

# 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

**MAY 15, 2014, 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 April 17, 2014

**D. COMMUNICATIONS**

**E. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision; Christopher P. Dubois, applicant (*District 1*)
2. Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street & 1104 Church Street, Lots 9, 10, & 11, Block 77, Newtown Addition; Larussa Enterprises, Inc., applicant (*District 1*)

**F. NEW BUSINESS:**

1. Planning Approval:
  - a) Construction of a training facility; 2104 Morris Street; Houma Fire Department, applicant (*District 1*)

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

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

**I. PUBLIC COMMENTS**

**J. 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 April 17, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 17, 2014

**D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 15, 2014 INVOICES and TREASURER'S REPORT OF APRIL 2014**

**E. COMMUNICATIONS**

**F. APPLICATIONS:**

1. a) Subdivision: Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 5418 Hwy. 311, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Plantation Truck Plaza & Casino, LLP  
Surveyor: T. Baker Smith, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application

2. a) Subdivision: Blackwater Ridge  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Valhi Boulevard, Terrebonne Parish, LA  
 Government Districts: Council District 6 / City of Houma Fire District  
 Developer: Terre South Investments, Inc.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) 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 & Tangela Robertson  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Consider Approval of Said Application
4. a) Subdivision: Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4618 Highway 56, Chauvin, Terrebonne Parish, LA  
 Government Districts: Council District 8 / Little Caillou Fire District  
 Developer: Reanna Johnson & Reese Guidry  
 Surveyor: Black Water Outfitters, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**G. STAFF REPORT**

**H. ADMINISTRATIVE APPROVALS:**

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

**I. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF APRIL 17, 2014

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called to order the regular meeting of April 17, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- 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. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 20, 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.
  2. Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of March 20, 2014."  
  
The Chairman called for a vote on the motion offered by Mr. Schouest. 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. Erny: "THAT the HTRPC emit payment for the April 17, 2014 invoices and approve the Treasurer's Report of March 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.
- E. COMMUNICATIONS: None.
- F. OLD BUSINESS:
- Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the HTRPC removed the Old Business from the table to be considered."  
  
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.
1. The Chairman stated the next item on the agenda under Old Business was an application by Ber Boys, LLC requesting approval for Process D, Minor Subdivision for Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC.
    - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the concerns from the previous meeting have been addressed to include a fire hydrant installed, drainage calculations submitted and approved, and addresses depicted on the plat.
    - b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
    - c) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC.

- d) Discussion was held with regard to the Engineering letters be more specific confirming that no infrastructure is required rather than only stating the plans conform.
- e) Ms. Schexnayder stated if infrastructure was needed, it would be stated as a condition on the letter.

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. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Morris A. Lottinger, Jr., et al requesting approval for Process D, Minor Subdivision for the Division of Property, Tract A and Tract B of the former Harry Hellier Estate.

- a) Ms. Amber Hebert, 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: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon stated he served on the board for Hope Extreme, the entity purchasing the proposed property and that he would pass on the Staff Recommendation to Mr. Chris Pulaski and he would refrain from all discussion concerning the matter.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided addressing was depicted on the plat.
- f) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Division of Property, Tract A and Tract B of the former Harry Hellier Estate conditioned upon addressing being depicted on the plat.”

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: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman stated the next item on the agenda was an application by T.B. Prospects, LLC requesting engineering approval for Process C, Major Subdivision for Ardoyne Crossing Subdivision, Phase A.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated April 17, 2014 with regard to the punch list items for the development [See *ATTACHMENT A*].
- b) Mr. Terral Martin, Providence/GSE Associates, LLC, stated they would comply/resolve all punch list items.
- c) Discussion was held with regard to the temporary turn-around and when they expected the next phase to begin due to the turn-arounds becoming troublesome for the Public Works Department.
- d) Mr. Erny moved, seconded by Mr. Schouest: “ THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Ardoyne Crossing Subdivision, Phase A per Staff.”
- e) Discussion was held with regard to turn-arounds being too small for emergency vehicles and buses, residential lots fronting Bull Run Road, and the Engineer indicating at the Final Stage when the next phase would be submitted.
- f) Discussion ensued with regard to the motion not indicating that the Developer would comply with the punch list.

- g) *Motion as amended.* Mr. Erny moved, seconded by Mr. Schouest: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Ardoyne Crossing Subdivision, Phase A conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated April 17, 2014 [See *ATTACHMENT A*].”

The Chairman called for a vote on the amended motion offered by Mr. Erny. 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.

3. The Chairman stated the next item on the agenda was an application by Houma-Terrebonne Airport Commission requesting final approval for Process C, Major Subdivision, for Safety Road (Extension).

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated April 17, 2014 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., stated they would resolve/comply with all items on the punch list and would need 60 days for completion.
- c) Mr. Ostheimer moved, seconded by Mrs. Foret: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Safety Road (Extension) conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated April 17, 2014 [See *ATTACHMENT B*].”
- d) Discussion was held with regard to there being no road lighting but lighting would come from the downward glow from buildings along the road.

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.

#### H. STAFF REPORT:

1. The Chairman commended Staff on the 2013 Annual Report.
- a) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC accept and ratify the 2013 HTRPC Annual Report as presented.”

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, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. *Mr. Thibodeaux was in the audience at the time of the vote.* THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

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

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, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. *Mr. Thibodeaux was in the audience at the time of the vote.* THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. 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.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments:

- a) The Chairman thanked the Commission for coming to the meeting despite it being Holy Thursday.

L. PUBLIC COMMENTS: None.

M. 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 6:48 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. Osteimer, 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: Mystic Subdivision
2. Developer's Name & Address: Plantation Truck Plaza & Casino, LLP,  
P. O. Box 100, Plattenville, LA 70393
- \*Owner's Name & Address: Plantation Truck Plaza & Casino, LLP,  
P. O. Box 100, Plattenville, LA 70393  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

### SITE INFORMATION:

4. Physical Address: 5418 Hwy. 311, Houma, LA 70360
5. Location by Section, Township, Range: Section 102, T17S-R17E
6. Purpose of Development: To Create 2 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: March 31, 2014 Scale: 1"=60'
11. Council District: 6 / Cal Fire
12. Number of Lots: 2
13. Filing Fees: \$137.98

I, John C. Mattingly, certify this application including the attached date to be true and correct.

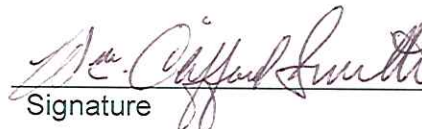
John C. Mattingly, P.L.S.  
Print Applicant or Agent

  
Signature of Applicant or Agent

4/17/2014  
Date

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

Wm. Clifford Smith  
Print Name of Signature

  
Signature

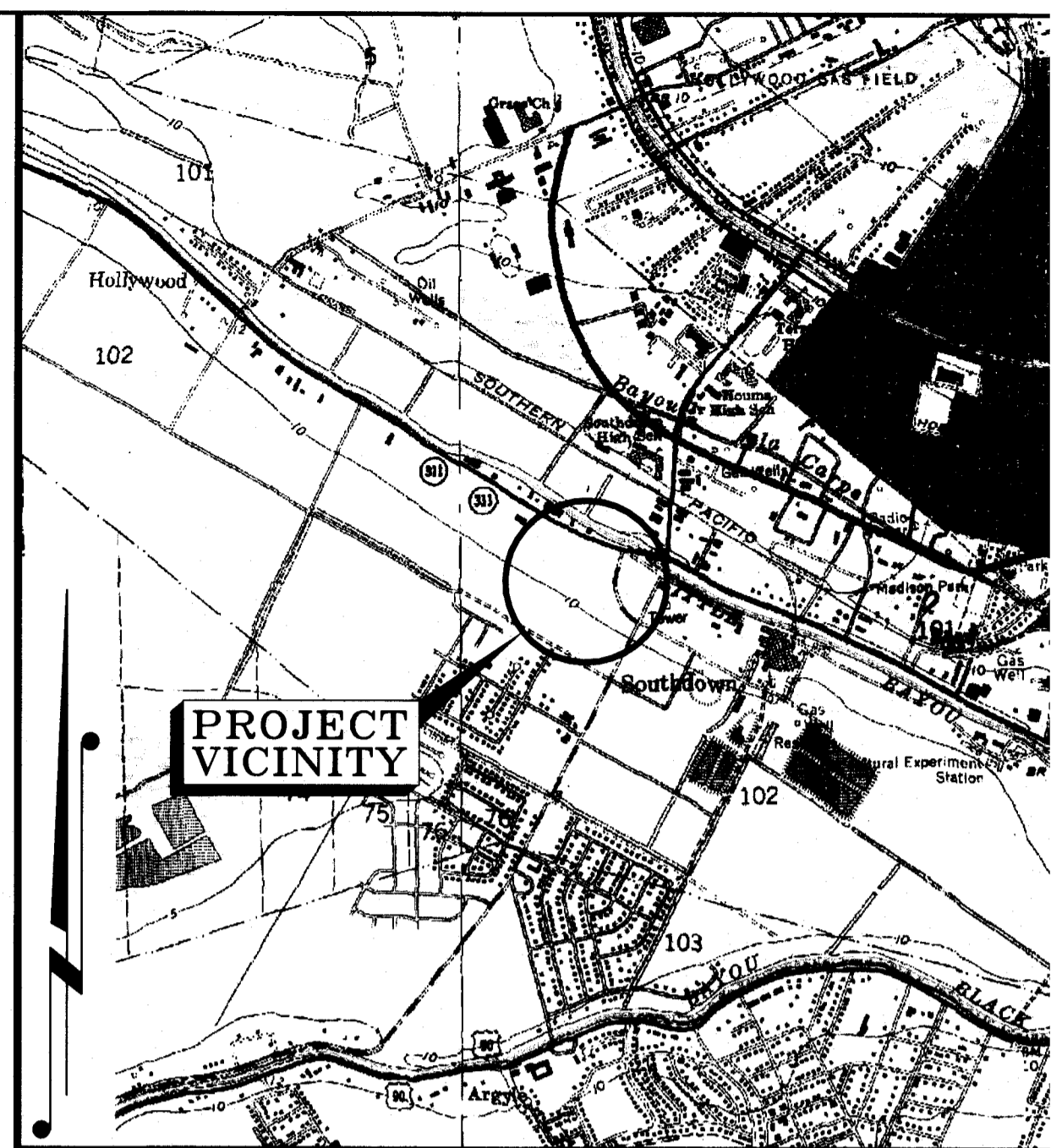
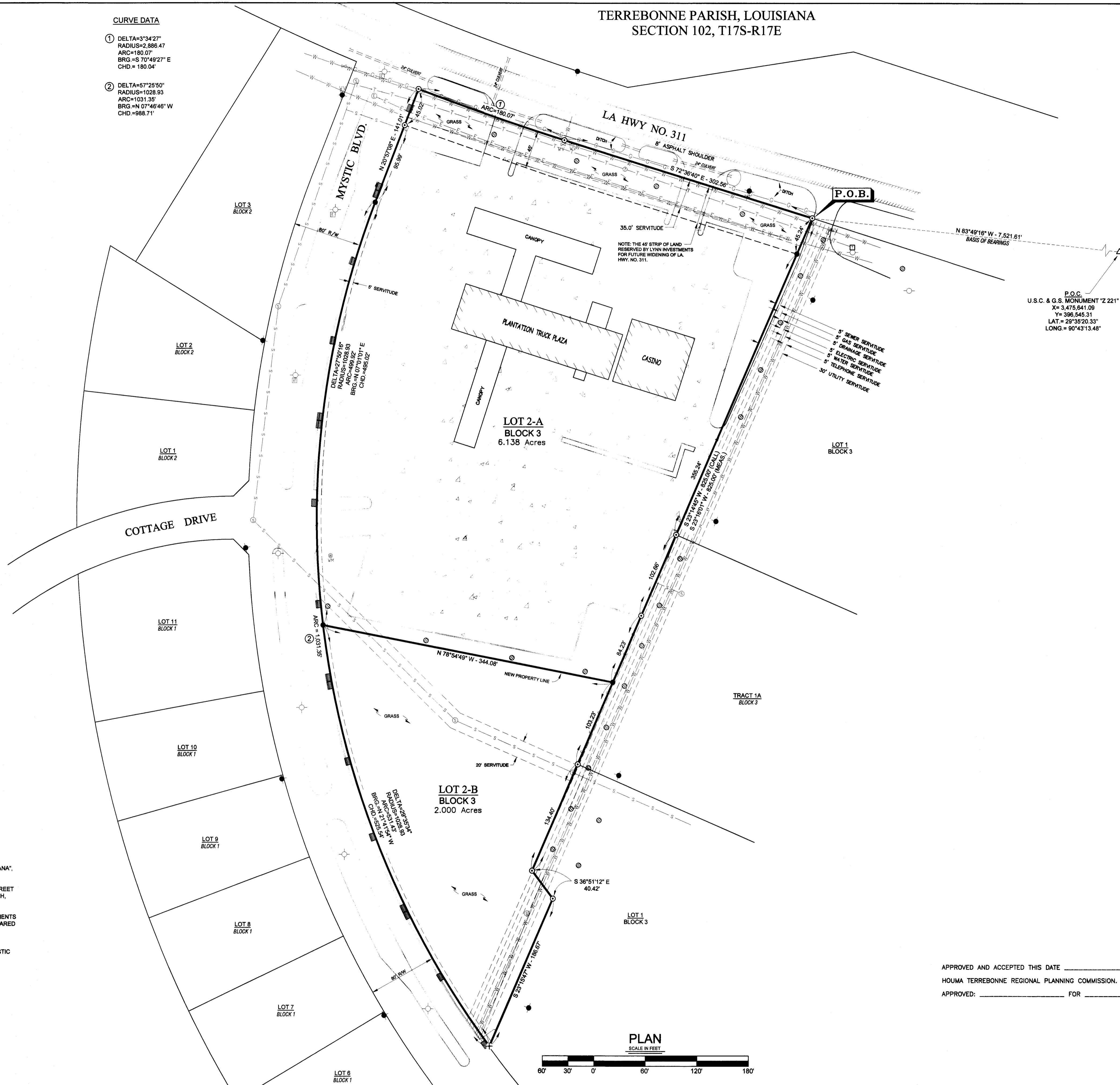
4/17/2014  
Date

PC14/ 5 - 1 - 28

TERREBONNE PARISH, LOUISIANA  
SECTION 102, T17S-R17E

CURVE DATA

- ① DELTA=3°34'27"  
RADIUS=2,886.47  
ARC=180.07  
BRG=S 70°49'27" E  
CHD=180.04'
- ② DELTA=57°25'50"  
RADIUS=1028.93  
ARC=1031.35  
BRG=N 07°48'46" W  
CHD=988.71'



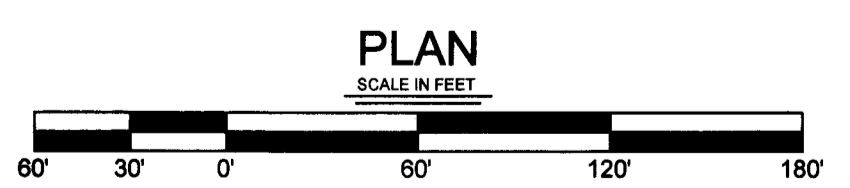
- REFERENCE MAPS:
1. "MYSTIC SUBDIVISION, A SUBDIVISION OF PROPERTY BELONGING TO LYNN INVESTMENTS LOCATED AT THE INTERSECTION OF LA HWY 311 & ST. CHARLES STREET EXTENSION IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. AND DATED NOVEMBER 1, 1981.
  2. "SURVEY OF 8.251 ACRES TRACT AT THE INTERSECTION OF ST. CHARLES STREET EXTENSION AND MYSTIC BLVD IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. DATED JUNE 17, 1987.
  3. "REDIVISION OF BLOCK 3 LOT 1 OF MYSTIC SID BELONGING TO LYNN INVESTMENTS LOCATED IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. AND DATED NOVEMBER 29, 1993 AND FURTHER REVISED JANUARY 4, 1994.
  4. "TOPOGRAPHIC SURVEY OF A 5.5 ACRE TRACT WITHIN LOT 2 BLOCK 3 OF MYSTIC SUBDIVISION IN SECTION 102, T17S-R17E TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. AND DATED DECEMBER 20, 1999.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0006, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" BASE FLOOD REQUIREMENT HAS NOT BEEN DETERMINED).

F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THE SUBJECT PROPERTY.

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

- LEGEND
- DENOTES 3/4" G.I.P. SET
  - DENOTES 3/4" G.I.P. FND.
  - × DENOTES CHISELED "X" SET
  - △ DENOTES U.S.C. & G.S. MON: "Z 221"
  - DENOTES FIRE HYDRANT
  - DENOTES ELEC. BOX
  - DENOTES TELEPHONE PEDESTAL
  - DENOTES POWER POLE
  - DENOTES LIGHT STANDARD
  - ⊙ DENOTES WATER METER
  - ⊙ DENOTES TELEPHONE MANHOLE
  - ⊙ DENOTES SEWER MANHOLE
  - ⊙ DENOTES ELEC. MANHOLE
  - ⊙ DENOTES GAS VALVE
  - ⊙ DENOTES CATCH BASIN
  - ⊙ DENOTES DROP INLET DRAIN
  - G — DENOTES GAS LINE
  - T — DENOTES TELEPHONE LINE
  - W — DENOTES WATER LINE
  - E — DENOTES UNDERGROUND ELECTRIC
  - S — DENOTES SEWER LINE



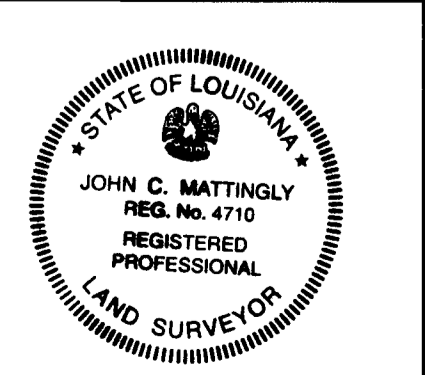
(COMMERCIAL PROPERTY)

ES: A DILIGENT EFFORT HAS BEEN MADE TO LOCATE AND INDICATE ALL UNDERGROUND UTILITIES, HOWEVER OTHERS MAY BE PRESENT.

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.

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY
00			

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY



**T.B.S.** T. BAKER SMITH SOLUTIONS START HERE  
412 South Van Ave, Houma, LA 70363  
(985)868-1050 - tbsmith.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

DRAWN BY:	PMH	APPROVED BY:	JCM
DATE:	3/31/2014	JOB NO.:	2014.0136
DRAWING NAME:	140136BS1.DWG		
PROJECTION:	GEO. DATUM: NAD83   VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	1

**REDIVISION OF PROPERTY**  
MAP SHOWING LOT 2-A AND LOT 2-B, BLOCK 3 OF MYSTIC SUBDIVISION LOCATED IN SECTION 102, T17S-R17E TERREBONNE PARISH LOUISIANA



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
B. Mobile Home Park
C. Major Subdivision
D. Minor Subdivision
... (other options)

Variance(s) (detailed description):

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

- 1. Name of Subdivision: BLACKWATER RIDGE
2. Developer's Name & Address: TERRE SOUTH INVESTMENTS, INC., P.O. BOX 1866, HOUMA, LA 70361
\*Owner's Name & Address: SAME

SITE INFORMATION:

- 4. Physical Address: VALHI BOULEVARD
5. Location by Section, Township, Range: 74, 75 & 102, T17S-R17E
6. Purpose of Development: CREATE A RESIDENTIAL & COMMERCIAL SUBDIVISION
7. Land Use: Single-Family Residential, Commercial
8. Sewerage Type: Community
9. Drainage: Curb & Gutter
10. Date and Scale of Map: 3/21/14 SCALE: 1"=40'
11. Council District: 6 / COH Five
12. Number of Lots: 15
13. Filing Fees: \$7500

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

Print Applicant or Agent: KENETH L. REMBERT

Signature of Applicant or Agent: [Handwritten Signature]

Date: 4/28/14

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.

Print Name of Signature: TERRE SOUTH INVESTMENTS, INC. BY KELLY BURNS THOMPSON

Signature: [Handwritten Signature]

Date: 4/28/14

PC14/ 5 - 2 - 29

WESTGATE SUBDIVISION  
ADDENDUM NO. 4

SOUTHDOWN WEST SUBDIVISION  
ADDENDUM NO. 10

SOUTHDOWN WEST SUBDIVISION  
ADDENDUM NO. 9

SOUTHDOWN WEST SUBDIVISION  
ADDENDUM NO. 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

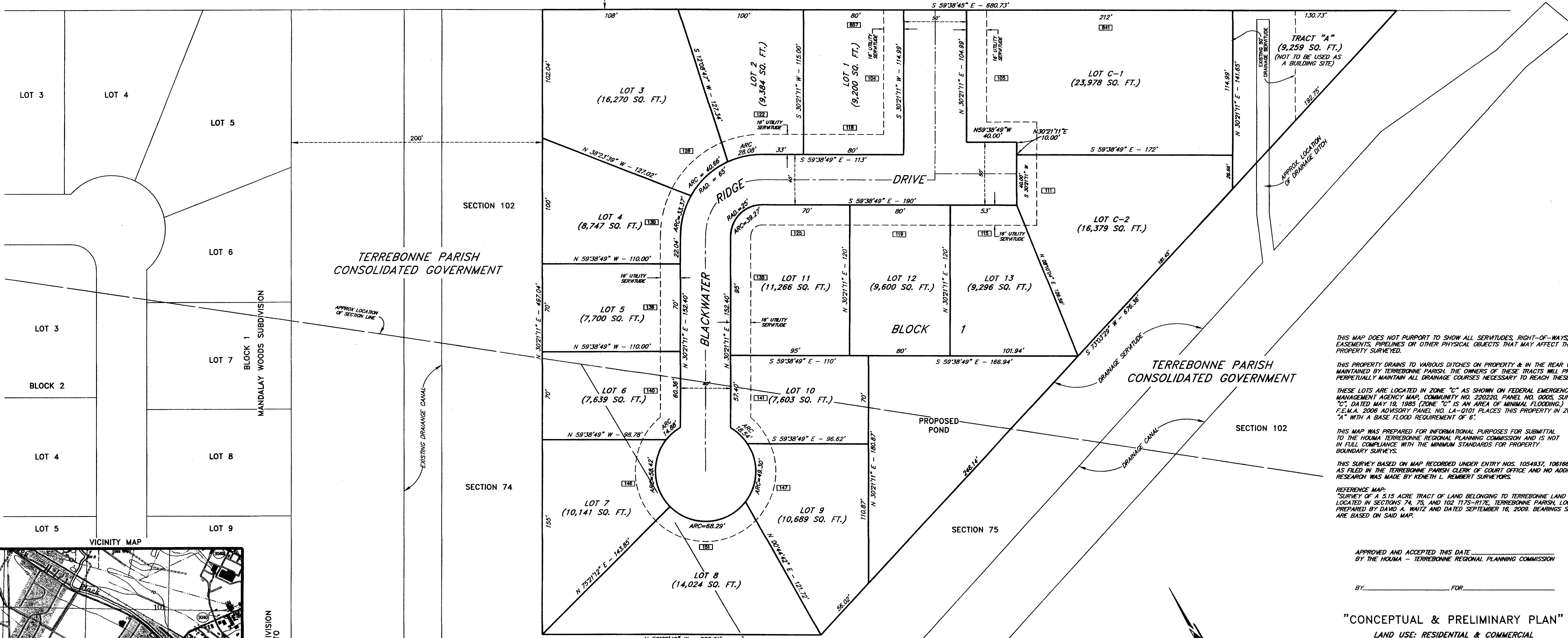
LOT 1

LOT 5

LOT 5

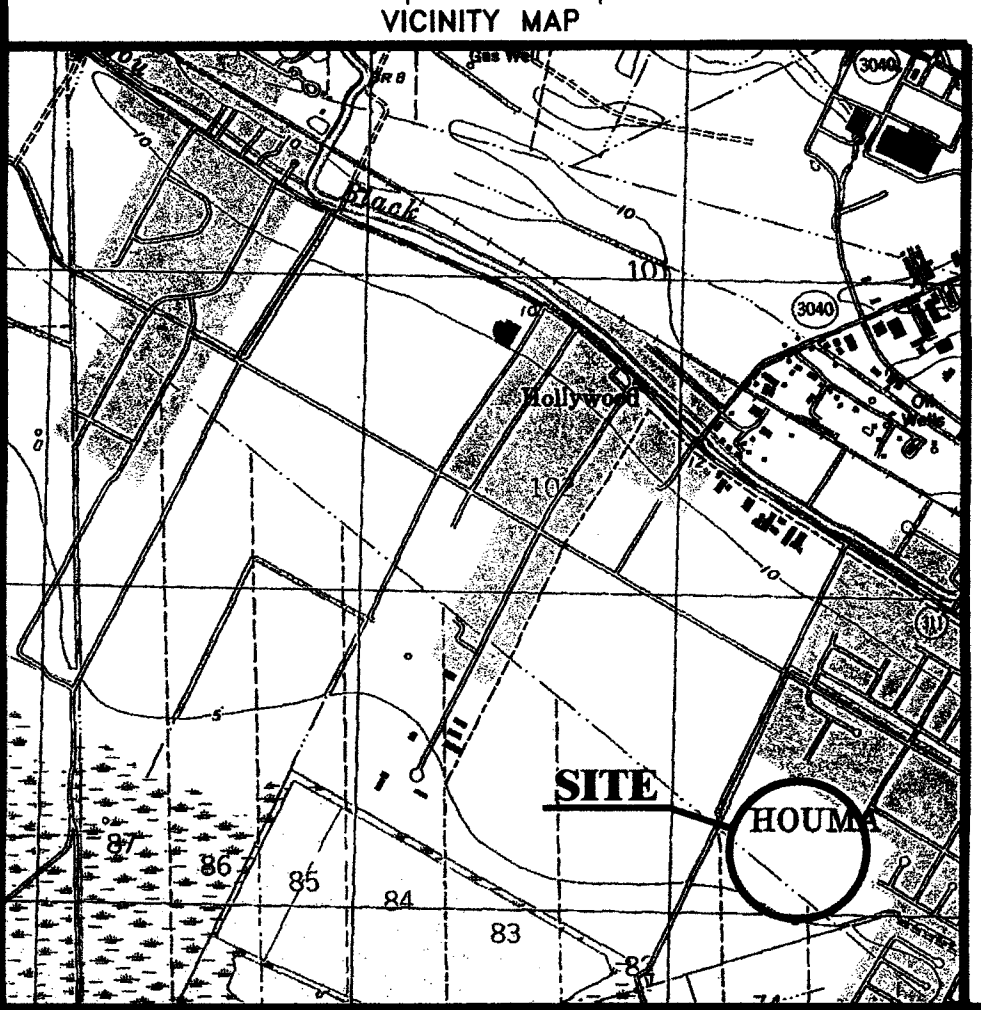
VALHI BOULEVARD

APPROX. LOCATION OF EXISTING DITCH



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT



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

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED MAY 18, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 1054837, 1061866 & 1253814 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

REFERENCE MAP:  
"SURVEY OF A 5.15 ACRE TRACT OF LAND BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTIONS 74, 75, AND 102 T175-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY DAVID A. WATZ AND DATED SEPTEMBER 16, 2009. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

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

"CONCEPTUAL & PRELIMINARY PLAN"

LAND USE: RESIDENTIAL & COMMERCIAL  
DEVELOPER: TERRE SOUTH INVESTMENTS, INC.

BLACKWATER RIDGE  
PROPERTY BELONGING TO TERRE SOUTH INVESTMENTS, INC.  
LOCATED IN SECTIONS 74, 75 & 102, T175-R17E,  
TERREBONNE PARISH, LOUISIANA

MARCH 21, 2014 SCALE: 1" = 40'



*Kenneth L. Rembert*  
KENNETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH: (985) 879-2782

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES DRAINAGE ARROWS
  - EXISTING FIRE HYDRANT
  - 1000 INDICATES MUNICIPAL ADDRESS

# 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        | <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:

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

### SITE INFORMATION:



- Physical Address: Gray Street @ Willowdale Drive (Gray, LA)
- Location by Section, Township, Range: Section 3, T16S-R16E & R17E
- Purpose of Development: Conceptual plan for 25 lot Mobile Home Park
- 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: 25 April 2014
- Council District: 2 / Schriever Fire
- Number of Lots: 25
- Filing Fees: \$1500

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

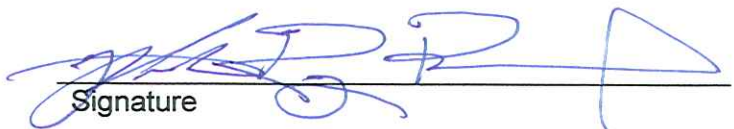
Galen Bollinger  
Print Applicant or Agent

  
Signature of Applicant or Agent

28 April 2014  
Date

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

Willie Ray Robertson  
Print Name of Signature

  
Signature

28 April 2014  
Date

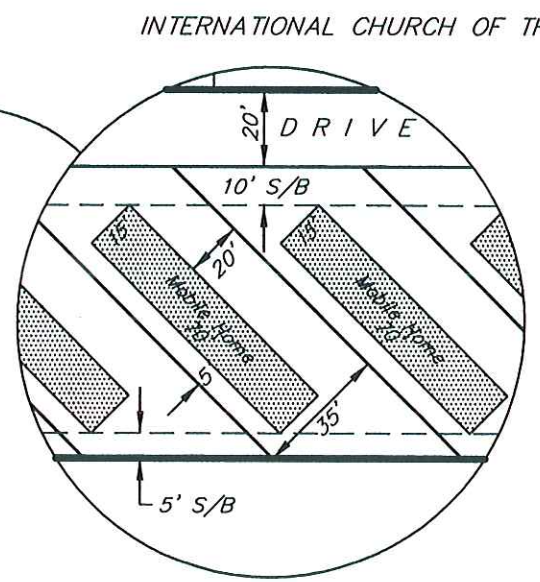
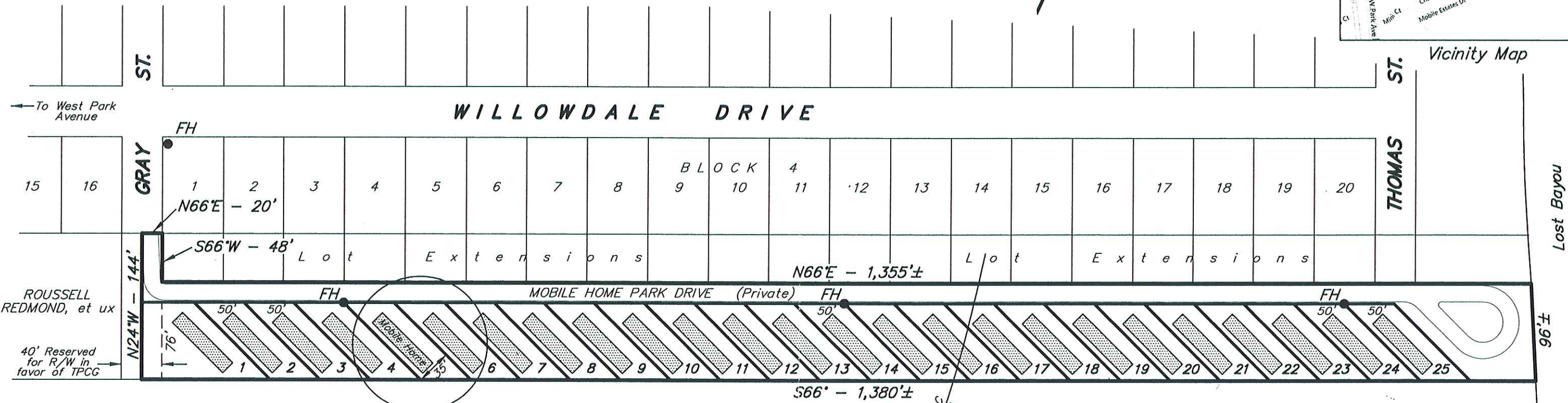
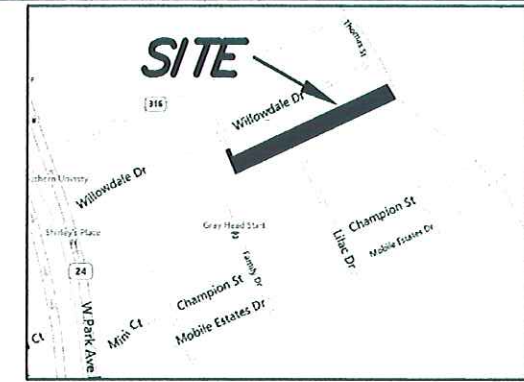
PC14/ 5 - 3 - 30

**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.



INTERNATIONAL CHURCH OF THE FOURSQUARE

**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  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

Engineering

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

1. Name of Subdivision: Division of Property belonging to Reanna Johnson & Reese Gundry
2. Developer's Name & Address: same
- \*Owner's Name & Address: Reanna Johnson, Reese Gundry 4618 Hwy 56 Chauvin, La 70344  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Allen R. Woodard

### SITE INFORMATION:

4. Physical Address: 4618 Highway 56 Chauvin, La 70344
5. Location by Section, Township, Range: T18S R18E Section 31
6. Purpose of Development: To Accomodate Future Use
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: April 28, 2014 1"=50'
11. Council District: 8 Deer Gundry / Little Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$163.94

I, Allen R. Woodard, certify this application including the attached date to be true and correct.

Allen R. Woodard for Owners  
Print Applicant or Agent

Allen R. Woodard  
Signature of Applicant or Agent

Date

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

Allen R. Woodard  
Print Name of Signature

Allen R. Woodard  
Signature

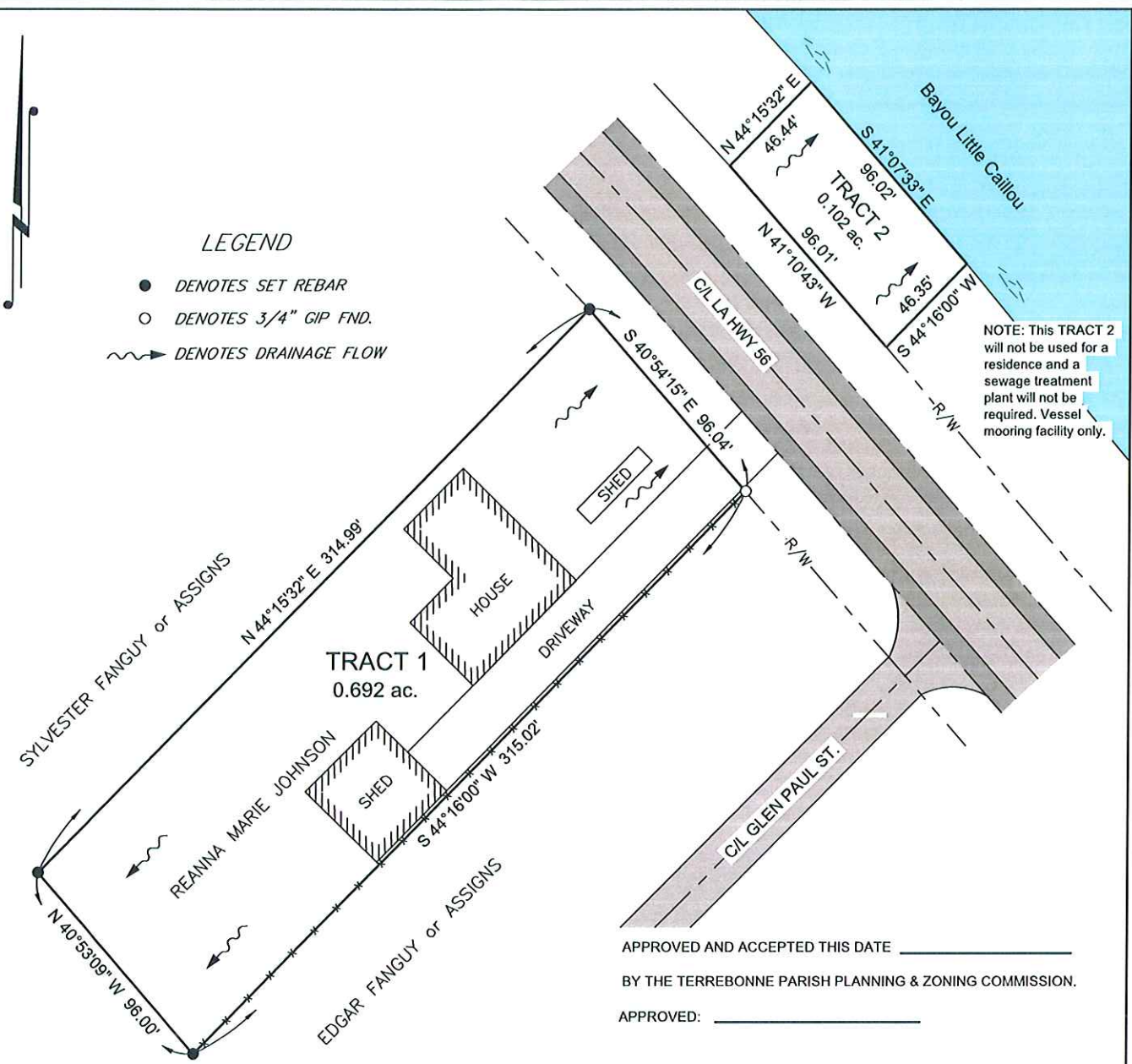
Date

PC14/ 5 - 4 - 31



LEGEND

- DENOTES SET REBAR
- DENOTES 3/4" GIP FND.
- ~> DENOTES DRAINAGE FLOW



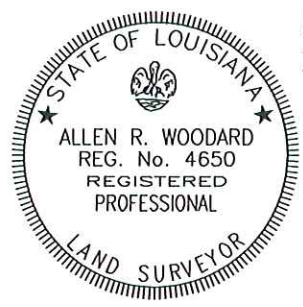
NOTE: This TRACT 2 will not be used for a residence and a sewage treatment plant will not be required. Vessel mooring facility only.

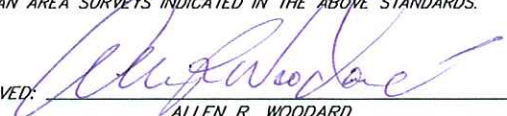
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
 BY THE TERREBONNE PARISH PLANNING & ZONING COMMISSION.  
 APPROVED: \_\_\_\_\_

SURVEY OF PROPERTY BELONGING TO  
 REANNA MARIE JOHNSON  
 LOCATED AT 4618 LA HWY 56  
 CHAUVIN, LA 70344

APRIL 4, 2014 HOUMA, LOUISIANA

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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.



APPROVED:   
 ALLEN R. WOODARD  
 L.A. LAND SURVEYOR REG. NO. 4650

