

Houma-Terrebonne Regional Planning Commission

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

DECEMBER 19, 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 November 21, 2013

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from OL (Open Land) to R-1 (Single-Family Residential) zoning district; Vacant 13.27 acre tract along Valhi Boulevard Extension north of Valhi right-of-way and south of existing Manchester Subdivision; Tri-State Land, applicant; and call a Public Hearing on said matter for Thursday, January 16, 2014 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) zoning district; Tract 1 of Property belonging to Coastal Home Builders (Colonial Acres Drive); Coastal Commercial Properties, LLC, applicant; and call a Public Hearing on said matter for Thursday, January 16, 2014 at 6:00 p.m.

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

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

D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 19, 2013 INVOICES and TREASURER'S REPORT OF NOVEMBER 2013

1. Amendment to the 2013 Budget
2. Proposed 2014 Budget

E. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for 2013 Audit
2. Election of Officers for 2014

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Dove Development & Land, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
2. a) Subdivision: Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates
Approval Requested: Process A, Re-Subdivision
Location: 689 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Jermie Ball
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Falgout Canal Harbor
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
Location: Gabi Court, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Variance Requests:
 - 1) 20' limestone street & utility corridor planned (total of 36' i/l/o 56' wide-40' street 16' utilities)
 - 2) Limestone parking area 25' x 50' planned i/l/o concrete
 - 3) One block length 1,550' in length
 - 4) Greenspace smaller than requirement
 - 5) Access street is not the normal collector street
 - 6) Buildings to be a minimum of 10' apart
 - 7) Private garbage collection shall be taken via Dr. Beatrous Road
c) Public Hearing
d) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Variance Request: Variance for the length of Block 1
c) Public Hearing
d) Consider Approval of Said Application
3. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 395 Technology Lane, Gray, 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
4. a) Subdivision: Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision
Approval Requested: Process A, Re-Subdivision
Location: 1204 Acadian Drive & 211 Pontiff Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Mel Blanchard
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Revised Lot 10, Addendum No. 1 & Revised Lots 9, 10, & 11, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift on Property belonging to C4 Elion, L.L.C., Section 5, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of a 35.90 acre tract and a 5.57 acre tract belonging to Gilbert Paul Stoufflet, et al, Creating a 27.79 acre tract and a 13.68 acre tract, Section 10, T18S-R19E & Section 1, T19S-R19E, Terrebonne Parish, LA
4. Property Line Shift of Lot 1, Block 5 of Crescent Subdivision on property belonging to Rene LeCompte, Section 81, T17S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

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

Revised 3/25/2010

Dove Development & Land owners & addresses:

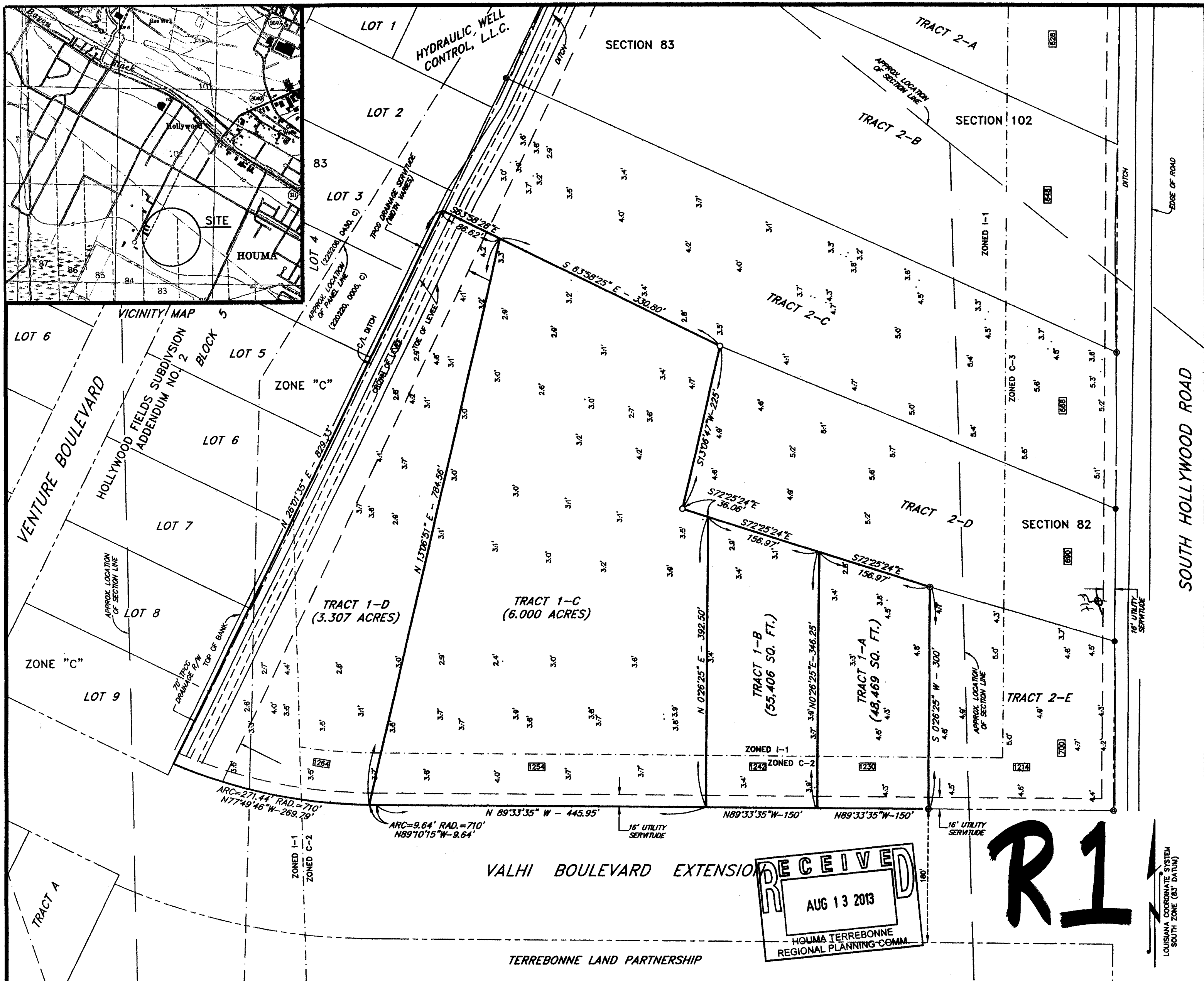
Rachael Ramirez
387 Tigerlily Dr.
Houma, LA 70360

Angelle Marciante
37617 Weiss Road
Denham Springs, LA 70706

Jackie Broussard
204 Arapaho Dr.
Houma 70360

Gordon, Savannah (Mona), and Noelle Dove
5 Glen Oaks Dr.
Houma, LA 70360

Savannah Industries, LLC
Mona Dove: Manager
5 Glen Oaks Dr.
Houma, LA 70360



THIS PROPERTY DRAINS TO HIGHWAYS WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE AND TO THE DRAINAGE DITCH IN THE REAR THAT IS MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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.

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

BY _____ FOR _____

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD PREVIOUSLY SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
— INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)
— INDICATES MUNICIPAL ADDRESS

LAND USE: COMMERCIAL & INDUSTRIAL
DEVELOPER: DOVE DEVELOPMENT & LAND, LLC

"CONCEPTUAL & PRELIMINARY"

PLAT SHOWING TRACTS 1-A THRU 1-D
PROPERTY BELONGING TO DOVE DEVELOPMENT & LAND, LLC
LOCATED IN SECTIONS 82 & 83, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 26, 2013

SCALE: 1" = 100'

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



JOB NO. : 347 FIELD BOOK : ADDRESS : VALHI/HOLLYWOOD CAD NAME :DOVE_TRACT_1-TRACTS 1-A-THRU-1-D
DRAWN BY : AP PAGES : SURVEY FILE : WSTG-R83 FOLDER : DOVE INVESTMENTS, LLC

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: TRACTS 15-A & 15-B A REDIVISION OF TRACT 15, SUNRISE PLANTATION ESTATES
2. Developer's Name & Address: JERMIE BALL, 1868 DR. BEATROUS ROAD, THERIOT, LA 70397
*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: 689 BAYOU DULARGE ROAD (HWY. 315)
5. Location by Section, Township, Range: SECTION 18, T18S-R17E
6. Purpose of Development: REDUCE SIZE OF TRACT FOR MORTGAGE PROPOSES
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☒ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: DATE: 10/01/13 SCALE: 1"=200'
11. Council District: 7 Bayou Dularge Five
12. Number of Lots: 2
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent

10/30/13
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.

JERMIE E. BALL
Print Name of Signature

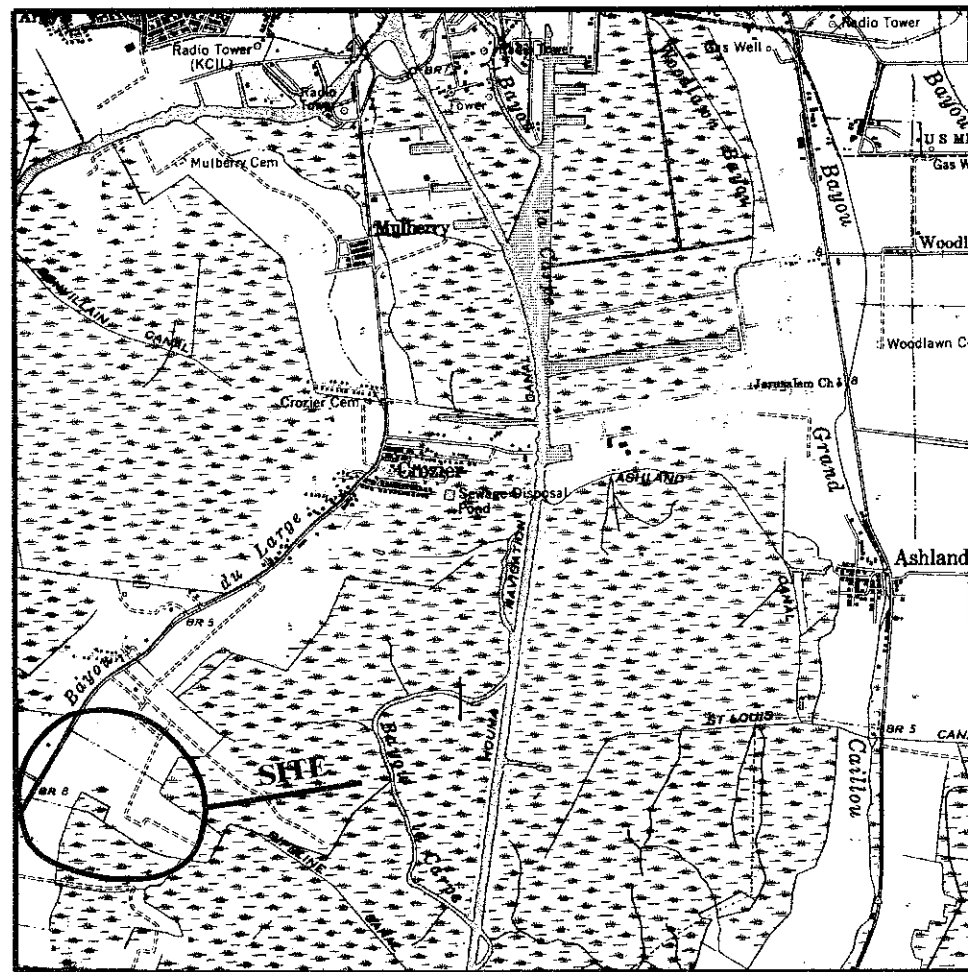
10/31/13
Date

[Signature]
Signature

PC13/ 11 - 2 - 69

Record # _____

Revised 3/23/2010



VICINITY MAP

THESE LOTS ARE LOCATED IN ZONES "A" AND "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2008 PROPOSED DFIRM MAP SHOWS THIS PROPERTY IN ZONE "AE" WITH A FLOOD REQUIREMENT OF 11' AND 12'.

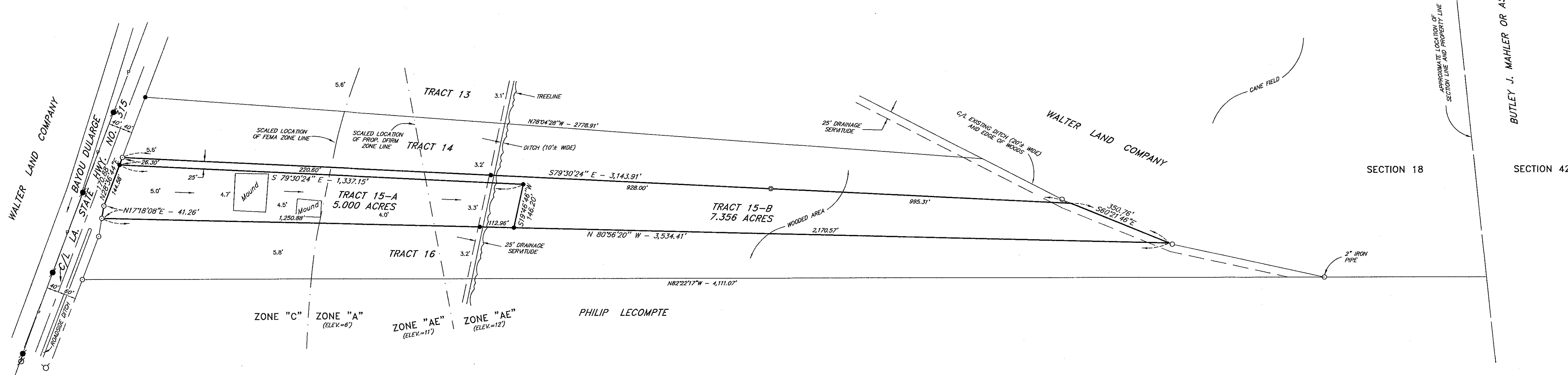
THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THIS PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING RIGHT-OF-WAYS, PIPELINES, UNDERGROUND UTILITIES, AND CERTAIN PHYSICAL CHARACTERISTICS THAT MAY AFFECT THIS PROPERTY.

Reference Map: "SUNRISE PLANTATION ESTATES A REDIVISION OF PROPERTY LOCATED IN SECTION 18, T18S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, PLS DATED APRIL 25, 2000.

NOTE: THIS PROPERTY DRAINS TOWARDS VARIOUS DITCHES ON PROPERTY 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.

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.

JOB NO. : 533 FIELD BOOK : NONE ADDRESS : HWY 315 CAD NAME : TRACT 15 - SUNRISE PLANTATION
DRAWN BY : BM PAGES : NONE SURVEY FILE : WALTAND FOLDER : SUNRISE PLANTATION ESTATES



LEGEND:
○ INDICATES IRON ROD FOUND
○ INDICATES P.V.C. PIPE FOUND
● INDICATES IRON ROD SET
● INDICATES P.V.C. PIPE SET
○ EXISTING POWER POLE
○ EXISTING FIRE HYDRANT
0.0' INDICATES SPOT ELEVATION

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



MAP SHOWING TRACTS 15-A AND 15-B,
A REDIVISION OF TRACT 15
OF SUNRISE PLANTATION ESTATES
LOCATED IN SECTION 18, T18S-R17E
TERREBONNE PARISH, LOUISIANA
OCTOBER 1, 2013 SCALE: 1" = 200'

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

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):

See attached

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

1. Name of Subdivision: PROPOSED FALGOUT CANAL HARBOR PROPERTY OF POULE D'EAU PROPERTIES, LLC IN SECTION 13, T19S-R16E
POULE D'EAU PROPERTIES, L.L.C.
2. Developer's Name & Address: P O BOX 2617 HOUMA LA 70361
POULE D'EAU PROPERTIES, L.L.C.
- *Owner's Name & Address: P O BOX 2617 HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, PLS

SITE INFORMATION:

4. Physical Address: GABI COURT
5. Location by Section, Township, Range: IN SECTION 13, T19 S-R16E
6. Purpose of Development: DEVELOP FALGOUT CANAL HARBOR (CREATE 58 LEASE SITES)
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☐ Individual Treatment
☒ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map:
DATE: 12/02/13 SCALE: 1"=100'
11. Council District:
7 / Bayou Du Large Fire
12. Number of Lots: 58
13. Filing Fees: _____

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

KENETH L. REMBERT

Print Applicant or Agent

12/01/13

Date

[Signature]
Signature of Applicant or Agent

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

Robert Hale for:

POULE D'EAU PROPERTIES, LLC

Print Name of Signature

[Signature]
Signature 804-7525

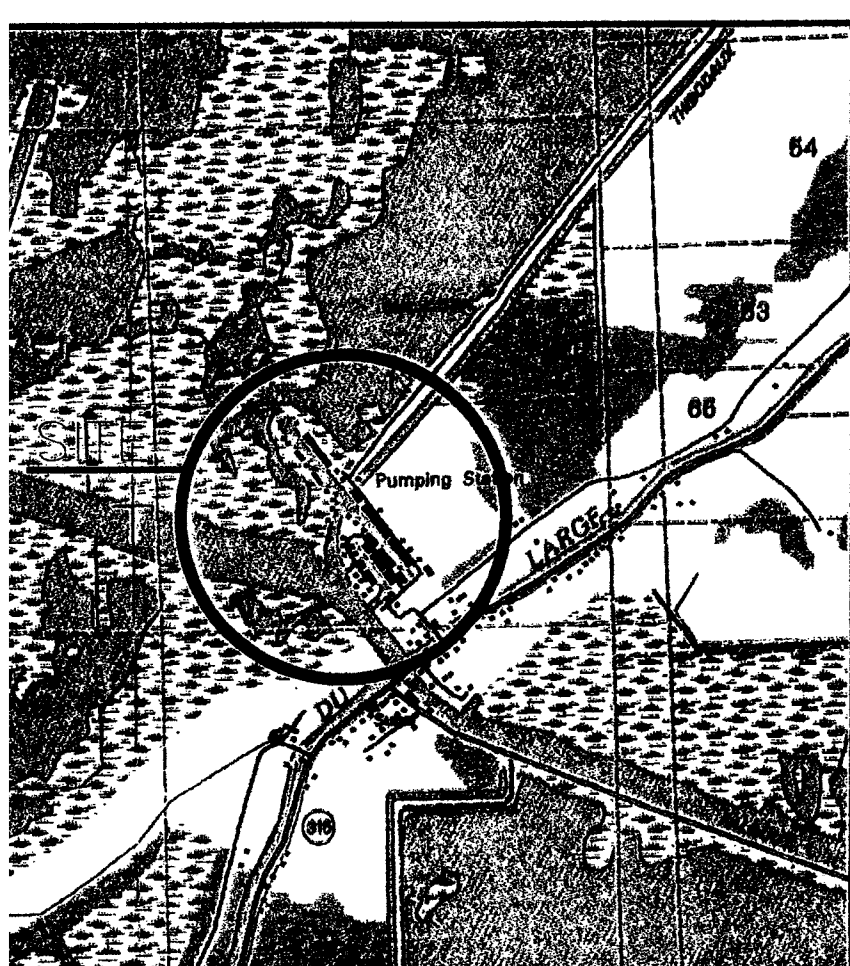
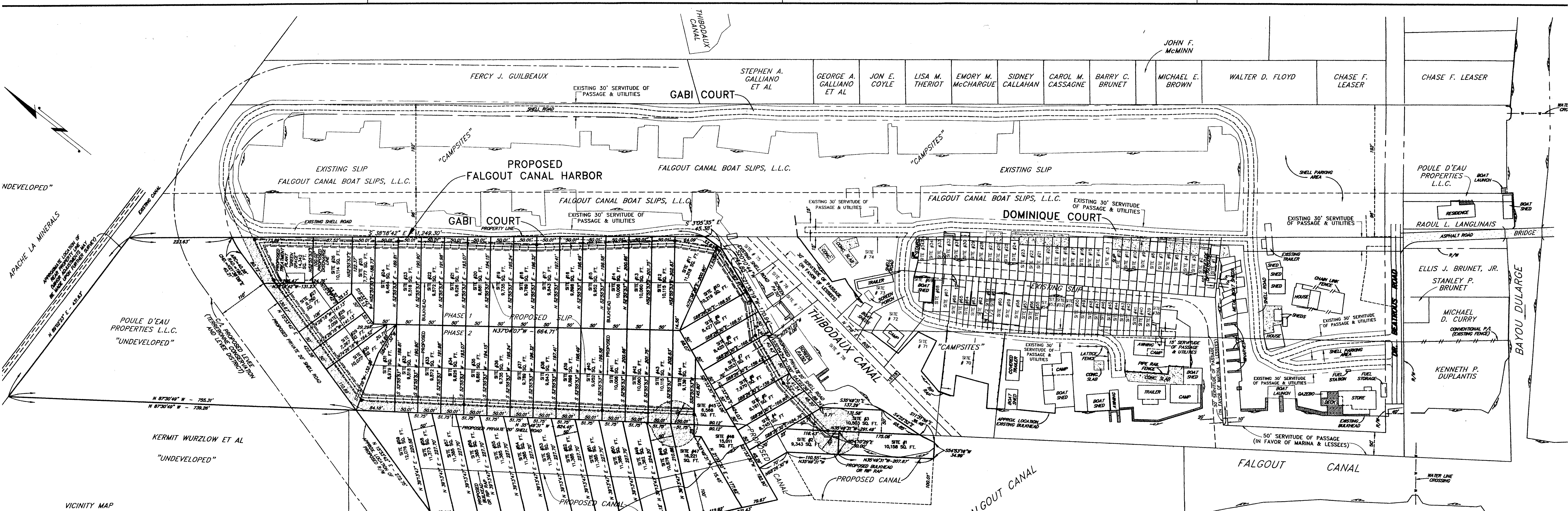
12/01/13

PC13/ 12 - 1 - 73

Record # 74

FALGOUT CANAL HARBOR CAMPSITES VARIANCE REQUESTS

1. 20' limestone Street & Utility corridor planned (total of 36' wide i/l/o 56' wide-40' street 16' utilities) Hard surface not planned, variance requested due to the following: Access is via about 2000' of existing limestone road a portion of which is maintained by TPCG. Phase I will use this existing limestone road which is not owned by our development but we do have a servitude to use it. Phase II will require a new limestone road and see no reason to hard surface since the other roads are limestoned. Maintenance cost shall be required in the leases with ultimate responsibility of the developer.
 2. Limestone parking area 25'x50' planned i/l/o concrete, variance requested. Parking also available under camps. All parking will be restricted to the campsite and not allowed in the streets. This will be states in the leases.
 3. 1 Block length 1550' in length, variance requested. Should be no longer than 1500'. We ask for the 50' variance for this due to cross streets are not practical in this case.
 4. Greenspace smaller than requirement, variance requested. This is a fishing camp community and small children would need to be supervised due to the danger of the water. The slip itself could be considered a recreation area.
 5. Access street in not the normal collector street. Dr. Beatrous Road is the actual collector street-the rest are private streets. Full camp use would only be on warm weather fishing weekends. Most camps aren't used in cold weather. Traffic should not be a problem and a variance is requested.
 6. Buildings to be a **minimum** of 10' apart, variance requested. If camps are smaller than 40' wide this distance apart could be greater. In most instances subdivision setbacks throughout the parish are only 5' from property lines.
 7. Private garbage collection shall be taken the Dr. Beatrous Road (public street).
-



REFERENCE MAPS:

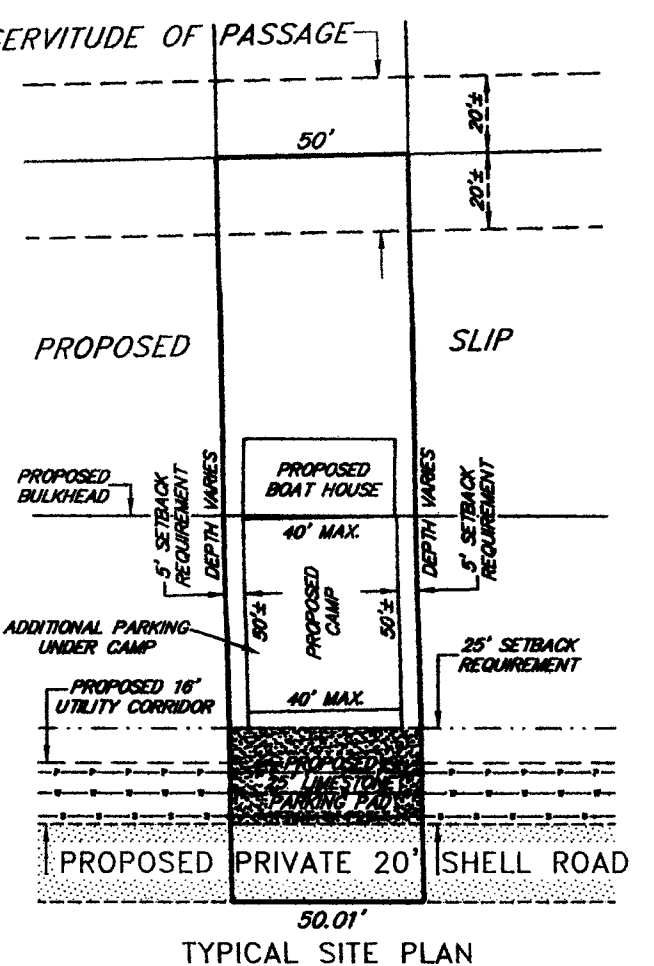
- "FISHERMAN'S RETREAT IN SECTIONS 13 & 24, T19S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT AND DATED SEPTEMBER 5, 1993.
- "MAP SHOWING SURVEY OF PROPERTY BELONGING TO HARRY P. VERRETT, or assigns LOCATED IN SECTION 13, T19S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED JANUARY 31, 1994.
- "MAP SHOWING PROPERTY BELONGING TO ANTHONY GALLIANO, et al LOCATED IN SECTION 13, T19S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD AND DATED JANUARY 31, 1994.

BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAP NO. 1.

THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENT OF 9'). F.E.M.A. ADVISORY PANEL NO. LA-1100 PLACES THIS PROPERTY IN ZONE "A1" WITH A BASE FLOOD REQUIREMENT OF 10'.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THESE TRACTS.

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.



"59 LEASE SITES TOTAL"

LEGEND:

- INDICATES PROPOSED PRIVATE SEWER MANHOLE
- INDICATES PROPOSED PRIVATE 8" SANITARY SEWER LINE
- INDICATES PROPOSED PRIVATE 8" WATER LINE
- INDICATES PROPOSED POWER LINE (SLECA)

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

BY _____ FOR _____

"CONCEPTUAL & PRELIMINARY"
LAND USE: "CAMPSITES"
DEVELOPER: FALGOUT CANAL HARBOR, LLC

PLAN SHOWING
PROPOSED FALGOUT CANAL HARBOR
PROPERTY OF POULE D'EAU PROPERTIES L.L.C.
IN SECTION 13, T19S-R16E,
TERREBONNE PARISH, LOUISIANA

NOVEMBER 4, 2013 SCALE: 1" = 100'

Kenneth L. Rembert, Surveyor
635 SCHOOL STREET, HOUMA, LA.



Houma Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☒ Variance(s) (detailed description):

Request variance for the length of Block 1 (see attached sheet).

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

- Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2
- Developer's Name & Address: ANNIE, I, LLC, P.O. BOX 869, HOUMA, LA 70361
 *Owner's Name & Address: NORTH TERREBONNE INVESTORS, L.L.C.
P O BOX 869, HOUMA LA 70361
 [* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: TRINITY LANE, GRAY, LA
- Location by Section, Township, Range: SECTION 4, T16S-R17E
- Purpose of Development: CREATE LOTS FOR SALE
- Land Use:
☐ Single-Family Residential
☒ Multi-Family Residential
☒ Commercial
☒ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
12/02/13 Scale: 1"=100'
- Council District:
2 / Bayou Cane Fire
- Number of Lots: 16
- Filing Fees: \$398.83

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

KENETH L. REMBERT
Print Applicant or Agent

12/02/13
Date

[Signature]
Signature of Applicant or Agent

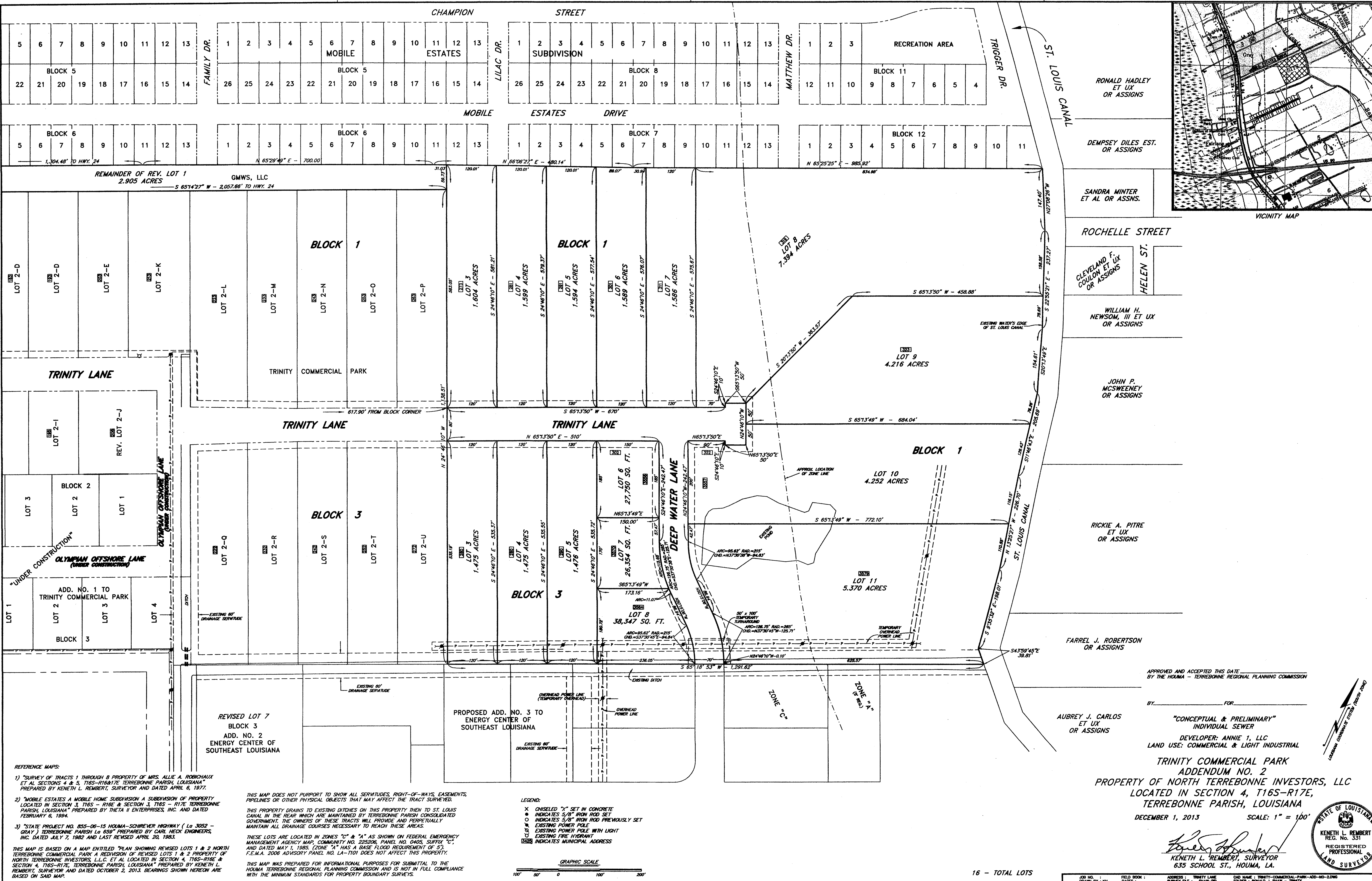
The undersigned certifies: *[Signature]* 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the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

ANNIE I, LLC BY RONNIE SHAW
Print Name of Signature

[Signature]
Signature

**VARIANCE REQUEST FOR TRINITY COMMERCIAL PARK
ADDENDUM NO. 2**

We would request a variance from the being required to place a cross street in Block 1. The use of the neighboring property is incompatible with the use in our subdivision. Traffic from our subdivision (commercial) would probably cause harm to the streets in the adjacent residential subdivision. The block lengths across the street from Block 1 are the proper length and allow for traffic flow with two (2) cross streets.



REFERENCE MAPS:
1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHREVER HIGHWAY (Ld 3052 - GRAY) TERREBONNE PARISH LA 859" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 2, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOTS 1 & 2 NORTH TERREBONNE COMMERCIAL PARK A REDUCTION OF REVISED LOTS 1 & 2 PROPERTY OF NORTH TERREBONNE INVESTORS, L.L.C. ET AL LOCATED IN SECTION 4, T16S-R16E & SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED OCTOBER 2, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

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

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES 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.

LEGEND:
X CHISELED "X" SET IN CONCRETE
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD PREVIOUSLY SET
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
[Symbol] INDICATES MUNICIPAL ADDRESS

GRAPHIC SCALE
100' 50' 0 100' 200'

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

BY _____ FOR _____

AUBREY J. CARLOS
ET UX
OR ASSIGNS

"CONCEPTUAL & PRELIMINARY"
INDIVIDUAL SEWER

DEVELOPER: ANNIE I, LLC
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL

TRINITY COMMERCIAL PARK
ADDENDUM NO. 2
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
LOCATED IN SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
DECEMBER 1, 2013 SCALE: 1" = 100'

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

STATE OF LOUISIANA
KENNETH L. REMBERT
REG. NO. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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:

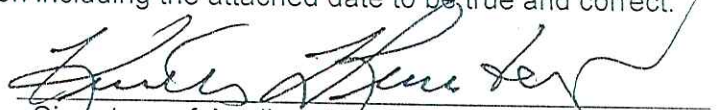
1. Name of Subdivision: ENERGY CENTER OF SOUTHEAST LOUISIANA ADDENDUM NO. 3
2. Developer's Name & Address: ANNIE I, LLC, P.O. BOX 869, HOUMA, LA 70361
- *Owner's Name & Address: CROPLAND INVESTMENT GROUP, LLC
P.O. BOX 869, HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

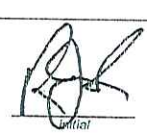
4. Physical Address: 395 TECHNOLOGY LANE, GRAY, LA
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATE MORE LOTS TO SELL.
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 11/26/13 SCALE: 1"=100'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 22
13. Filing Fees: \$ 111.66

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

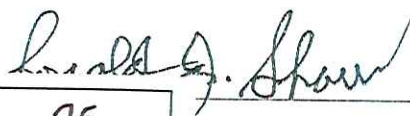
KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

12/01/13
Date

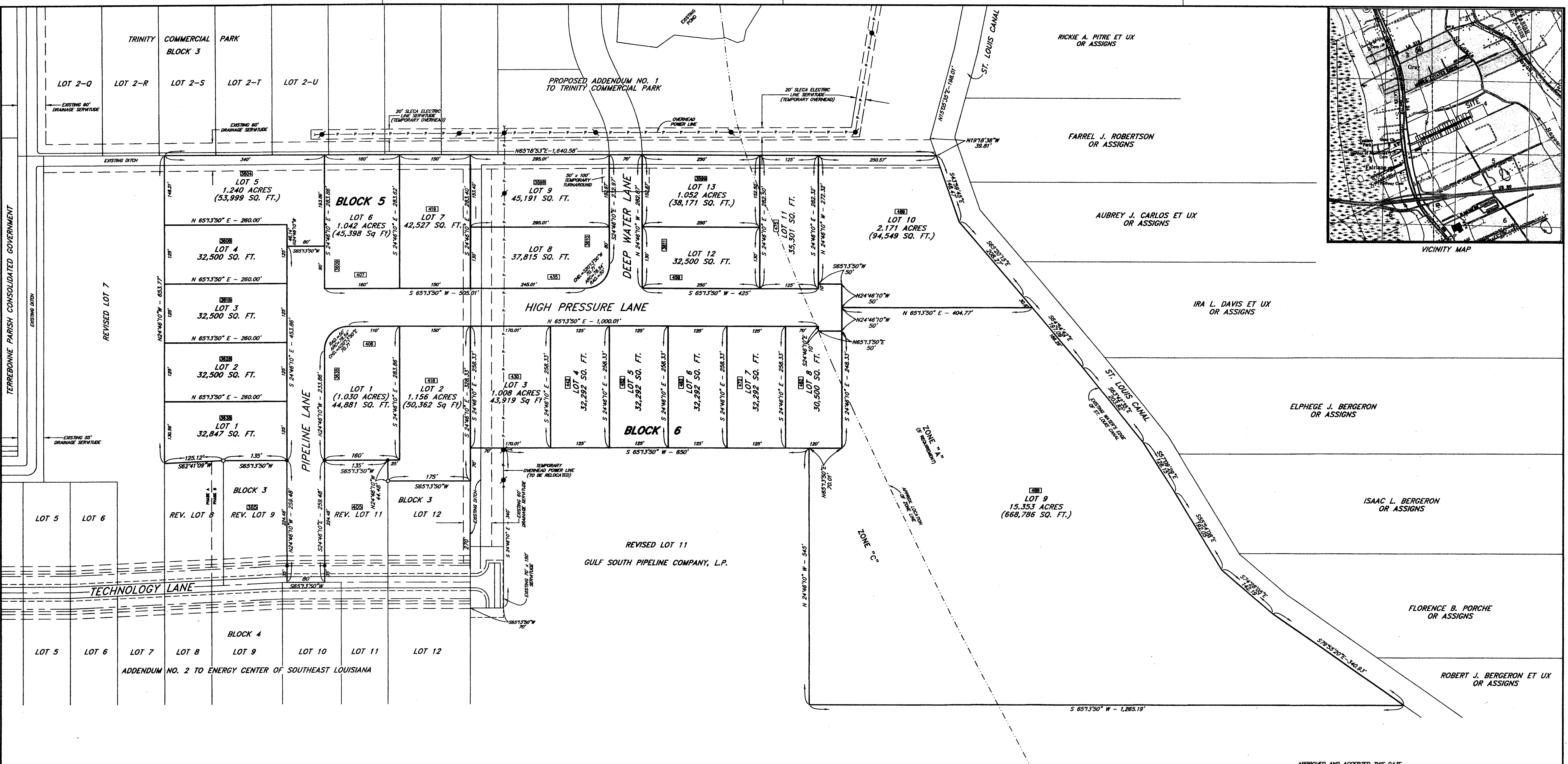
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

ANNIE, I, LLC BY RONNIE SHAW
Print Name of Signature



PC13/ 12 - 3 - 75

Record # 76



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

BY _____ FOR _____

"CONCEPTUAL & PRELIMINARY"
INDIVIDUAL SEWER

DEVELOPER: ANNIE I, LLC
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL

ENERGY CENTER OF SOUTHEAST LOUISIANA
ADDENDUM NO. 3
PROPERTY OF CROPLAND INVESTMENT GROUP, LLC ET AL
LOCATED IN SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
NOVEMBER 26, 2013 SCALE: 1" = 100'

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

STATE OF LOUISIANA
KENETH L. REMBERT
REG. NO. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REFERENCE MAPS:

1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBINHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.

2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.

3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHRIEVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 639" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOT 10 ADDENDUM NO. 1 & REVISED LOTS 9, 10 & 11, BLOCK 3, ADDENDUM NO. 2 TO ENERGY CENTER OF SOUTHEAST LOUISIANA LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED NOVEMBER 11, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

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

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES 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.

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD PREVIOUSLY SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES MUNICIPAL ADDRESS

GRAPHIC SCALE

100' 50' 0 100' 200'

22 - TOTAL LOTS

JOB NO. : FIELD BOOK : ADDRESS : TECHNOLOGY SURVEY FILE : SHAW-PEL CAD NAME : ENERGY-CENTER-ADD-NO-3-PC-REV FOLDER : RONALD J. SHAW - ENERGY CENTER

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: LOTS 2-A & 2-B, A REDIVISION OF LOT 2, BLK. 1, PONTIFF SUBD.
2. Developer's Name & Address: MEL BLANCHARD, 123 HIALEAH AVE., HOUMA, LA 70363
MEL BLANCHARD, 123 HIALEAH AVE., HOUMA, LA 70363
*Owner's Name & Address: ANNA DUPRE, 300 MAPLE STREET, MONTEGUT, LA 70377
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- 1204 ACADIAN DRIVE AND 211 PONTIFF STREET, HOUMA, LA
4. Physical Address: _____
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
SEPARATE EXISTING HOMES ON SAME LOT
6. Purpose of Development: _____
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 11/25/13 SCALE: 1"=20'
11. Council District: 1 / City of Houma
12. Number of Lots: 2
13. Filing Fees: \$ 137.22

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

KENETH L. REMBERT

Print Applicant or Agent

12/02/13

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 ☒ [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MEL BLANCHARD

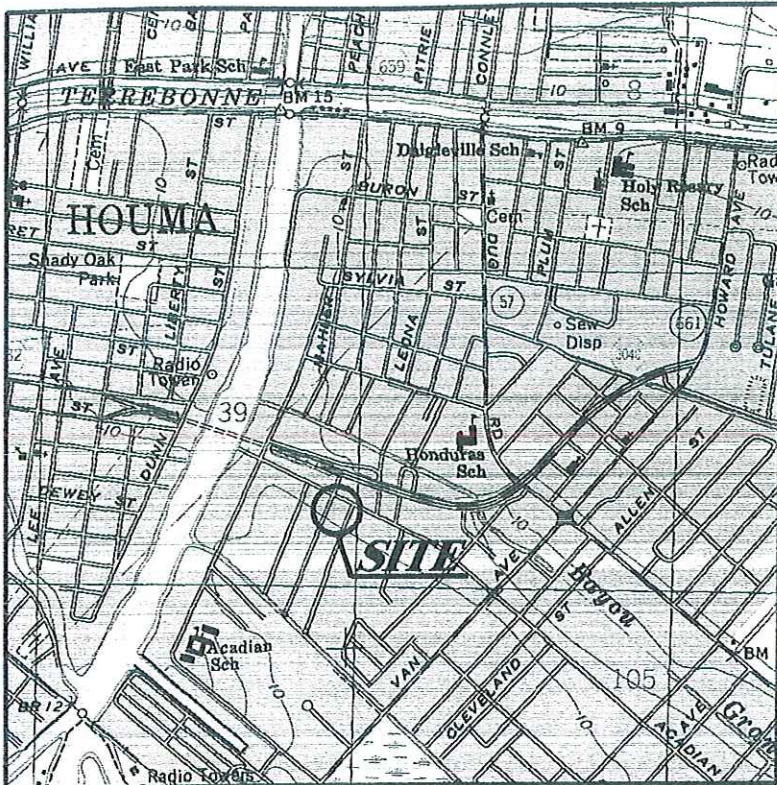
Print Name of Signature

12/02/13

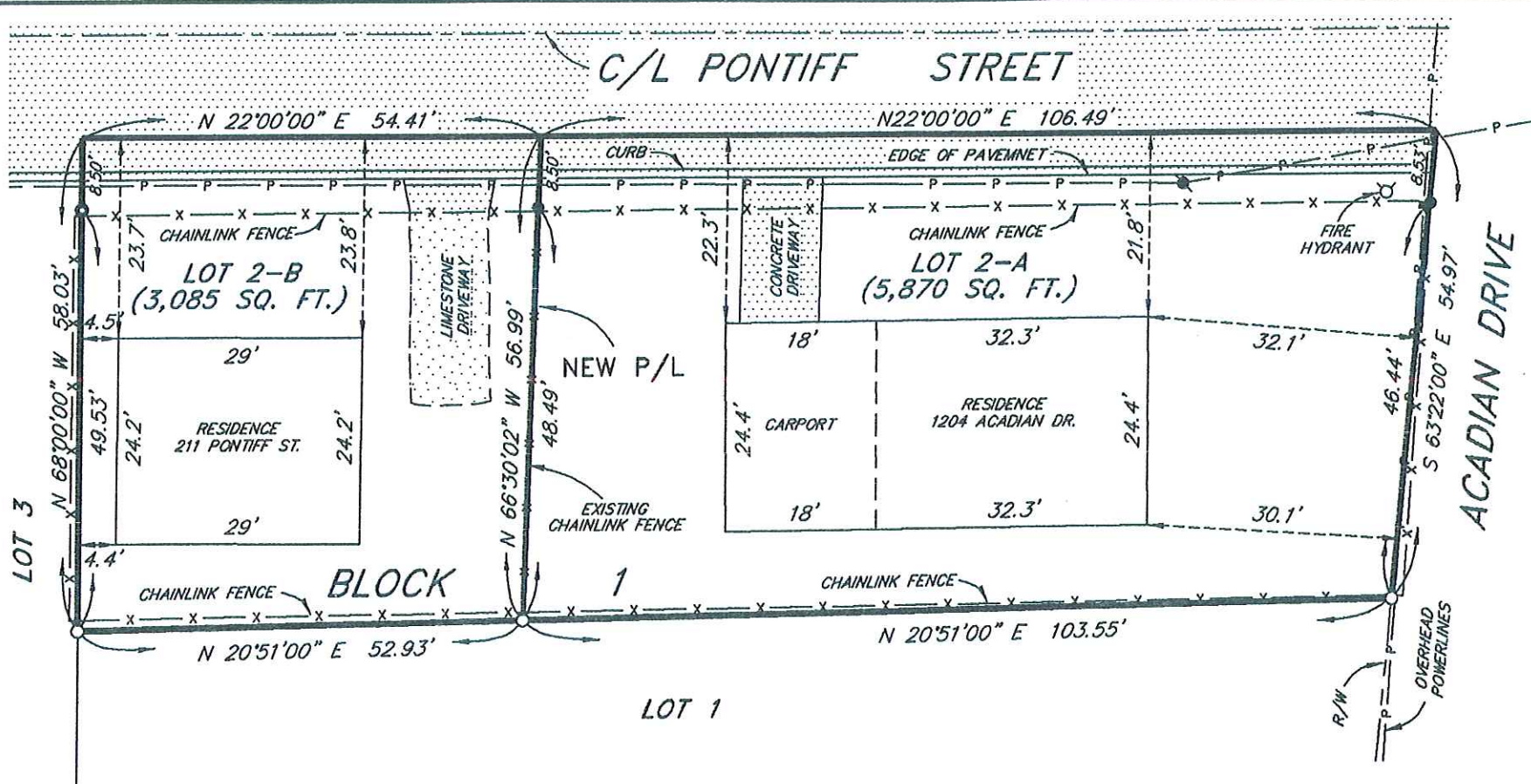
[Signature]
Signature

PC13/ 12 - 4 - 76

Record # 11



VICINITY MAP



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

BY _____ FOR _____

THIS SURVEY BASED ON MAP PREPARED BY R. W. COLLINS, C.E. ENTITLED "PONTIFF SUBDIVISION BEING A SUBDIVISION OF PART OF THE PROPERTY BELONGING TO F. PONTIFF LOCATED IN THE PARISH OF TERREBONNE, LOUISIANA AND IN SECTION 105, T17S-R17E BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 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.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 2" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT



SURVEY OF
LOTS 2-A & 2-B
A REDIVISION OF LOT 2 BLOCK 1
PONTIFF SUBDIVISION
SECTION 105, T17S - R17E
TERREBONNE PARISH, LOUISIANA

NOVEMBER 25, 2013

SCALE: 1" = 20'

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