Filing Fees: \$357.10 #363.21

I, John C. Mattingly, P.L.S., certify this application including the attached date to be true and correct.

John C. Mattingly

Print Applicant or Agent

2/27/2013

Date

John C. Mattingly

Signature of Applicant or Agent

The undersigned certifies: BT 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.

Baron Tregle

Print Name

2-27-2013

Date

Baron Tregle

Signature

Revised 5/3/07

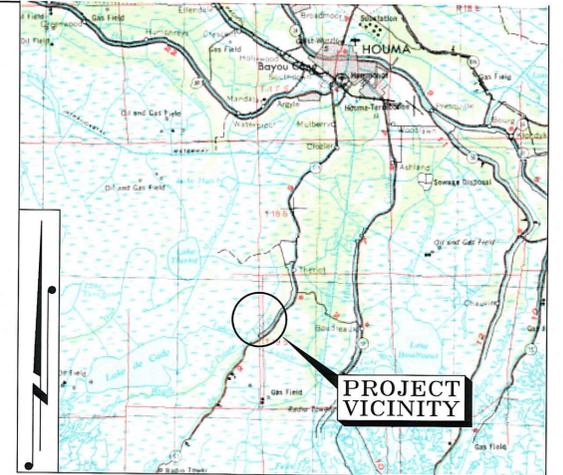
PC13/ 3 - 2 - 12

Record # 13

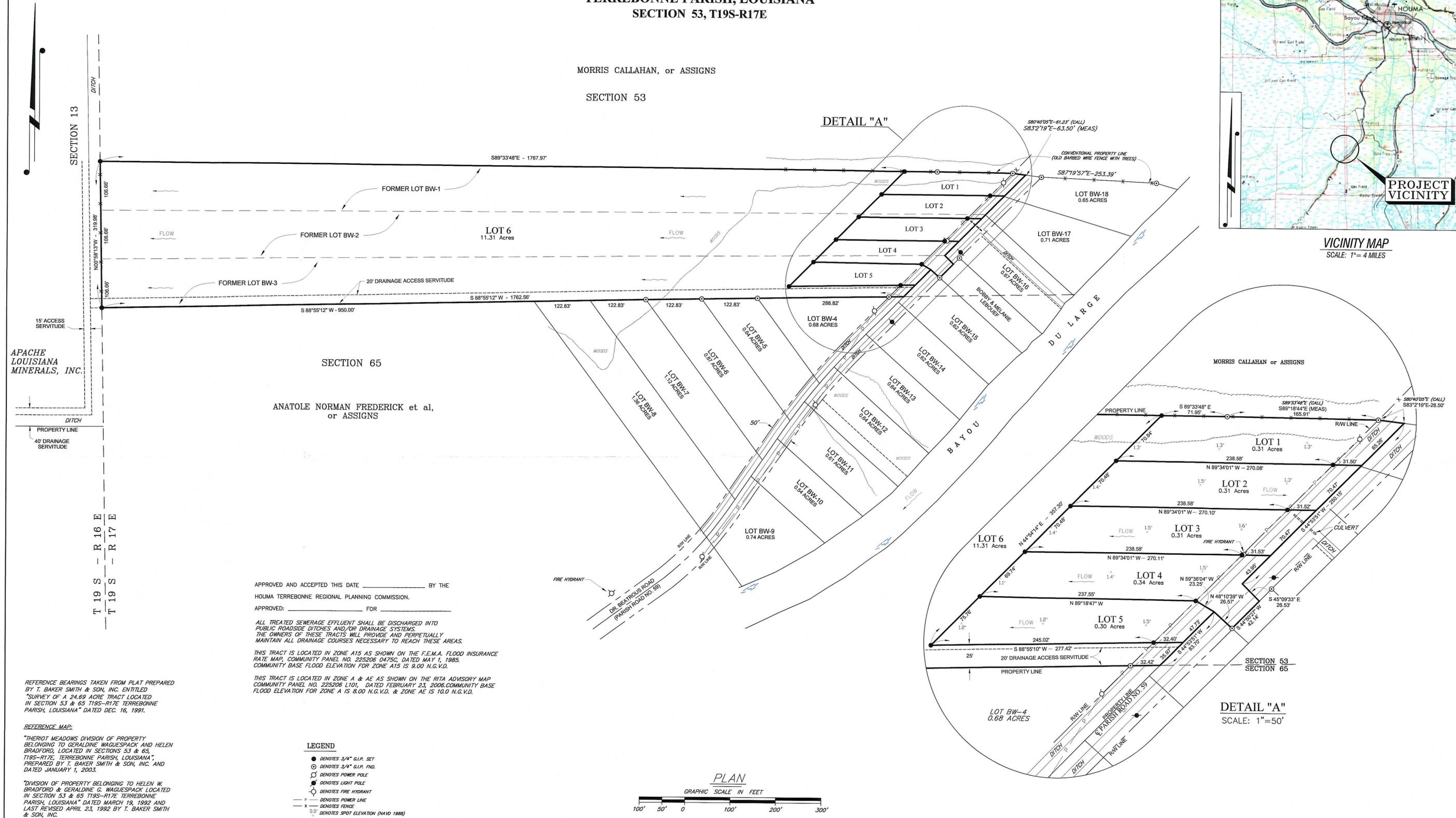
TERREBONNE PARISH, LOUISIANA
SECTION 53, T19S-R17E

MORRIS CALLAHAN, or ASSIGNS

SECTION 53



VICINITY MAP
SCALE: 1" = 4 MILES



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

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO
PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS TRACT IS LOCATED IN ZONE A15 AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 225206 0475C, DATED MAY 1, 1985.
COMMUNITY BASE FLOOD ELEVATION FOR ZONE A15 IS 9.00 N.G.V.D.

THIS TRACT IS LOCATED IN ZONE A & AE AS SHOWN ON THE RITA ADVISORY MAP
COMMUNITY PANEL NO. 225206 L101, DATED FEBRUARY 23, 2006. COMMUNITY BASE
FLOOD ELEVATION FOR ZONE A IS 9.00 N.G.V.D. & ZONE AE IS 10.0 N.G.V.D.

REFERENCE BEARINGS TAKEN FROM PLAT PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED
"SURVEY OF A 24.69 ACRE TRACT LOCATED IN SECTION 53 & 65 T19S-R17E TERREBONNE
PARISH, LOUISIANA" DATED DEC. 16, 1991.

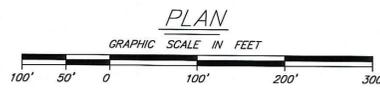
REFERENCE MAP:

"THERIOT MEADOWS DIVISION OF PROPERTY BELONGING TO GERALDINE WAGUESPACK AND HELEN BRADFORD, LOCATED IN SECTIONS 53 & 65, T19S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. AND DATED JANUARY 1, 2003.

"DIVISION OF PROPERTY BELONGING TO HELEN W. BRADFORD & GERALDINE G. WAGUESPACK LOCATED IN SECTION 53 & 65 T19S-R17E TERREBONNE PARISH, LOUISIANA" DATED MARCH 19, 1992 AND LAST REVISED APRIL 23, 1992 BY T. BAKER SMITH & SON, INC.

LEGEND

- DENOTES 3/4" G.I.P. SET
- DENOTES 3/4" G.I.P. P.O.
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES FIRE HYDRANT
- DENOTES POWER LINE
- DENOTES FENCE
- 0.0' DENOTES SPOT ELEVATION (NAVD 1988)



NOTES:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

DATE	REVISIONS	DRAWN BY	APPROVED BY



TBS T. BAKER SMITH 1913
A CENTURY OF SOLUTIONS 2013
412 South Van Ave, Houma, LA 70363
(985)866-1050 - tbsmith.com

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

APPROVED: *John C. Mattingly*
JOHN C. MATTINGLY
L.A. LAND SURVEYOR REG. NO. 4710

FILE NAME:	130150bs1.dwg
TBS NO.:	2013.0150
DATE:	2/27/2013
PLOT SCALE:	1" = 100'
DRAWN BY:	PMH
APPROVED:	JCM
MAP NO.:	

SINGLE FAMILY RESIDENTIAL

THERIOT MEADOWS

**RE-DIVISION OF LOTS BW-1, BW-2, & BW-3
INTO LOTS 1 THRU 6
LOCATED IN SECTION 53, T19S-R17E,
TERREBONNE PARISH, LA**

SHEET NO.
1
OF
1

Houma-Sourbonne Regional Planning Commission

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

**APPLICATION
SUBDIVISION OF PROPERTY**

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

TRACTS B-1 & B-2, PROPERTY OF TIMOTHY P. DEROCHE ET AL

1. Name of Subdivision: TIMOTHY P. DEROCHE, 5270 WEST MAIN STREET, HOUMA, LA 70360
2. Developer's Name & Address: SAME
- *Owner's Name & Address: KENETH L. REMBERT, SURVEYOR
(* All owners must be listed, attach additional sheet if necessary)
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 7270 WEST MAIN STREET
5270
5. Location by Section, Township, Range: SECTION 8, T16S-R17E
6. Purpose of Development: OWNER WANTS TO SERARATE THE BATTURE FROM HIS HOME.
7. Land Use:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
8. Sewerage Type:
 - Community
 - Individual Treatment
 - Package Plant
 - Other
9. Drainage:
 - Curb & Gutter
 - Roadside Open Ditches
 - Rear Lot Open Ditches
 - Other
10. Date and Scale of Map: 1/21/13 Scale: 1"=100'
11. Council District: 3 Wood / Bayou Cane Juri
12. Number of Lots: 2
13. Filing Fees: \$149.44

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

KENETH L. REMBERT
Print Applicant or Agent
3/01/13

Timothy P. Deroche
Signature of Applicant or Agent

Date _____

The undersigned certifies: X TPD 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.

TIMOTHY P. DEROCHE

PC13/ 3 - 3 - 13
Record # 14

Timothy P. Deroche

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. x Minor Subdivision

_____ Variance(s) (detailed description):

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

- 1. Name of Subdivision: CAMPSITES (REVISED LOT A-2 AND LOTS B-1 THRU B-30) PROPERTY OF LAWRENCE J. BOQUET, JR. ET UX
- 2. Developer's Name & Address: LAWRENCE J. BOQUET, Jr. 6585 HWY. 56, CHAUVIN 70344

*Owner's Name & Address: SAME

[* All owners must be listed, attach additional sheet if necessary]

- 3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- 4. Physical Address: 6600 BLOCK OF HWY. 56
- 5. Location by Section, Township, Range: SECTIONS 61, 62 & 63, T20S-R18E
- 6. Purpose of Development: CREATE LOTS FOR SALE ON EXISTING CAMPS.
- 7. Land Use:
 - x Single-Family Residential
 - _____ Multi-Family Residential
 - _____ Commercial
 - _____ Industrial
- 8. Sewerage Type:
 - _____ Community
 - x Individual Treatment
 - _____ Package Plant
 - _____ Other
- 9. Drainage:
 - _____ Curb & Gutter
 - x Roadside Open Ditches
 - x Rear Lot Open Ditches
 - _____ Other
- 10. Date and Scale of Map: FEBRUARY 14, 2013 Scale: 1"=50'
- 11. Council District: 8 / Little Caillon
- 12. Number of Lots: 31
- 13. Filing Fees: \$161.66

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

KENETH L. REMBERT
Print Applicant or Agent

Lawrence Boquet
Signature of Applicant or Agent

3/4/13
Date

The undersigned certifies: x LJB 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.

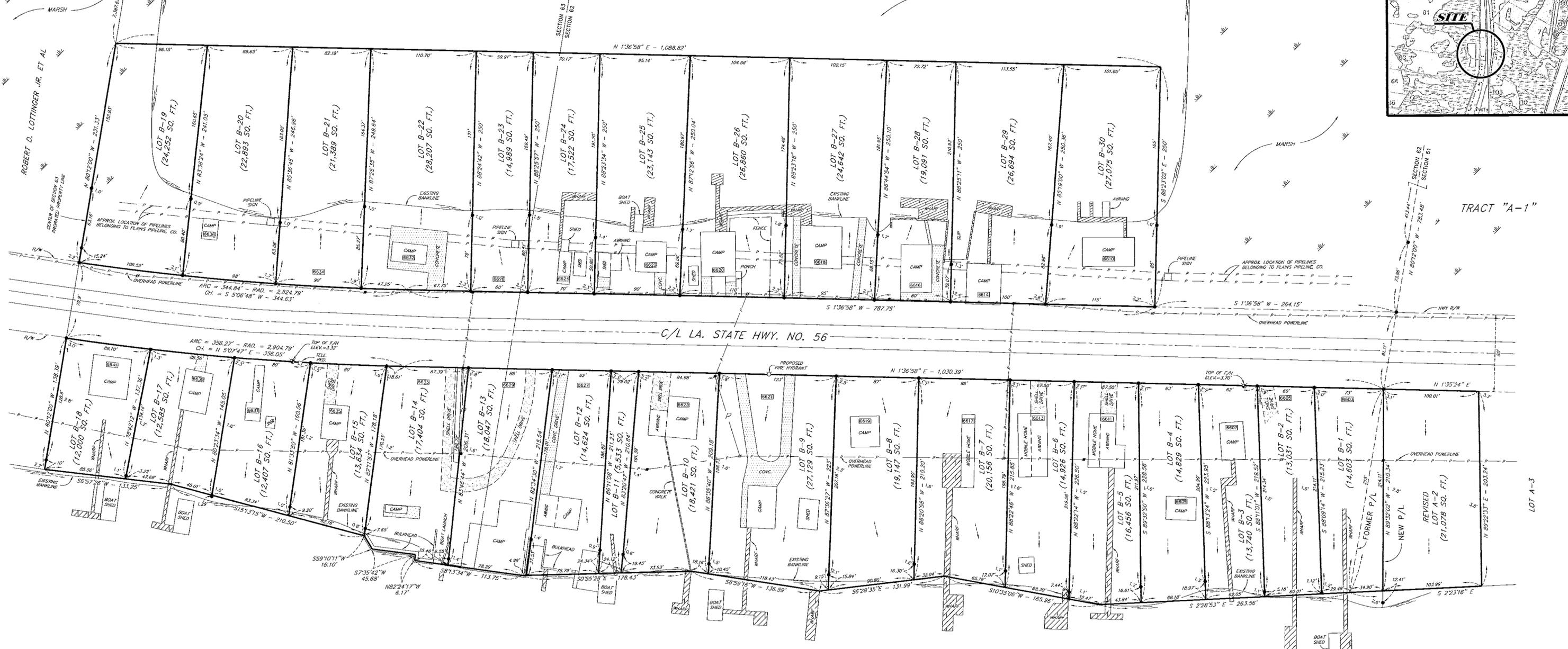
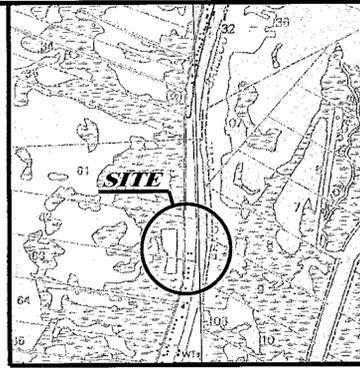
LAWRENCE J. BOQUET, JR.
Print Name of Signature

Lawrence Boquet

3/4/13

PC13/ 3 - 4 - 14
Record # 15

LAWRENCE J. BOQUET, JR. ET UX
(83.7 ACRES REMAINING)



TRACT "A-1"

LOT A-3

BAYOU PETIT CAILLOU

LAND USE: CAMPSITES
DEVELOPER: LAWRENCE J. BOQUET, JR.

"CAMPSITES"
REVISED LOT A-2 AND LOTS B-1 THRU B-30
PROPERTY OF LAWRENCE J. BOQUET, JR. ET UX
IN SECTIONS 61, 62 & 63, T20S-R18E
TERREBONNE PARISH, LOUISIANA

FEBRUARY 14, 2013

SCALE: 1" = 50'



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

THESE LOTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0175 & 0305, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "V21" HAS A LOWEST HORIZONTAL BEAM REQUIREMENT OF 13'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-105 & 4106 PLACES THIS PROPERTY IN ZONE "V2" WITH A LOWEST HORIZONTAL BEAM REQUIREMENT OF 14'.

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

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

LOT B-11 IS NOT TO BE USED AS A BUILDING SITE. TO BE USED FOR DOCKING AND MOORING PURPOSES ONLY.

NOTE:
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU, TO THE MARCH AND BAY WHICH NEED NO MAINTENANCE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

BY _____ FOR _____

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 83, 2006)
 - ⊙ INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW
 - ⊕ INDICATES BENCHMARK (TOP OF F/P)

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. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description):

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

SOUTHDOWN WEST ADDENDUM 11, PHASE "D"

- Name of Subdivision: TERRE SOUTH INVESTMENTS L.L.C., P.O.Box 1866, HOUMA 70361
- Developer's Name & Address: SAME
- *Owner's Name & Address: KENETH L. REMBERT, SURVEYOR
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: SHOAL AND SHELBY CLAIRE DRIVES
- Location by Section, Township, Range: SECTION 102, T17S-R17E
- Purpose of Development: CREATE 17 LOTS FOR SALE
- Land Use:

<input checked="" type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Commercial	<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
- Drainage:

<input checked="" type="checkbox"/> Curb & Gutter	10. Date and Scale of Map:
<input type="checkbox"/> Roadside Open Ditches	<u>3/01/13 SCALE: 1"=60'</u>
<input type="checkbox"/> Rear Lot Open Ditches	11. Council District:
<input type="checkbox"/> Other	<u>6 Hornsby / Cott. Fire</u>
- Number of Lots: 17
- Filing Fees: \$ 117.⁰⁰

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

KENETH L. REMBERT
Print Applicant or Agent
3/04/13

Keneth L. Rembert
Signature of Applicant or Agent

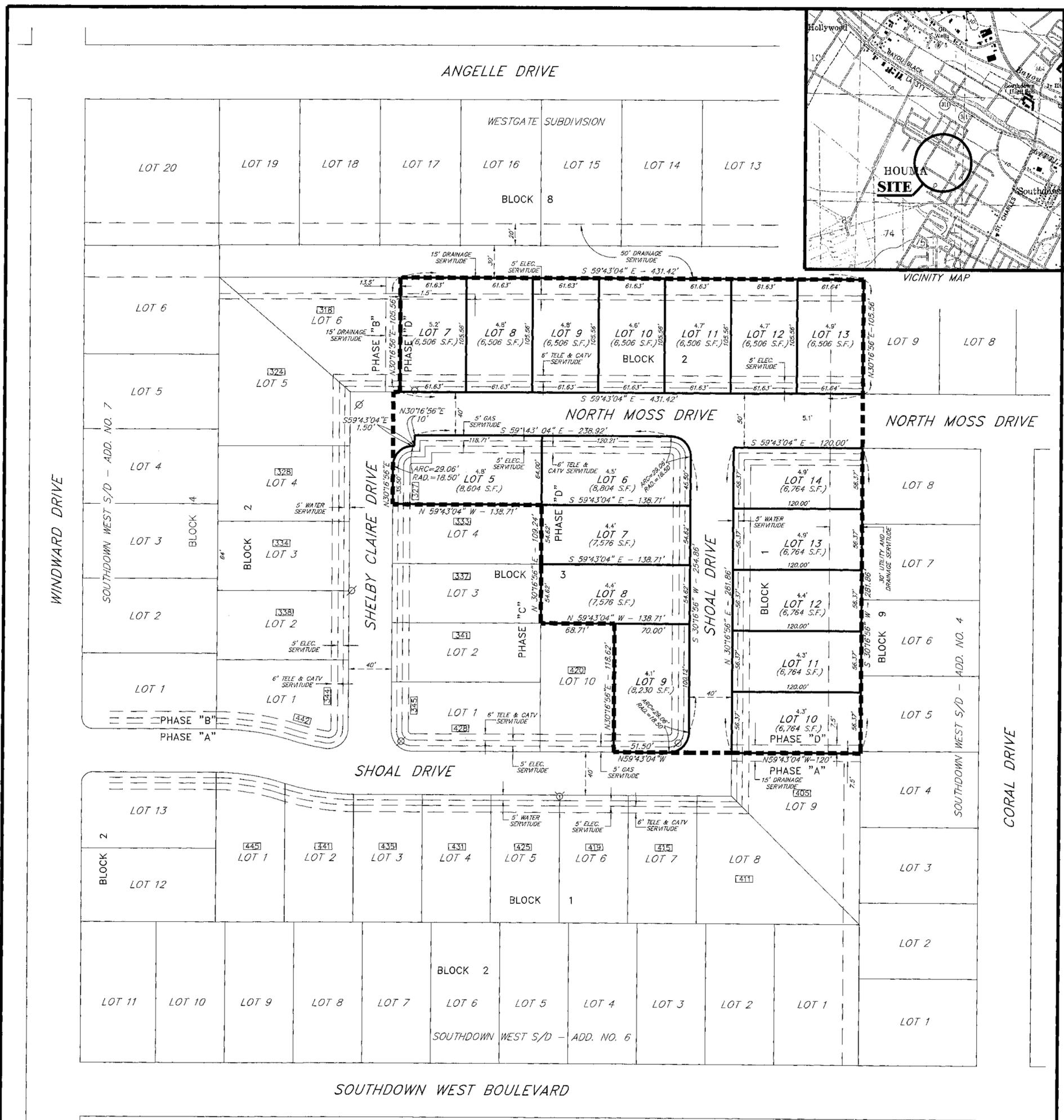
Date

The undersigned certifies: *RRB* 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.

TERRE SOUTH INVESTMENTS, L.L.C.
ROBERT A. BURNS, JR.

Robert Burns

PC13/ 3 - 5 - 15



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

BY _____ FOR _____

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-0101 & LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.
 THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 979605 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.

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:
- x CHISELED "X" IN CONCRETE SET INDICATES 5/8" IRON ROD SET
 - o INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION
 - 445 INDICATES MUNICIPAL ADDRESS

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

LAND USE: SINGLE-FAMILY RESIDENTIAL
 DEVELOPER: TERRE SOUTH INVESTMENTS, INC

CONCEPTUAL & PRELIMINARY APPROVAL

SOUTHDOWN WEST SUBDIVISION
 ADDENDUM NO. 11 - PHASE "D"
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 MARCH 1, 2013 SCALE: 1" = 60'

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



JOB NO.: 365 FIELD BOOK: NONE ADDRESS: SOUTH-B2 CAD NAME: SW-ADD-11-PHS-D-PC-2
 DRAWN BY: BM PAGES: NONE SURVEY FILE: SOUTH-B2 FOLDER: SOUTHDOWN WEST S/D

28-201

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. _____ Raw Land
_____ Re-Subdivision
- B. _____ Mobile Home Park
- C. X Major Subdivision
_____ X Conceptual
_____ X 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: PALM GARDENS SUBDIVISION (PHASE B) RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
2. Developer's Name & Address: CYPRESS GARDENS DEVELOPMENT, L.L.C.
CYPRESS GARDENS DEVELOPMENT, L.L.C.,
*Owner's Name & Address: 7 GOLF VILLA, NEW ORLEANS, LA 70131
[* 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: EAST SIDE OF VICARI ST. AT THE INTERSECTION WITH CYPRESS GARDEN DRIVE (PROPOSED ROADWAY)
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
7. Land Use:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: February 8, 2013 1" = 50'
11. Council District: 4 - Amedee / Bayou Cane / Fines
12. Number of Lots: 36
13. Filing Fees: \$ 105.55

I, David A. Waitz, P.E., P.L.S., certify this application including the attached data to be true and correct.

David A. Waitz, P.E., P.L.S.

Print Applicant or Agent

David A. Waitz
Signature of Applicant or Agent

3/4/2013

Date

The undersigned certifies: DA 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.

George Ingle
Print Name

George Ingle
Signature

3/4/2013

PC13/ 3 - 6 - 16

Record # 17

REFERENCE MAPS & BEARINGS:

- 1) A MAP ENTITLED: "BAYOU GARDENS SUBDIVISION - ADDENDUM NO.8" PREPARED BY: T. BAKER SMITH AND SON INC. DATED: DECEMBER 20, 1979
 - 2) A MAP ENTITLED: "MAP SHOWING PROPERTY OF HAYNES GUIDRY, MAGNEL HEBERT, ILEY A. HEBERT AND IRENE WALLACE IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY: T. BAKER SMITH AND SON INC. DATED: JANUARY 9, 1962
 - 3) A MAP ENTITLED: "RECORD DRAWING - PALM GARDENS SUBDIVISION (PHASE A) LOCATED IN SECTION 9, T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: DAVID A. WAITZ ENGINEERING & SURVEYING, INC. DATED: FEBRUARY 18, 2010 ENTRY #1367453
- NOTE: REFERENCE BEARING IS N66°44'00"E ALONG THE NORTHERN PROPERTY LINE OF BLOCK 2 OF PALM GARDENS SUBDIVISION - PHASE A AS SHOWN ON REF. MAP, NO. 3

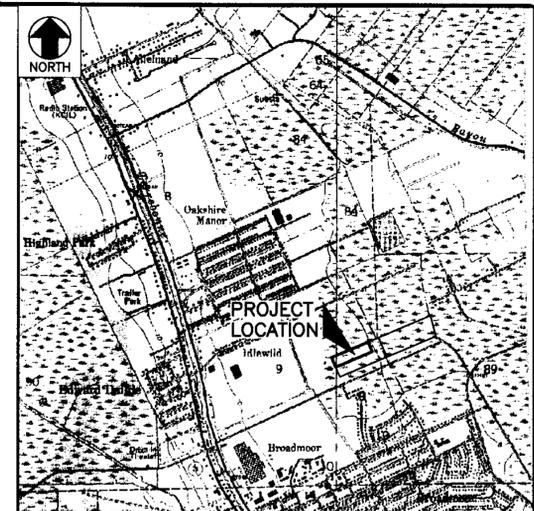
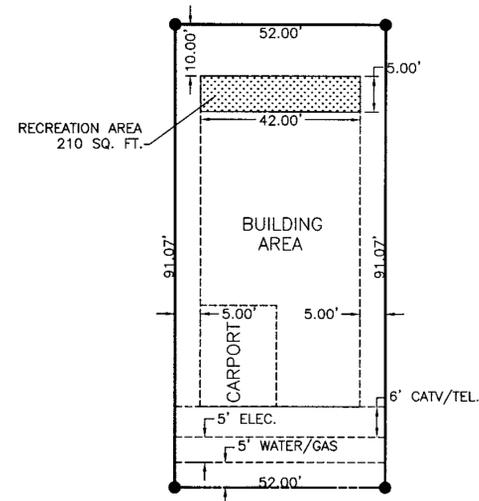
LEGEND

FOUND PROPERTY MARKER	○	EXISTING WATER VALVE	⊙
SET 3/4" I.R.	○	EXISTING FIRE HYDRANT	⊕
EXISTING WATER LINE	— W —	EXISTING WATER METER	⊙
EXISTING GAS LINE	— G —	EXISTING GAS VALVE	⊙
EXISTING SEWER LINE	— S —	EXISTING GAS METER	⊙
EXISTING OVERHEAD POWER LINE	— E —	EXISTING SEWER MANHOLE	⊙
EXISTING TELEPHONE LINE	— T —	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊙
CHAINLINK FENCE	— X —	2" DISK	⊙
EXISTING POWER POLE W/ LIGHT	⊙	C/L LOT ELEVATION	⊙
EXISTING POWER POLE	⊙	ADDRESS	⊙
EXISTING POWER POLE	⊙	DRAINAGE FLOW	—
EXISTING TELEPHONE PEDESTAL	⊙		

MINIMUM DRIVEWAY CULVERT REQUIREMENTS:

BLOCK 3	
LOTS 1-2	15" DIA. CULVERT
LOTS 3-5	18" DIA. ARCHED CULVERT
LOTS 6-14	24" DIA. ARCHED CULVERT
LOTS 15-17	24" DIA. CULVERT
LOT 18	30" DIA. CULVERT
BLOCK 4	
LOTS 1-2	15" DIA. CULVERT
LOTS 3-5	18" DIA. ARCHED CULVERT
LOTS 6-14	24" DIA. ARCHED CULVERT
LOTS 15-17	24" DIA. CULVERT
LOT 18	30" DIA. CULVERT

NOTE: ALL DRAIN PIPE SHALL HAVE A MANNINGS "n" FACTOR EQUAL TO 0.12 OR LESS.
NOTE: BENCHMARK IS A 2" BRASS DISK SET IN CONCRETE PAVEMENT WITH ELEVATIONS BASED ON NAVD88 DATUM.

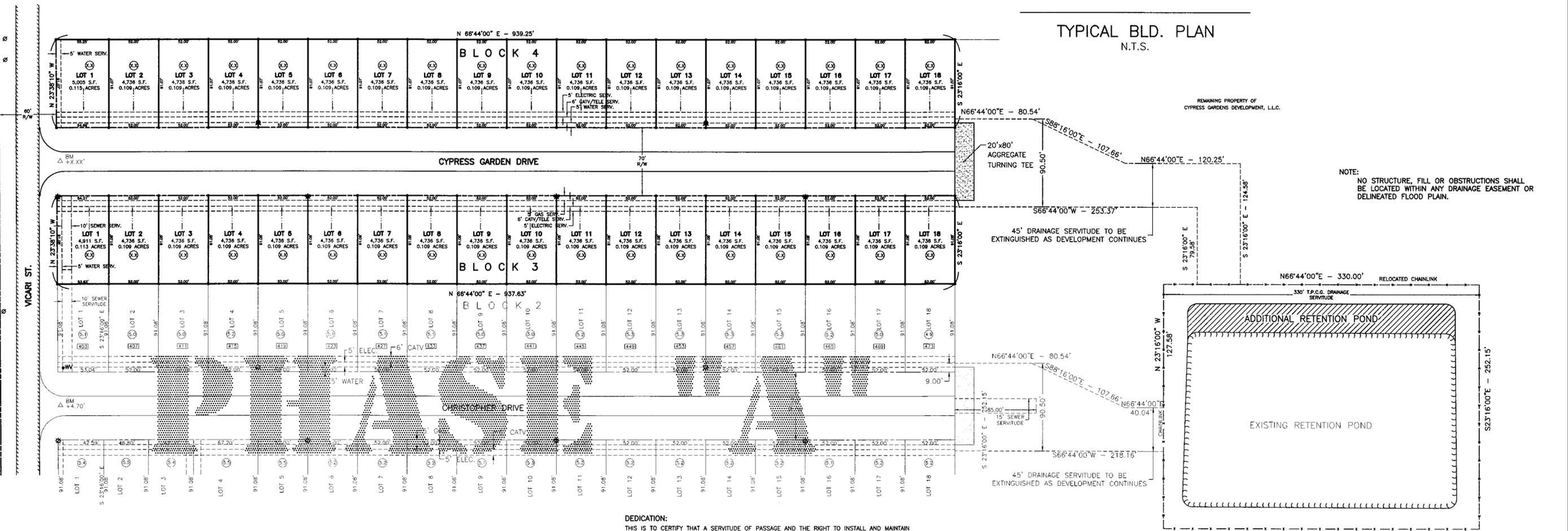


VICINITY MAP
SCALE 1" = 2000'

CASCADE VENTURES, L.L.C.

CYPRESS GARDEN DRIVE

TYPICAL BLD. PLAN
N.T.S.

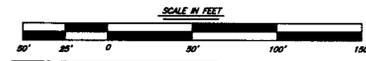


NOTE: NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN.

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

BY: CYPRESS GARDENS DEVELOPMENT, LLC
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.
BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED: _____
FOR: _____

BUILDING SETBACK NOTE:
FRONT LINE: 16' SETBACK
SIDE LINE: 5' SETBACK
REAR LINE: 10' SETBACK



DATE	DESCRIPTION	BY

RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)

PALM GARDENS SUBDIVISION (PHASE B)
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: BMA	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: BMA	CHECKED:
DATE: FEBRUARY 8, 2013	FILE: F:\DWG\2008\05-14\PHASE B\PLAT.DWG	JOB NO: 05-144

FEMA FLOOD ZONE AND HAZARDS
THIS DEVELOPMENT IS LOCATED IN ZONE A2, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. (B.F.E. +4.0')
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102
DATED: FEBRUARY 23, 2006 FLOOD ZONE: AE A.B.F.E. = 5.0'

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

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

PRELIMINARY

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

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):

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:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 27FEB13 SCALE: 1" = 40'
11. Council District: 6 Bayou Cane Fire
12. Number of Lots: 0
13. Filing Fees: \$860.00

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

Print Applicant or Agent

Floyd E. Milford, III

Date

3/1/13


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

Signature

Date

PC13/3-9-17

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: WALLACE J. THIBODAUX ESTATES ADD. NO. 4, PHASE B
Teuton-Caro Developments, L.L.C., 1482 Carey Road,
2. Developer's Name & Address: City of Central, LA 70714-6708
*Owner's Name & Address: Jerry J. Caro, 1482 Carey Road, City of Central, LA 70714-6708
[* 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: LA STATE HWY 316
5. Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
6. Purpose of Development: 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: _____
SCALE 1" = 100'
11. Council District: 24 Amedee / Schriever Fire
12. Number of Lots: 74
13. Filing Fees: \$1,000.00 bmb

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

FLOYD E. MILFORD, III

Print Applicant or Agent

3/1/13
Date

[Signature]
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.

JERRY J. CARO

Print Name of Signature

3/4/13
Date

[Signature]
Signature

PC13/ 3 - 8 - 18

Record # 19



PROJECT SITE

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

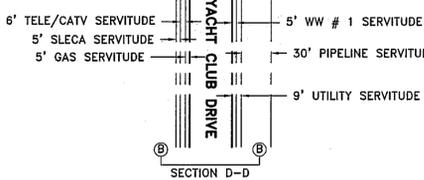
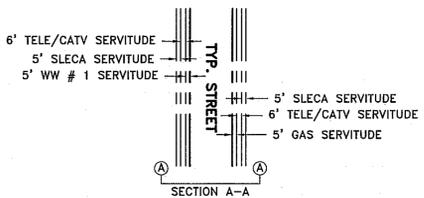
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
 APPROVED:
 CHARLES L. McDONALD, P.L.S. REG. P.L.S. No. 3402

PROJECT NO.	PARISH	SHEET NO.
11-99	TERREBONNE	2

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.

VICINITY MAP

NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.



NOTE:
 TPCG NOT RESPONSIBLE FOR LANDSCAPE DRAINAGE ALONG CONCURRENT SERVITUDE AT BAYOU BLUE.

WARNING!
 HIGH PRESSURE PIPELINE(S)
 EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION FROM ACADIAN GAS PIPELINE SYSTEM

EXISTING WALLACE J. THIBODAUX ESTATES ADDENDUM No. 4 PHASE A (SINGLE FAMILY RESIDENTIAL)



LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ FIRE HYDRANT
- STREET LIGHT
- BENCHMARK
- BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 999 HOUSE NUMBERS

DRAINAGE SERVITUDE BEARINGS & DISTANCES		DRAINAGE SERVITUDE BEARINGS & DISTANCES			
#	BEARING	DISTANCE	#	BEARING	DISTANCE
1	S33°41'11"E	20.31'	13	N56°50'57"W	231.78'
2	S75°02'43"E	7.98'	14	S56°44'30"W	160.09'
3	S39°19'04"E	26.19'	15	S39°14'33"E	617.70'
4	S30°50'48"W	12.01'	16	S88°18'08"W	38.74'
5	S31°37'43"E	24.72'	17	S37°25'27"W	226.04'
6	N80°58'06"E	12.65'	18	N57°39'03"W	145.89'
7	S34°42'24"E	309.07'	19	S39°14'33"E	339.23'
8	N87°08'08"E	28.83'	20	N50°01'01"E	148.57'
9	S37°59'37"E	144.34'	21	N23°43'59"E	307.81'
10	S18°24'15"W	18.33'	22	S39°14'33"E	64.50'
11	S36°49'40"E	111.65'			
12	S53°33'40"W	55.80'			

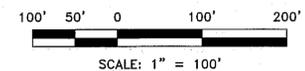
DEDICATION OF STREETS AND SERVITUDES
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS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

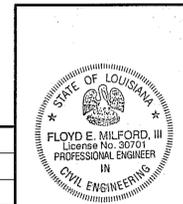
APPROVED AND ACCEPTED THIS DATE _____ BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
 BY _____ FOR _____

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



NAVD 88
 PHASE B - 74 LOTS

CURB & GUTTER SUB SURFACE DRAINAGE
 COMMUNITY SEWER
 LAND USE: SINGLE FAMILY RESIDENTIAL
 FINAL
 SUBDIVISION PLAN



WALLACE J. THIBODAUX ESTATES ADDENDUM NO. 4, PHASE B
TEUTON-CARO DEVELOPMENTS, L.L.C.
 SECTIONS 6 & 82, T16S - R17E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: JPS CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 4MAR13
APPROVED BY: _____	DATE: 4MAR13
JOB # 11-99	CAD # 1199-SD_FINAL
FILE #	

DATE	REVISION	BY

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: CITIPPLACE S/D, ADDENDUM NO. 3
- Developer's Name & Address: HENRY J. RICHARD, P.O. DRAWER 4035, HOUMA, LA 70361
HENRY J. RICHARD ET AL
*Owner's Name & Address: 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: CITIPPLACE DRIVE
- Location by Section, Township, Range: SECTIONS 2 & 4, T17S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 25FEB13 Scale: 1" = 40'
- Council District: 3 Hood / Bayou Cane Cree
- Number of Lots: 5
- Filing Fees: \$50.00

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

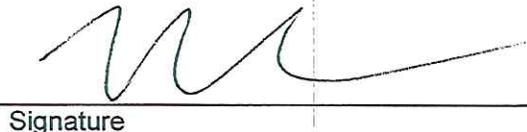
FLOYD E. MILFORD, III
Print Applicant or Agent


Signature of Applicant or Agent

3/4/13
Date

The undersigned certifies: HJR 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

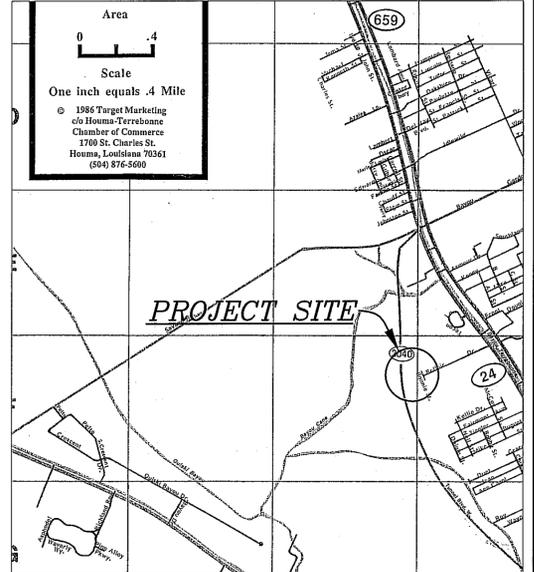

Signature

3/11/2013
Date

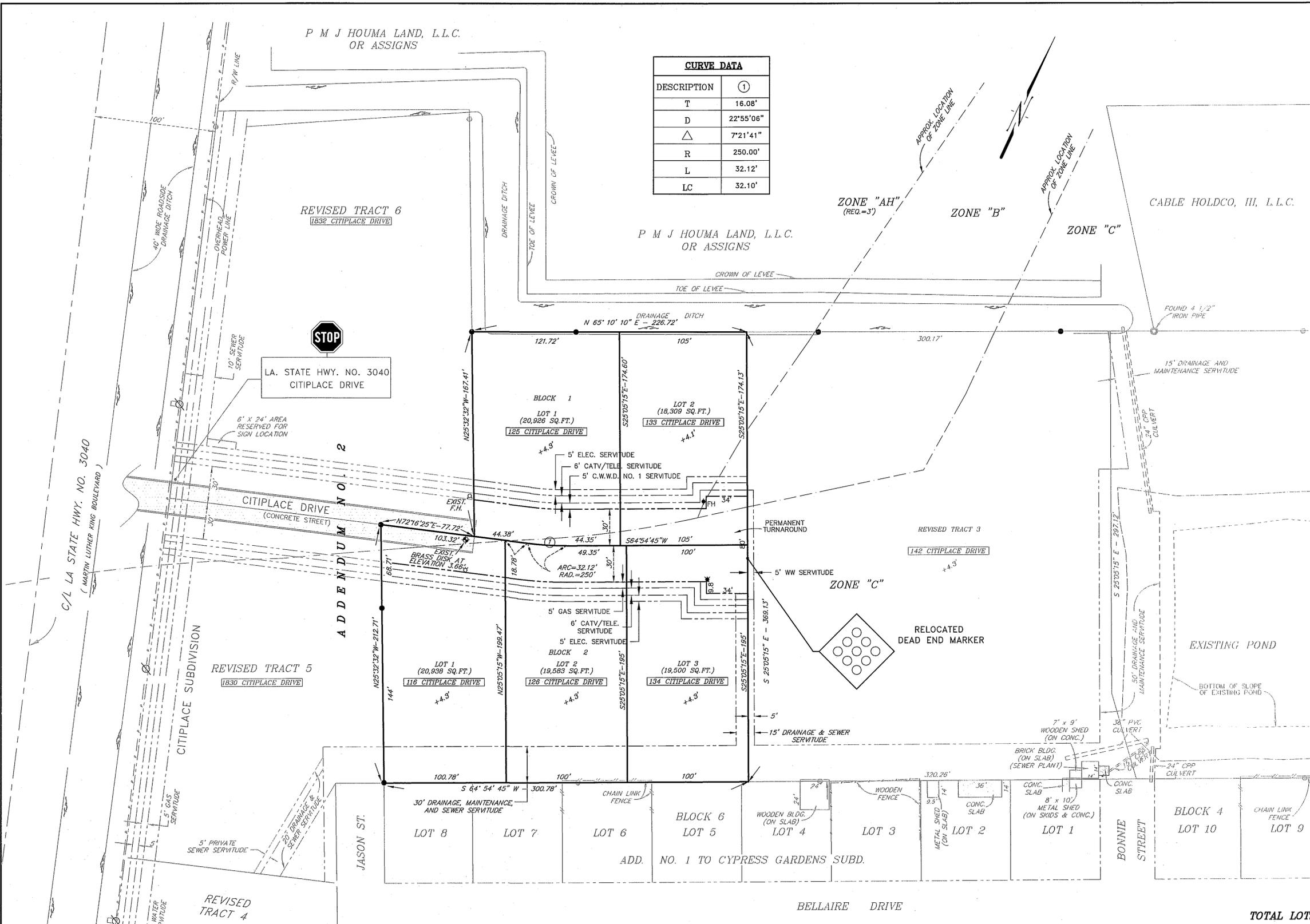
PC13/ 3 - 9 - 19

Record # 20

PROJECT NO.	PARISH	SHEET NO.
12-51	TERREBONNE	2



CURVE DATA	
DESCRIPTION	①
T	16.08'
D	22°55'06"
△	7'21'41"
R	250.00'
L	32.12'
LC	32.10'



VICINITY MAP

I HEREBY CERTIFY THAT THIS PLAN 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 PLAN 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 RIGHTS-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.

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

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS, AND HEREBY APPROVE THE SAME.
 FLOYD E. MILFORD, III, P.E.

LAND USE: COMMERCIAL
DEVELOPER: HENRY J. RICHARD
COMMUNITY SEWER
FINAL
SUBDIVISION PLAN

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 1/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - INDICATES TELEPHONE PEDESTAL
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES SPOT ELEVATION (BASED ON NAVD 88, EPOCH 2004)
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT
 - INDICATES PROPOSED FIRE HYDRANT
 - EXISTING BENCHMARK

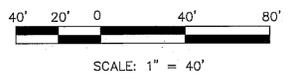
TAKEN FROM DWG'S BY
 KENETH L. REMBERT, PLS.
 LAND SURVEYORS

SOME TOPOGRAPHY SHOWN HEREON BASED ON PREVIOUS SURVEY WORK.

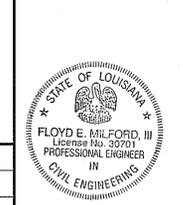
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. TO THE EXISTING POND AND TO VARIOUS DITCHES WHICH ARE MAINTAINED BY T.P.C.C. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

- REFERENCE MAPS:**
- "PLAT OF PROPERTY TO BE ACQUIRED BY THE BAYOU CAÑE VOLUNTEER FIRE DEPARTMENT, INC. LOCATED IN SECTIONS 2 & 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED APRIL 12, 1990.
 - "ADDENDUM NO. 1 TO CYPRESS GARDENS SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO ALLEN J. THEROT AND LEE A. DUET LOCATED IN SECTION 4, T17S, R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY BERNARD B. DAVIS AND DATED DECEMBER 13, 1981.
 - "MAP SHOWING THE DIVISION OF A 5.925 ACRE TRACT OF LAND BELONGING TO HENRY J. RICHARD LOCATED IN SECTIONS 32 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED OCTOBER 6, 2004.
 - "CITIPLACE SUBDIVISION ADDENDUM NO. 2 HENRY J. RICHARD SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 3, 2008 AND LAST REVISED DECEMBER 19, 2008 AS FILED UNDER ENTRY NO. 1327987 IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- THIS SURVEY BASED ON THE ABOVE REFERENCED MAPS AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP NO. 3.



DATE	REVISION	BY



CITIPLACE SUBDIVISION
ADDENDUM NO. 3
PROPERTY OF HENRY J. RICHARD ET AL
IN SECTIONS 2 & 4, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

DATE: 25FEB13

JOB # 12-51 CAD # 1251-SD_RD FILE #

DRAWN: LAT
 CHK'D: F.E.M. III
 SCALE: 1" = 40'
 DATE: 25FEB13

THESE LOTS ARE LOCATED IN ZONES "C", "B" & "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0410 & 430, SURVEY "C", AND DATED MAY 1, 1988 (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 3'). F.E.M.A. ADVISORY PANEL NOS. LA-5101 & LA-R101 DO NOT AFFECT THIS PROPERTY.

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.

TOTAL LOTS - 5