

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

OCTOBER 25, 2012, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 20, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), 1396 West Tunnel Boulevard (±77,000 sq. ft.), Janice Freeman Powell, Robert & Ryan Powell, applicants

F. OLD BUSINESS:

1. Rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Planned Building Group:
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)
3. Discussion and possible action with regard to an application to Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); 7124 Main Street; Marshall White, applicant; which was sent back by the Terrebonne Parish Council (*Council District 5*)

G. NEW BUSINESS:

1. Planning Approval:
Apostolic Revival Church, 1226 Barrow Street; Apostolic Revival Church, applicant (*Council District 1*)
2. Planned Building Group:
Placement of a food trailer, TGS Deli, 905 Barataria Avenue, Maharrami, Inc., LLC, applicant (*Council District 2*)
3. Preliminary Hearing:
Rezone from OL (Open Land) to R-1 (Single-Family Residential), C-3 (Neighborhood Commercial), and I-1 (Light Industrial District) Lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road (*Council District 6*)

H. STAFF REPORT

1. Discussion and possible action with regard to a letter to Parish President Michel Claudet concerning Storm Water Drainage in the Alma Street/Westside Boulevard area
2. Discussion and possible action with regard to revisions to the Rezoning Application
3. Discussion and possible action with regard to Rezoning Public Notice Posting on site

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 20, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of September 20, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 25, 2012 INVOICES and TREASURER'S REPORT OF SEPTEMBER 2012

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Mire Subdivision
Approval Requested: Process C, Major Subdivision-Conteptual & Preliminary
Location: 2097 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Jacque Mire, Jr.
Surveyor: GSE Associates, LLC

b) Public Hearing
c) Consider Approval of Said Application

G. APPLICATIONS:

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

b) Public Hearing
c) Variance Request: Variance requested on acreage within Tracts L-3 and D-2
d) Consider Approval of Said Application
2. a) Subdivision: Willow Woods Estates (Conceptual)
Approval Requested: Process B, Mobile Home Park (Conceptual)
Location: 1845 Hwy. 182, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Hazel Beal
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

1. Approval of Resolution with regard to required training received by Commissioners Wayne Thibodeaux and Gerald Schouest on August 18, 2012
2. Discussion and possible action with regard to the State American Planning Association Conference to be held January 23-25, 2013 in Monroe, Louisiana

I. ADMINISTRATIVE APPROVALS:

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

J. COMMITTEE REPORTS:

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

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 SEPTEMBER 20, 2012

- A. The Vice Chairman, Mr. W. Alex Ostheimer, called to order the regular meeting of September 20, 2012 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny, Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. 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. Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 16, 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of August 16, 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC emit payment for the September 20, 2012 invoices and approve the Treasurer's Report of August 2012."
- The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Keneth L. Rembert Land Surveyors dated September 20, 2012 requesting to table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. [See *ATTACHMENT A*].
 - a) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C. until the next regular meeting of October 25, 2012 as per the Developer's request."

The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. The Vice Chairman called to order the Public Hearing for an application by Ashland Batture Lots, Ltd. for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.

- b) No one from the Public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Vice Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: N one; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided fire hydrants were depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control.
- e) Discussion was held with regard to creating green space for the children.
- f) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control.”
- g) Discussion was held with regard to the 50' x 50' box requirement for subdivisions that this subdivision doesn't comply with, lots previously approved with the same layout, and requesting for a variance.
- h) MOTION AS AMENDED: Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision with a variance from the 50' x 50' box requirement due to previously approved lots in the subdivision less than 40' and conditioned upon fire hydrants being depicted on the plat, addresses be illustrated, waterline is installed as required by Waterworks, and sewer taps are installed in conformity with Pollution Control.”
- i) Discussion was held with regard to drainage on the lots. Ms. Schexnayder stated the lots were originally designed for commercial and would now be able to handle the runoff due to the lots being residential.

The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: Mrs. Williams; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. TABLED Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park *See Item E1*

Mr. Jeremy Kelley recused himself from Items F3 and F4.

- 3. The Vice Chairman called to order the Public Hearing for an application by Jacque Mire, Jr. for Process D, Minor Subdivision for Tracts “A” & “B”, Property belonging to Jacque F. Mire, Jr.
 - a) Mr. Terral Martin, GSE Associates, LLC, on behalf of Mr. Prosper Toups, representing the developer, discussed the location and division of property.
 - b) The Vice Chairman recognized Ann Barker Fairley, 132 Waterplant Road, who expressed concerns of mature oaks located on the property and didn't want to see them removed.
 - c) The Vice Chairman recognized Glenn Schexnayder, 140 Waterplant Road, who expressed concerns of a mobile home park, etc.
 - d) The Vice Chairman clarified that this matter was for the division of 2 lots and any discussions with regard to the major subdivision would have to wait until the next item.
 - e) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- f) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided a fire hydrant was installed within 250' of Tract A along West Park Avenue, addresses were depicted on the plat, and drainage calculations were submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- g) Mr. Elfert moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Tracts "A" & "B", Property belonging to Jacque F. Mire, Jr."

The Vice Chairman called for a vote on the amended motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE AMENDED MOTION ADOPTED.

- 4. The Vice Chairman called to order the Public Hearing for a conceptual and preliminary application by Jacque Mire, Jr. for Process C, Major Subdivision for Mire Subdivision.
 - a) Mr. Terral Martin, GSE Associates, LLC, representing the developer, discussed the location and division of property. He stated they would do three phases of the 138 lots.
 - b) The Vice Chairman recognized Ann Barker Fairley, 132 Waterplant Road, who expressed concerns of who the Developer was, maintenance of the package plant, traffic, drainage, sufficient green space, and the area turning into a mobile home park or entry-level homes.
 - c) The Vice Chairman recognized Debby Terry, 228 Waterplant Road, who expressed concerns of the nice homes in Callahan Estates and opposing smaller homes that would affect their home values and traffic.
 - d) The Vice Chairman recognized Henry Johnson, 282 Waterplant Road, who expressed concerns of traffic, speeding, decrease in property values, and requested them to reconsider the layout.
 - e) The Vice Chairman recognized Shawn Landry, 162 Mamie Drive, who expressed concerns with the drainage servitude, sewer treatment plant for 138 homes, and traffic and enforcement of the same.
 - f) The Vice Chairman recognized Duana Williams, 216 Waterplant Road, who expressed concerns of her home value being depreciated, traffic, the plan being revised to have more comparable lot sizes as theirs, restrictions on the homes, and a buffer.
 - g) The Vice Chairman suggested getting Councilwoman Beryl Amedée involved.
 - h) The Vice Chairman recognized Mrs. Fairley who stated Councilwoman Amedée didn't have a chance to review the plan and could not make the meeting due to a prior commitment.
 - i) Mr. Martin stated Mr. Mire was the Developer and Owner of the property and that Phase A would consist of bigger homes than in Phases B & C. He stated they would be stick-built, curb and gutter with subsurface drainage, cement slabs, and ponds as aesthetics.
 - j) Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC continue the public hearing and table the conceptual and preliminary application for Process C, Major Subdivision, for Mire Subdivision until the next regular meeting of October 25, 2012."
 - k) Discussion was held with regard to green space, numerous driveways along Waterplant Road due to the small size of the lots and a traffic study that may be required at the Engineering Stage.

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. Mr. Kelley recused himself from the matter. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Vice Chairman called to order the Public Hearing for an application by Anne Marie Dupont Boudreaux for Process D, Minor Subdivision for the Division of land belonging to Anne Marie Dupont Boudreaux.

- a) Mr. Allen Woodard, representing the developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage arrows were depicted for Tract G, drainage plan is specified on the plat, flood zone and required elevation be placed on the plat, and utility letters are submitted.
- e) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Division of land belonging to Anne Marie Dupont Boudreaux conditioned upon drainage arrows being depicted for Tract G, drainage plan is specified on the plat, flood zone and required elevation be placed on the plat, and utility letters are submitted."

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

G. STAFF REPORT:

1. Mr. Gordon stated they were going to go over Chapters 1-3 of Comprehensive Master Plan briefly and discuss at tonight's meeting. They would continue going over three chapters at a time at the next meetings until finished.

- a) Mr. Thibodeaux suggested handling these matters at the beginning of the meeting so public would be present for the same.
- b) Discussion was held with regard to holding Special Meetings instead and do four chapters instead.
- c) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the HTRPC authorize Staff and the Chairman to identify appropriate dates and times for a couple of special meetings to address the matter."
- d) Discussion was held with regard to the Chairman's intent to close the public hearing, go over the plan and accept public speaker cards and keep time limit.

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

H. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. A Redivision of Property belonging to J & D Sontheimer Properties, L.L.C., et al, Section 6, T16S-R17E, Terrebonne Parish, LA

3. Survey of Two Tracts of Land belonging to D.C. Walther, Sections 56, 56 & 11, T16S-R16E, Terrebonne Parish, LA
4. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Lots "A" & "B", A Revision of Lots 6, 7, & 8, Block 10, Jastremski Addition to the City of Houma, Sections 6, 7, & 96, T17S-R17E, Terrebonne Parish, LA
6. Survey showing 97.00' Property Line Shift on Property belonging to Mario Manufacturing, Inc. between Tract G-D-E-F-G and Tract H-C-D-G-H to be acquired by Gordon P. Moss, Section 12, T17S-R17E, Terrebonne Parish, LA
7. Lot "1" of Hollywood Fields Subdivision and Lot "1-A", Property of Augustus A. Harmon, Jr., Section 102, T17S-R17E, Terrebonne Parish, LA
8. Revised Lot 6 of Block 2, Addendum No. 11 to Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update:
 - a) Mr. Erny moved, seconded by Mr. Kelley: " THAT the Public Hearing be closed."

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

3. Master Thoroughfare Plan Committee Update:
 - a) The Vice Chairman called to order the Public Hearing for review and community input with regard to the Master Thoroughfare Plan revisions.
 - b) Mr. Gordon requested the matter be tabled since the property owner letters didn't go out.
 - c) The Vice Chairman recognized Mr. Josh Manning, 112 St. Anne Drive, South Central Development & Planning Commission, who represents the MPO and stated they are federally required to have a 25-year Master Transportation Plan for the Houma-Terrebonne Region and this project is in their plan and they endorse. He stated this is a much needed corridor.
 - d) Discussion was held with regard to the Planning Commission being expected to take action on this matter, have this corridor in place so subdivisions can develop around, and advertising in the paper along with property owner letters being sent out which has never been done before.
 - e) Mr. Thibodeaux moved, seconded by Mr. Schouest: "THAT the Public Hearing be continued."
 - f) Discussion ensued with regard to the Master Thoroughfare Plan and South Central's plans coordinated with one another and the MPO covering parishes in a regional perspective.

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

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed driveways along West Park Avenue and Mr. Gordon stated Mr. Ronnie Shaw did submit a plan to DOTD where he was restricted to any further access to the highway.
 - b) Mr. Schouest discussed property signs when rezoning property as an additional means to notifying residents of public hearings, etc.

2. Vice Chairman's Comments:

- a) The Vice Chairman discussed typical water flow and the wind's capability with regard to flooding from Hurricane Isaac in the LaPlace and surrounding areas.

K. PUBLIC COMMENTS: None.

L. Mr. Thibodeaux moved, seconded Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:42 p.m."

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

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
504-879-2782 (FAX) 504-879-1641

September 20, 2012

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

Att: Mr. Pat Gordon:

Re: APPLICATIONS - ITEM 2, LOTS 2-A THRU 2-F & REVISED LOT 2, ADD. #1 TO
NORTH TERREBONNE COMMERCIAL PARK, GRAY, TERREBONNE PARISH, LA

Dear Pat:

Please remove the above referenced item from consideration at tonight's meeting. We will
reschedule it for next month's meeting.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF LOTS 2-A THRU 2-F & REVISED LOT 2
ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK
2. Developer's Name & Address: ANNIE 1, LLC
P O BOX 869 HOUMA LA 70361
NORTH TERREBONNE INVESTORS, LLC
- *Owner's Name & Address: P O BOX 869 HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: TRINITY LANE
5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E
6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR SALE.
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: AUGUST 7, 2012 SCALE: 1"=200'
11. Council District: 2-Williams/Schriever Ave
12. Number of Lots: 7
13. Filing Fees: \$136.⁵⁰

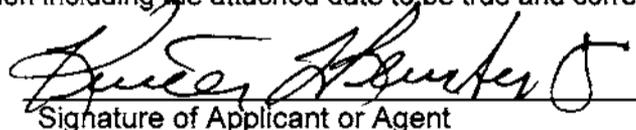
I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

AUGUST 7, 2012

Date


Signature of Applicant or Agent

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

ANNIE 1, LLC

Print Name

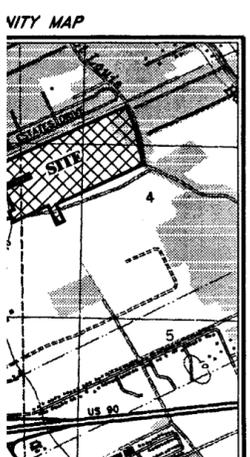
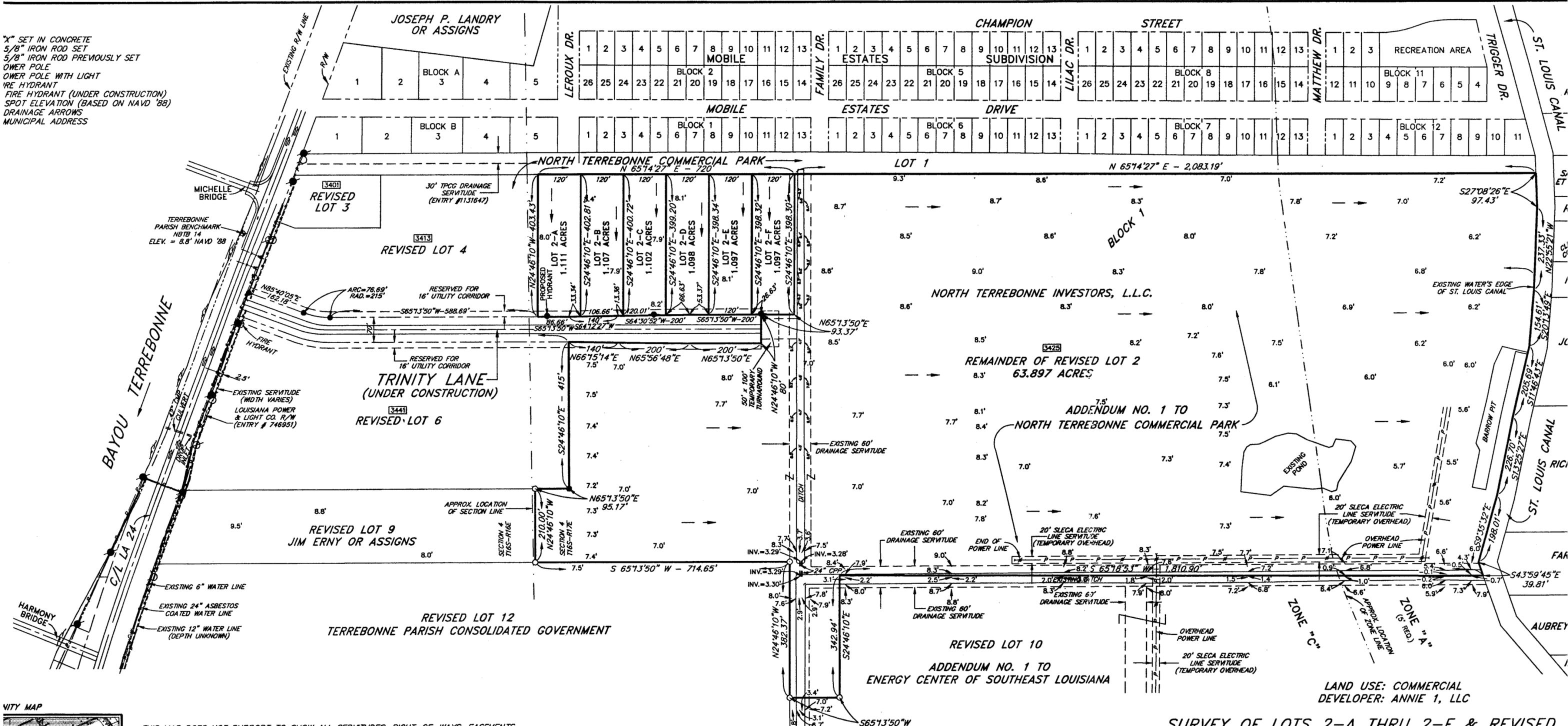

Signature

AUGUST 7, 2012

PC12/ 9-2-41

Record # 42

X" SET IN CONCRETE
 5/8" IRON ROD SET
 5/8" IRON ROD PREVIOUSLY SET
 OWER POLE
 OWER POLE WITH LIGHT
 IRE HYDRANT
 FIRE HYDRANT (UNDER CONSTRUCTION)
 SPOT ELEVATION (BASED ON NAVD '88)
 DRAINAGE ARROWS
 MUNICIPAL ADDRESS



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

REFERENCE MAPS:

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

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

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

BY _____ FOR _____

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

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQ. OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT THIS PROPERTY.

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

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

AUGUST 7, 2012

SCALE: 1" = 200'

LAND USE: COMMERCIAL
DEVELOPER: ANNIE 1, LLC

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- 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):

Requesting a 1,546' block length for Phase "A" ("Requirement 1,500')

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

- Name of Subdivision: Mire Subdivision
- Developer's Name & Address: Jacque F. Mire, Jr. Box 2014 Hwy 1, Thibodaux, LA 70301
*Owner's Name & Address: Jacque F. Mire, Jr. Box 2014 Hwy 1, Thibodaux, LA 70301
[* 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: 2097 West Park Avenue, Schriever, LA 70395
- Location by Section, Township, Range: Section 144, T15S-R16E
- Purpose of Development: To create 138 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: 8/06/2012, Scale 1"=150'
- Council District: 4 / Schriever Ave
- Number of Lots: 138
- Filing Fees: \$ 126.75

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

Terral J. Martin, Jr.

Print Applicant or Agent

9-4-12

Date

Terral J. Martin Jr.
Signature of Applicant or Agent

The undersigned certifies: Terral J. Martin Jr. 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or Jacque F. Mire, Jr. 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.

Jacque F. Mire, Jr.

Print Name of Signature

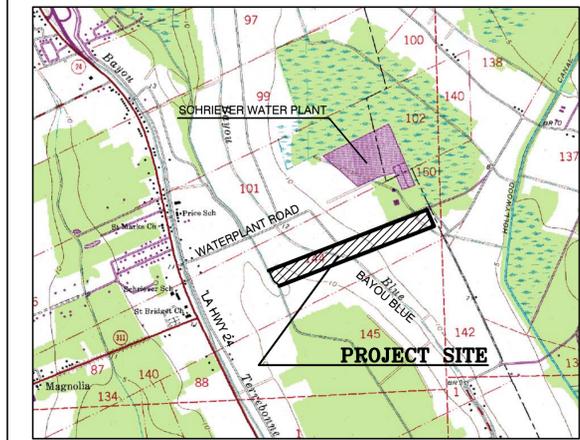
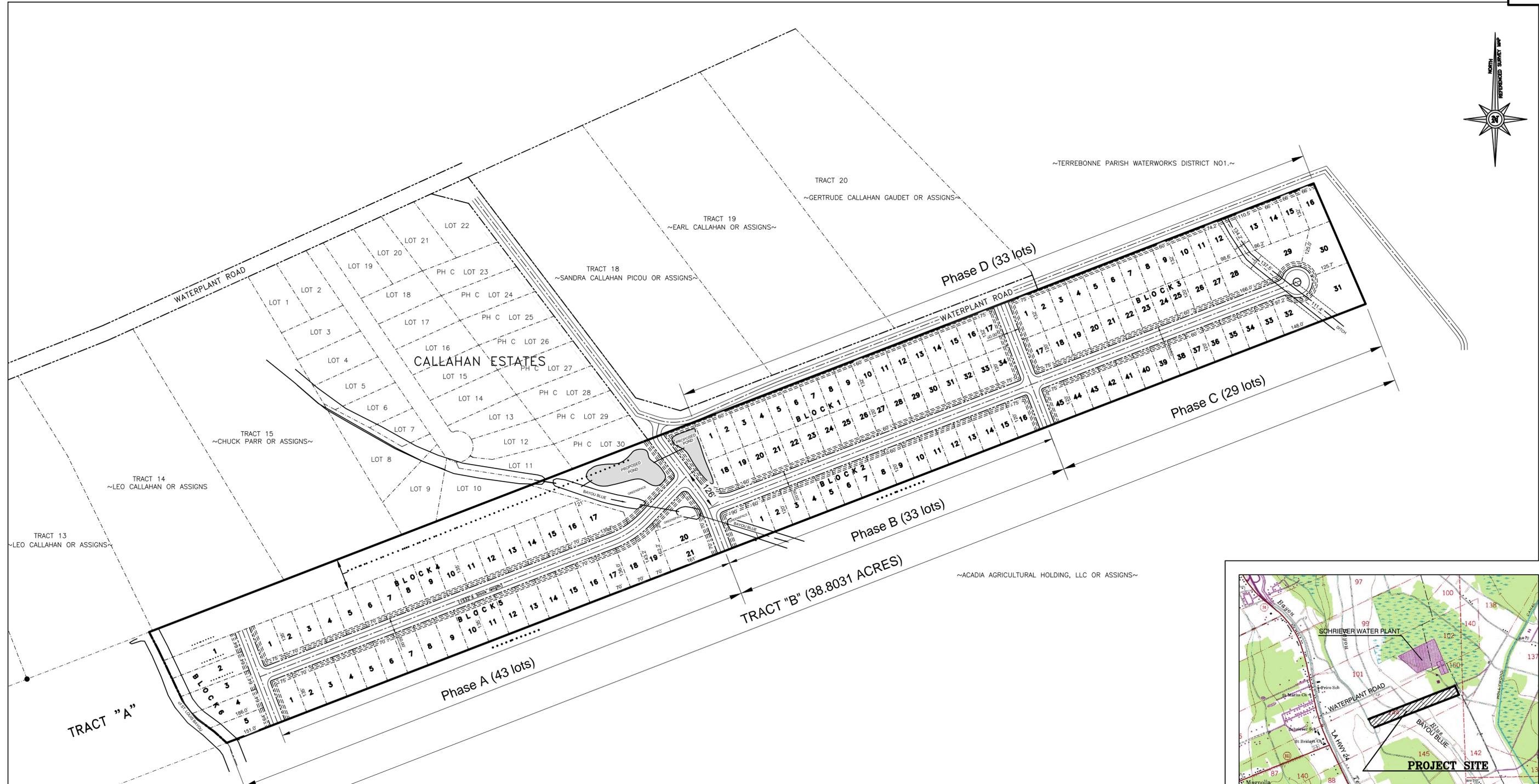
9/4/12

Date

Jacque F. Mire, Jr.
Signature

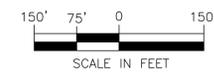
PC121 9-4-43

Record # 44



VICINITY MAP
SCALE: 1"=2000'

BLOCK 1				BLOCK 2				BLOCK 3				BLOCK 4				BLOCK 5				BLOCK 6			
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
LOT 1	7,920	LOT 18	7,129	LOT 1	7,129	LOT 1	9,900	LOT 24	7,200	LOT 1	10,125	LOT 1	10,125	LOT 1	15,659								
LOT 2	7,920	LOT 19	7,200	LOT 2	7,200	LOT 2	7,920	LOT 25	7,200	LOT 2	9,450	LOT 2	9,450	LOT 2	15,338								
LOT 3	7,920	LOT 20	7,200	LOT 3	7,200	LOT 3	7,920	LOT 26	7,200	LOT 3	9,450	LOT 3	9,450	LOT 3	14,836								
LOT 4	7,920	LOT 21	7,200	LOT 4	7,200	LOT 4	7,920	LOT 27	7,200	LOT 4	9,450	LOT 4	9,450	LOT 4	13,168								
LOT 5	7,920	LOT 22	7,200	LOT 5	7,200	LOT 5	7,920	LOT 28	15,882	LOT 5	9,450	LOT 5	9,450	LOT 5	10,746								
LOT 6	7,920	LOT 23	7,200	LOT 6	7,200	LOT 6	7,920	LOT 29	15,941	LOT 6	9,450	LOT 6	9,450										
LOT 7	7,920	LOT 24	7,200	LOT 7	7,200	LOT 7	7,920	LOT 30	16,701	LOT 7	9,450	LOT 7	9,450										
LOT 8	7,920	LOT 25	7,200	LOT 8	7,200	LOT 8	7,920	LOT 31	22,002	LOT 8	9,450	LOT 8	9,450										
LOT 9	7,920	LOT 26	7,200	LOT 9	7,200	LOT 9	7,920	LOT 32	12,976	LOT 9	9,450	LOT 9	9,450										
LOT 10	7,920	LOT 27	7,200	LOT 10	7,200	LOT 10	7,920	LOT 33	7,200	LOT 10	9,450	LOT 10	9,450										
LOT 11	7,920	LOT 28	7,200	LOT 11	7,200	LOT 11	7,920	LOT 34	7,200	LOT 11	9,450	LOT 11	9,450										
LOT 12	7,920	LOT 29	7,200	LOT 12	7,945	LOT 12	7,945	LOT 35	7,200	LOT 12	9,450	LOT 12	9,450										
LOT 13	7,920	LOT 30	7,200	LOT 13	7,200	LOT 13	9,052	LOT 36	7,200	LOT 13	9,450	LOT 13	9,450										
LOT 14	7,920	LOT 31	7,200	LOT 14	7,200	LOT 14	8,712	LOT 37	7,200	LOT 14	9,450	LOT 14	9,450										
LOT 15	7,920	LOT 32	7,200	LOT 15	7,200	LOT 15	8,712	LOT 38	7,200	LOT 15	9,450	LOT 15	9,450										
LOT 16	7,920	LOT 33	7,200	LOT 16	7,200	LOT 16	8,712	LOT 39	7,200	LOT 16	9,450	LOT 16	9,450										
LOT 17	9,899	LOT 34	8,995	LOT 17	9,000	LOT 17	9,000	LOT 40	7,200	LOT 17	13,017	LOT 17	9,462										
				LOT 18	7,200	LOT 41	7,200	LOT 18	7,200	LOT 18	9,791	LOT 18	9,791										
				LOT 19	7,200	LOT 42	7,200	LOT 19	7,200	LOT 19	10,770	LOT 19	10,770										
				LOT 20	7,200	LOT 43	7,200	LOT 20	7,200	LOT 20	11,282	LOT 20	11,282										
				LOT 21	7,200	LOT 44	7,200	LOT 21	7,200	LOT 21	11,282	LOT 21	11,282										
				LOT 22	7,200	LOT 45	8,998																
				LOT 23	7,200																		



SHEET TITLE: PRELIMINARY / CONCEPTUAL SUBDIVISION LAYOUT

MIRE SUBDIVISION
"TRACT B" 38.8031 ACRES
JACQUE F. MIRE, JR.
 LOCATED IN SECTION 144, T15S-R16E
 TERREBONNE PARISH, LOUISIANA

PROVENCE/GSE
 GSE Associates, LLC
 991 Grand Cellou Rd
 Houma, LA 70363
 (855) 876-6380

1201 Main St
 Baton Rouge, LA 70802
 (225) 766-7400

800 Youngs Rd
 Morgan City, LA 70381
 (855) 384-2521

2316 N Woodman Ave.
 Metairie, LA 70001
 (504) 454-1710

10-16-12	CORRECTED DISTANCE BETWEEN CROSS STREET @ ENTRANCE TO 126'	TJM	DESIGNED BY	TJM, JR.	CHECKED BY	
	ADDED A PHASE D AND TURNED ENTRANCE DRIVEWAY RADIAL TO CURVE		DATE	Aug. 06, 2012	SCALE	1"=150'
			REVISIONS		FILE NAME	MireSubdivision Preliminary/REVISION1.dwg
					JOB NO.	3,50
					ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS	1 OF 1

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 on acreage within Tracts L-3 and D-2

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

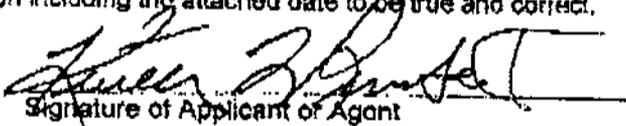
- PLAN SHOWING REV. LOTS 1 & 2 ADD. 3 TO THE LAKES SUBDIVISION
REV. TRACT 1-A & TRACTS B, D-1, D-2, D-3, L-1, L-2, L-3 & L-4
1. Name of Subdivision: BELONGING TO DANOS PROPERTIES, L.L.C. ET AL
2. Developer's Name & Address: DANOS PROPERTIES, LLC, PO BOX 1460, LAROSE, LA 70373
LAKES OF TERREBONNE, LLC PO BOX 250 LOCKPORT LA 70374
- *Owner's Name & Address: DANOS PROPERTIES, LLC, PO BOX 1460, LAROSE, LA 70373
(* All owners must be listed, attach additional sheet if necessary)
3. Name of Surveyor, Engineer, or Architect: KENNETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: LA. STATE HWY. NO. 311
5. Location by Section, Township, Range: LOCATED IN SECTIONS 71, 74 & 94, T17S-R16E
6. Purpose of Development: RAW LAND DIVISION, SINGLE FAMILY RESIDENTIAL LOT LINE ADJ
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: JULY 13, 2012, REV. 9/26/12, SCALE: 1"=300'
11. Council District: 6 Hornsby / Bayou Lane Trce
12. Number of Lots: 11
13. Filing Fees: \$493.00

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

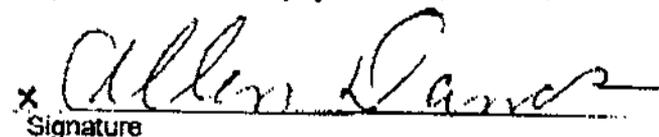
KENNETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

OCTOBER 2, 2012
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.

DANOS PROPERTIES, LLC
Print Name of Signature

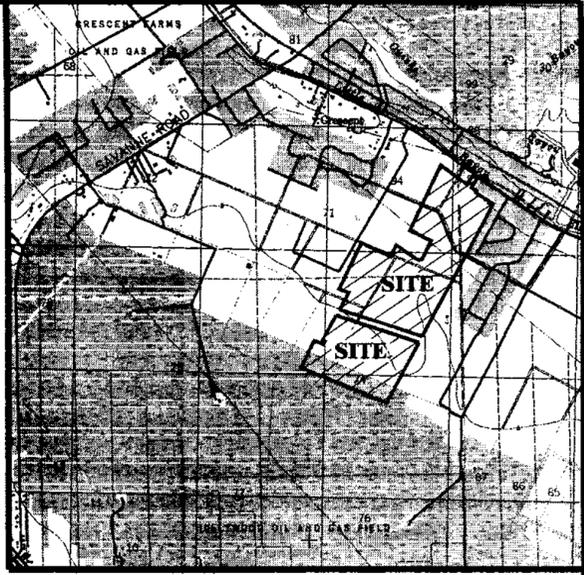

Signature

OCTOBER 2, 2012

Revised 3/25/2010

PC12/ 10 - 1 - 45

Record # 46



Raw Land Division
(REVISED TRACT 1-A, TRACTS B, D-1, D-2, D-3, L-1, L-2, L-3 & L-4)

THIS DIVISION OF "RAW LAND" IS FOR CONVEYANCE OF TITLE ONLY. NO DEVELOPMENT IS PLANNED IN THE NEAR FUTURE. A VARIANCE FOR A TOPOGRAPHICAL SURVEY OF THIS LAND IS REQUESTED. NO BUILDING PERMITS WILL BE ISSUED ON THESE TRACTS UNTIL THEY ARE RESUBMITTED AND BROUGHT INTO FULL COMPLIANCE WITH ARTICLE 25.5.1.

"LOT LINE ADJUSTMENT"
LAND USE: "SINGLE-FAMILY RESIDENTIAL"
(REV. LOTS 1 & 2, ADD. NO. 3 TO THE LAKES SUBDIVISION)

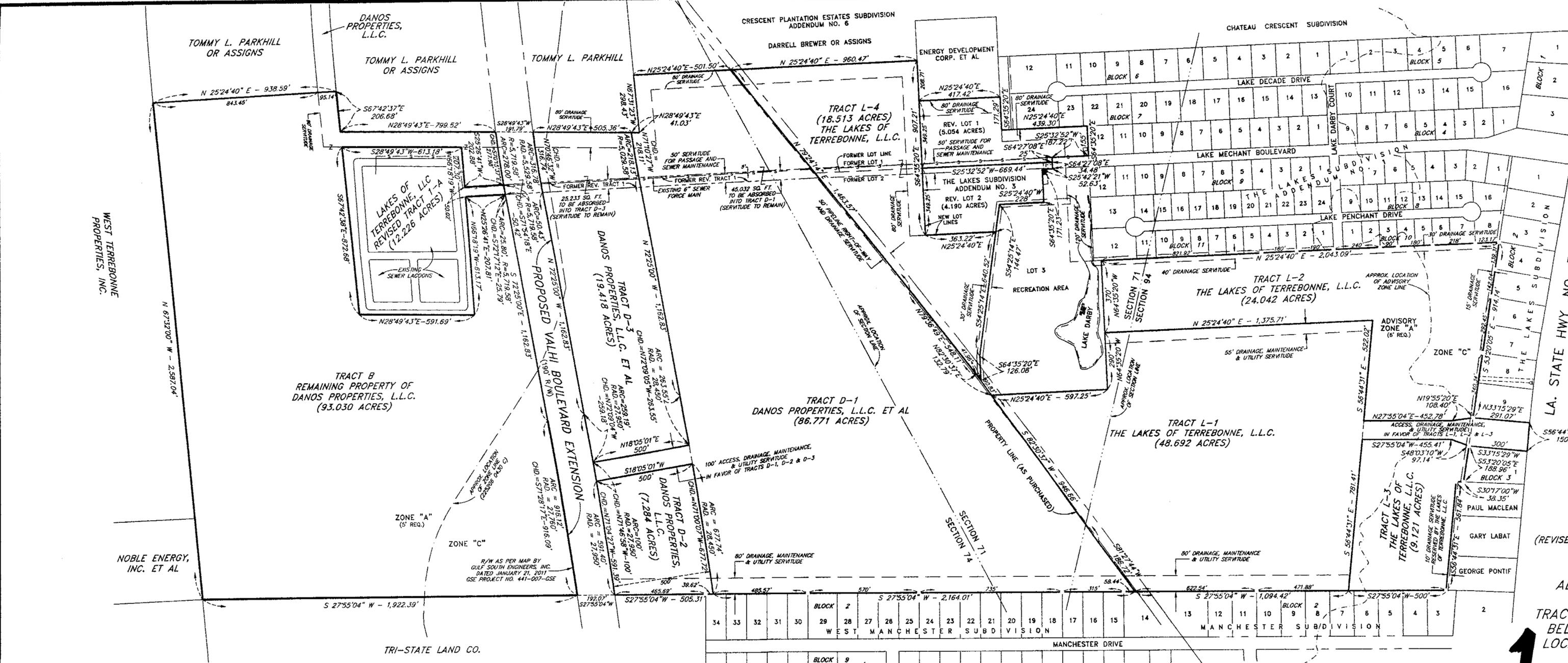
LAND USE: "RAW LAND"
(REVISED TRACT A-1, TRACTS B, D-1, D-2, D-3, L-1, L-2, L-3 & L-4)
DEVELOPER: DANOS PROPERTIES, LLC ET AL

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

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

SCALE: 1" = 300'

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



THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICED, 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, 1045197, 1051814, 1259039 & 1209869 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH 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 PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH FLOOD REQUIREMENT OF 5') FEMA 2006 ADVISORY PANELS LA-R100 & LA-R101 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" (BASE FLOOD REQUIREMENT IS 6').

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF 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.

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

BY _____ FOR _____

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

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: WILLOW WOODS ESTATES - Mobile Home Park (conceptual)
2. Developer's Name & Address: Hazel Beal 1845 Hwy. 182 Houma, LA 70364
*Owner's Name & Address: Hazel Beal 1845 Hwy. 182 Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald

SITE INFORMATION:

4. Physical Address: 1845 Hwy. 182 Houma, LA 70364
5. Location by Section, Township, Range: Sections 45, 46, 47 & 48, T16S-R17E
6. Purpose of Development: Creates Mobile Home Park
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 October 2012 1"=120'
11. Council District: _____
12. Number of Lots: 89
13. Filing Fees: _____

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

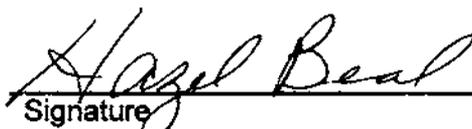
Galen Bollinger
Print Applicant or Agent

8 October 2012
Date


Signature of Applicant or Agent

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

Hazel Beal
Print Name of Signature


Signature

10-11-12
Date

PC12/ 10 - 2 - 46

Record # 47



Vicinity Map



**CONCEPTUAL PLAN FOR
WILLOW WOODS ESTATES
MOBILE HOME PARK
BELONGING TO HAZEL BEAL
IN SECTIONS 45, 46, 47 & 48, T16S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 120' 1 OCTOBER 2012

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

Legend:

FH ♦ Indicates Fire Hydrant

Flood Zone Information:

This property is situated within Zone "A" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0245 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be within ABFE Zone A (EL 5) (Map No. LA-5103).

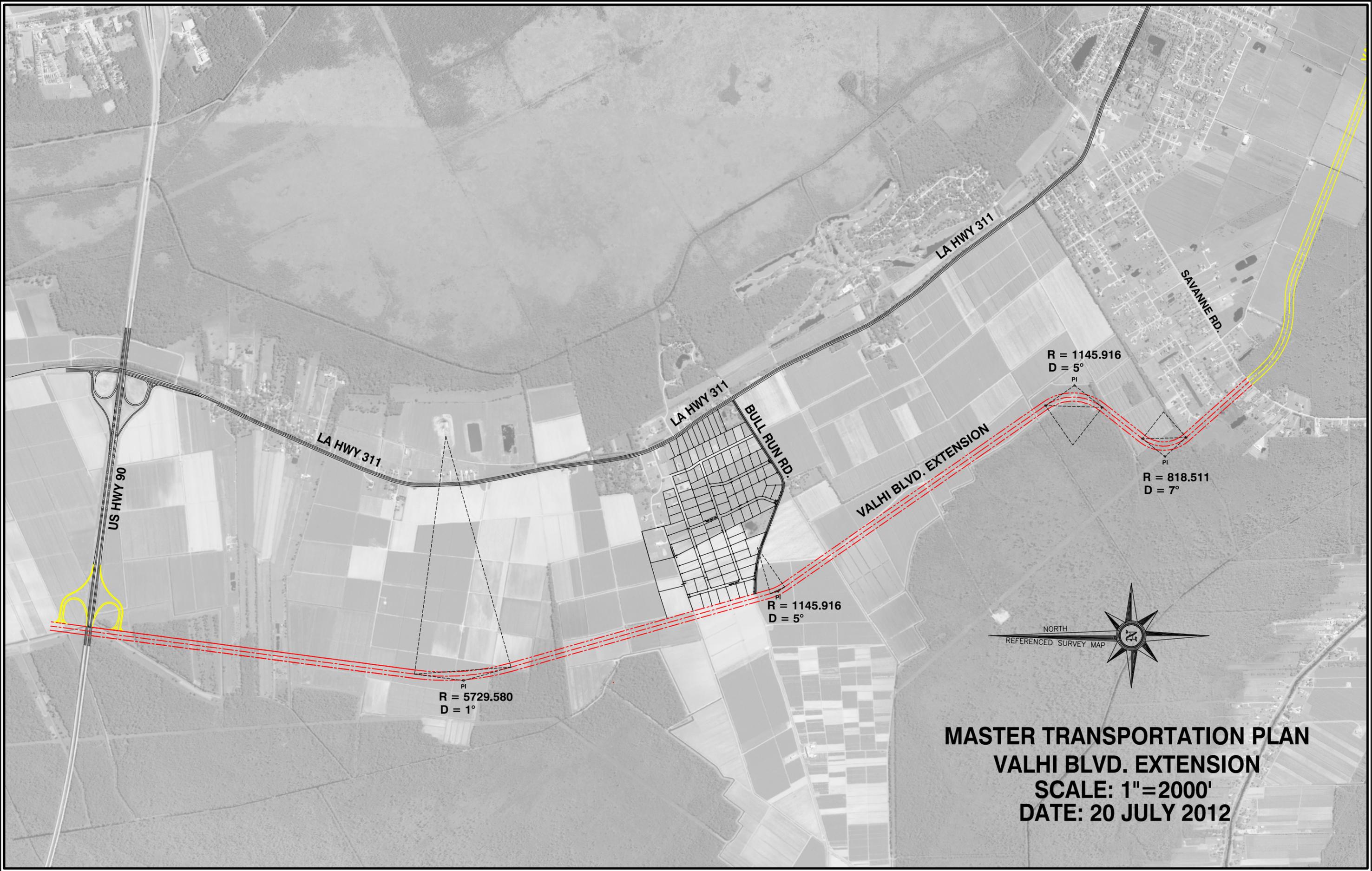
Conceptual Plan

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tel: (985)-876-4412
FAX: (985)-876-4806
email: cldmsurveyor@aol.com

DRAWN BY: GB
CHECKED: C.L.M.
SCALE: 1" = 120'
DATE: 1 OCT 2012

DATE	REVISION	BY

JOB # CAD # PaulsAutoSalvage.dwg FILE #



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