

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

JUNE 19, 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 May 15, 2014
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Planned Building Group Approval:
 - a) Placement of a second commercial structure for existing sno-ball stand and proposed hair salon; 7414 & 7416 Park Avenue; Lauren Mott, applicant (*District 2*)
- 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 May 15, 2014
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 15, 2014
- D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 19, 2014 INVOICES and TREASURER'S REPORT OF MAY 2014**
 - 1. T.S. Kearns & Co. to present the 2013 Annual Audit for ratification and acceptance
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC
 - Approval Requested: Process A, Re-Subdivision
 - Location: Professional Drive, Terrebonne Parish, LA
 - Government Districts: Council District 2 / Bayou Cane Fire District
 - Developer: LeGrace Properties, L.L.C.
 - Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application

2. a) Subdivision: Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 2018 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Clark E. Mackey
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application
3. a) Subdivision: Ray's Mobile Home Park
Approval Requested: Process B, Mobile Home Park (Conceptual)
Location: Gray Street @ Willowdale Drive, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Willie Robertson & Tangel Robertson
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Lots 1-A-1, 1-A-3 & Revised Lot 1-A-2, A Redivision of Lots 1-A & 1-A-2 of Block 2, Lacarpe Industrial Park Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Security Boulevard & South Lacarpe Circle, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Security Boulevard Rentals, LLC
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) 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, 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
3. a) Subdivision: Subdivision of Tract 23, Greenwood Plantation Estates, Property belonging to Louis J. Voisin and Nettie L. Weldon
Approval Requested: Process A, Re-Subdivision
Location: 4935 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Louis J. Voisin
Surveyor: Prosper Touns Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Northpark, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: 4463 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Northpark, LLC
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
5. a) Subdivision: Rome Woodward Street (Main Port Court)
Approval Requested: Process C, Major Subdivision-Final (Road Project)
Location: Main Port Court off Industrial Boulevard, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Terrebonne Port Commission
Engineer: T. Baker Smith, LLC
 - b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-5, and Revised Lot 4 of Block 2 of Addendum No. 1 to Henry's Subdivision, Redivision of Property of LL-PAC Properties, L.L.C., et al, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
2. Shift of Lot Lines between West ½ Lot 3 & East ½ Lot 2, Subdivision of portion of Property of Augustin Rodrigue, Section 86, T15S-R16E, Terrebonne Parish, LA
3. Redivision of Property belonging to Bonvillain's Mobile Home Park, Inc., Section 7, T16S-R17E, Terrebonne Parish, LA
4. Revised Tract 9, North Terrebonne Commercial Park, Addendum No. 1, and Revised Lot 6, Block 2 to Trinity Commercial Park, Addendum No. 1, Section 4, T16S-R16E & T16S-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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF MAY 15, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of May 15, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:53 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Thibodeaux: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 17, 2014.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of April 17, 2014.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Thibodeaux: “THAT the HTRPC emit payment for the May 15, 2014 invoices and approve the Treasurer’s Report of April 2014.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Foret moved, seconded by Mr. Kelley: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2013 Audit.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by Plantation Truck Plaza & Casino, LLP requesting approval for Process A, Re-Subdivision for the Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision.
 - a) Mr. John Mattingly, T. Baker Smith, LLC, discussed the location and division of property.
 - b) No one from the public was present to speak.
 - c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None;

ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided drainage arrows were depicted on the plat and addresses were illustrated on each lot.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mr. Ostheimer: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision for the Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision conditioned upon drainage arrows being depicted on the plat and addresses being illustrated on each lot."

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

- 2. The Chairman called to order the Public Hearing for an application by Terre South Investments, Inc. requesting conceptual and preliminary approval for Process C, Major Subdivision, for Blackwater Ridge Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Discussion was held with regard to the proposed development being zoned general commercial with the intended land use to be commercial and residential and whether the street would be built to commercial standards.
- f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the conceptual and preliminary application for Process C, Major Subdivision, for Blackwater Ridge Subdivision."
- g) Discussion was held with regard to getting the zoning correct, the development being protected by the regulations of the Overlay District, the Planning Commission requesting the Developer to rezone appropriately, and deed restrictions to be placed on the development.

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

- 3. The Chairman stated the next item on the agenda was an application by Willie Robertson & Tangela Robertson requesting conceptual approval for Process B, Mobile Home Parks, for Ray's Mobile Home Park.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the location and the proposed mobile home park for which his client was only requesting conceptual approval.
- b) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the plat depict the exact square footage of a typical lot and depicts parking for two cars on the inset. He also read a letter from Schriever Fire Chief Ken Pitre whose concerns would be addressed at Engineering.
- c) Ms. Schexnayder indicated incorrect street names on the plat and stated they should be Gary Street and North Thomas Street.

- d) Discussion was held with regard to the sewer to be maintained by TESI, the layout not being practical to getting mobile homes in and out of the park, the park being too dense and possibly decreasing the number of spaces, this park being an example of why new mobile home park regulations are trying to get passed, flood zone, and whether the applicant was trying to get this park in as to beat the new regulations.
- e) Discussion ensued with the new regulations and it was requested Legal look into as to whether the mobile home park would have to comply with the old or new regulations once moved forward.
- f) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process B, Mobile Home Park, for Ray’s Mobile Home Park until the next regular meeting of June 19, 2014.”
- g) Discussion was held with regard to the application being for conceptual and the possibility of coming back with a different layout.
- h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process B, Mobile Home Park, for Ray’s Mobile Home Park until the next regular meeting of June 19, 2014 and request Legal to have an opinion on whether the mobile home park would have to follow the old or new mobile home park regulations.”

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

- 4. The Chairman called to order the Public Hearing for an application by Reanna Johnson and Reese Guidry requesting approval for Process D, Minor Subdivision, for Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson.

- a) The applicant or any one was present to represent the applicant.
- b) The Chairman recognized Ms. Trosclair, 106 Glenn Paul Street, who was opposed to the division.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

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

- d) Discussion was held with regard to denying the application and having reason as to why.
- e) Mr. Gordon discussed the Staff Report and stated Staff would recommend denial based on a deficient plat.
- f) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC deny the application for Process D, Minor Subdivision, for Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson.”

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

G. STAFF REPORT: None.

H. ADMINISTRATIVE APPROVALS:

Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-11.”

- 1. Shift of Lot Lines between Tract 31 and Tract 32, Greenwood Plantation Estates, Section 11, T17S-R15E, Terrebonne Parish, LA
- 2. Survey of Tracts A & B, Property belonging to Gerald J. Brunet, et ux, Section 45, T19S-R17E, Terrebonne Parish, LA

3. Revised Tract 14, A Redivision of Property belonging to Lang Enterprises, Inc., Section 17, T18S-R19E, Terrebonne Parish, LA
4. Revised Lots 4 & 5 of Block 4 located in Clear View Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
5. Lots 1 thru 3, Block 2, Addendum No. 1 to Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
6. Plan showing property line adjustment between Revised Tract 2-B and the Property of Paul F. Marcel, Section 58, T16S-R17E, Terrebonne Parish, LA
7. Revised Lots 6 & 7, A Redivision of Lots 6 & 7 of Block 3, Addendum No. 3 to Rural Retreat Subdivision, Property belonging to Earl A. Naquin, Jr., et ux, Section 2, T18S-R18E and Section 12, T17S-R18E, Terrebonne Parish, LA
8. Revised Lots 4 and 7, A Redivision of Lots 4, 5, 6 and 7, Former Property of Mrs. Eddie Matherne, Section 41, T17S-R18E, Terrebonne Parish, LA
9. Revised Parcels 1 and 2 of Tract B, Section 33, T17S-R17E, Terrebonne Parish, LA
10. Property belonging to GKin, LLC between Lot 97 and Tract "B" (Lot 96 & a portion of Lot 95, A Redivision of Lots in Crescent Plantation), Section 101, T17S-R17E, Terrebonne Parish, LA
11. Revised Tracts A and B, A Redivision of Tracts A and B, Addendum No. 3 to Bayou Gardens Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:

- a) Mr. Gordon stated there was no quorum at the previous meeting but all representatives from the Planning Department and Planning Commission were there.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Thibodeaux discussed his attendance to the National APA Conference in Atlanta and learned that other communities have a "pre-meeting" prior to the monthly meeting in order to discuss upcoming matters. He also noted that it's common to get Staff and Engineering Reports prior to the day of the meeting rather than the day of.
 - (1) Mr. Gordon noted that part of the problem is not getting all of the information from the Surveyors/Engineers when the application is submitted.
- b) Mr. Ostheimer noted that the Ethics Training is required every year and it was time to do the training again.
- c) Mr. Pulaski informed the Commission of an email previously sent out with regard to a training workshop to be held in Lockport if anyone still needed training and/or a refresher.

2. Chairman's Comments:

- a) The Chairman stated he noticed and liked the new way finding signs around town.

K. PUBLIC COMMENTS: None.

L. Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:00 p.m."

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

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

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: SURVEY OR REVISED TRACTS 3-A AND 3-B A REDIVISION OF TRACT 3 IN HOUMA DEVELOPMENT TRACT 1 AND LOT 3 ADD. NO. 1 TO PROFESSIONAL PLAZA
2. Developer's Name & Address: LEGRACE PROPERTIES, L.L.C. 1021 CHURCH ST. HOUMA, LA 70360
*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: PROFESSIONAL DRIVE
5. Location by Section, Township, Range: IN SECTION 101, T17S-R17E
6. Purpose of Development: OWNER WANTS TO RECONFIGURE TRACTS
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: JUNE 11, 2012 SCALE: 1"=60'
11. Council District: 2 Williams / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$161.66

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

KENETH L. REMBERT
Print Applicant or Agent

JANUARY 28, 2013

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 [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.

L.J. BROWN
FOR LEGRACE PROPERTIES, L.L.C.
Print Name of Signature

JANUARY 28, 2013

[Signature]
Signature

PC13/ 2 - 3 - 8

Record # 9

Revised 3/25/2010

PC/H3

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:

TRACTS 1 THRU 5, PROPERTY OF CLARK E. MACKEY TRUST ET AL

1. Name of Subdivision: _____
2. Developer's Name & Address: *CLARK E. MACKEY, 151 SOUTH LEXINGTON AVE., ASHVILLE, NC 28801*
Owner's Name & Address: *SEE ATTACHED LIST*
[* 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: *2018 COTEAU ROAD, HOUMA, LA 70364*
5. Location by Section, Township, Range: *SECTIONS 27, T17S-R17E & SECTIONS 45, 46 & 47, T16S-R17E*
6. Purpose of Development: *SALE OF 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
REAR ☐ Other
10. Date and Scale of Map: *1/31/14 SCALE: 1"=100'*
11. Council District: *4 Amedee / Coteau Fire*
12. Number of Lots: *5*
13. Filing Fees: *\$345.66*

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

KENETH L. REMBERT

Print Applicant or Agent

1/31/14

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.

CLARK E. MACKEY

Print Name of Signature

[Signature]
Signature

Revised 5/25/2010

OWNERS OF: PROPERTY OF CLARK E. MACKEY TRUST et al

ROBERT W. COLLINS, III
200 RAYWOOD DR
HOUMA, LA 70360

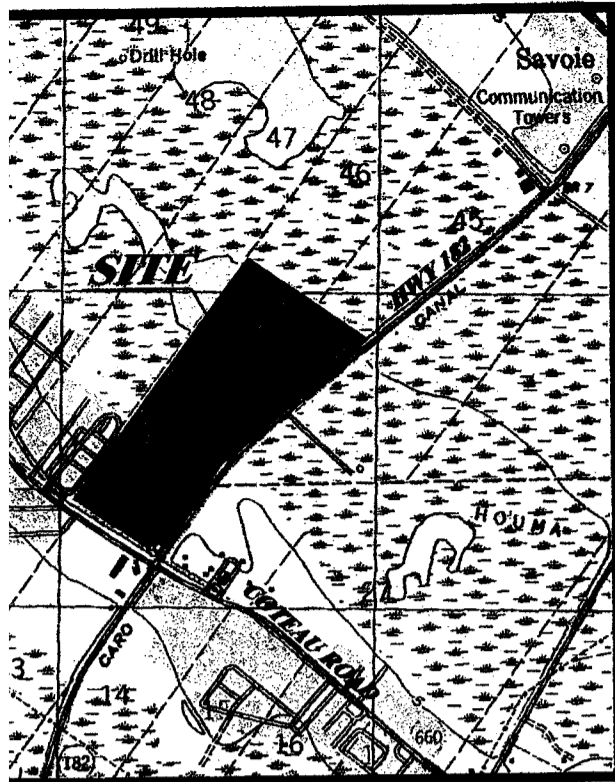
MARTHA S. MACKEY FRYE
2285 KITTRIDGE AVE
COLORADO SPRINGS, CO 80919

DANIAL GLASS
156 EAST 2ND ST #17
NEW YORK CITY, NY 10009

MARTHA C. JOHNSON
1108 MOUNT PLEASANT ROAD
WINNETKA, IL 60093

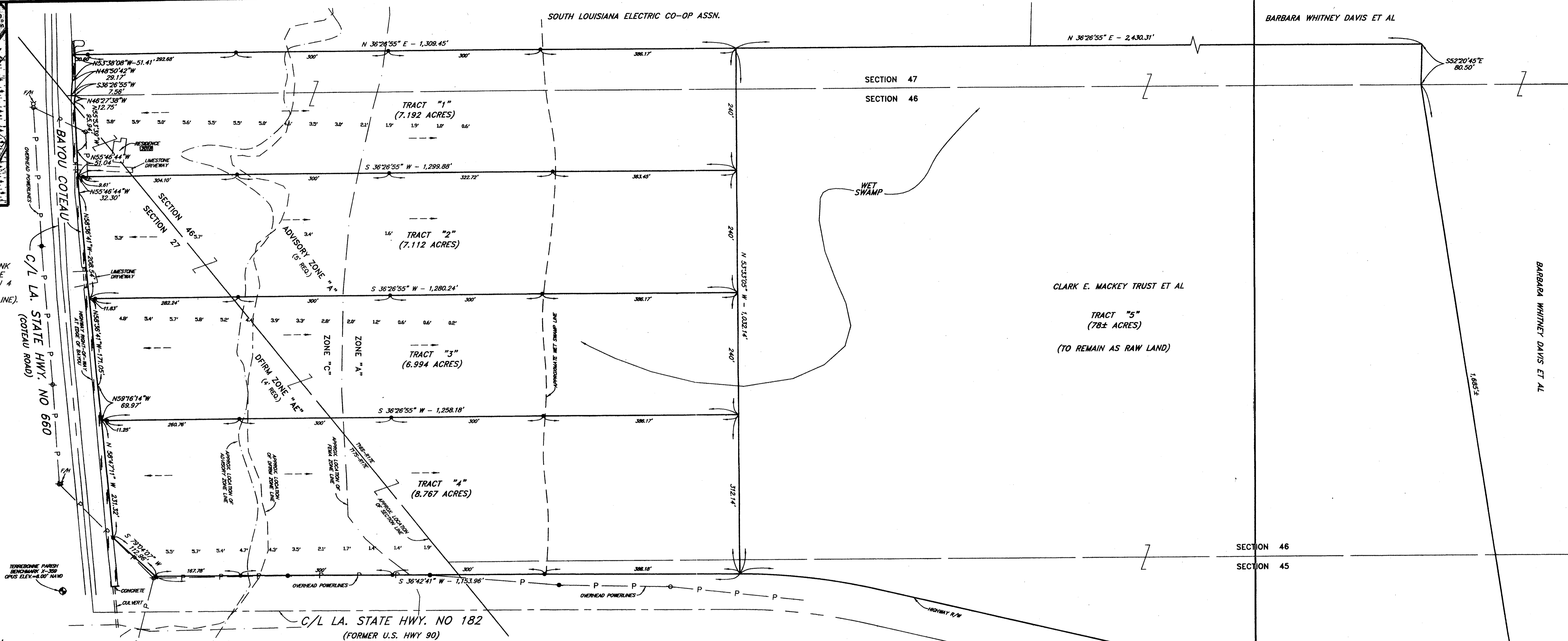
CLARK E. MACKEY, Trust
151 SOUTH LEXINGTON AVE.
ASHEVILLE, NC 28801

ERMA MILHOUS STULTS
P. O. BOX 6332
GARDEN GROVE, CA 92846



"VICINITY MAP"

NORTHERN RIGHT-OF-WAY LINE OF 60' (COTEAU ROAD) IS THE SOUTH BANK OF BAYOU COTEAU. THE TOTAL WIDTH OF THE RIGHT-OF-WAY IN FRONT OF TRACTS 1 THRU 4 ON FIELD MEASUREMENTS DOES NOT EXCEED 180'; (40' ON EACH SIDE OF CENTERLINE).



MINOR SUBDIVISION

TRACTS 1 THRU 5
DIVISION OF PROPERTY BELONGING TO
CLARK E. MACKEY TRUST ET AL
SECTIONS 27, T17S - R17E
TOWNS 45, 46 & 47, T16S - R17E
TERREBONNE PARISH, LOUISIANA

JANUARY 31, 2014 SCALE: 1" = 100'



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

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION

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

BY _____ FOR _____

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 148080 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0245, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2008 ADVISORY PANEL NO. LA-5103 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. F.E.M.A. 2008 DIRM PANEL PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 4'.

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

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: Ray's Mobile Home Park
2. Developer's Name & Address: Willie Robertson & Tangel Robertson
*Owner's Name & Address: 100 Nancy Court Thibodaux, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:



- | | |
|--|---|
| 4. Physical Address: <u>Gray Street @ Willowdale Drive (Gray, LA)</u> | |
| 5. Location by Section, Township, Range: <u>Section 3, T16S-R16E & R17E</u> | |
| 6. Purpose of Development: <u>Conceptual plan for 25 lot Mobile Home Park</u> | |
| 7. Land Use:
<input type="checkbox"/> ** Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial | 8. Sewerage Type:
<input type="checkbox"/> ** Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other |
| 9. Drainage:
<input type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other | 10. Date and Scale of Map:
<u>25 April 2014</u> |
| | 11. Council District:
<u>2 / Schriever Fire</u> |
| 12. Number of Lots: <u>25</u> | 13. Filing Fees: <u>\$1500</u> |

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

Galen Bollinger
Print Applicant or Agent

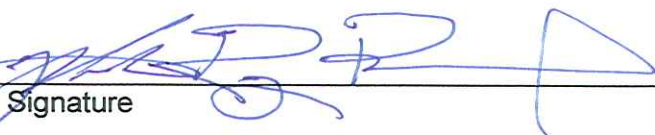
28 April 2014
Date


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.

Willie Ray Robertson
Print Name of Signature

28 April 2014
Date


Signature

PC14/ 5 - 3 - 30

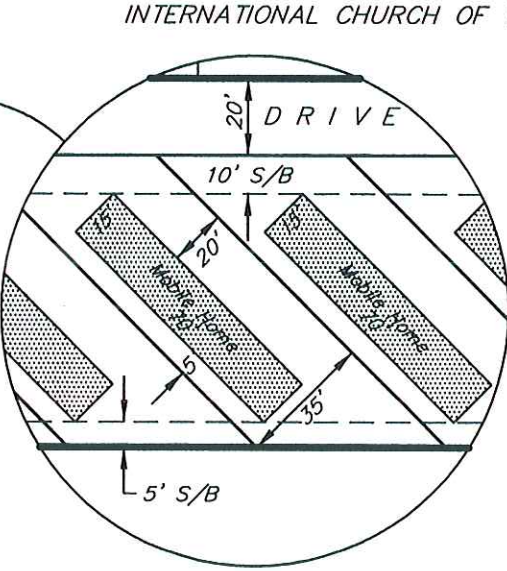
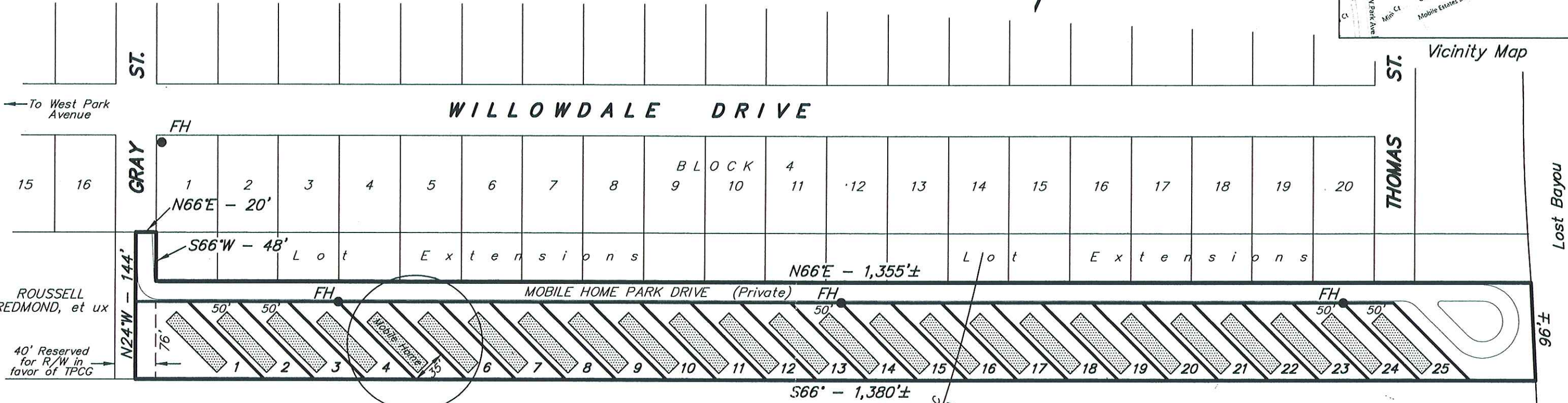
Revised 2/25/2010

Reference map:

Bearings shown hereon are based on the reference map prepared by Douglass S. Talbot, Civil Engineer & Surveyor entitled WILLOWDALE SUBDIVISION and dated 8/29/1968.

Note:

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



Inset

**CONCEPTUAL PLAN SHOWING
RAY'S MOBILE HOME PARK
BELONGING TO RAY ROBERTSON
IN SECTION 3, T16S-R16E & R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 25 APRIL 2014

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

Preliminary Document:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

Galen F. Bollinger

REG. P.L.S. No. 4850



FH● Indicates proposed Fire Hydrant

Flood Zone Information:

This property is situated within Zones "A" & "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0405 C)

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: SURVEY OF LOTS 1-A-1, 1-A-3 & REVISED LOT 1-A-2 A REDIVISION OF LOTS 1-A-1 & 1-A-2 OF BLOCK 2 LACARPE INDUSTRIAL PARK SUBD.
2. Developer's Name & Address: SECURITY BOULEVARD RENTALS, LLC
402 TULIP DRIVE HOUMA LA 70360
*Owner's Name & Address: SECURITY BOULEVARD RENTALS, LLC
402 TULIP DRIVE HOUMA LA 70360
[* 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: SECURITY BOULEVARD & SOUTH LACARPE CIRCLE
5. Location by Section, Township, Range: IN SECTION 101, T17S-R17E
6. Purpose of Development: OWNER NEEDS TO REDIVIDE TRACTS FOR A PROPOSED 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: MAY 29, 2014 SCALE: 1"=50'
11. Council District: 6 / Bayou Lane Five
12. Number of Lots: 3
13. Filing Fees: \$131.49

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

MAY 29, 2014

Date

[Signature]
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.

LYNN KELLEY FOR

SECURITY BOULEVARD RENTALS, LLC

Print Name

MAY 29, 2014

[Signature]
Signature

PC14/ 6 - 1 - 32

Revised 5/3/07



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. X Major Subdivision
 X Conceptual
 X Preliminary
 _____ Engineering
 _____ Final
B. _____ Mobile Home Park
D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
ANNIE I, LLC
2. Developer's Name & Address: 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-R17E
6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR SALE.
7. Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
X Commercial
X Industrial
8. Sewerage Type:
_____ Community
X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
X Roadside Open Ditches
X Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: MAY 28, 2014 SCALE: 1"=100'
11. Council District: 2 / Schriever Fire
12. Number of Lots: 14
13. Filing Fees: _____

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



KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

MAY 28, 2014

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.

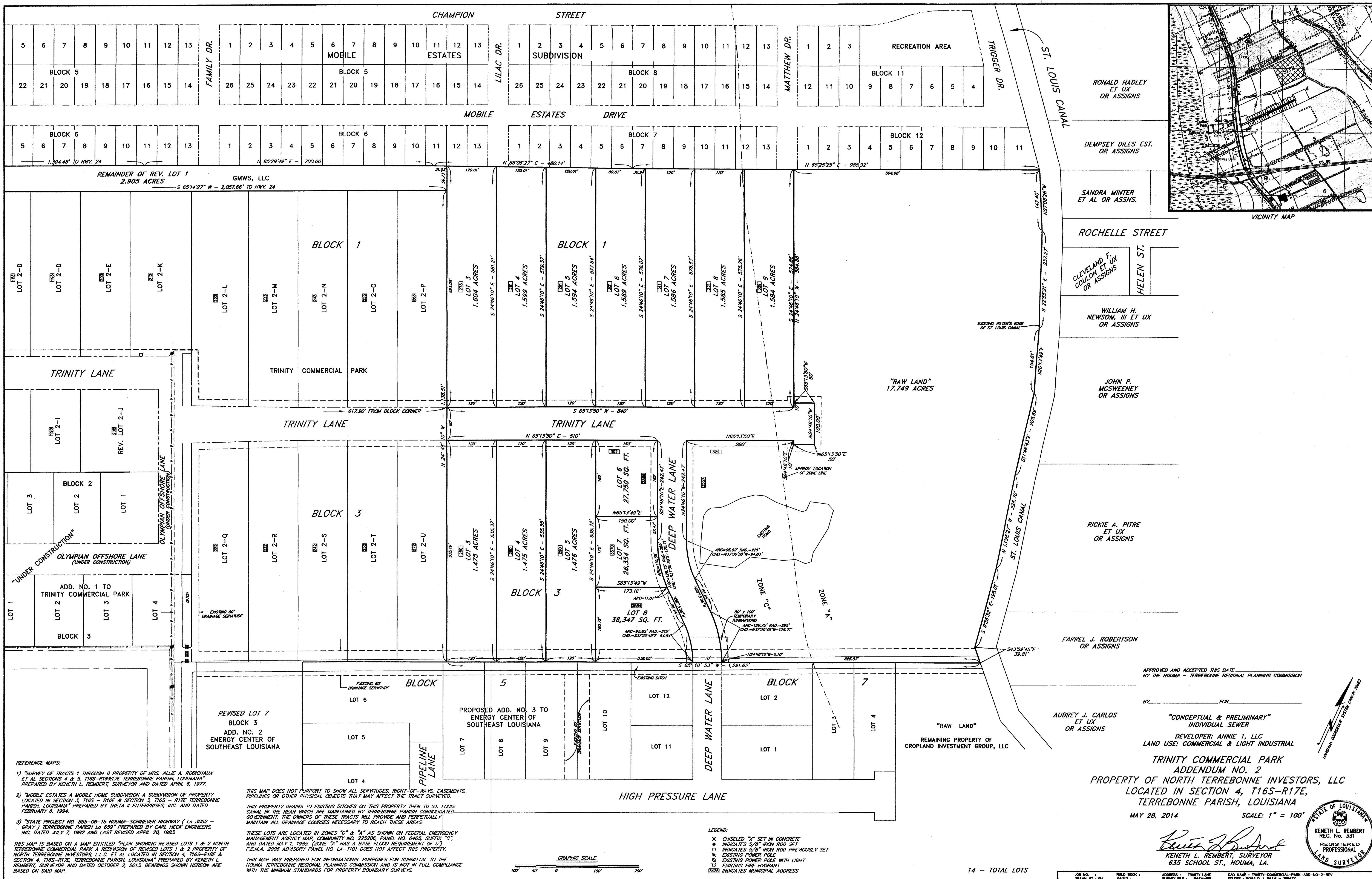
ANNIE I, LLC

Print Name

MAY 28, 2014


Signature

PC14/ 6 - 2 - 33



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:

- Name of Subdivision: LOUIS VOISIN SUBDIVISION
- Developer's Name & Address: LOUIS J. VOISIN, 4935 Bayou Black DR, Gibson 70356
*Owner's Name & Address: LOUIS J. VOISIN & NETTIE L. WELDON (same)
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: PROSPER TOUPS LAND SURVEYING LLC

SITE INFORMATION:

- Physical Address: 4935 Bayou Black DR., Gibson LA 70356
- Location by Section, Township, Range: Sections 9 & 10, T17S-R15E
- Purpose of Development: SALE OF REAR PORTION OF PROPERTY
- 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: 1" = 200' MAY 19, 2014
- Council District: DISTRICT 6 / Gibson East Fire
- Number of Lots: 2
- Filing Fees: \$308.98

I, PROSPER J. TOUPS III certify this application including the attached data to be true and correct.

PROSPER J. TOUPS III
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

Date _____

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.

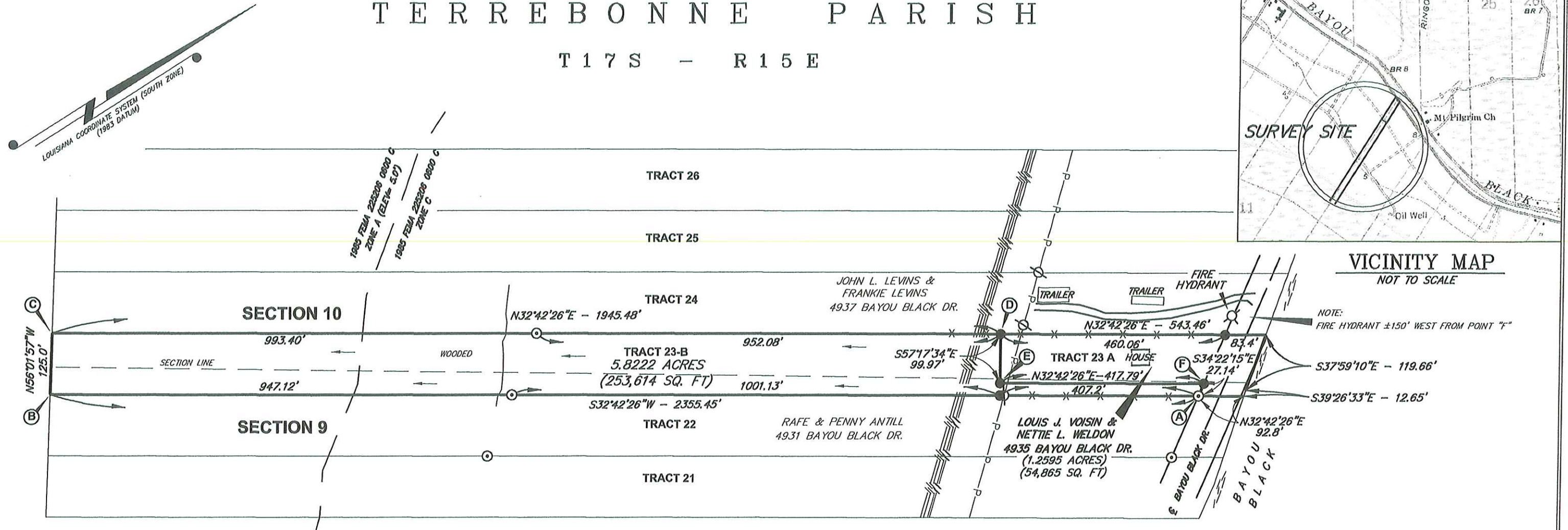
LOUIS VOISIN
Print Name of Signature

NETTIE WELDON VOISIN
Signature

Date 6-2-14

PC14/ 6 - 3 - 34

TERREBONNE PARISH
T17S - R15E



LEGEND:

- ⊙ DENOTES 3/4" G.I.P. FND.
- DENOTES 3/4" SET
- ⊕ DENOTES FIRE HYDRANT
- ⊗ DENOTES POWER POLE
- |— DENOTES PIPELINE
- P— DENOTES POWERLINE
- X— DENOTES FENCE
- ← DENOTES DRAIN FLOW

NOTE:

WATER DRAINS TOWARD REAR OF PROPERTY.

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

DEVELOPER: LOUIS J. VOISIN
LAND USE: SINGLE FAMILY RESIDENTIAL

SUBDIVISION OF PROPERTY BELONGING TO
LOUIS J. VOISIN AND NETTIE L. WELDON
OWNERS OF TRACT 23, GREENWOOD PLANTATION ESTATES
LOCATED IN SECTIONS 9 & 10, T17S-R15E,
TERREBONNE PARISH, LOUISIANA

MAY 19, 2014

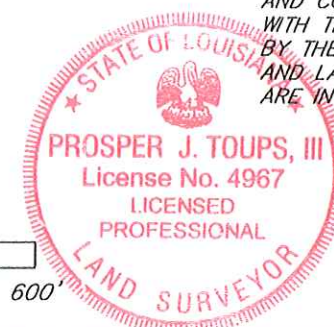
HOUMA, LOUISIANA

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEMA MAP, COMMUNITY PANEL NO. 225206 0600C, DATED MAY 1, 1985. (ZONE A HAS A BASE FLOOD REQUIREMENT OF 5') FEMA 2006 RITA ADVISORY PANEL NO. LA-R97 PLACES THIS TRACT IN ZONE A WITH A BASE FLOOD REQUIREMENT OF 6.0'.

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 LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967



REFERENCE BEARING MAP:

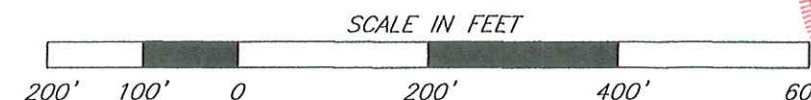
PLAT PREPARED BY T. BAKER SMITH & SON, INC.
ENTITLED "FINAL PLAT SURVEY OF GREENWOOD PLANTATION ESTATES
LOCATED IN SECTIONS 6, 7, 8, 9, 10, 11, 12, & 13, T17S - R15E
TERREBONNE PARISH, LOUISIANA"
AND DATED SEPTEMBER 19, 1979, AND REVISED OCTOBER 29, 1979.

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

BY _____ FOR _____

T PROSPER TOUPS
LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYORS

309 GOODE STREET, SUITE 3C
HOUMA, LOUISIANA 70360
985-855-3006



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: NORTHPARK, PHASE 1
- Developer's Name & Address: NORTHPARK, LLC, P.O. BOX 4035, HOUMA, LA 70361
*Owner's Name & Address: HENRY J. RICHARD, P.O. BOX 4035, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: 4463 WEST PARK AVENUE
- Location by Section, Township, Range: SECTION 6 & 82, T16S-R17E
- Purpose of Development: Commercial & Residential
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 2JUN14 SCALE: 1" = 100'
- Council District: 3
- Number of Lots: 8 Commercial,
59 Residential
- Filing Fees: \$980.00



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

FLOYD E. MILFORD, III

Print Applicant or Agent

5/29/14
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.

HENRY J. RICHARD

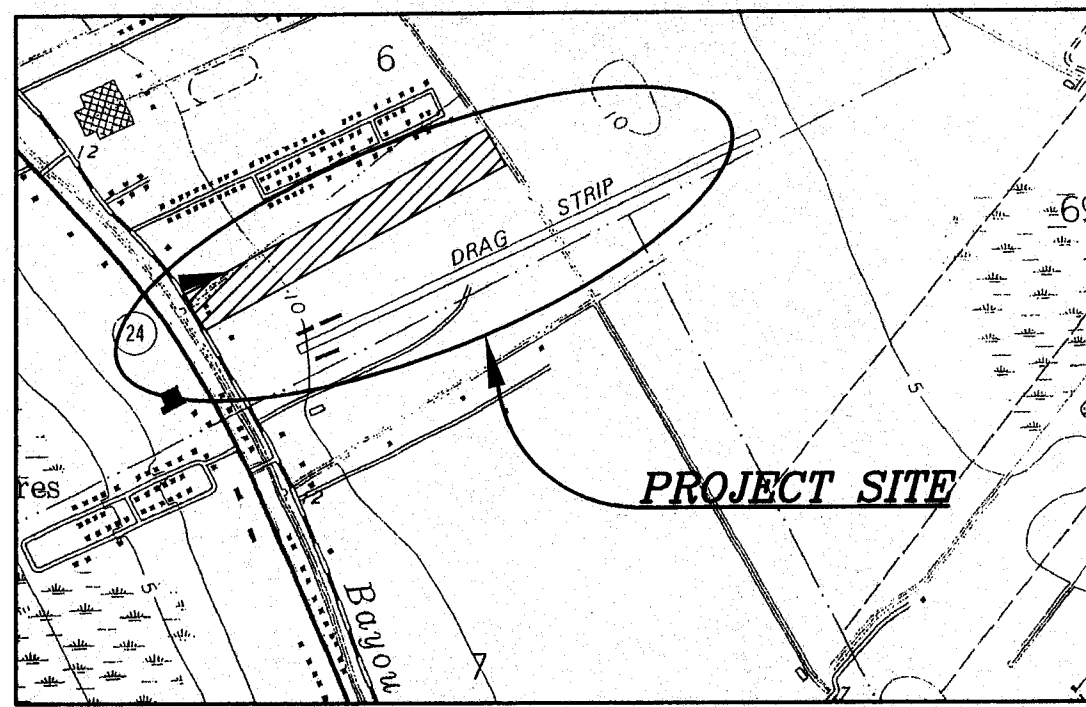
Print Name

5/29/2014
Date

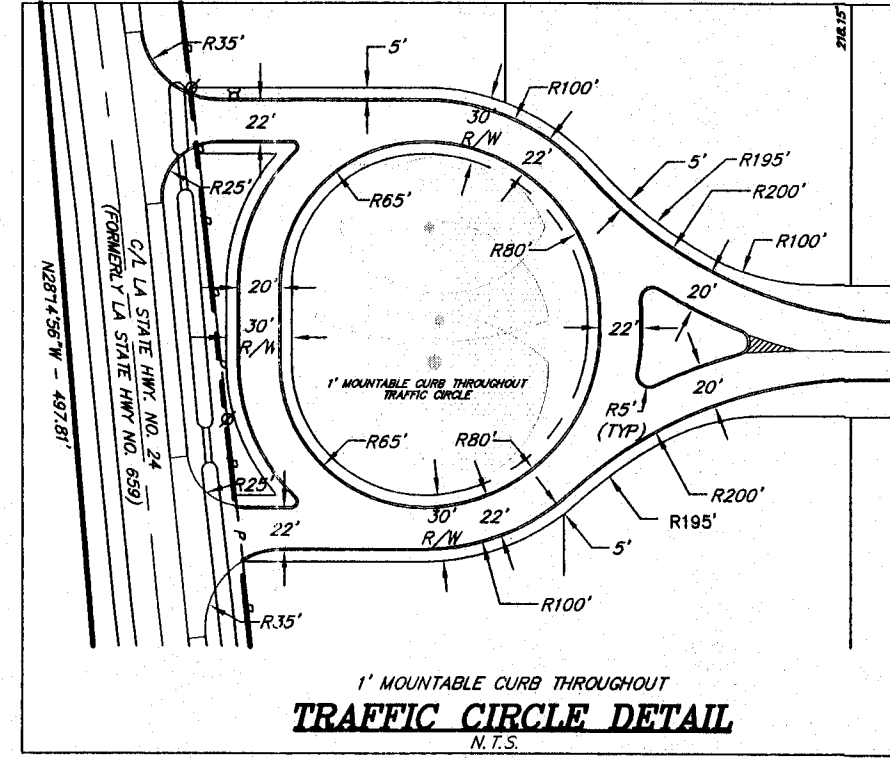

Signature

PC14/ 6 - 4 - 35

Revised 5/3/07



VICINITY MAP



TRAFFIC CIRCLE DETAIL

CENTERLINE CURVE DATA					
CURVE NO.	(1)	(2)	(3)	(4)	(5)
RADIUS	1000'	1000'	1000'	400'	486.50'
LENGTH	136.45'	322.58'	386.29'	173.29'	117.79'
DEGREE OF CURVE	5.4146°	2.9146°	2.9146°	14.1896°	
DELTA	7.4905°	18.5300°	22.0756°	24.4919°	135.216°
TANGENT	68.33'	166.30'	195.58'	88.03'	58.18'
CHORD DISTANCE	136.35'	322.09'	383.88'	171.94'	117.49'
CHORD BEARING	N70°20'23"E	N64°48'25"E	N66°25'53"E	N64°50'14"E	N59°22'42"E

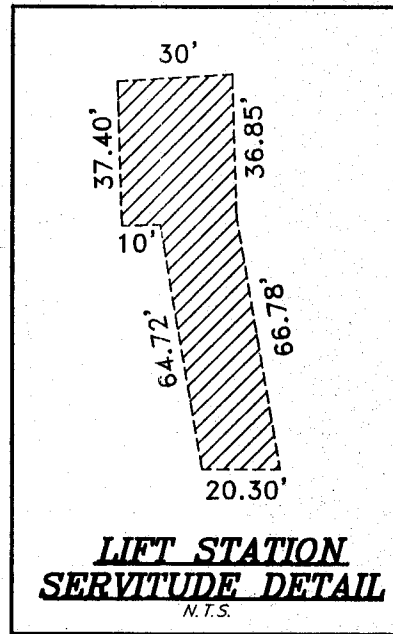
BLOCK LOT NO.	AREA	BLOCK LOT NO.	AREA	BLOCK LOT NO.	AREA
1 C1	18,316 SQ. FT.	1 18	18,276 SQ. FT.	2 C1	19,384 SQ. FT.
2 C2	27,162 SQ. FT.	2 19	18,568 SQ. FT.	3 C2	23,883 SQ. FT.
3 C3	16,381 SQ. FT.	20 17,721 SQ. FT.	3 C3	16,350 SQ. FT.	
4 C4	16,381 SQ. FT.	21 16,974 SQ. FT.	4 C4	16,350 SQ. FT.	
5 16,381 SQ. FT.	22 16,472 SQ. FT.	5 16,329 SQ. FT.	23 12,941 SQ. FT.	6 16,329 SQ. FT.	
6 16,855 SQ. FT.	23 13,989 SQ. FT.	6 16,038 SQ. FT.	24 14,258 SQ. FT.	7 15,414 SQ. FT.	
7 17,270 SQ. FT.	24 12,488 SQ. FT.	7 15,414 SQ. FT.	25 15,572 SQ. FT.	8 15,017 SQ. FT.	
8 17,890 SQ. FT.	25 11,225 SQ. FT.	8 15,017 SQ. FT.	26 16,825 SQ. FT.	9 15,017 SQ. FT.	
9 17,876 SQ. FT.	26 10,606 SQ. FT.	9 15,017 SQ. FT.	27 15,457 SQ. FT.	10 15,457 SQ. FT.	
10 17,224 SQ. FT.	27 10,798 SQ. FT.	11 16,291 SQ. FT.	12 17,178 SQ. FT.	13 17,652 SQ. FT.	
11 16,351 SQ. FT.	28 10,798 SQ. FT.	13 17,652 SQ. FT.	14 17,688 SQ. FT.	15 17,289 SQ. FT.	
12 15,500 SQ. FT.	29 10,798 SQ. FT.	14 17,688 SQ. FT.	16 16,452 SQ. FT.	17 15,376 SQ. FT.	
13 15,054 SQ. FT.	30 10,798 SQ. FT.	15 17,289 SQ. FT.	18 16,452 SQ. FT.	17 15,376 SQ. FT.	
14 15,020 SQ. FT.	31 10,798 SQ. FT.	16 16,452 SQ. FT.	19 16,452 SQ. FT.	17 15,376 SQ. FT.	
15 15,986 SQ. FT.	32 10,798 SQ. FT.	17 15,376 SQ. FT.	19 16,452 SQ. FT.	17 15,376 SQ. FT.	
16 16,188 SQ. FT.	33 10,799 SQ. FT.	17 15,376 SQ. FT.	19 16,452 SQ. FT.	17 15,376 SQ. FT.	
17 17,252 SQ. FT.					

CURVE DATA (RIGHT-OF-WAY)									
CURVE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RADIUS	100'	100'	100'	100'	100'	100'	100'	100'	100'
LENGTH	30.28'	57.98'	87.80'	49.78'	49.83'	75.23'	15.53'	89.84'	75.00'
CHORD DISTANCE	30.16'	57.93'	87.70'	49.77'	49.82'	75.20'	15.53'	89.83'	75.00'
CHORD BEARING	S74°43'47"W	N80°15'51"W	N70°11'03"W	S87°45'10"W	S87°45'10"W	S73°48'50"W	S72°28'53"W	S68°15'48"W	S63°35'45"W

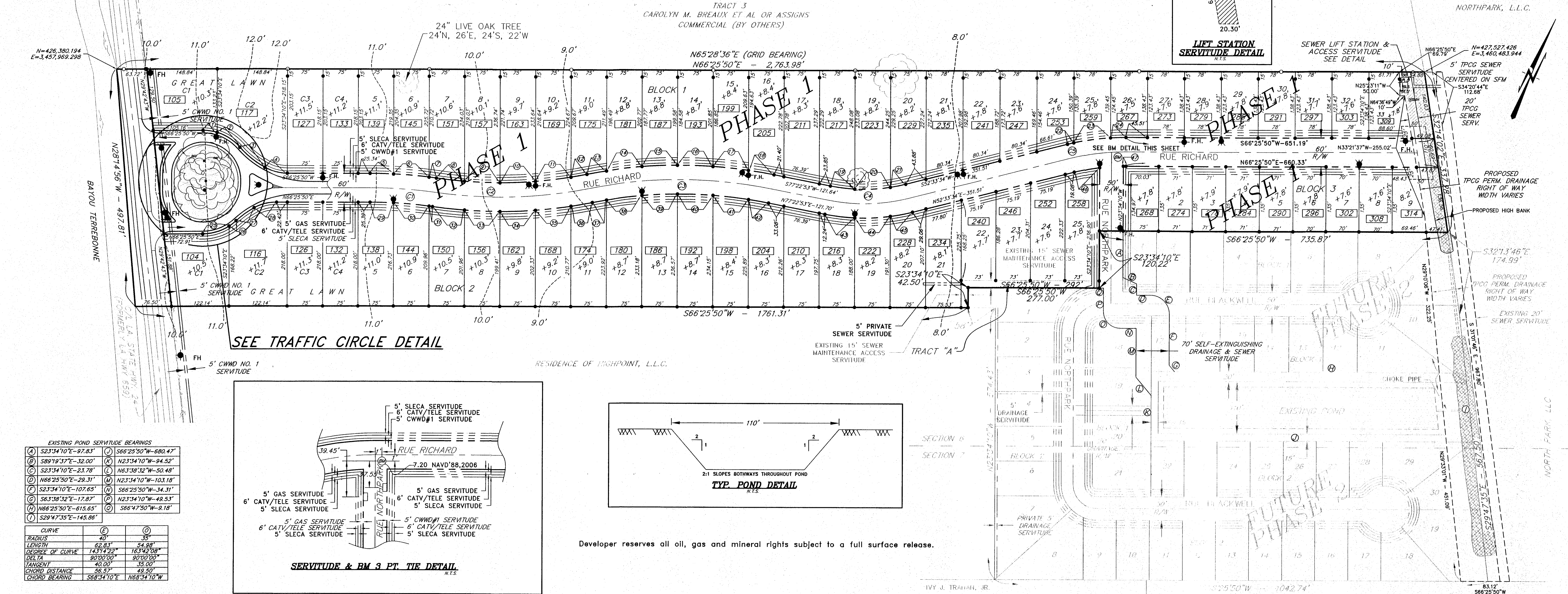
CURVE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RADIUS	870'	870'	1030'	1030'	1030'	1030'	870'	870'	870'
LENGTH	75.88'	34.14'	42.01'	75.52'	75.08'	75.08'	75.45'	52.01'	75.23'
CHORD DISTANCE	75.53'	34.14'	42.01'	75.09'	75.08'	75.08'	75.45'	52.01'	75.04'
CHORD BEARING	S59°38'48"W	S58°22'28"W	S56°32'02"W	S59°48'10"W	S63°59'50"W	S68°10'03"W	S72°21'59"W	S75°58'23"W	S63°30'10"W

CURVE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RADIUS	870'	870'	1030'	1030'	1030'	1030'	870'	870'	870'
LENGTH	75.88'	34.14'	42.01'	75.52'	75.08'	75.08'	75.45'	52.01'	75.23'
CHORD DISTANCE	75.53'	34.14'	42.01'	75.09'	75.08'	75.08'	75.45'	52.01'	75.04'
CHORD BEARING	S59°38'48"W	S58°22'28"W	S56°32'02"W	S59°48'10"W	S63°59'50"W	S68°10'03"W	S72°21'59"W	S75°58'23"W	S63°30'10"W

CURVE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RADIUS	870'	870'	1030'	1030'	1030'	1030'	870'	870'	870'
LENGTH	75.88'	34.14'	42.01'	75.52'	75.08'	75.08'	75.45'	52.01'	75.23'
CHORD DISTANCE	75.53'	34.14'	42.01'	75.09'	75.08'	75.08'	75.45'	52.01'	75.04'
CHORD BEARING	S59°38'48"W	S58°22'28"W	S56°32'02"W	S59°48'10"W	S63°59'50"W	S68°10'03"W	S72°21'59"W	S75°58'23"W	S63°30'10"W



LIFT STATION SERVITUDE DETAIL



EXISTING POND SERVITUDE BEARINGS	
(A) S23°34'10"E-97.83'	(J) S66°25'50"W-680.47'
(B) S89°19'37"E-32.00'	(K) N23°34'10"W-94.52'
(C) S23°34'10"E-23.78'	(L) N63°38'32"W-50.48'
(D) N66°25'50"E-29.31'	(M) N23°34'10"W-103.18'
(E) S23°34'10"E-107.65'	(N) S66°25'50"W-34.31'
(F) S63°38'32"E-17.87'	(O) N23°34'10"W-49.53'
(G) N66°25'50"E-615.65'	(P) S66°47'50"W-9.18'
(H) S29°47'35"E-145.86'	

CURVE	(E)	(O)
RADIUS	40'	35'
LENGTH	62.83'	54.98'
DEGREE OF CURVE	14.3142°	16.3420°
DELTA	90°00'00"	90°00'00"
TANGENT	40.00'	35.00'
CHORD DISTANCE	56.57'	49.50'
CHORD BEARING	S68°34'10"E	N68°34'10"W

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

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

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

AUTHORIZED OWNER _____

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT _____

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

BY _____ FOR _____

FLOOD DATA:
This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Flood Rate Map No. 225206 0410 C) (Zone "C" is an area of minimal flooding.) F.E.M.A. 2006 Advisory Panel No. LA-T101 shows no ABFE change for these lots.

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

KENETH L. REMBERT, SURVEYOR _____

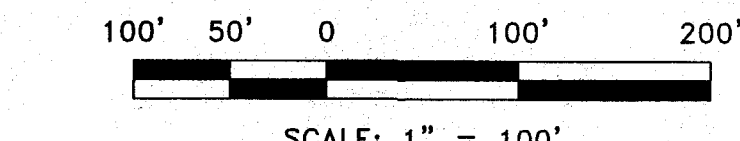
CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III., P.E. _____

- LEGEND**
- INDICATES 5/8" IRON ROD SET
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - F.H. NEW FIRE HYDRANT
 - NEW STREET LIGHT
 - ⊕ BENCH MARK
 - ⊕ BRASS DISC SET IN CONCRETE
 - LOT ELEVATIONS
 - 999 HOUSE NUMBERS

PHASE 1
COMMERCIAL LOTS - 8
RESIDENTIAL LOTS - 59
TOTAL LOTS - 67

CURB & GUTTER
SUB-SURFACE DRAINAGE
COMMUNITY PUBLIC SEWER



SCALE: 1" = 100'

DATE	REVISION	BY

LAND USE: RESIDENTIAL & COMMERCIAL
FINAL
PHASE 1
SUBDIVISION PLAN

NORTH PARK PHASE 1 NORTH PARK, L.L.C. - DEVELOPER SECTION 6, T16S-R17E, TERREBONNE PARISH, LOUISIANA	
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: D.A.B. CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 28MAY14 FILE #
APPROVED BY: _____ JOB # 11-77 CAD #1177-PHASE1_SD_FINAL_RD	

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:

- Name of Subdivision: Rome Woodward Street (formerly Main Port Ct.)
- Developer's Name & Address: Terrebonne Port Commission
*Owner's Name & Address: Terrebonne Port Commission 2503 Petroleum Drive
[* All owners must be listed, attach additional sheet if necessary] Houma, LA 70363
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: Main Court Port Court off Industrial Blvd.
- Location by Section, Township, Range: S12, T17S - R17E
- Purpose of Development: hard surface Port Road
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 6/2/14 1"=60'
- Council District: 7 / Grand Caillou Fire
- Number of Lots: 0
- Filing Fees: \$50

I, Matthew Ledet, certify this application including the attached date to be true and correct.

Matthew Ledet
Print Applicant or Agent

Matthew Ledet
Signature of Applicant or Agent

6/2/14
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 DBR ☐ 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.

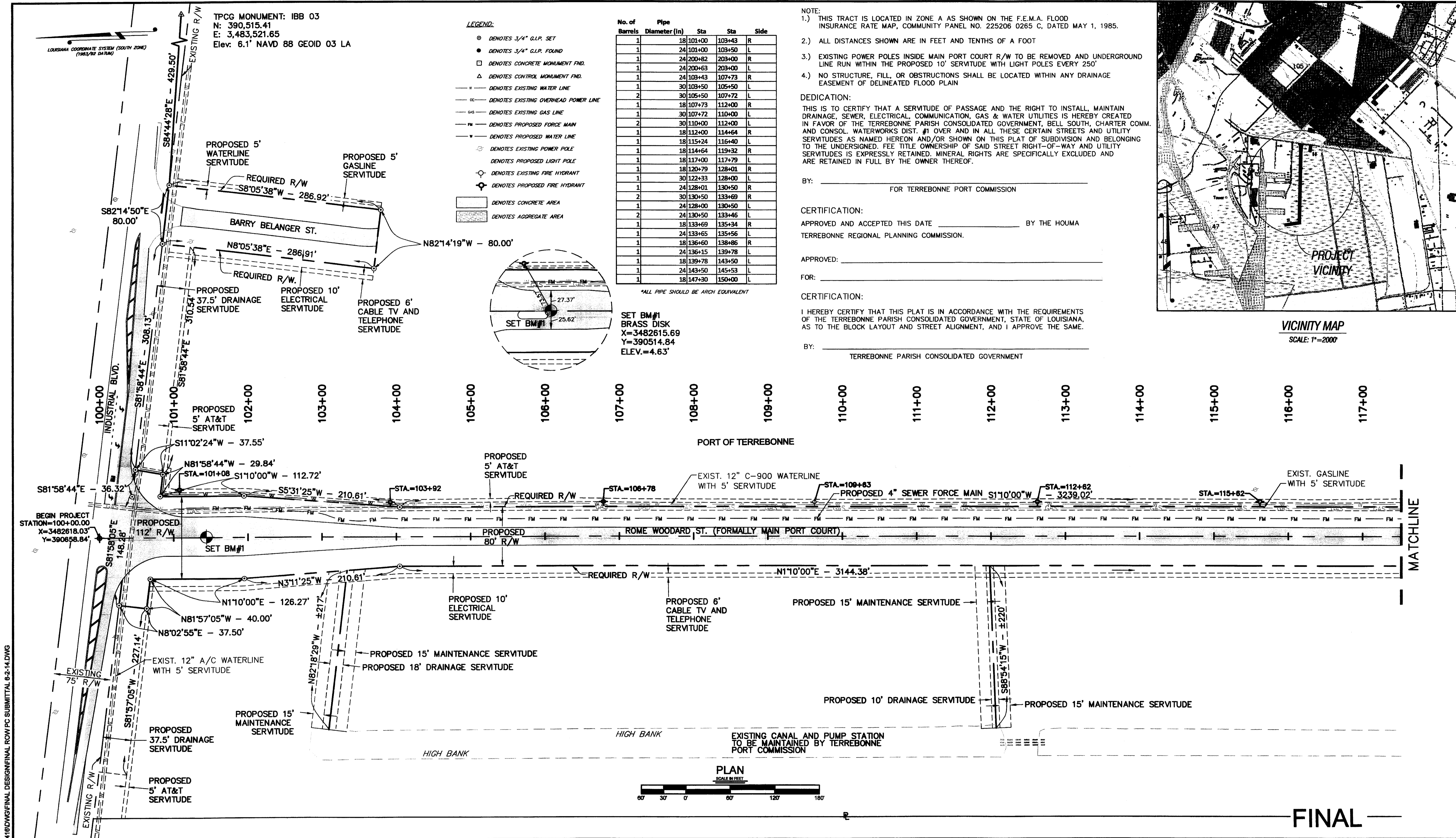
David Rabalais
Print Name of Signature

David Rabalais
Signature

6/2/14
Date

PC14/ 6 - 5 - 36

6/5/2014 - PLY-20090208-04160VGFINAL DESIGNFINAL ROW PC SUBMITTAL 6-2-14.DWG



NOTES:

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM "LA ONE CALL". THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.

00

REV. NO.

REV. DATE

REV. DESCRIPTION

REV. BY

REVISIONS

Port of Terrebonne

Houma, LA

T. BAKER SMITH

A CENTURY OF SOLUTIONS

1100 South Acadia Road, Thibodaux, LA 70301

(985) 446-7970 - tbsmith.com

1913

2013

REGISTERED PROFESSIONAL
L.A. LAND SURVEYOR REG. NO. 5104

DRAWN BY: TAH

APPROVED BY: AFC

DATE: 5/5/14

JOB NO: 2008.0416

DRAWING NAME: ROW PC SUBMITTAL 6-2-14.dwg

PROJECTION: PROJECTION

GEO. DATUM: NAD83 | VERT. DATUM: NAVD88

GRID UNITS: US SURVEY FEET

SHEET NO: 1

OF 2

RIGHT OF WAY MAP

TERREBONNE PORT COMMISSION

ROME WOODARD ST. / BARRY BELANGER ST.

ROADWAY IMPROVEMENTS

EDA PROJECT NO. 08-01-04323

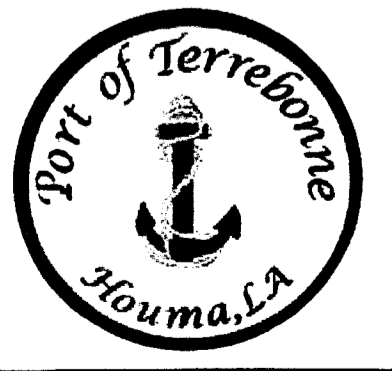
SECTION 12, T17S - R17E

TERREBONNE PARISH, LOUISIANA

6/2/2014 - P:\V\2009\2008-04\18\DWG\FINAL DESIGN\FINAL ROW PC SUBMITTAL 6-2-14.DWG

NOTES:
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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM "A ONE CALL". THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.

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



T. BAKER SMITH
A CENTURY OF SOLUTIONS
1100 South Acadia Road, Thibodaux, LA 70301
(985) 446-7970 - tbsmith.com

1913
2013

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH SECTION 2909 OF THE MOST RECENT EDITION OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD. THE ACCURACY, SPECIFICATIONS, AND POSITIONING ELEVATIONS ARE BASED ON SUBURBAN AREA SERVICE MAP ELEVATIONS ABOVE STANDARDS.

REG. NO. 5104
REGISTERED PROFESSIONAL ENGINEER
LA. LICENSE NO. 5104

DRAWN BY:	TAH	APPROVED BY:	AFC
DATE:	5/5/2014	JOB NO.:	2009.0416
DRAWING NAME: ROW PC SUBMITTAL 6-2-14.dwg			
PROJECTION: PROJECTION GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			
SHEET NO.:	2	OF	2

RIGHT OF WAY MAP
TERREBONNE PORT COMMISSION
ROME WOODARD ST. / BARRY BELANGER ST.
ROADWAY IMPROVEMENTS
EDA PROJECT NO. 08-01-04323
SECTION 12, T17S - R17E
TERREBONNE PARISH, LOUISIANA

