

# Houma-Terrebonne Regional Planning Commission

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

**JUNE 18, 2015, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 21, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
  - 1. Planned Building Group:  
Proposed boat and RV storage; 1097 Valhi Boulevard; Best Boat & RV Storage II, c/o Kevin Faulk, applicant (*District 6/City of Houma Fire District*)
- 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 21, 2015
  - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of May 21, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 18, 2015 INVOICES AND TREASURER'S REPORT OF MAY 2015**
  - 1. Stagni & Company, L.L.C. to present the 2014 Annual Audit for ratification and acceptance
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
  - 1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil  
Approval Requested: Process D, Minor Subdivision  
Location: 10405 East Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Robert J. Neil  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application

2. a) Subdivision: Tracts A-1, A-2, A-3, & A-4, Benjamin Roth, Jr. Family, L.L.C. Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 224 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Benjamin Roth, Jr., et al  
Surveyor: Acadia Land Surveying, L.L.C.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase D  
Approval Requested: Process D, Minor Subdivision  
Location: Deep Water Lane & Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Milford & Associates, Inc.  
b) Consider Approval of Said Application
4. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Intersection of Rue St. Sydney & Rue Saia, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Co., L.L.C.  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
b) Consider Approval of Said Application

#### **G. APPLICATIONS:**

1. a) Subdivision: Redivision of Property belonging to R & R Distributors, Inc.  
Approval Requested: Process D, Minor Subdivision  
Location: 490 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: R & R Distributors, Inc.  
Surveyor: Quality Engineering & Surveying, LLC  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase E  
Approval Requested: Process D, Minor Subdivision  
Location: End of Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Engineer: Milford & Associates, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Engineering  
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Mark Guidroz  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

#### **H. STAFF REPORT**

1. Discussion and possible action with regard to a proposed Council resolution to promote complete streets

#### **I. ADMINISTRATIVE APPROVALS:**

1. Revised Tracts A, B, C, & D, Property of S & A Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
2. Revised Lots 23 & 25, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
3. Revised Lot 3, Block 13, A Redivision of Lots 2 & 3, Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 8, Block 5, South Terrebonne Estates Subdivision, Addendum No. 1, A Redivision of Property belonging to Carl Heck, L.L.C., et al, Sections 40 & 51, T17S-R18E, 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)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MAY 21, 2015**

- A. The Vice-Chairman, Mr. Alex Ostheimer, called the meeting of May 21, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by him. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., was out of town.
- B. Upon Roll Call, present were: Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Chairman. Also present were Mr. Pat Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of April 21, 2015."
- The Vice-Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. OLD BUSINESS:
- Mr. Kelley moved, seconded by Mr. Schouest: "THAT Old Business Item E.1 be removed from the table and be considered at this time."
- The Vice-Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Vice-Chairman stated the next item under old business was an application by Cortec Fluid Control requesting planned building group approval for the placement of an additional building (office/shop) at 220 Equity Boulevard.
    - a) Mr. Brandon Archer, Gulf Coast Manufacturing, representing Cortec, was present.
    - b) Mr. Pulaski discussed an email from Mr. Freeman with regard to the "70' Reserved for Future Widening of Extension of Westside Blvd." as well as the Staff Report and stated Staff still recommended approval of the request.
    - c) Discussion was held with regard to the 70' reserved right-of-way reserved for the future extension of Westside Boulevard, roads in the area, and extensions of the same.
    - d) Mr. Schouest moved, seconded by Mr. Kelley: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planned Building Group Approval for the placement of an additional building (office/shop) at 220 Equity Boulevard."

The Vice-Chairman called a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. NEW BUSINESS:
1. The Vice-Chairman stated the next item under new business was an application by Vedant Vasanji requesting parking plan approval to create 86 parking spaces at 1001 Grand Caillou Road.
    - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Mr. Vasanji, discussed the parking plan request.

- b) Mr. Pulaski discussed the Staff Report and stated there was a discrepancy regarding the access on the plat and a letter from the Houma Fire Department indicating that the ideal layout would have access to all four sides. He stated Staff would recommend approval of the parking plan request.
- c) Discussion was held with regard to DeFraités Court and whether it was private or public and having a plat submitted with the application and now has changes at the meeting and not having enough time to review.
- d) Mr. Pulaski stated he would sort out the access with the applicant and it would have no effect to traffic.
- e) Discussion ensued with regard to clarification of the location and vicinity, property lines, and rights of passage.
- f) Mr. Kelley moved, seconded by Mr. Erny & Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant parking plan approval for the creation of 86 parking spaces at 1001 Grand Caillou Road.”
- g) Clarification was given that while 86 spaces were being provided, only 83 parking spaces were required.

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

- 2. The Vice-Chairman stated the next item under new business was an application by PTR Ministries requesting planning approval for a church and parking in an R-1 Zoning District at 223 & 225 Stovall Street.

- a) Pastor Larry Matthews, 207 Ashland Drive, discussed the request for Planning Approval. He stated they were having services in a Mason Building but have been able to acquire the property next door and got it cleaned up.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- c) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval for a church and parking in an R-1 Zoning District at 223 & 225 Stovall Street.”

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments:

- a) The Vice-Chairman introduced and welcomed new Commissioner, Mr. Kevin Ghirardi, to the Planning Commission. Mr. Gordon gave background information on Mr. Ghirardi regarding his time working with the Planning Department.

I. PUBLIC COMMENTS: None.

- J. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:25 p.m.”

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

Mr. W. Alex Ostheimer, Vice-Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE  
ZONING AND LAND USE COMMISSION MEETING OF MAY 21, 2015.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF MAY 21, 2015**

- A. The Vice-Chairman, Mr. Alex Ostheimer, called to order the regular meeting of May 21, 2015 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:34 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. James Erny. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., was out of town.
- B. Upon Roll Call, present were: Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; 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 was: Dr. L.A. “Budd” Cloutier, Jr., Chairman. Also present were Mr. Pat Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of April 16, 2015.”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-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 16, 2015.”  
  
The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the May 21, 2015 invoices and approve the Treasurer’s Report of April 2015.”  
  
The Vice-Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Ms. Foret moved, seconded by Mr. Erny: “THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2014 Audit.”  
  
The Vice-Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments: None.
  2. Administration’s Comments: None.
  3. Chairman’s Comments:
    - a) Mr. Ostheimer indicated his concerns about the right-of-way on Equity Boulevard and why have a Master Transportation Plan if it’s not enforced.
- F. COMMUNICATIONS:
1. Mr. Gordon read a letter from Duplantis Design Group, P.C. dated May 21, 2015 requesting to table the minor subdivision application for Tracts A-1, A-2, A-3, & A-4, Benjamin Roth Jr., Family, LLC Subdivision until the next regular meeting of June 18, 2015 [See ATTACHMENT A].
    - a) Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC table the minor subdivision application for Tracts A-1, A-2, A-3, & A-4, Benjamin Roth Jr., Family, LLC Subdivision until the next regular meeting of June 18, 2015 as per the Developer’s request [See ATTACHMENT A].”

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

2. Mr. Gordon read an email from David A. Waitz Engineering & Surveying, Inc. dated May 21, 2015 requesting to table the engineering application for Sugar Mill Olde Towne, Addendum No. 2 until the next regular meeting of June 18, 2015 [See *ATTACHMENT B*].

- a) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the engineering application for Sugar Mill Olde Towne, Addendum No. 2 until the next regular meeting of June 18, 2015 as per the Developer’s request [See *ATTACHMENT B*].”

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

G. OLD BUSINESS:

Mr. Erny moved, seconded by Mr. Kelley: “THAT Old Business Items G.1, G.2, & G.3 be removed from the table and be considered at this time.”

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

1. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Wayne Mayon requesting approval for Process D, Minor Subdivision, for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the minor subdivision.
- b) Mr. Gordon discussed the Staff Report where all previous concerns have been rectified and that Staff would recommend approval.
- c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon.”

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

2. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Ryan Gaspard requesting approval for Process D, Minor Subdivision, for the Redivision of Tract 3, Property belonging to Ryan Gaspard into Tract A & Tract B.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the minor subdivision.
- b) Mr. Gordon discussed the Staff Report where all previous concerns have been rectified and that Staff would recommend approval.
- c) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Tract 3, Property belonging to Ryan Gaspard into Tract A & Tract B.”

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

3. The Vice-Chairman stated the next item on the agenda under Old Business was an application by Janice Benoit requesting approval for Process D, Minor Subdivision, for the Redivision of Property of Janice Richard Benoit (Lots “A” & “B”).



- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, discussed the minor subdivision.
- b) Mr. Gordon discussed the Staff Report where all previous concerns have been rectified with the exception of addressing being depicted on each lot. He stated Staff would recommend conditional approval provided addressing was depicted on each lot.
- c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Redivision of Property of Janice Richard Benoit (Lots "A" & "B") conditioned upon addressing being depicted on each lot."

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

#### H. APPLICATIONS:

1. The Vice-Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting a approval for Process A, Re-Subdivision, for Revised Hillcrest Estates.

- a) Ms. Maria Archer, Developer, discussed the location and division of property. She stated the lots were shifted to be perpendicular to the streets for building purposes.
- b) No one from the public was present to speak on the matter.
- c) Mr. Erny moved, seconded by Mr. Kelley: " THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Revised Hillcrest Estates."

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

2. The Vice-Chairman called to order the Public Hearing for an application by Robert J. Neil requesting approval for Process D, Minor Subdivision for Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil.

- a) Mr. Gene Milford, Milford & Associates, Inc., on behalf of Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Erny moved, seconded by Mr. Kelley: " THAT the Public Hearing be closed."

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

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended tabling the matter until the fire hydrant is installed and drainage calculations are submitted and approved by the Engineering Division.
- e) Discussion was held with regard to drainage ending up in the bayou in the front and not draining on the other properties. Mr. Milford indicated they were looking for conditional approval.

- f) Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision for Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil until the next regular meeting of June 18, 2015.”
- g) Mr. Erny offered a substitute motion, seconded by Mr. Kelley: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil conditioned upon the installation of a fire hydrant and drainage calculations being submitted and approved by the Engineering Division.”
- h) Discussion was held with regard to the fire hydrant being there, historically tabling subdivisions if there is any infrastructure to be done including drainage calculations.
- i) Ms. Schexnayder stated the calculations were re-submitted with no time to review and that improvements need to be made to the existing ditches.
- j) Discussion ensued with regard to the submittal of the application as a minor subdivision versus a major subdivision. Mr. Gordon indicated he agreed with the minor subdivision submittal.
- k) Mr. Robert Neil, Developer, indicated the water was draining on his own property and on no one else.
- l) Discussion ensued with regard to drainage, proper protocol for approving the application and the slope requirements to the ditch.

The Vice-Chairman called for a vote on the substitute motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley; NAYS: Mr. Ghirardi, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; ABSTAINING: Mr. Ostheimer; A BSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE MOTION FAILED.

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

- 3. The Vice-Chairman called to order the Public Hearing for an application by Robert Butler, III requesting a approval for Process D, Minor Subdivision, for Lots 1 thru 4, Property of Robert Butler, III, et al.

- a) Mr. Galen Bollinger, on behalf of Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Kelley moved, seconded by Mr. Erny: “ THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided a letter of approval from the Board of Health was submitted.
- e) Discussion was held with regard to the sewer situation that had to be rectified with some of the older camps.
- f) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 4, Property of Robert Butler, III, et al conditioned upon submittal of an approval letter from the Board of Health.”
- g) Discussion ensued with regard to drainage calculations not being necessary due to the drainage flowing into Bayou Terrebonne and saline marsh. Ms. Schexnayder added that drainage calculations are unnecessary south of the development zone.

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

4. WITHDRAWN. *Tracts A-1, A-2, A-3, & A-4, Benjamin Roth, Jr. Family, L.L.C. Subdivision* [See ATTACHMENT A]
5. The Vice-Chairman called to order the Public Hearing for an application by the Estate of Ernest Fanguy, Sr. & Myrtle Deroche Fanguy, c/o Gary John Fanguy requesting approval for Process A, Re-Subdivision, for Lots 4, 5, 6, & 7, Block 4 of Addendum No. 1 to Grand Caillou Heights into Revised Lot 4 and Lots 5A, 5B, 6A, 6B, 7A, 7B, 8A, & 8B.
  - a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.
  - b) No one from the public was present to speak on the matter.
  - c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS : None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Gordon discussed the Staff Report and was unsure if a public sign had been submitted. It was determined that the sign had been erected and a picture was submitted but just didn't make it into the file. He stated Staff would recommend approval provided the variance for minimum lot size is granted.
  - e) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Lots 4, 5, 6, & 7, Block 4 of Addendum No. 1 to Grand Caillou Heights into Revised Lot 4 and Lots 5A, 5B, 6A, 6B, 7A, 7B, 8A, & 8B with a variance granted for the minimum lot size requirement."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz; NAYS : None ; ABSTAINING: Mr. Ostheimer & Mr. Schouest; ABSENT: Dr. Cloutier. *Mr. Thibodeaux left the meeting at an unknown time and did not vote.* THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
6. The Vice-Chairman called to order the Public Hearing for an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 2, Phase D.
  - a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
  - b) No one from the public was present to speak on the matter.
  - c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS : None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Gordon discussed the Staff Report and stated Staff would recommend tabling the matter until Public Works verifies the conditions of the drainage review.
  - e) Ms. Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo with regard to the punch list items for the development dated May 8, 2015 [See ATTACHMENT C].
  - f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 2, Phase D conditioned that the ponds are dug and culverts are installed as per the design, per Engineering Division's memo dated May 8, 2015."

- g) Ms. Schexnayder indicated she suggested conditional approval because the work was minor.
- h) Discussion was held with regard to conditionally approving this minor subdivision when the prior one for Mr. Neil was tabled.
- i) The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny & Mr. Kelley; NAYS: Mrs. Foret, Mr. Ghirardi, Mr. Kurtz, & Mr. Schouest; AB STAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION FAILED.
- j) Mr. Schouest moved, seconded by Mr. Ghirardi: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 2, Phase D until the next regular meeting of June 18, 2015."

The Vice-Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, Mr. Kurtz, & Mr. Schouest; NAYS: Mr. Erny & Mr. Kelley; AB STAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

- 7. WITHDRAWN. *Sugar Mill Olde Towne, Addendum No. 2* [See *ATTACHMENT B*]
- 8. The Vice-Chairman stated that the next item was application by Deroche Development, LLC requesting final approval for Process C, Major Subdivision, for Deroche Estates.
  - a) Ms. Schexnayder, on behalf of the Terrebonne Parish Engineering Division, read a memo with regard to the punch list items for the development dated May 20, 2015 [See *ATTACHMENT D*].
  - b) Mr. Gene Milford, Milford & Associates, Inc., stated they would comply/resolve all punch list items and request 60 days to complete.
  - c) Mrs. Christa Duplantis-Prather, Councilwoman District 5, stated she had some concerns with the punch list and the process of approving the same.
  - d) Discussion was held with regard to the final phase process and enforcement of the deadline to complete.
  - e) Mr. Gordon stated that items are not placed on the agenda unless they are substantially complete.
  - f) Discussion ensued with regard to allowing more time to ensure the subdivision is complete by the deadline.
  - g) Mr. Erny moved, seconded by Mr. Ghirardi & Mr. Kelley: "THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Deroche Estates conditioned upon the Developer complying/resolving all punch list items and allow 90 days for completion."

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

#### I. STAFF REPORT:

- 1. Mr. Gordon discussed Courtney Alcock's response to the letter submitted to legislatures by the Planning Commission regarding the proposed injection well in the area.
  - a) Mr. Ostheimer stated they needed to get the American Planning Association involved with the legislation.
  - b) Mr. Kurtz moved, seconded by Mr. Schouest: "THAT the HTRPC request the Louisiana American Planning Association to consider submitting legislation to address the oil and gas activity as it relates to the zoning ordinance."

The Vice-Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS: None; AB STAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier & Mr. Thibodeaux. *Mr. Ghirardi was in the back at the time of the vote.* THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

I. ADMINISTRATIVE APPROVALS:

Mr. Kelley moved, seconded by Mr. Erny: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Raw Land Division: Lot 5-B-3 and Revised Lot 5-B-2, A Redivision of Revised Lot 5-B-2, Sections 56 & 57, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 6, 7, 8, 9, & 10, A Redivision of Lots 6, 7, 8, 9, & 10, Block 2, Hillcrest Estates, Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
3. Lot Extension, Property belonging to Donna E. Massey, Section 59, T16S-R15E, Terrebonne Parish, LA
4. Revised Tracts belonging to Clyde H. Lindsey, et ux, Section 59, T16S-R15E, Terrebonne Parish, LA
5. Lots A, B, & C, A Redivision of Property belonging to Prevost Realty, LLC, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Raw Land Division: Tract 1-A & 3 and Revised Tracts 1 & 2, A Redivision of Tracts 1, 2, & 3, Section 31, T18S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of Lots 6 & 7, Block 4 of Addendum No. 1 to Saadi Sites into Revised Lot 6 and Revised Lot 7, Section 105, T17S-R17E, Terrebonne Parish, LA

The Vice-Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YE AS: Mr. Erny, Mrs. Foret, Mr. Girardi, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS : None ; AB STAINING: Mr. Ostheimer; A BSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
  - a) Mr. Gordon stated he hoped to have a meeting soon.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments:
  - a) Mr. Ostheimer discussed correspondence by email and hacked emails, etc.

L. PUBLIC COMMENTS: None.

M. Mr. Erny moved, seconded unanimously: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:55 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YE AS: Mr. Erny, Mrs. Foret, Mr. Girardi, Mr. Kelley, Mr. Kurtz, and Mr. Schouest; NAYS : None ; AB STAINING: Mr. Ostheimer; A BSENT: Dr. Cloutier & Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

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



May 21, 2015

Houma-Terrebonne Regional Planning Commission  
Government Tower  
8026 Main Street, Suite 401  
Houma, LA 70360

Subject: Tracts A-1, A-2, A-3, & A-4, Benjamin Roth, Jr. Family, L.L.C. Subdivision  
224 West Main St., Terrebonne Parish, LA

Ms. Becnel,

We would respectfully like our Application for Subdivision to be tabled from tonight's Planning Commission Meeting so we can obtain drainage approval from the Terrebonne Parish Engineering Division. We would instead like to be placed on the Agenda for the next subsequent meeting on June 18<sup>th</sup>, 2015 at 6:00PM.

Sincerely,

Richard C. Galloway, PE  
Duplantis Design Group, PC

DUPLANTIS DESIGN GROUP, PC

314 East Bayou Road Thibodaux LA 70301  
Phn 985.447.0030 \ Fax 985.447.7009

THIBODAUX

COVINGTON

HOUSTON

ATLANTA

BATON ROUGE

HOUMA

DALLAS

## Becky Becnel

---

**From:** David Waitz Engineering [dwaitz1@bellsouth.net]  
**Sent:** Thursday, May 21, 2015 4:42 PM  
**To:** Becky Becnel  
**Cc:** learutterhomes@charter.net  
**Subject:** SUGAR MILL OLDE TOWNE, ADD#2

**Importance:** High

5/21/15

Dear Becky,

The purpose of this communication is to request that Sugar Mill Olde Towne, Addendum No 2 which is on the Agenda for Engineering Approval tonight be deferred to the June, 2015 meeting of the Houma-Terrebonne Regional Planning Commission.

Thank you for your cooperation and assistance in this matter.

Sincerely,

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

David A. Waitz Engineering and Surveying, Inc.  
Civil Engineers & Professional Land Surveyors  
1107 Canal Blvd. / P. O. Box 1203  
Thibodaux, LA 70302-1203  
Phone: 985-447-4017  
Fax: 985-447-1998  
E-mail: [dwaitz1@bellsouth.net](mailto:dwaitz1@bellsouth.net)



P. O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P. O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

May 8, 2015

Item No. H-6

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**

SUBJECT: **Trinity Commercial Park Add. 2 Ph. D  
Process "D" No. 2015-05-01**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the drainage plan submitted by the engineering firm of Milford & Associates, Inc., for the above referenced re-division of property. These plans and calculations comply with the conditions for Engineering Approval set forth by the Parish ordinances and TPCG SDDM *conditioned that the ponds are dug and culverts are installed as per the design.*

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder if you have any questions or comments.

GEB/beb

cc: F.E. Milford, III, P.E.  
Planning Commission  
Engineering Division File  
Reading File  
Council Reading File

Saltwater Fishing Capital of the World®





P. O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P. O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

May 20, 2015  
Item No. H-8

**TO: Pat Gordon**

**FROM: Gregory E. Bush, LTC, USA, Retired**  
**Director of Public Works**

**SUBJECT: Deroche Estates**  
**Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. 24.7.5.6 No approval letter from Waterworks.
2. Grass needs to be cut.
3. Remove debris.
4. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
5. Benchmark should be installed and stamped with elevation and date set.
6. All property surveyed within Terrebonne Parish shall tie to one of the following:
  - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
  - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
7. Remove form board from right catch basins at Sta. 20+86.50 & Sta. 26+06 and right drainage manhole at Sta. 27+62.
8. Repair downed barbed wire fencing.
9. Street lights are not energized.
10. At least two street lights failed the minimum mounting height of 22 feet above grade.
11. A sewer connection charge agreement must be executed with applicable fees remitted.
12. Cracks need to be routed and sealed on panel at entrance off of Park Avenue.
13. Panel with spoil at expansion joint needs half of the panel replaced.
14. Panel in front of catch basin needs to be saw cut and half of the panel replaced.
15. Seal panels that already have been replaced.
16. Seal ends of repairs done on Alma Street.
17. All panels with cracks where sewer was installed along Alma Street need to be replaced.

Saltwater Fishing Capital of the World®

**Deroche Estates**  
**Final Inspection**  
GEB Memo to PG dated 5/20/15  
Page 2

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission  
F.E. Milford, III, P.E.  
Stephanie Sewall  
Ernest Brown  
Michelle Eschete  
Engineering Division  
Reading File  
Council Reading File

*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:**

*DORIS SUBDIVISION*

1. Name of Subdivision: ROBERT J. NEIL, 852 ARAGON RD., MONTEGUT, LA 70377
2. Developer's Name & Address: \_\_\_\_\_  
\*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:**

*10405 EAST PARK AVE.*

4. Physical Address: SECTION 5, T17S-R18E
5. Location by Section, Township, Range: OWNER WANTS TO CREATE 8 HOMESITES FROM A 450 ACRE TRACT
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: 11/18/14 Scale: 1"=60'
11. Council District: a / Bourg Fire
12. Number of Lots: 8 lots with 437+ac.remaining
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

[Signature]  
Signature of Applicant or Agent

5/4/15  
Date

The undersigned certifies: R.N. 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 J. Neil*

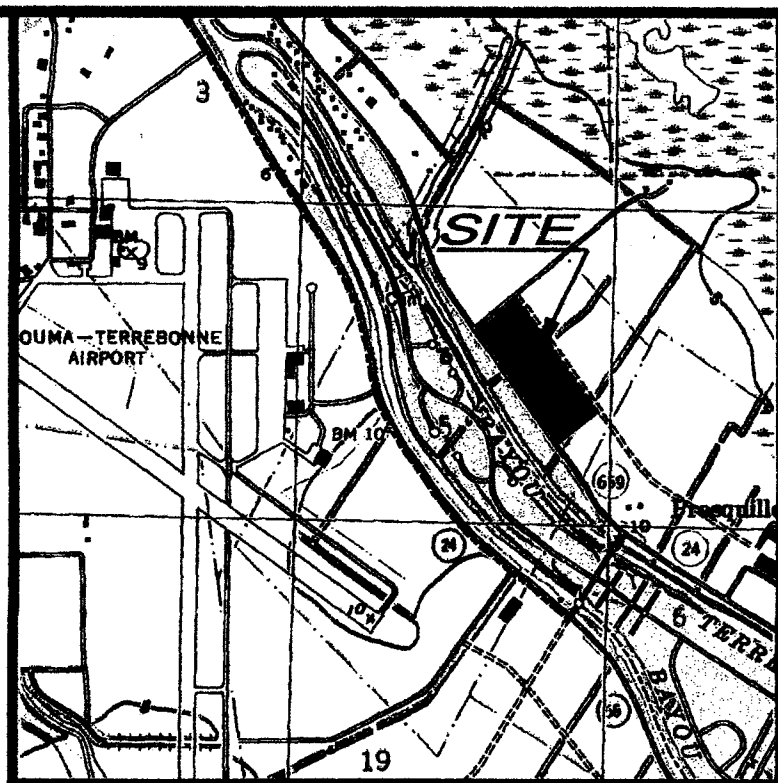
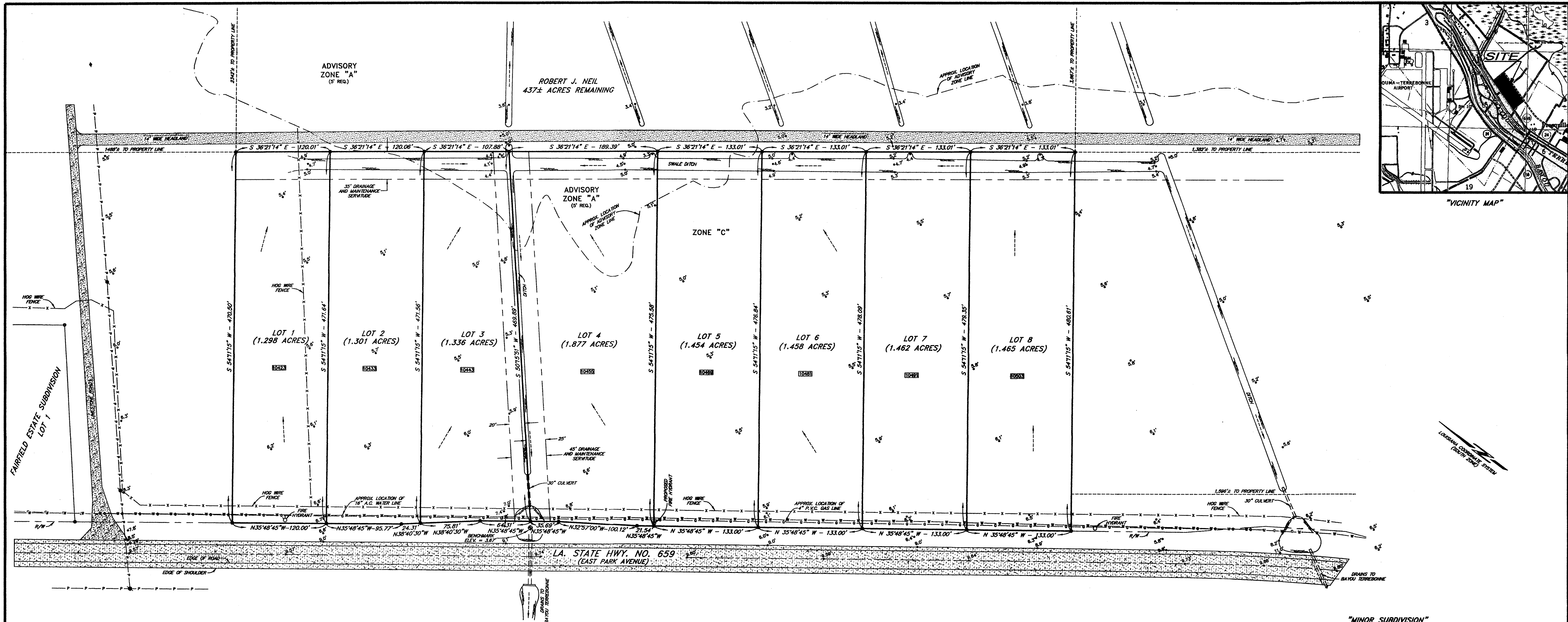
Print Name of Sig

PC15/ 5 - 2 - 18

[Signature]  
Signature

Revised 3/25/2010





"VICINITY MAP"

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, OPUS)
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES CHISELED SQUARE SET IN CONC. HEADWALL (ELEV. = 3.67' NAVD, 2012)
  - INDICATES DRAINAGE ARROW

REFERENCE MAP:

1) FAIRFIELD ESTATE SUBDIVISION LOCATED IN SECTION 5, T17S-R18E TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 18, 1998.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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

BY \_\_\_\_\_ FOR \_\_\_\_\_

THE EXISTING HOG WIRE FENCES WILL BE MOVED AFTER FINAL APPROVAL FROM TERREBONNE PARISH PLANNING COMMISSION.

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

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

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. 2006 ADVISORY PANEL NO. LA-0105 PLACES A PORTION OF THESE LOTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

"MINOR SUBDIVISION"

LAND USE: SINGLE-FAMILY RESIDENTIAL  
DEVELOPER: ROBERT J. NEIL

"DORIS SUBDIVISION"  
A DIVISION OF A PORTION OF  
PROPERTY BELONGING TO ROBERT J. NEIL  
LOCATED IN SECTION 5, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA

NOVEMBER 18, 2014

SCALE: 1" = 60'

*Kenneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. (PH. 985-879-2782)



8 TOTAL LOTS

# 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: Benjamin Roth, Jr. Family, LLC Subdivision  
2. Developer's Name & Address: \_\_\_\_\_  
\*Owner's Name & Address: Benjamin Roth, Jr. Family, LLC  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, LLC

### SITE INFORMATION:

4. Physical Address: 224 West Main Street  
5. Location by Section, Township, Range: Section 78, Township 15 South, Range 16 East  
6. Purpose of Development: Commercial  
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:  
05/04/2015 Scale: 1" = 60'  
11. Council District:  
District 4 / Schriever Fire  
12. Number of Lots: 4 AL  
13. Filing Fees: \$125.00

I, Eugene N. Roth, certify this application including the attached date to be true and correct.

Eugene N. Roth

Print Applicant or Agent

05.04.2015

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.

Eugene N. Roth

Print Name of Signature

05.04.2015

Date

[Signature]

Signature

PC15/ 5 - 4 - 20

***BENJAMIN N. ROTH, JR. FAMILY LLC***

***P.O. BOX 306***

***THIBODAUX, LA 70302-0306***

Seven Members sharing equal ownership percentages:

Ann Roth Foret

315 Ashland Dr. Thibodaux, LA 70301

Alida Roth Chatham

8626 Crescent Spur Dr. Richmond, TX 77406

Benjamin N. Roth, III

308 Hale Dr. Thibodaux, LA 70301

Thomas M. Roth

2203 Shade Crest Dr. Richmond, TX 77406

Eugene N. Roth

P.O. Box 306 Thibodaux, LA 70302-0306

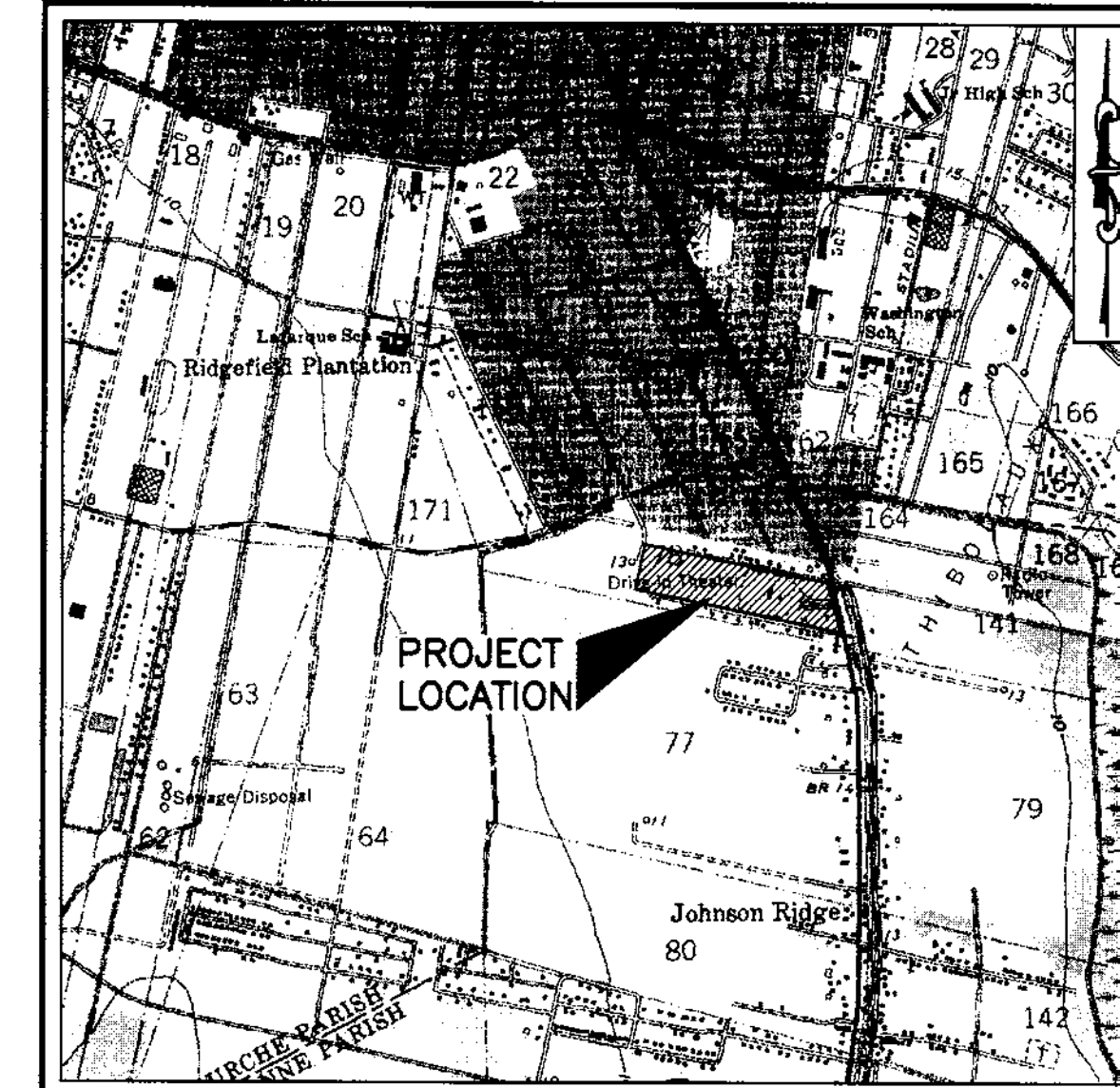
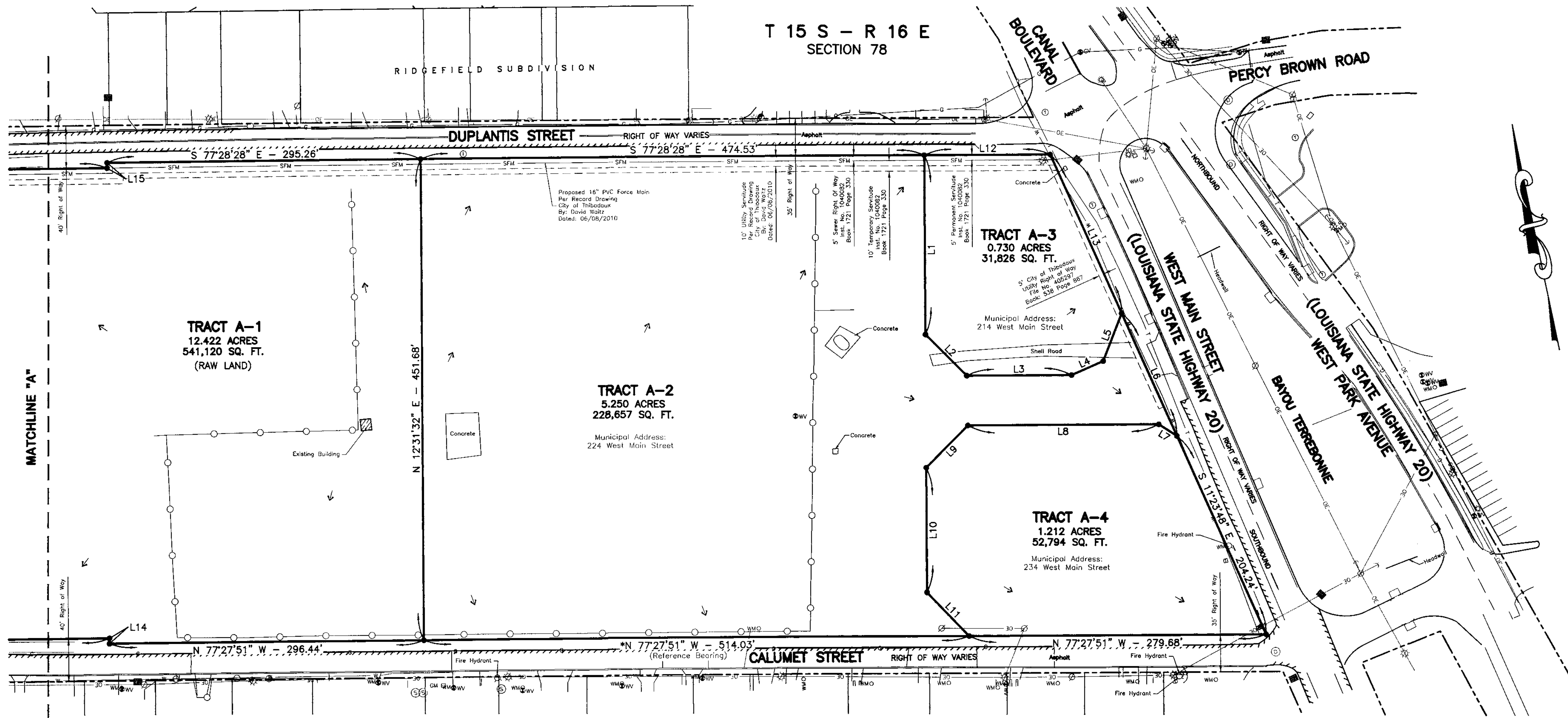
Richard J. Roth

309 Plater Dr. Thibodaux, LA 70301

Mark B. Roth

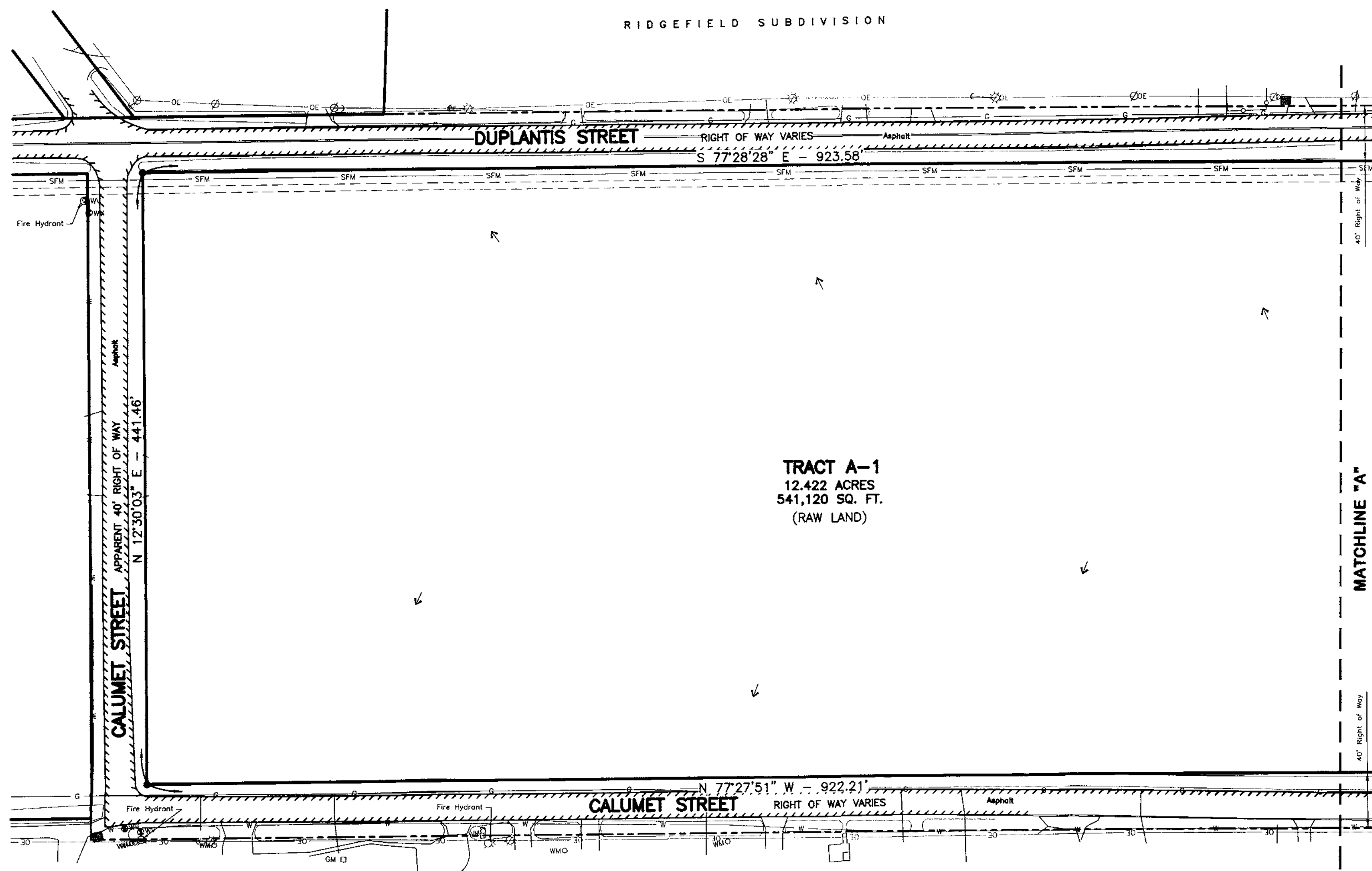
5921 Chestnut St. New Orleans, LA 70115





**PLAT SHOWING RESUBDIVISION  
OF  
PROPERTY BELONGING TO  
BENJAMIN ROTH, JR. FAMILY, L.L.C.  
INTO  
TRACTS A-1 (RAW LAND), A-2, A-3, & A-4  
BENJAMIN ROTH, JR. FAMILY, L.L.C. SUBDIVISION  
LOCATED IN SECTION 78,  
TOWNSHIP 15 SOUTH - RANGE 16 EAST  
TERREBONNE PARISH, LOUISIANA**

- NOTES:**
- 1.) Zoning: None  
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
  - 2.) Reference Maps:  
A.) Survey Map Showing Property Claimed By Benjamin Roth, Jr., in Section 78, T-15-S, R-16-E, Terrebonne Parish, Louisiana  
Prepared by: Carl Heck Engineers Inc. Dated: June 2, 1970.
  - 3.) Basis of Bearings:  
(\*) Represents the Basis of Bearings established from Reference Map "A." Distances shown are U.S. Survey feet.
  - 4.) Basis of Elevations:  
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on March 30, 2015.
  - 5.) Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading.) in accordance with FEMA Flood Insurance Rate Map Panel Number 2252080395C, dated May 1, 1985, for Terrebonne Parish, Louisiana.  
The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2008 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.  
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
  - 6.) Utilities: The underground utilities shown have been located from "LA ONE CALL Ticket Number 150115834," visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
  - 7.) UTILITIES COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 150115834:  
City of Thibodaux  
Comcast Cable  
AT&T Distribution  
LOU/LSU  
Entergy  
South Coast Gas  
Southern Light  
Terrebonne Parish Cons Govt  
Atmos Entergy
  - 8.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
  - 9.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
  - 10.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



**LEGEND**

FOUND PROPERTY CORNER (AS NOTED)	EXISTING SEWER MANHOLE	EXISTING SEWER CLEANOUT	EXISTING DRAINAGE MANHOLE	EXISTING FIRE HYDRANT	EXISTING WATER METER	EXISTING WATER VALVE	EXISTING GAS METER	EXISTING GAS VALVE	EXISTING WOOD FENCE LINE	SIGN
SET 3/4" IRON ROD	EXISTING POWER POLE	EXISTING POWER POLE WITH LIGHT	EXISTING PARKING LOT LIGHT	EXISTING GUY ANCHOR	EXISTING TELEPHONE PEDESTAL	EXISTING CABLE TV PEDESTAL	EXISTING BARR WIRE FENCE LINE	EXISTING CHAIN LINK LINE	EXISTING PIPE BOLLARD	

**LINE TABLE**

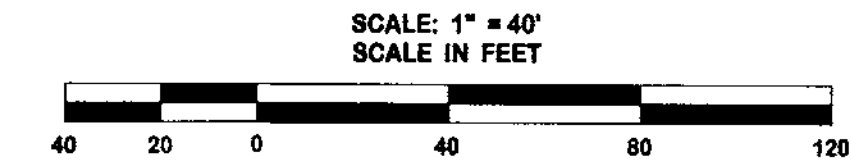
LINE	BEARING	LENGTH
L1	S 12°31'32" W	168.50'
L2	S 32°28'28" E	54.80'
L3	S 77°28'28" E	98.78'
L4	N 78°58'22" E	32.61'
L5	N 33°58'22" E	48.14'
L6	S 11°23'48" E	126.60'
L7	N 44°26'08" W	20.42'
L8	N 77°28'28" W	179.75'
L9	S 57°31'32" W	55.86'
L10	S 12°31'32" W	117.27'
L11	S 31°24'22" E	56.93'
L12	S 77°28'28" E	118.75'
L13	S 11°23'48" E	163.45'
L14	N 12°32'09" E	5.00'
L15	N 12°31'32" E	5.00'

FUTURE LAND USE: COMMERCIAL

Approved & Accepted this date \_\_\_\_\_

by the Houma-Terrebonne Regional Planning Commission

By \_\_\_\_\_ For \_\_\_\_\_



**CERTIFICATION:**  
This is to certify to Benjamin Roth, Jr. Family, L.L.C. 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 Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy of this survey and positional tolerances are in accordance with Class "C" surveys as indicated in the above standards. I also certify there are no visible encroachments across any property lines shown hereon.

Byron A. Urdan, P.L.S.  
License No. 6194  
27 MAY 2015  
Reg. No. 5011

This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

# ACADIA

## LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: 05/27/2015	MISCELLANEOUS PARISH COMMENTS:	B.J.G.
DRAWN BY: JOP	CHECKED BY: APR	APPROVED BY: BAO
FIELD BOOK: 274, PG 58-59	FIELD WORK COMPLETED ON: MARCH 31, 2015	ALS FILE: 2014/14-485a/14-485a2.dwg

# 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  
☐ Variance(s) (detailed description): \_\_\_\_\_
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE D
2. Developer's Name & Address: ANNIE 1, LLC, 123 Bocage Drive, Houma, LA 70360  
NORTH TERREBONNE INVESTORS, LLC, 123 Bocage Drive,  
\*Owner's Name & Address: Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: DEEP WATER LANE AND TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATING 3 LOTS
7. Land Use:  
☒ Single-Family Residential  
☒ Multi-Family Residential  
☒ Commercial  
☒ Light Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☒ Other
10. Date and Scale of Map: \_\_\_\_\_  
SCALE 1" = 40'
11. Council District:  
2 / Schriever Fire
12. Number of Lots: 3
13. Filing Fees: \$296.00

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

Date

05/04/2015

[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.

Ronald J. Shaw

Print Name of Signature

Date

05/04/2015

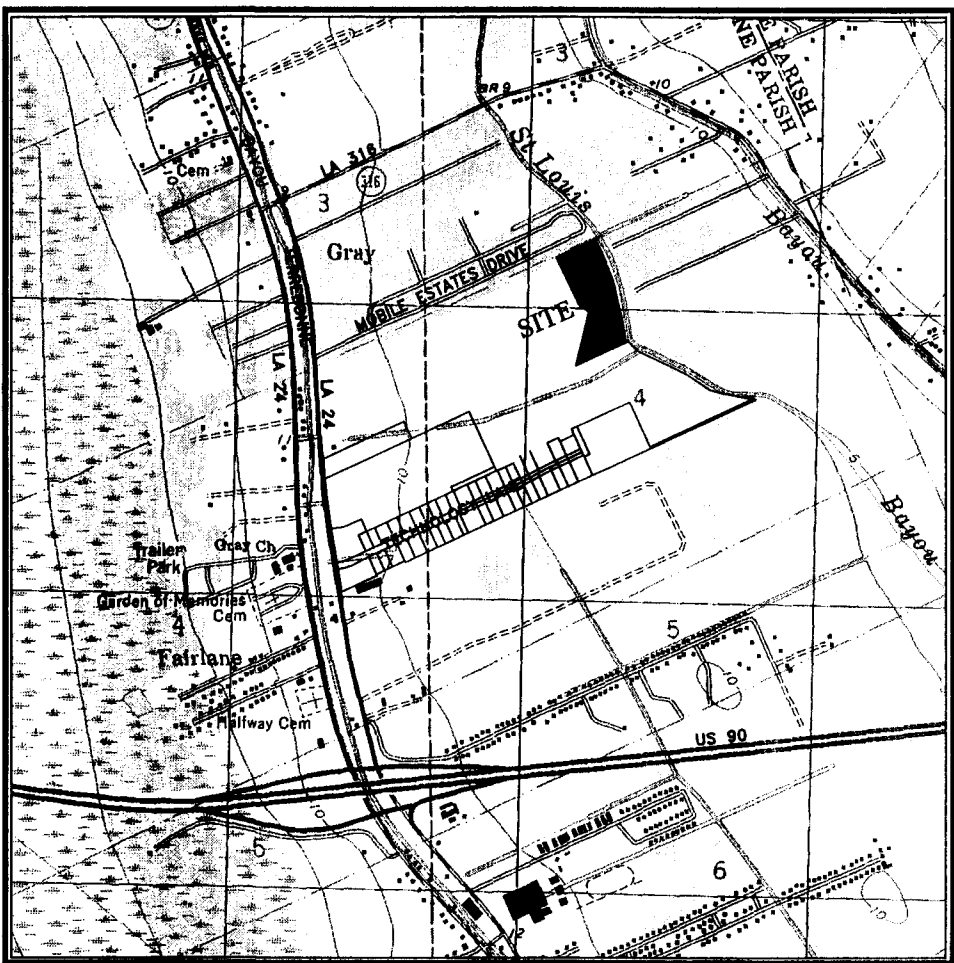
[Signature]

Signature

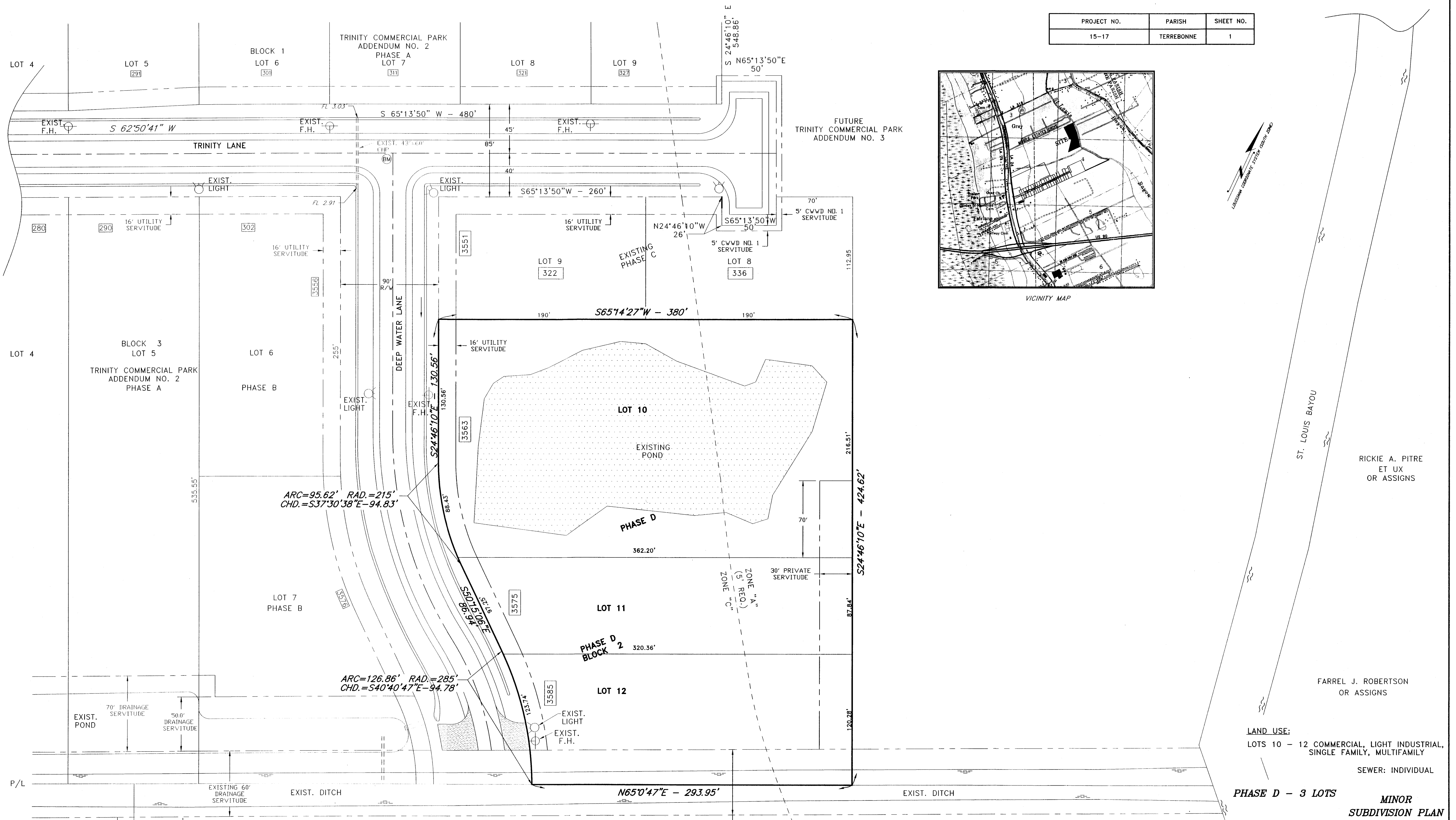
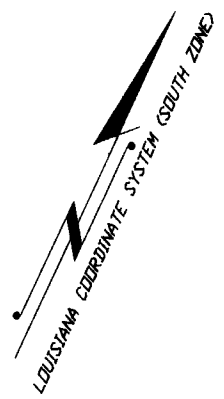
PC15/ 5 - 6 - 22



PROJECT NO.	PARISH	SHEET NO.
15-17	TERREBONNE	1

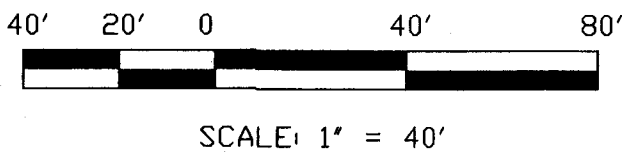


VICINITY MAP

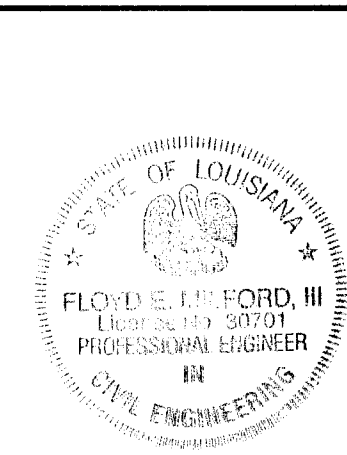


NOTE: NO STRUCTURE, FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE

BLK. NO.	LOT NO.	SIZE & TYPE
2	10 - DEEP WATER LANE	15" RPVC
2	11 - DEEP WATER LANE	15" RPVC
2	12 - DEEP WATER LANE	15" RPVC



DATE	REVISION	BY



**TRINITY COMMERCIAL PARK ADD. 2 PHASE D**  
**PROPERTY OF NORTH TERREBONNE INVESTORS, LLC**  
**DEVELOPER: ANNIE 1, LLC**  
**LOCATED IN SECTION 4, T16S-R17E**  
**TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

JOB # 15-17 CAD # 1517-SD\_D FILE #

DRAWN: L.A.T.  
CHK'D: F.E.M. III  
SCALE: 1" = 40'  
DATE: 3MAY15

# 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:

- Name of Subdivision: SUGAR MILL OLDE TOWNE ADDENDUM NO. 2
- Developer's Name & Address: RUTTER LAND CO., L.L.C.  
\*Owner's Name & Address: P. O. BOX 745, THIBODAUX, LA 70302  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- INTERSECTION OF RUE ST. SYDNEY AND RUE SAILA
- Physical Address: \_\_\_\_\_
  - Location by Section, Township, Range: SECTION 102, T17S-R17E
  - Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)
  - 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: May 4, 2015 1" = 40'
  - Council District: 6 / COH Fire Dist.
  - Number of Lots: 16
  - Filing Fees: \$860.00

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

David Waitz, P.E., Agent  
Print Applicant or Agent

David Waitz  
Signature of Applicant or Agent

5/4/2015  
Date

The undersigned certifies: CR 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.

RUTTER LAND CO., L.L.C.  
Print Name

Eric Rutter, Jr.  
Signature

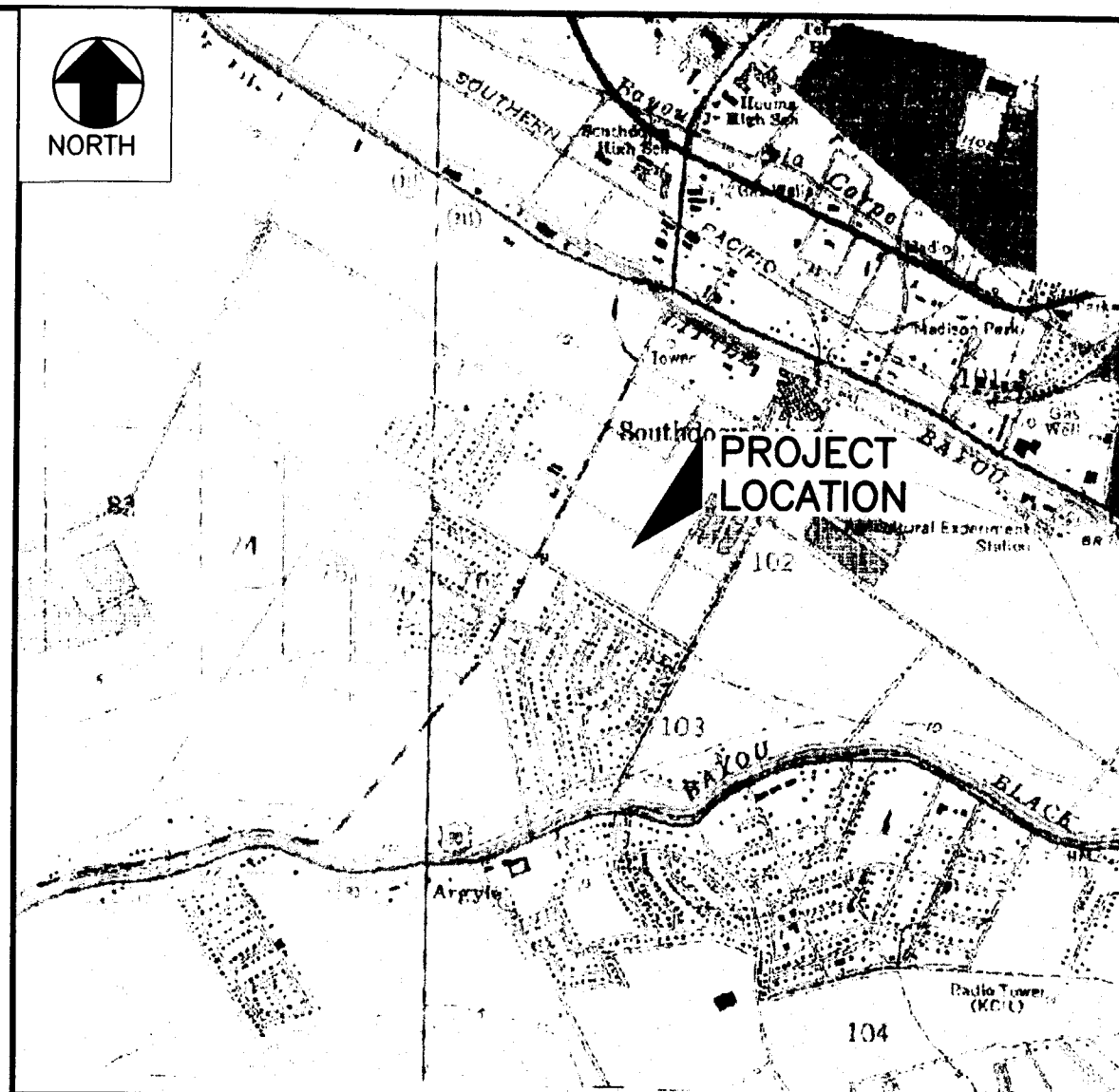
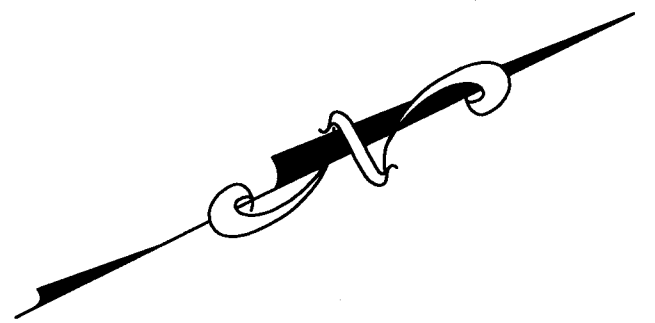
5/4/15  
Date

PC15/ 5 - 7 - 23



REFERENCE MAPS & BEARINGS:  
1.) SUGAR MILL OLD TOWNE  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
OWNER: RUTTER LAND CO., INC.  
SUGAR MILL OLD TOWNE (PHASE A)  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: OCTOBER 12, 2004  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.  
2.) SUGAR MILL OLD TOWNE ADD. NO. 1 PHASE A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATED: MAY 22, 2006  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

NOTE: REFERENCE BEARING IS  
N63°31'23"W ALONG THE NORTHERNMOST  
RIGHT OF WAY OF RUE ST. SYDNEY  
AS SHOWN ON REF. MAP 2.



VICINITY MAP  
SCALE 1" = 2000'

LEGEND

- FOUND PROPERTY MARKER (UNLESS NOTED OTHERWISE) ○
- 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 ⚡
- PROPOSED POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ○
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ⚙
- EXISTING FIRE HYDRANT 🔥
- PROPOSED FIRE HYDRANT 🔥
- EXISTING WATER METER ⚙
- EXISTING GAS VALVE ⚙
- EXISTING GAS METER ⚙
- EXISTING SEWER MANHOLE Ⓢ
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—
- PHYSICAL ADDRESS XXX
- C/L LOT ELEVATION (X)
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 83, GEOD 12A) (DATE SET MAY 12, 2014) BM Δ

FEMA FLOOD ZONE AND HAZARDS  
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.  
FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C DATED: MAY 19, 1981  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-Q102  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 6.0'

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

I ALSO CERTIFY THERE ARE NO ENCUMBRANCES OR PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY  
COPY

APPROVED: David A. Waitz Reg. No. 4744

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

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL AND VISION CABLE 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: RUTTER LAND CO., INC.

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

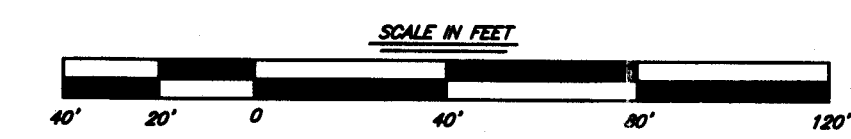
BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE: BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: FOR:

APPROVALS

RUTTER LAND CO., INC. DATE



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY  
SUGAR MILL OLDE TOWNE ADDENDUM NO. 2  
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)  
OWNER: RUTTER LAND CO., INC.

SUGAR MILL OLDE TOWNE ADDENDUM NO. 2  
LOCATED IN SECTION 102, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: MAY 4, 2015	FILE: F:\DWGS\2014\14-135\PLAT.dwg	JOB NO: 2014-135

# 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: RE-DIVISION OF PROPERTY BELONGING TO:  
2. Developer's Name & Address: R & R DISTRIBUTORS, INC. 307 Congress St.  
\*Owner's Name & Address: Same Napoleonville LA 70390  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: QUALITY ENGINEERING & SURVEYING, LLC

### SITE INFORMATION:

4. Physical Address: 490 WEST MAIN STREET  
5. Location by Section, Township, Range: SEC 3 AND 5, T16S, R16E  
6. Purpose of Development: COMMERCIAL DEV  
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 2015  
11. Council District: 4 Amedee / Bayou Cane Fire  
12. Number of Lots: 3  
13. Filing Fees: \$308.98

I, JEFF LOUP, certify this application including the attached data to be true and correct.

JEFF LOUP  
Print Applicant or Agent

Date

6/1/15

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: RR 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.

Randy Robichaux  
Print Name of Signature

Date

6/1/15

Randy Robichaux  
Signature

PC15/ 6 - 1 - 25

PC/G1  
Revised 3/23/2010



DATES OF SURVEY	
DATE OF FIELD SURVEY	02/03/2015

**REFERENCE MAPS:**

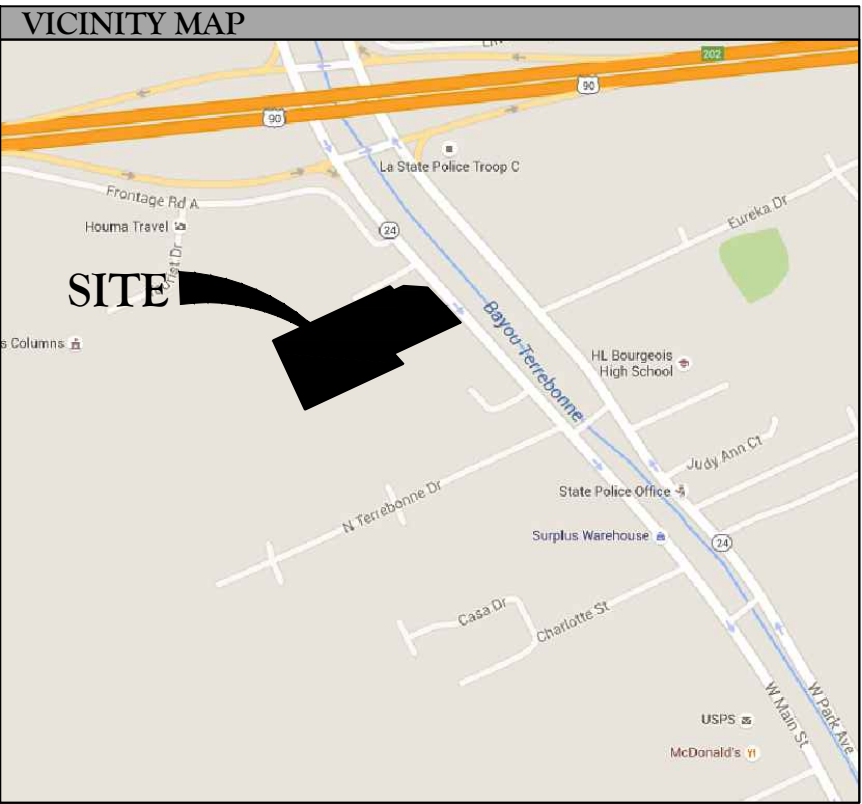
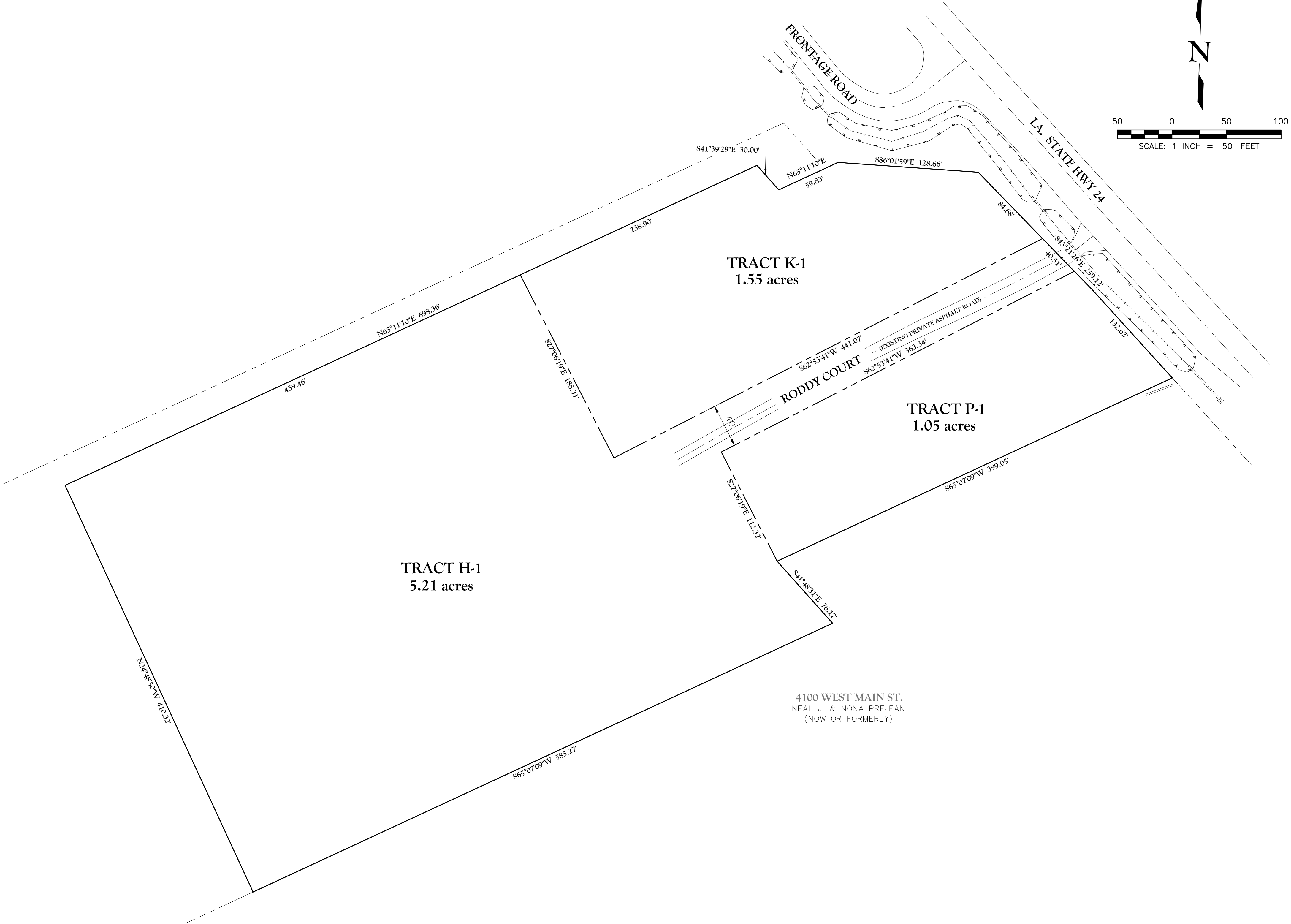
1. "SURVEY OF REVISED TRACTS "B" & "C" A REDIVISION OF TRACTS "A", "B", "C", AND LOTS 5 & 6 PROPERTY BELONGING TO D J W PROPERTY MANAGEMENT, LLC LOCATED IN SECTIONS 5 & 6, T16S-R16E & T16S-R17E, TERREBONNE PARISH, LOUISIANA..." BY KENETH L. REMBERT, P.L.S. DATED 07/06/2012.

LEGEND	
(R)	RECORD BEARING/DISTANCE
(S)	SURVEYED BEARING/DISTANCE
●	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON PIPE

LOT / TRACT AREA	
TRACT K-1	67,518 SQ FEET 1.55 ACRES
TRACT P-1	45,738 SQ FEET 1.05 ACRES
TRACT H-1	226,947 SQ FEET 5.21 ACRES

**BASIS OF BEARING \*\***

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS.



**GENERAL NOTES:**

PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

THE UTILITY LINES SHOWN HEREON HAVE BEEN LOCATED THROUGH LA ONE CALL OR WITH THE CLIENT'S REPRESENTATIVE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT HAVE NOT BEEN LOCATED.

**FLOOD CERTIFICATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206, MAP NO.2252060410C WHICH BEARS AN EFFECTIVE DATE OF 05/01/1985. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**CERTIFICATION**

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 FOR A CLASS C SURVEY.

*PRELIMINARY DOCUMENT FOR REVIEW ONLY*  
*This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.*

JAMIE M. BORDELON  
PROFESSIONAL LAND SURVEYOR #4977

DATE \_\_\_\_\_

STATE OF LOUISIANA  
JAMIE M. BORDELON  
REG. No. 4977  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

TITLE: <b>PRELIMINARY SITE PLAN</b>	
PROJECT: <b>KONVENIENCE KING</b>	
LOCATION: SECTION 3 & 5, TOWNSHIP 16 SOUTH, RANGE 16 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, TERREBONNE PARISH, LOUISIANA	
CLIENT: <b>RANDY ROBICHEAUX R &amp; R DISTRIBUTORS, INC.</b>	
DATE: <b>JUNE 4, 2015</b>	DWG Path:\715411 Konvenience King Drawings\Surveying\15411 BORY BASE.DWG 02.07.2011 7:53 AM
PARTY CHIEF: <b>JP</b>	PROJECT NO.: <b>15-011</b>
FIELD BOOK: <b>108</b>	PAGE: <b>1</b>
DRAWN BY: <b>SGT</b>	CALC BY: <b>JL</b>
CHECKED BY: <b>JL</b>	
SHEET: <b>1</b>	OF <b>1</b>

**QUALITY**  
Engineering & Surveying, LLC  
18130 Hwy 42, Port Vincent, LA 70726  
TEL 225-698-1600 FAX 225-698-3367  
www.QESLA.com

# 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  
☐ Variance(s) (detailed description): \_\_\_\_\_
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

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

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2, PHASE E
2. Developer's Name & Address: ANNIE I, LLC, 123 Bocage Drive, Houma, LA 70360  
NORTH TERREBONNE INVESTORS, LLC, 123 Bocage Drive,  
\*Owner's Name & Address: Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: END OF TRINITY LANE
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATING 1 LOT
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☒ Light 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: 1JUN15 SCALE 1" = 100'
11. Council District: 2 Schriever Fire
12. Number of Lots: 1
13. Filing Fees: \$296.00

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

Floyd E. Milford, 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 [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.

Ronald J. Shaw  
Print Name of Signature

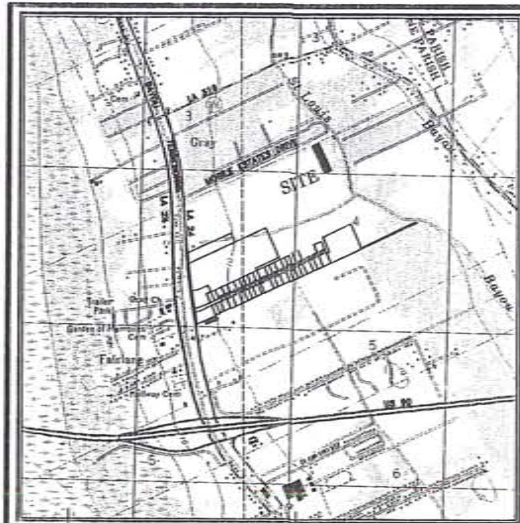
[Signature]  
Signature

Date

PC15/ 6 - 2 - 26

Revised 3/25/2010





VICINITY MAP

NOTE: NO STRUCTURE, FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE

BLK.	LOT NO.	SIZE & TYPE
2	1	DRY RAMP

EXISTING TRINITY COMMERCIAL PARK  
ADDENDUM NO. 2  
PHASE A

BLOCK 2

LOT 1  
1.74 ACRES

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO ST. LOUIS BAYOU WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

EXIST. F.H. S 62°50'41" W

TRINITY LANE

EXIST. F.H. S 65°13'50" W - 480'

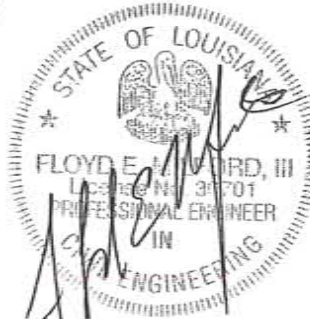
EXIST. F.H. S 65°13'50" W - 480'

EXIST. F.H. S 65°13'50" W - 480'

EXIST. F.H. S 65°13'50" W - 480'

TRINITY LANE

ST. LOUIS BAYOU



MINOR SUBDIVISION - PLAT  
DRAINAGE: ROADSIDE DITCH  
INDIVIDUAL SEWER  
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL  
1 LOT  
TRINITY COMMERCIAL PARK  
ADDENDUM NO. 2, PHASE E  
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC  
DEVELOPER: ANNIE 1, LLC  
LOCATED IN SECTION 4, T16S-R17E  
TERREBONNE PARISH, LOUISIANA



SCALE: 1" = 100'

MILFORD & ASSOCIATES, INC.

CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN BY : TLD

JOB NO. : 15-40

CHECKED BY : F.E.M. III

CAD NO. : 1540-SD

DATE : 1JUN15

SCALE : 1" = 100'

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

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☐ Final  
☐ Variance(s) (detailed description): \_\_\_\_\_
- B. ☒ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☒ Engineering  
☐ Final  
D. ☐ Minor Subdivision

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

1. Name of Subdivision: BON VILLA MOBILE HOME PARK  
2. Developer's Name & Address: MARK GUIDROZ - 6969 MEMPHIS ST. NEW ORLEANS, LA 70124  
\*Owner's Name & Address: SAME AS ABOVE  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: END OF BON VILLA COURT (GRAY, LA)  
5. Location by Section, Township, Range: SECTION 7, T16S-R17E  
6. Purpose of Development: CREATE 10 MOBILE HOME 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: REV. 16 MAY 15 SCALE 1" = 40'  
11. Council District: 4 / Bayou Cane  
12. Number of Lots: 10  
13. Filing Fees: \$860.00

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

Floyd E. Milford, III

Print Applicant or Agent

6-1-2015

Date

[Signature]

Signature of Applicant or Agent

The undersigned certifies: ME 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or FROM 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.

Mark Guidroz

Print Name of Signature

6-1-2015

Date

[Signature]

Signature

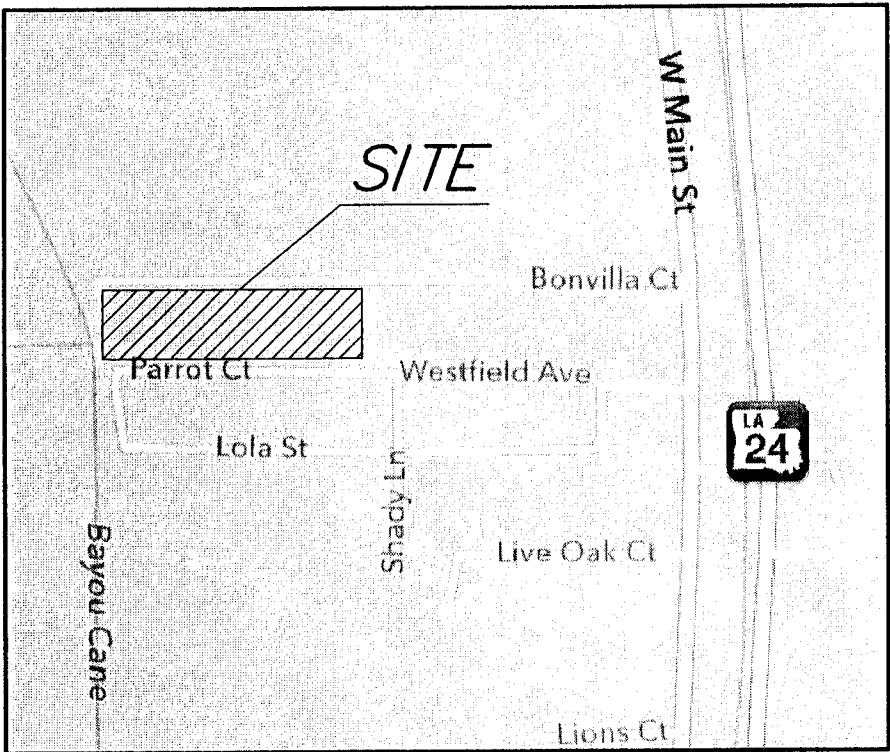
Revised 3/25 2010

PC15/ 6 - 3 - 27

PC/  
G3



PROJECT NO.	PARISH	SHEET NO.
14-66	TERREBONNE	2



STATEMENT OF OWNERSHIP:

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

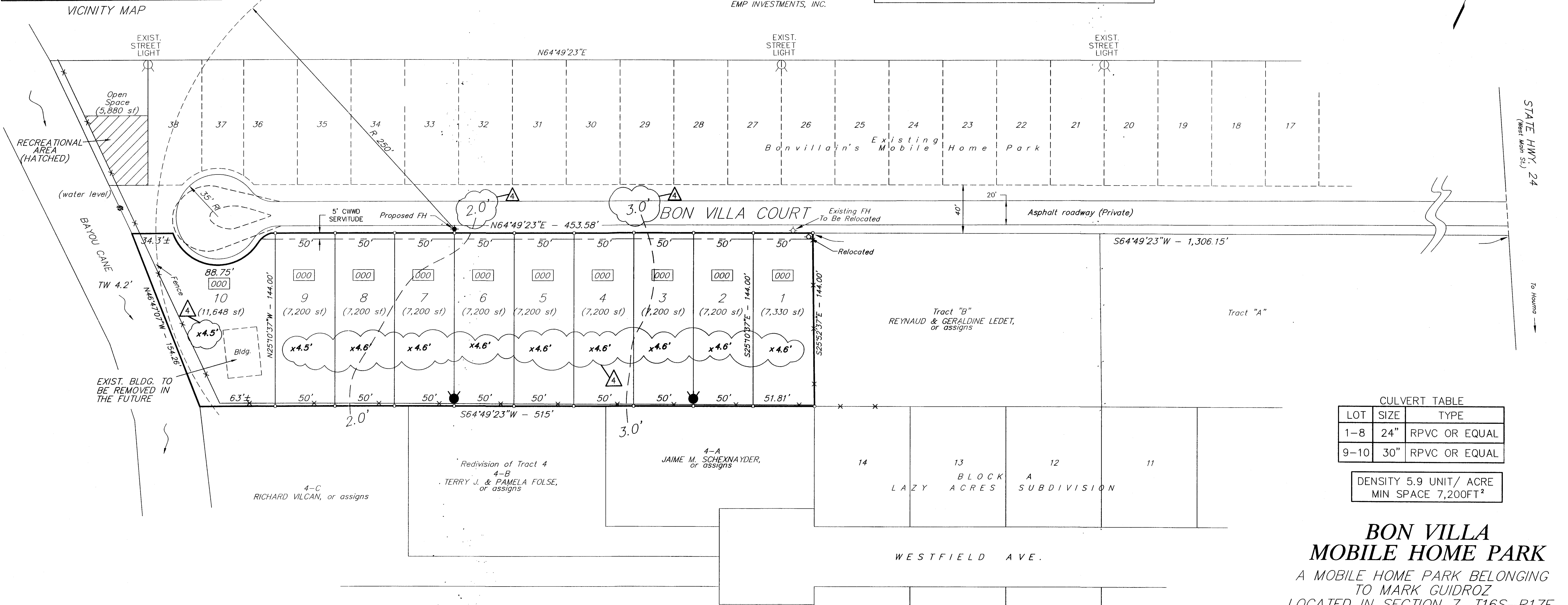
MARK GUIDROZ

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 \_\_\_\_\_

EMP INVESTMENTS, INC.



CULVERT TABLE		
LOT	SIZE	TYPE
1-8	24"	RPVC OR EQUAL
9-10	30"	RPVC OR EQUAL

DENSITY 5.9 UNIT/ ACRE  
MIN SPACE 7,200FT<sup>2</sup>

**BON VILLA  
MOBILE HOME PARK**  
A MOBILE HOME PARK BELONGING  
TO MARK GUIDROZ  
LOCATED IN SECTION 7, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA  
SCALE: 1" = 40' 4 AUGUST 2014

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

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS, AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.  
APPROVED: \_\_\_\_\_ REG. P.L.S. No. 4850



TOTAL LOTS - 10

10 Mobile Home Lots  
Utilizing Public Sewerage

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

DRAWN BY: G.F.B  
CHECKED: C.L.M.  
SCALE: 1" = 40'  
DATE: 4 Aug 2014

JOB # \_\_\_\_\_ CAD # MarkGuidrozElevNAVD88 FILE # \_\_\_\_\_

Reference Bearings:  
Bearings shown hereon are based on the reference map by Kenneth L. Rembert, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux" dated July 22, 1980.

Reference Maps:  
BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

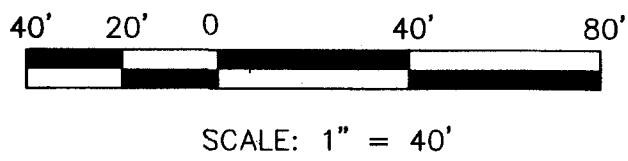
Flood Zone:  
This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985 (Map No. 225206 0410 C). The Advisory Base Flood Elevation Map (ABFE), does not show a panel printed for this property.

Note:  
Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.

#### LEGEND

- F.H. - EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. - PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM - BENCH MARK  
4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- 999 - HOUSE NUMBERS

MINIMUM SETBACKS	
FRONT	15 FT
SIDE	5 FT
REAR	10 FT



DATE	REVISION	BY
01JUNE15	REVS PER DATUM CHANGE	KKT
25NOV14	REVS PER TPCG COMMENTS	DAB