

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

APRIL 17, 2014, 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 March 20, 2014

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of an additional 28x 30' classroom building ; 309 Funderburk Avenue; St. Bernadette Catholic School, applicant (*District 3*)
2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision; Christopher P. Dubois, applicant; and calling a Public Hearing on said matter for Thursday, May 15, 2014 at 6:00 p.m. (*District 1*)
 - b) Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street, Lots 9, 10, & 11, Block 77, Newtown Addition; Larussa Enterprises, Inc., applicant; and calling a Public Hearing on said matter for Thursday, May 15, 2014 at 6:00 p.m. (*District 1*)

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 March 20, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 20, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 17, 2014 INVOICES and TREASURER'S REPORT OF MARCH 2014

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2227 Brady Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Ber Boys, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Division of Property, Tract A and Tract B of the former Harry Hellier Estate
Approval Requested: Process D, Minor Subdivision
Location: Grand Caillou Road (between Plant Road and Morris Street), Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Morris A. Lottinger, Jr., et al
Surveyor: T. Baker Smith, LLC

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Ardoyne Crossing Subdivision, Phase A
Approval Requested: Process C, Major Subdivision, Engineering
Location: Bull Run Road (1 mile from intersection with Hwy. 311), Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: T.B. Prospects, LLC
Surveyor: Providence/GSE Associates, LLC

b) Consider Approval of Said Application

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

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2013 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 5 & 6, Redivision of Lots 5 & 6 of Block 5, Addendum No. 1 to Clark Estates, Section 102, T17S-R17E, Terrebonne Parish, LA
2. Revised Lot 2-J, Trinity Commercial Park, Property of Annie 1, LLC, Section 4, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 9, 10, & 11 of Block 6, A Redivision of Lots 9, 10, 11, & 12 of Block 6, Capital Commercial Development, Phase 4A, Property belonging to Terre South Investments, Inc., Section 84, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ 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: Houma Shopping Center
Morris A. Lottinger, Jr, et al, 311 Keystone Loop, Houma, LA
2. Developer's Name & Address: 70360
*Owner's Name & Address: See attached sheet for list of all owners
[* All owners must be listed, attach additional sheet if necessary]
T. Baker Smith, LLC, P.O.Box 2266, Houma, LA
3. Name of Surveyor, Engineer, or Architect: 70361; 985-223-9231

SITE INFORMATION:

4. Physical Address: La Hwy. 57 (Grand Caillou Road) between Plant Rd. and Morris St.
5. Location by Section, Township, Range: Section 105, T17S-R17E
6. Purpose of Development: creation of additional 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: 03/19/2014 1" = 60'
11. Council District:
District 1 - John Navy / COH Fire.
12. Number of Lots: 2
13. Filing Fees: \$125.00 (fee) + \$12.98 (postage)

I, Amber L. Hebert, P.E., certify this application including the attached date to be true and correct.

Amber L. Hebert, P.E.
Print Applicant or Agent

03/26/14
Date

Amber L. Hebert
Signature of Applicant or Agent

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

Morris A. Lottinger, Jr
Print Name of Signature

03/26/14

Morris A. Lottinger, Jr
Signature

PC14/ 4 - 1 - 25

Revised 3/25/2010

Owners Of Houma Shopping Center

Morris A. Lottinger, Jr., 311 Keystone Loop, Houma LA 70360

Harry V. Lottinger, 210 Lirette Street, Houma, LA 70360

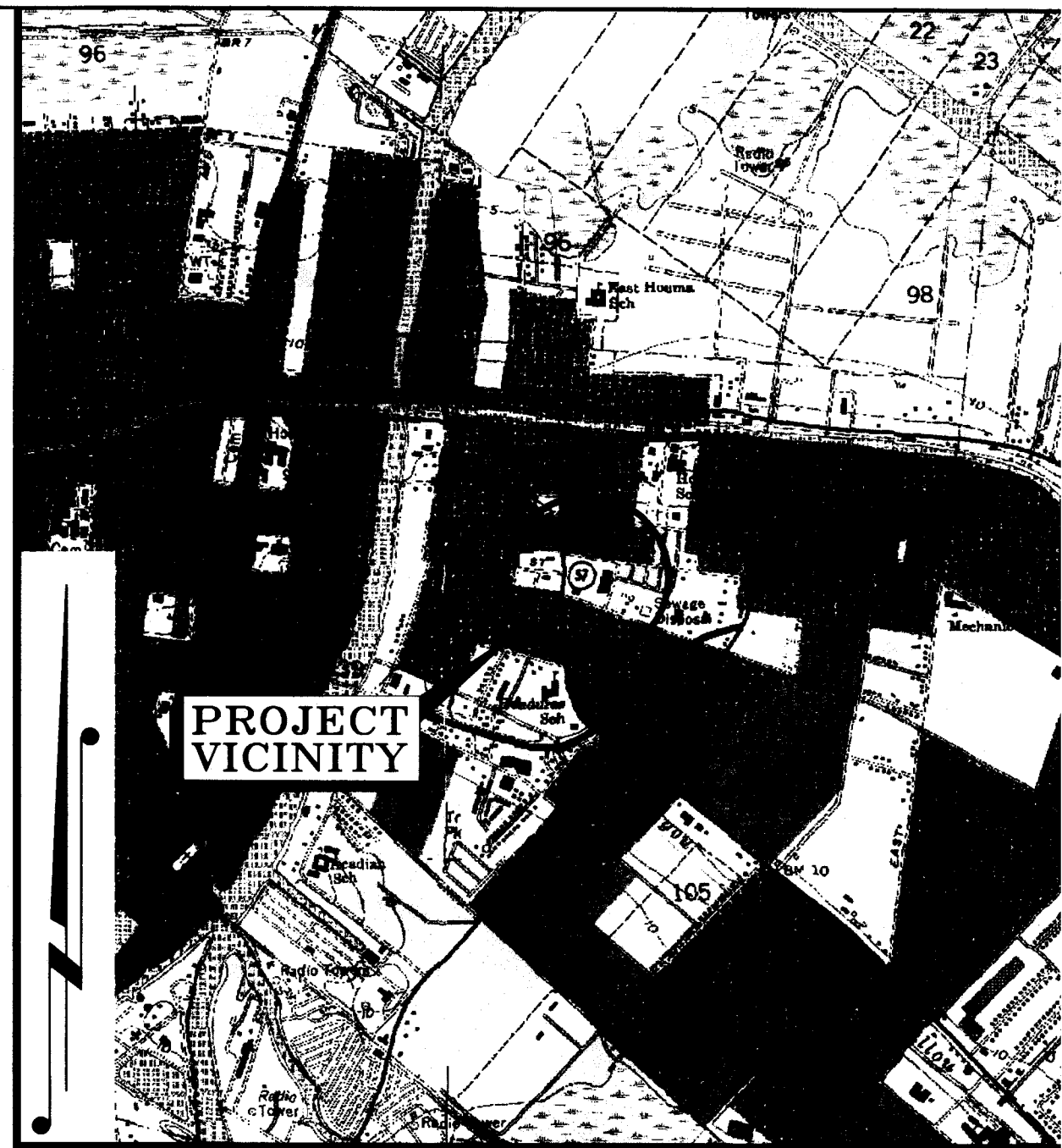
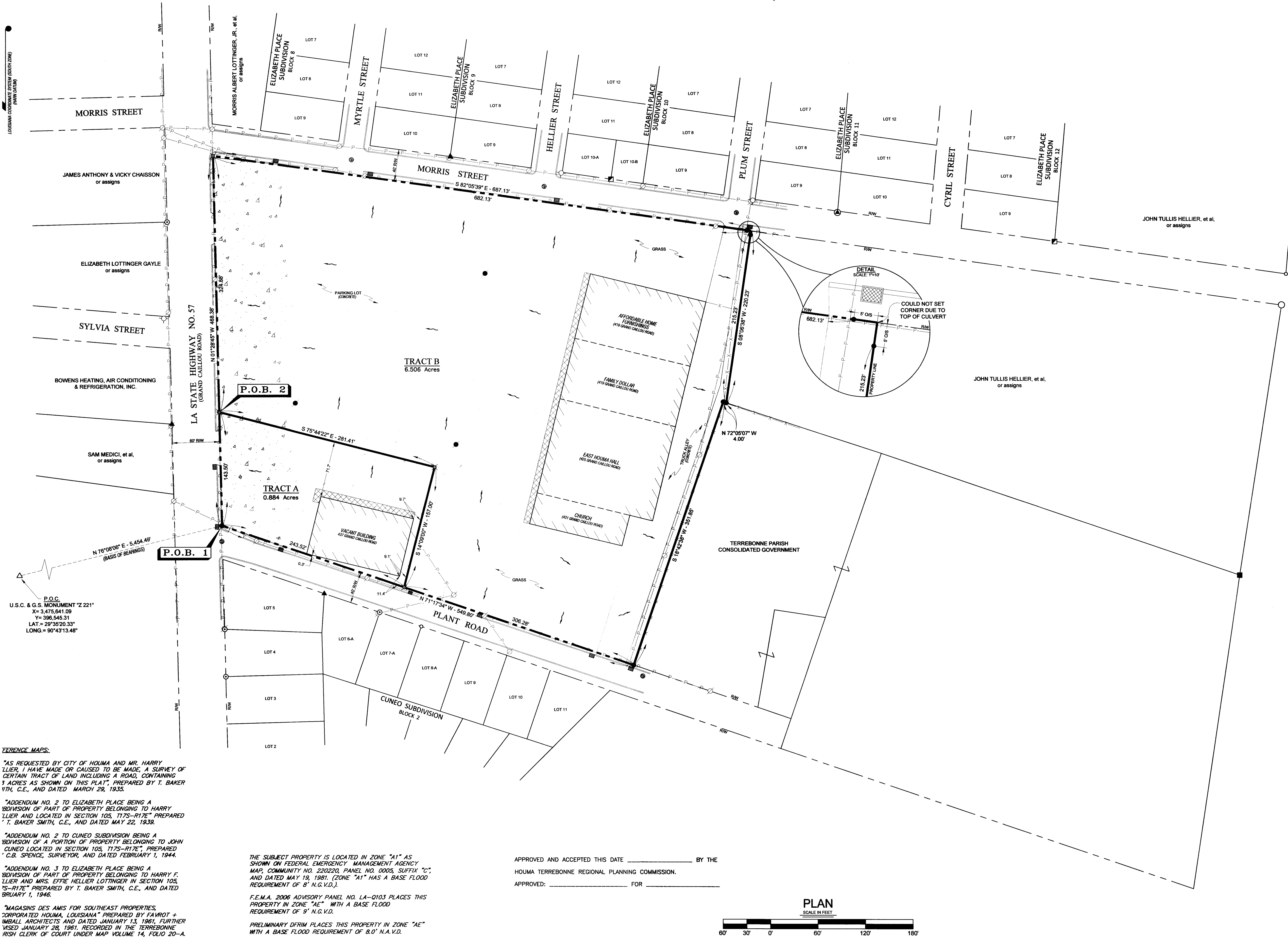
Elizabeth L. Gayle, 407 2nd Street, Jennings, LA 70546

John T. Hellier, 406 Collins Street, Houma, LA 70364

Libbye & Cyril Hellier, 308 Central Avenue, Houma, LA 70364

Gail Tracy, 6861 Gail Street, Houma, LA 70364

TERREBONNE PARISH, LOUISIANA
SECTION 105, T17S-R17E



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION OF TRACT A
SITUATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

COMMENCING FROM THE UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "Z 221" HAVING LOUISIANA STATE PLANE COORDINATES OF X=3,475,641.09 AND Y=396,545.31, THENCE, N 76°08'06" E A DISTANCE OF 5,454.49 FEET TO A SET 3/4" GALVANIZED IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 1) OF TRACT A.

THENCE, N 01°28'45" W A DISTANCE OF 143.50 FEET ALONG THE WESTERNMOST PROPERTY LINE TO A SET CHISELED "X" IN CONCRETE.

THENCE, S 75°44'22" E A DISTANCE OF 281.41 FEET ALONG THE NORTHERNMOST PROPERTY LINE TO A SET CHISELED "X" IN CONCRETE.

THENCE, S 14°09'00" W A DISTANCE OF 157.00 FEET ALONG THE EASTERNMOST PROPERTY LINE TO A SET CHISELED "X" IN CONCRETE.

THENCE, N 71°17'34" W A DISTANCE OF 243.52 FEET ALONG THE SOUTHERNMOST PROPERTY LINE, BACK TO THE POINT OF BEGINNING CONTAINING 0.884 ACRES.

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE - HARN DATUM.

LEGAL DESCRIPTION OF TRACT B
SITUATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

COMMENCING FROM THE UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "Z 221" HAVING LOUISIANA STATE PLANE COORDINATES OF X=3,475,641.09 AND Y=396,545.31, THENCE, N 76°08'06" E A DISTANCE OF 5,454.49 FEET TO A SET 3/4" GALVANIZED IRON PIPE, THENCE, N 01°28'45" W A DISTANCE OF 143.50 TO A SET CHISELED "X" IN CONCRETE SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 2) OF TRACT B.

THENCE, N 01°28'45" W A DISTANCE OF 324.88 FEET ALONG THE WESTERNMOST PROPERTY LINE TO A SET CHISELED "X" IN CONCRETE.

THENCE, S 82°05'39" E A DISTANCE OF 687.13 FEET ALONG THE NORTHERNMOST PROPERTY LINE TO A POINT.

THENCE, S 08°06'38" W A DISTANCE OF 220.23 FEET ALONG THE EASTERNMOST PROPERTY LINE TO SET 3/4" GALVANIZED IRON PIPE.

THENCE, N 72°05'07" W A DISTANCE OF 4.00 FEET TO A SET 3/4" GALVANIZED IRON PIPE.

THENCE, S 18°42'38" W A DISTANCE OF 351.85 FEET ALONG THE EASTERNMOST PROPERTY LINE TO A SET 3/4" GALVANIZED IRON PIPE.

THENCE, N 71°17'34" W A DISTANCE OF 306.28 FEET ALONG THE SOUTHERNMOST PROPERTY LINE TO A SET CHISELED "X" IN CONCRETE.

THENCE, N 14°09'00" E A DISTANCE OF 157.00 FEET TO A SET CHISELED "X" IN CONCRETE.

THENCE, N 75°44'22" W A DISTANCE OF 281.41 FEET BACK TO THE POINT OF BEGINNING CONTAINING 6.506 ACRES.

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE - HARN DATUM.

- LEGEND:
- DENOTES CHISELED "X" SET
 - DENOTES 3/4" G.I.P. SET
 - ▲ DENOTES 5/8" IRON ROD SET
 - DENOTES 1/2" G.I.P. END
 - DENOTES 1/4" I.P. END
 - DENOTES 1" I.P. END
 - DENOTES 2" I.P. END
 - DENOTES 3" I.P. END
 - DENOTES 1-3/4" SQ. AXLE END
 - △ DENOTES U.S.C. & G.S. MONUMENT "Z 221"
 - DENOTES POWER POLE
 - DENOTES FENCE
 - DENOTES FIRE HYDRANT
 - DENOTES LIGHT POLE
 - DENOTES CATCH BASIN
 - DENOTES DRAIN MANHOLE
 - DENOTES SEWER MANHOLE
 - DENOTES SHEET FLOW

REFERENCE MAPS:

"AS REQUESTED BY CITY OF HOUMA AND MR. HARRY LUIER, I HAVE MADE OR CAUSED TO BE MADE, A SURVEY OF CERTAIN TRACT OF LAND INCLUDING A ROAD, CONTAINING 3 ACRES AS SHOWN ON THIS PLAT", PREPARED BY T. BAKER SMITH, C.E., AND DATED MARCH 29, 1935.

"ADDENDUM NO. 2 TO ELIZABETH PLACE BEING A DIVISION OF PART OF PROPERTY BELONGING TO HARRY LUIER AND LOCATED IN SECTION 105, T17S-R17E", PREPARED BY T. BAKER SMITH, C.E., AND DATED MAY 22, 1938.

"ADDENDUM NO. 2 TO CUNEO SUBDIVISION BEING A DIVISION OF A PORTION OF PROPERTY BELONGING TO JOHN CUNEO LOCATED IN SECTION 105, T17S-R17E", PREPARED BY G.B. SPENCE, SURVEYOR, AND DATED FEBRUARY 1, 1944.

"ADDENDUM NO. 3 TO ELIZABETH PLACE BEING A DIVISION OF PART OF PROPERTY BELONGING TO HARRY F. LUIER AND MRS. EFFIE HELLIER LOTTINGER IN SECTION 105, T17S-R17E", PREPARED BY T. BAKER SMITH, C.E., AND DATED FEBRUARY 1, 1946.

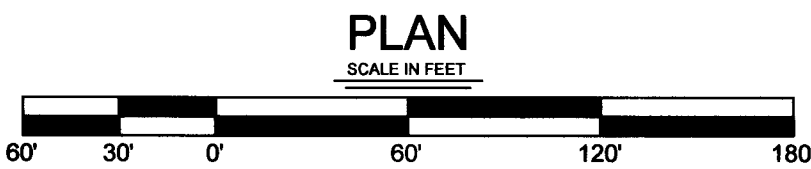
"MAGASINS DES AMIS FOR SOUTHEAST PROPERTIES, INCORPORATED HOUMA, LOUISIANA" PREPARED BY FAIROT + IMBALL ARCHITECTS AND DATED JANUARY 13, 1961, FURTHER REVISIONS JANUARY 28, 1961, RECORDED IN THE TERREBONNE PARISH CLERK OF COURT UNDER MAP VOLUME 14, FOLIO 20-A.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD REQUIREMENT OF 8' N.G.V.D.).

F.E.M.A. 2006 ADVISORY PANEL NO. LA-0103 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 9' N.G.V.D.

PRELIMINARY DFRM PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 8.0' N.A.V.D.

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



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

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY
00	---	---	---
REVISIONS			



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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

DRAWN BY:	PMH	APPROVED BY:	JCM
DATE:	3/19/2014	JOB NO:	2014.0254
DRAWING NAME:	140254BS1.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

(COMMERCIAL PROPERTY)

DIVISION OF PROPERTY
MAP SHOWING TRACT A AND TRACT B
OF THE FORMER HARRY HELLIER ESTATE
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH
LOUISIANA

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: Ardoyne Crossing Subdivision Phase "A"
T.B. Prospects, LLC, 521 South Hollywood Rd, Houma,
LA, 70360
2. Developer's Name & Address: T.B. Prospects, LLC
*Owner's Name & Address: T.B. Prospects, LLC
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

SITE INFORMATION:

4. Physical Address: Bull Run Road - 1 Mile from Intersection with Hwy 311
5. Location by Section, Township, Range: Section 41, T16S-R16E
6. Purpose of Development: To create 71 lots for residential construction.
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: 3/28/2014, Scale 1"=100'
11. Council District: District 6 / Schriever Fire
12. Number of Lots: 71
13. Filing Fees: \$860.00

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

Terral J. Martin, Jr.
Print Applicant or Agent

3/27/14
Date

Terral J. Martin Jr.
Signature of Applicant or Agent

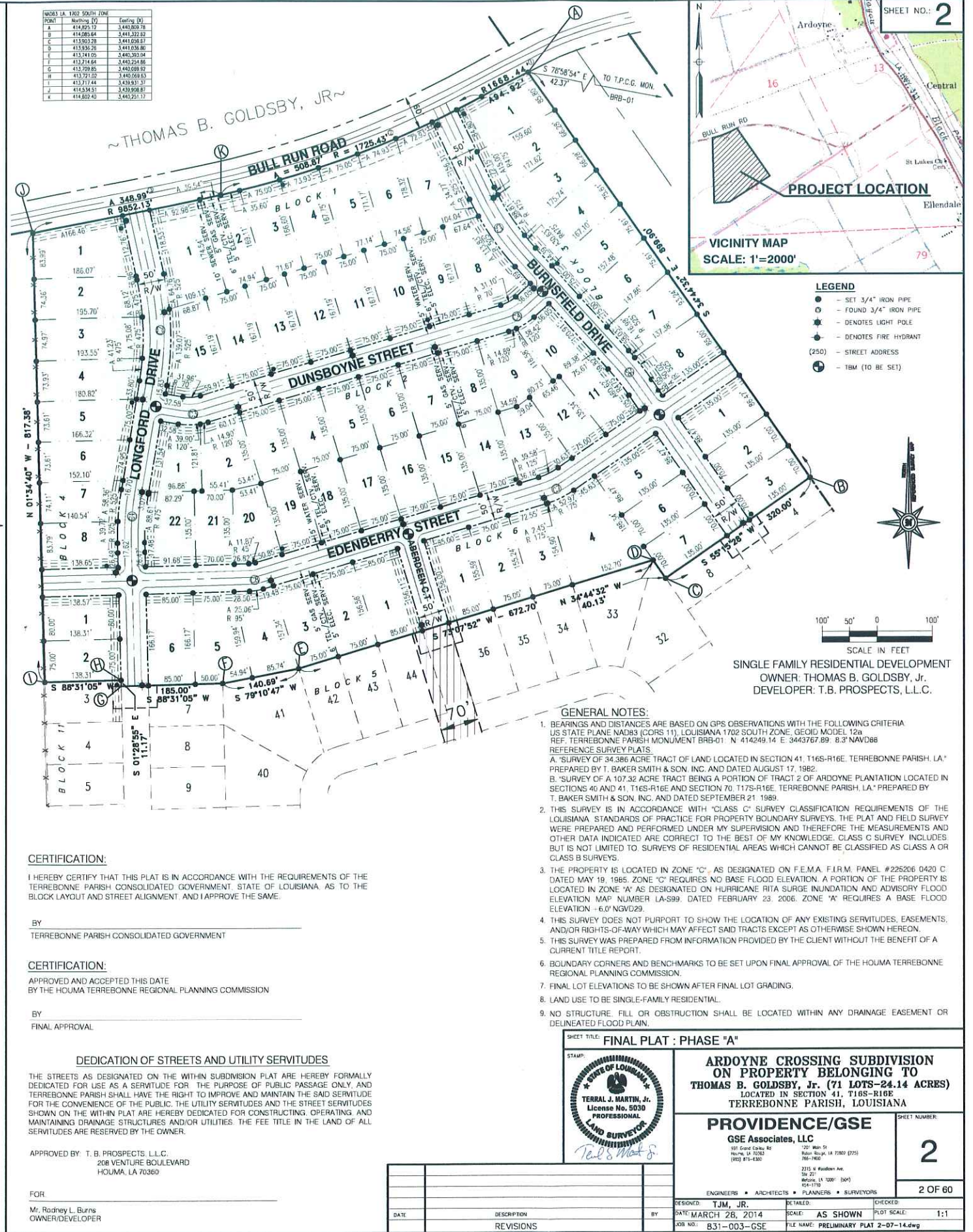
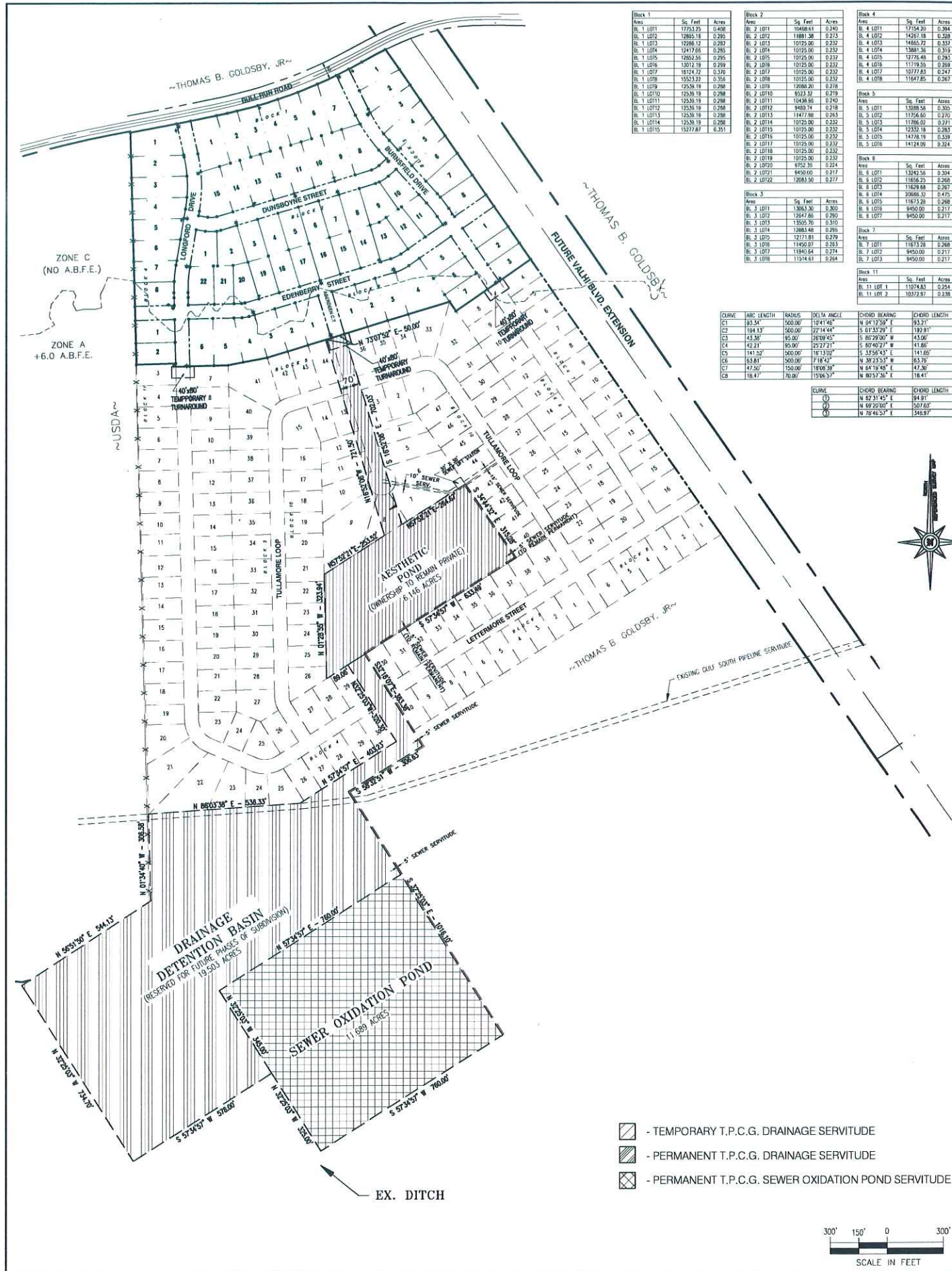
The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included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

Rodney Burns
Print Name of Signature

3/27/14
Date

[Signature]
Signature

PC14/ 4 - 2 - 26



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
_____ Conceptual
_____ Preliminary
_____ Engineering
 X Final
- D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: SAFETY ROAD EXTENSION
HOUMA-TERREBONNE AIRPORT COMMISSION
2. Developer's Name & Address: 10264 EAST MAIN STREET, HOUMA, LA 70363
HOUMA-TERREBONNE AIRPORT COMMISSION
- *Owner's Name & Address: 10264 EAST MAIN STREET, HOUMA, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 10264 EAST MAIN STREET, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 21, T17S-R17E
6. Purpose of Development: COMMERCIAL ROADWAY
7. Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
_____ Individual Treatment
_____ Package Plant
 X Other
9. Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: June 3, 2013 1" = 20'
11. Council District: 8 / City of Houma Fire
12. Number of Lots: 0
13. Filing Fees: \$50.00

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

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

Brandon Arceneaux
Signature of Applicant or Agent

3/31/2014
Date

The undersigned certifies: AB 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.

HOUMA-TERREBONNE AIRPORT
COMMISSION - HEATHER BOUDREAUX,
DEPUTY DIRECTOR

Print Name

Heather Boudreaux
Signature

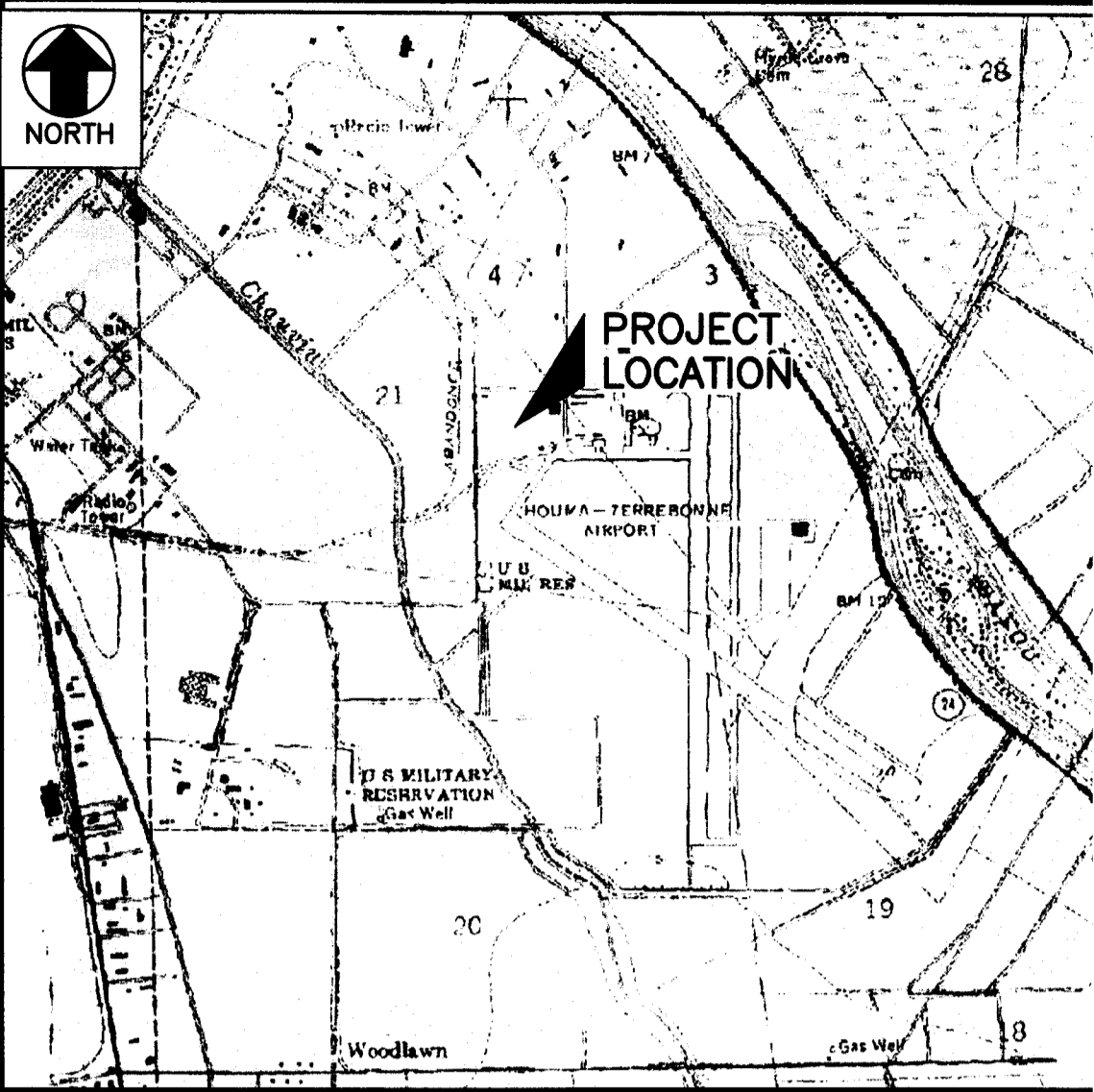
3/31/14

REFERENCE MAPS & BEARINGS:
X

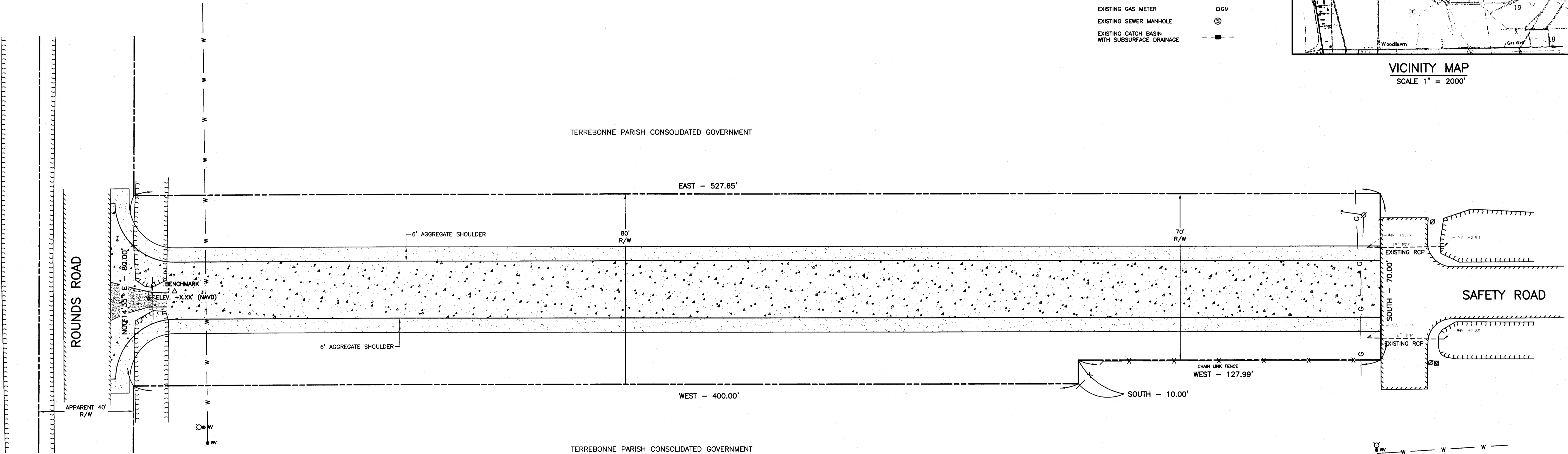


LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕WV
EXISTING FIRE HYDRANT	⊕
EXISTING WATER METER	⊕WM
EXISTING GAS VALVE	⊕GV
EXISTING GAS METER	⊕GM
EXISTING SEWER MANHOLE	⊕
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE , AREAS OF
FEMA MAP COMMUNITY PANEL NUMBER 2252 DATED :

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 Reg. No. 4744

DEDICATION:

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

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



DATE	DESCRIPTION	BY
3/31/14	RECORD DRAWING	JED
1/23/14	REVISED R/W	JED
DATE	DESCRIPTION	BY
REVISION		

RECORD DRAWING

PLAT SHOWING PROPOSED 80' ROAD RIGHT-OF-WAY ALONG PROPERTY BELONGING TO TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTION 21, T17S-R18E, TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE OF SURVEY: SEPTEMBER 24, 2012 DATE OF PLAT: JUNE 3, 2013		
FILE: F:\DWG\2012\12-073\PLAT.dwg		
JOB NO: 12-073		