

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

OCTOBER 15, 2015, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 17, 2015
- D. COMMUNICATIONS**
- E. PUBLIC HEARINGS:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision; Ethel Stewart, applicant (*District 1/City of Houma Fire District*)
 - 2. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision; Darrell A. Jefferson, applicant (*District 1/City of Houma Fire District*)
- F. NEW BUSINESS:**
 - 1. Planned Building Group:
Placement of an additional residential building; 711 Grinage Street; Renaissance Neighborhood Development Corporation, applicant (*District 1/City of Houma Fire District*)
- 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 September 17, 2015
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of September 17, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2015 INVOICES AND TREASURER’S REPORT OF SEPTEMBER 2015**
- E. COMMUNICATIONS**

F. OLD BUSINESS:

1. a) Subdivision: Partition of property belonging to Albert J. Luke, III, et al
Approval Requested: Process D, Minor Subdivision
Location: 4312-4316 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Joni Fanguy Sanders
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Consider Approval of Said Application
2. a) Subdivision: Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties
Approval Requested: Process D, Minor Subdivision
Location: 3399 West Park Avenue, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Tracts "A" & "B", Property of Te-Ro, LLC
Approval Requested: Process D, Minor Subdivision
Location: 4774 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Te-Ro, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
4. a) Subdivision: Tract B-3, Property of Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 160± Bourg-Larose Highway, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Ellender Land, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
5. a) Subdivision: Division of Property belonging to Amy Benoit into Tract A and Tract B
Approval Requested: Process A, Re-Subdivision
Location: 2014 West Main Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Amy Lassere Benoit
Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts "A" & "B", Property belonging to Gerald A. Mazerac, et ux
Approval Requested: Process D, Minor Subdivision
Location: 9111 Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Village East Fire District
Developer: Gerald A. Mazerac
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Acadian Pointe Subdivision, Phase "A"
Approval Requested: Process C, Major Subdivision-Engineering
Location: Laban Avenue, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

3. a) Subdivision: Sugar Pointe Industrial Park, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Engineering
Location: Corner of Equity Drive and Valhi Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Sugar Lake, LLC
Engineer: T. Baker Smith, LLC
b) Variance: Variance requested for rear lot drainage
c) Consider Approval of Said Application
4. a) Subdivision: Rue Colton John (Road Project)
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2766 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Mali Investments, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application
5. a) Subdivision: Deroche Estates, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Final
Location: 6695 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Deroche Development, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Property belonging to Ann Marie Henry, et al, Sections 2 & 61, T16S-R16E, Terrebonne Parish, LA
2. Plat showing Portions of Blocks 23 & 26, Honduras Addition to the City of Houma, LA, Section 39, T17S-R17E, Terrebonne Parish
3. Tracts L-1, L-2, L-3, L-4, & D-1 and Revised Tracts D-2, D-3, & D-4 belonging to Danos Properties, L.L.C., et al, Sections 71, 74, & 94, T17S-R16E, Terrebonne Parish, LA
4. Tract "A" being a Raw Land Division of Property belonging to Robert J. Neil (13.391 acres), Section 2, T18S-R17E, Terrebonne Parish, LA
5. Parcels B and C of Property belonging to Arthur A. DeFraités, Jr., John M. DeFraités, and Holiday Inn Express being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
6. Tracts 1, 2, & 3 being a Redivision of Property belonging to Samuel J. Rogers, Sr., et ux, Section 85, T16S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
 - a) Discussion and possible action with regard to per diem paid to the Planning Commissioners and potential to increase as requested by Mr. Wayne Thibodeaux
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF SEPTEMBER 17, 2015

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of September 17, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kevin Ghirardi; Jr. Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call was: Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also present were Mr. Pat Gordon, Director, and Mr. 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. Kurtz: “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 August 20, 2015.”
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated September 16, 2015 requesting to table items E.1 (2610 Bryant Street, Ethel Stewart) and E.2 (8962 & 8966 Norman Street, Darrell Jefferson) until the next regular meeting of October 15, 2015 [See *ATTACHMENT A*].
- a) Discussion was held with regard to having the Public Hearing at tonight’s meeting but continuing until the next meeting.
- b) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table agenda items E.1 (2610 Bryant Street, Ethel Stewart) and E.2 (8962 & 8966 Norman Street, Darrell Jefferson) until the next regular meeting of October 15, 2015 [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Ethel Stewart requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision.
- a) No one from the public was present to speak.
- b) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision until the next regular meeting of October 15, 2015.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny, Mrs. Foret, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Darrell A. Jefferson requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision.
- a) No one from the public was present to speak.

- b) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision until the next regular meeting of October 15, 2015.”

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

F. NEW BUSINESS:

- 1. The Chairman stated the next item under new business was an application by Stephanie Pizzolatto requesting home occupation approval for the establishment of alterations and monogramming business at 107 John Street.

- a) Mrs. Pizzolatto discussed her home occupation request.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the home occupation request.
- d) Mr. Kurtz moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the home occupation for the establishment of an alterations and monogramming business at 107 John Street.”

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

- 2. Parking Plan:

- a) The Chairman stated the next item under new business was an application by Te-Ro, LLC requesting parking plan approval for the creation of 236 parking spaces at 4774 Highway 311.
- b) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant discussed the parking plan request.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan request.
- d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the parking plan for the creation of 236 parking spaces at 4774 Highway 311.”

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

- 3. Planned Building Group:

- a) The Chairman stated the next item under new business was an application by Marlin Properties, LLC requesting planned building group approval for the placement of three (3) additional storage buildings at 296 South Hollywood Road.
 - (1) Mr. Henry Richard, 235 South Hollywood Road, applicant, discussed the planned building group request.
 - (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planned building group request.
 - (3) Mr. Ostheimer moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group for the placement of three (3) additional storage buildings at 296 South Hollywood Road conditioned upon the appropriate approval from the Board of Adjustment being received.”

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

b) The Chairman stated the next item under new business was an application by Te-Ro, LLC requesting planned building group approval for the placement of ten (10) commercial buildings at 4774 Highway 311.

(1) Mr. Gene Milford, Milford & Associates, Inc., discussed the planned building group request.

(2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planned building group request. He further recommended the applicant communicate with Bayou Cane Fire Department directly to address the need for additional hydrant placement.

(3) Mr. Schouest moved, seconded by Mr. Kelley: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group for the placement of ten (10) commercial buildings at 4774 Highway 311."

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

I. Mr. Ostheimer moved, seconded by Mr. Schouest: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:20 p.m."

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

L.A. "Budd" Cloutier, O.D., 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 SEPTEMBER 17, 2015.

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641~~May 31, 2014~~ 9/16/2015Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: ZONING & LAND USE

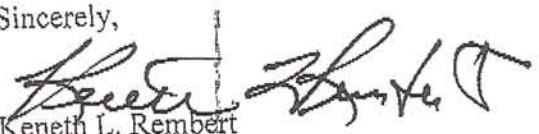
- a. Item E-1 Ethel Stewart, applicant-2610 Bryant Street
- b. Item E-2 Darell Jefferson, applicant- 8962 & 8966 Norman Street

Dear Chris:

Please let this letter serve as a request to defer action on the above projects until next month's meeting (October 15th). Hopefully we will have some issues resolved by then.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

2015/12

Dist. 1

COH Fire

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 7/30/15

ETHEL STEWART

Applicant's Name

<u>2610 BRYANT ST.</u>	<u>HOUMA</u>	<u>LA</u>	<u>70363</u>
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>(985) 232-4706</u>	<u>(Work)</u>
<i>Telephone Number (Home)</i>	<i>(Work)</i>

<u>100 %</u>
<i>Interest in Ownership (Owner, etc.)</i>

<u>SAME</u>
<i>Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)</i>

<u>SEE ATTACHED FOR LEGAL</u>

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: No X Yes

If Yes, Date of Last Application: 9/17/01 & 10/8/03

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

X _____ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application. **SHOULD BEGIN UPON APPROVAL & COMPLETE WITHIN 90 DAYS.**

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
THERE ARE SIMILAR USES IN NEIGHBORHOOD.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SAME AS APPLICANT

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

YES

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

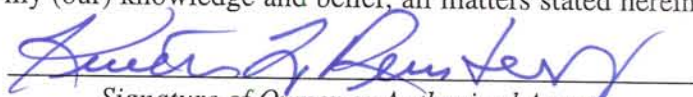
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own _____ acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent

August 3, 2015

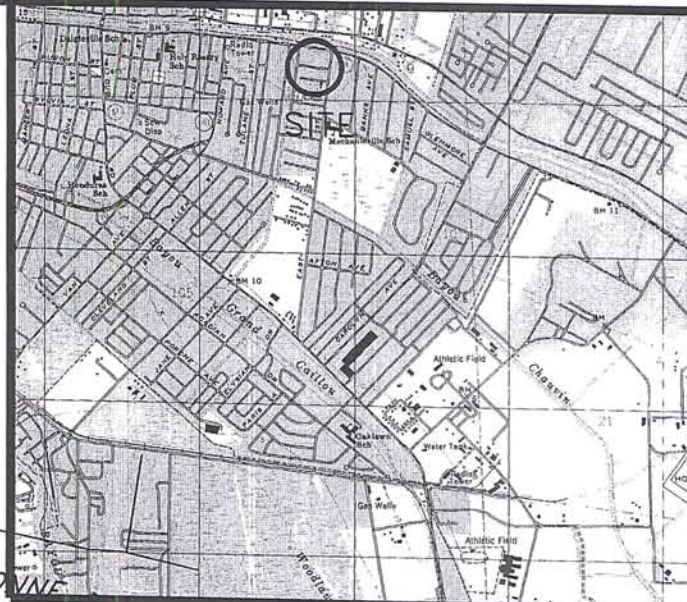
To Whom It May Concern:

My name is Ethel Stewart. I reside at 2610 Bryant Street, Houma LA. I am requesting to have my property re-zoned for the purpose of placing a mobile home in the rear of the property. This mobile home will be occupied by my son who is disabled. Due to his disability, he requires a location with someone near to check on him on a regular basis. I have lived at this location for more than fifty (50) years and I do not have any plans to vacate. The property next to me (2616 Bryant Street, owned by my brother) has been zoned for two mobile homes for several years.

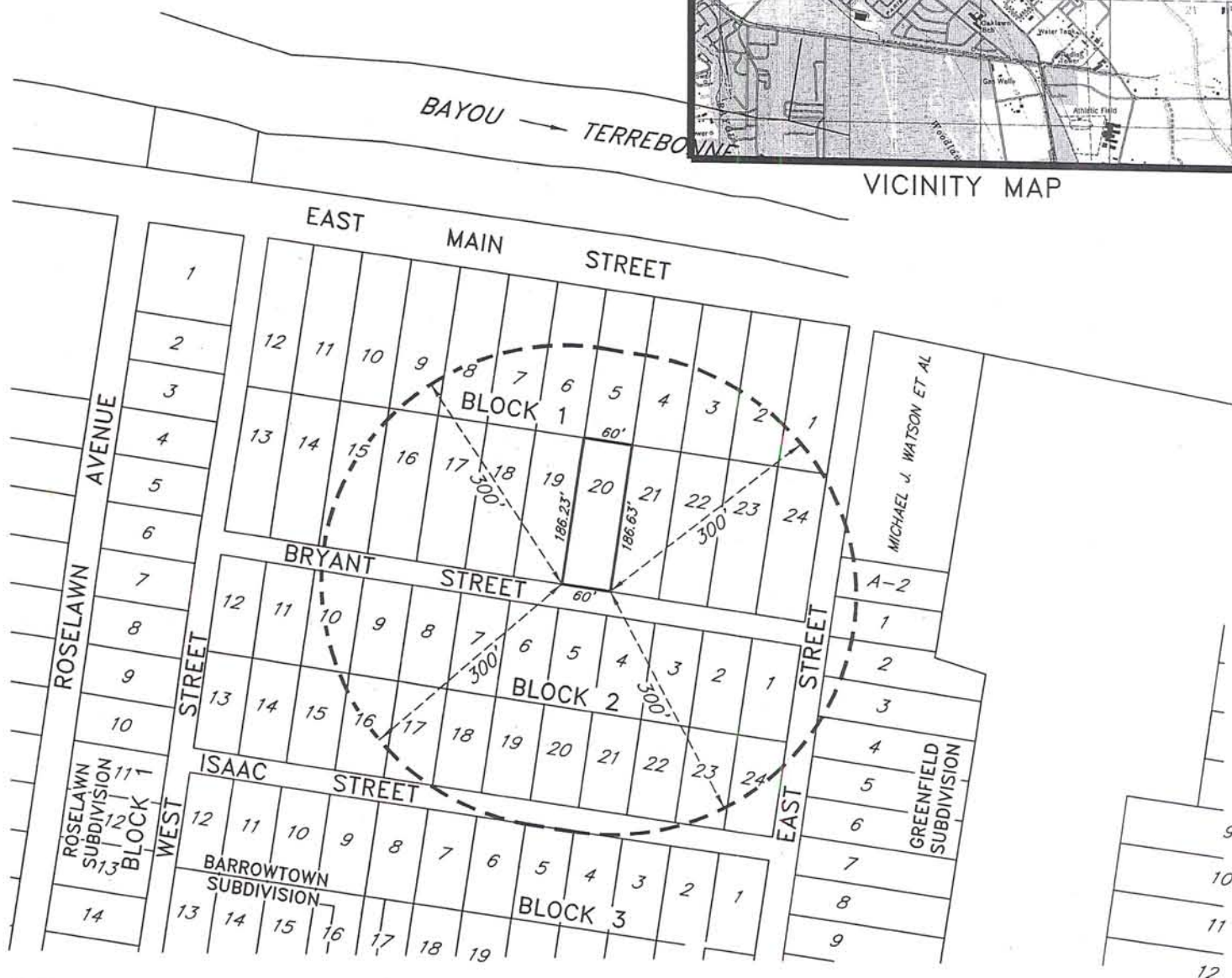
I would greatly appreciate your consideration in this matter

Sincerely yours,

Ethel Stewart



VICINITY MAP



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MAP SHOWING LOT 20 BLOCK 1 OF
BARROWTOWN SUBD TO BE REZONED
FROM ZONE R-1 TO ZONE R-3
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 200'

Kenneth L. Rembert

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782



COH Fire

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

☒ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties. **Many neighboring properties are re-zoned similarly.**
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

see separate sheet

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Yes

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

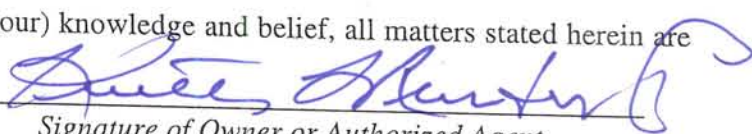
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.21 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent

August 10, 2015

Terrebonne Parish Consolidated Govt.
Mr. Christopher M. Pulaski,
Senior Planner & Zoning Administrator

Dear Mr. Pulaski,

Enclosed please find the additional information you requested.

REASON FOR AMENDMENT

My property has R-3 zoning on the side, the rear & across the street. My property also had 2 structures on it in the past, lost during hurricane Katrina and I would like to replace them.

DEVELOPMENT SCHEDULE

If approved I would begin improvements right away and complete with a year.

PUBLIC NEED

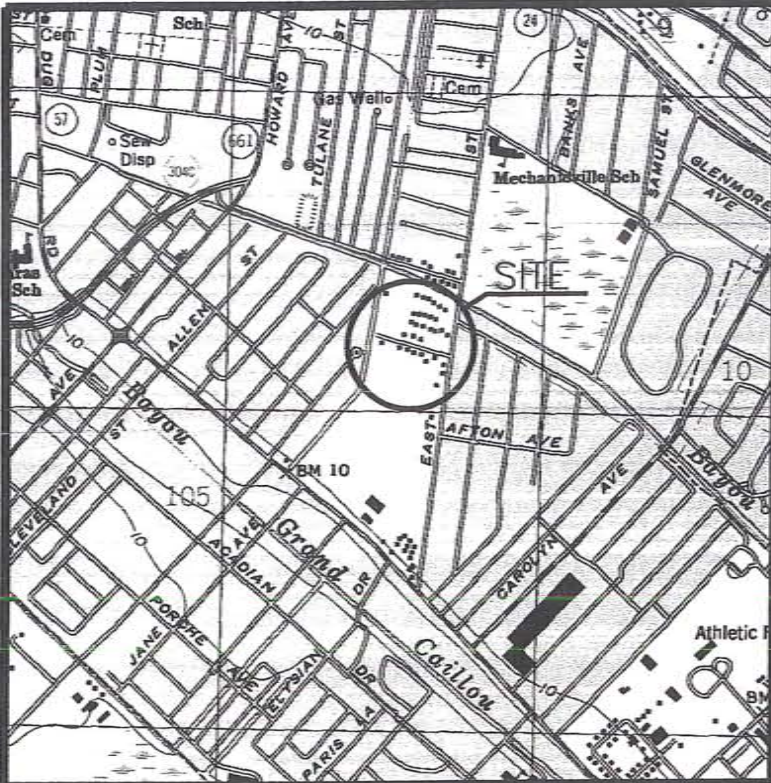
There is a need for economic housing in the area.

EFFECT OF AMENDMENT

The change in zoning would not alter much the effects on the adjacent use of the property. There is multi-family use in three directions of this property.



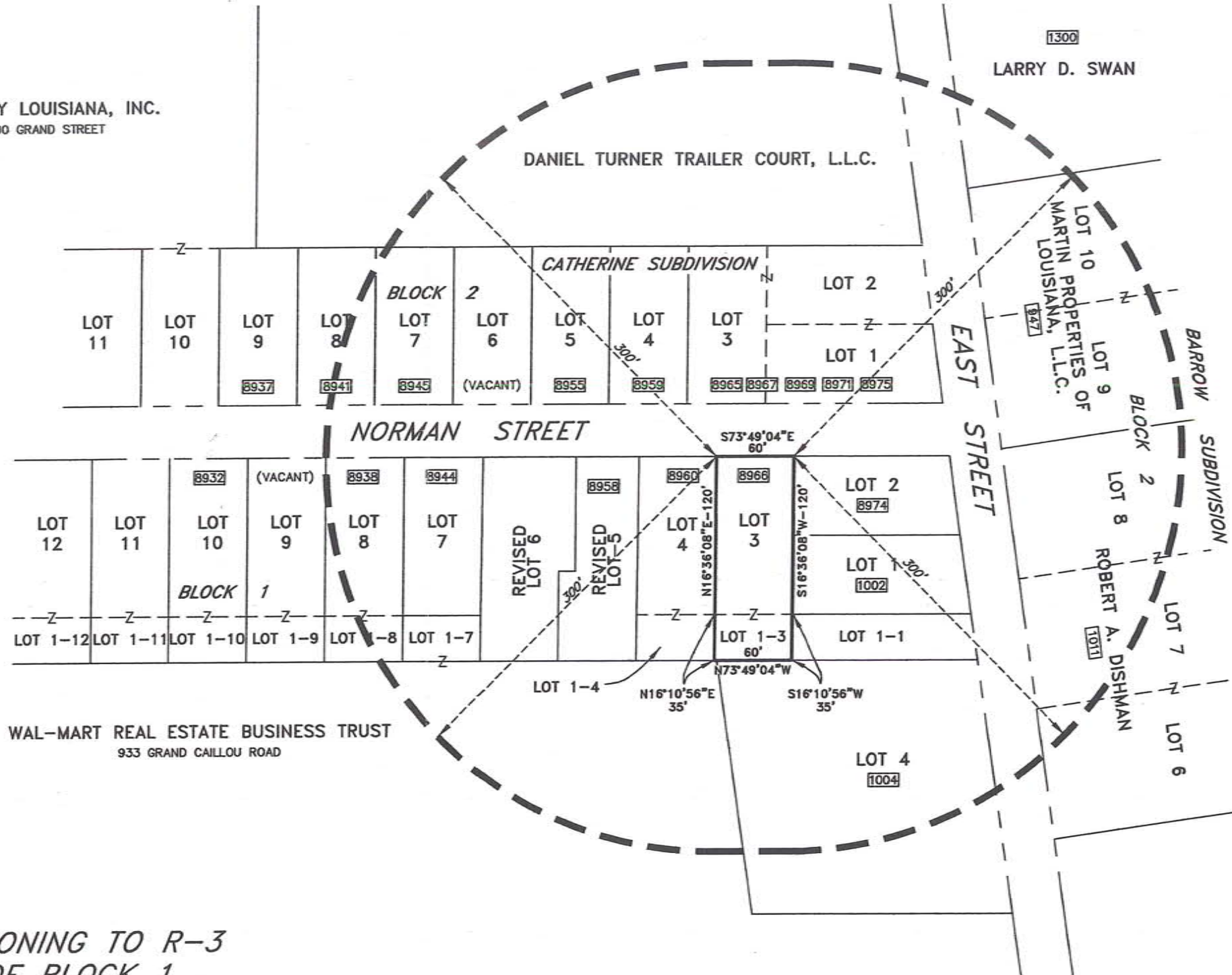
Darell A. Jefferson



VICINITY MAP



ENTERGY LOUISIANA, INC.
290 GRAND STREET



WAL-MART REAL ESTATE BUSINESS TRUST
933 GRAND CAILLOU ROAD

PLAN PREPARED FOR REZONING TO R-3
FOR REVISED LOT 3 OF BLOCK 1
CATHERINE SUBDIVISION
PROPERTY BELONGING TO DARELL A. JEFFERSON
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 100'

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

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON ROD FOUND

THIS MAP BASED ON MAP ENTITLED "MAP SHOWING LOT EXTENSIONS ONTO A
PORTION OF LOTS 170, 171, & 173 OF HONDURAS PLANTATION SUBDIVISION
INTO LOTS 4-3, 5-1 THRU 5-5, 6-1 THRU 6-6 & 7-1 THRU 73 OF RIDGEWAY
SUBDIVISION AND LOTS 1-1, 1-3 THRU 1-14 OF CATHERINE SUBDIVISION LOCATED
IN SECTION 105, T17S-R17E CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA FOR
WAL-MART STORES EAST, INC." PREPARED BY ACADIA LAND SURVEYING, L.L.C. AND
DATED 2/4/2002 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L.
REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD
REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103
PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 9'.

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



Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Renaissance Neighborhood Development Corp.

Applicant's Name

4162 Canal St.	New Orleans	LA	70119
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

September 24, 2015	/	504.681.6125
<i>Date</i>		<i>Telephone Number(s)</i>

Developer

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

- Name of Project: Houma Elementary Housing Development
- Location: 711 Grinage Street, Houma, LA 70360
- Zoning District: C-1 Central Business District
- Total Land Area: 2.933 Acres
- Total Number of Units: 103 dwelling units in 2 buildings
- Gross Floor Area: 88,052 s.f.
- Total Parking Spaces Provided: 87 spaces
Total Parking Spaces Required: 87 spaces (variance obtained)
- Approximate Cost of Work Involved: \$14,000,000.00
- Has any previous application been made: NO _____ YES X

If Yes, please describe: _____

A request for variance was filed and obtained for a reduced requirement in parking with
the TPCG Board of Adjustment on September 21, 2015.

PLEASE ATTACH THE FOLLOWING INFORMATION:

- A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 2.933 acres. A sum of \$31.77 dollars is enclosed and made a part of this application.



Signature of Applicant
9/23/2015

Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

Signature of Owner or Authorized Agent

Date

T 17 S - R 17 E
SECTION 7

TITLE EXCEPTION NOTES:

Surveyor's Comments on exceptions to title as listed in Schedule B, Section 2 of a commitment for title insurance provided by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No.: 6712,235, Effective Date: January 21, 2015:

SCHEDULE B - SECTION 2, EXCEPTIONS

Items #1-8: Non Survey Issue

Item #9: Right of Way by Terrebonne Parish School Board in favor of City of Houma dated March 28, 1956 and recorded March 29, 1956 at File No. 151383 in COB 228, page 165, official records of the Parish of Terrebonne Parish, State of Louisiana.

Item #10: Reservation of Mineral Rights contained in Sale by Terrebonne Parish School Board to Gerald F. Lofaso dated May 9, 1973 and recorded May 10, 1973 at File No. 444165 in COB 561, page 525; as corrected by Act of Correction dated August 5, 1974 and recorded August 16, 1974 at File No. 472274 in COB 594, page 497, official records of the Parish of Terrebonne Parish, State of Louisiana.

Item #11: Right of Way (General Permit) by Terrebonne Parish School Board in favor of South Central Bell Telephone Company dated March 17, 1983 and recorded September 7, 1983 at File No. 714023 in COB 940, page 993, official records of the Parish of Terrebonne Parish, State of Louisiana.

Item #12: Servitudes and other matters as shown on survey by _____ dated _____

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND PK NAIL	△	EXISTING SPOT ELEVATION	X 10.63
FOUND RIGHT OF WAY MARKER	□	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING GROUND CONTOUR LINE	--- 5 ---
EXISTING PARKING LOT LIGHT	⊗	EXISTING SEWER MANHOLE	⊙
EXISTING GUY ANCHOR	→	EXISTING SEWER CLEANOUT	C.O.
EXISTING ELECTRIC PEDESTAL	—	EXISTING GRAVITY SEWER LINE	—
EXISTING OVERHEAD POWER LINE	—	EXISTING DRAINAGE MANHOLE	⊙
EXISTING UNDERGROUND POWER LINE	—	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING TELEPHONE PEDESTAL	—	EXISTING DRAINAGE DROP INLET	⊙
EXISTING TELEPHONE MANHOLE	⊙	EXISTING DRAINAGE CATCH BASIN	⊙
EXISTING TELEPHONE LINE	—	EXISTING FIRE HYDRANT	⊙
EXISTING GAS METER	⊙	EXISTING WATER METER	WM
EXISTING GAS VALVE	⊙	EXISTING WATER VALVE	⊙
EXISTING GAS LINE	—	EXISTING WATER LINE	—
EXISTING CHAIN LINK FENCE	—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING WOOD FENCE LINE	—	EXISTING REINFORCED CONCRETE PIPE	18" RC
EXISTING BARRIER POST	⊙	EXISTING POLYVINYL CHLORIDE PIPE	12" PVC
EXISTING AIR CONDITIONER UNIT	⊙	EXISTING MAILBOX	⊙

LEGAL DESCRIPTION - HOUMA ELEMENTARY TRACT

A certain tract or parcel of land designated as the Houma Elementary Tract containing 2.933 acres or 127,741 square feet, located in Section 7, Township 17 South - Range 17 East, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Academy Street and the westerly right of way line of Goode Street, said point being the "POINT OF BEGINNING"

Then, continuing along the northerly right of way line of Academy Street, South 82 degrees 50 minutes 55 seconds West a distance of 447.56 feet to a point being the intersection of the northerly right of way line of Academy Street and the easterly right of way line of Grinage Street;

Then, continuing along the easterly right of way line of Grinage Street, North 08 degrees 00 minutes 10 seconds East a distance of 354.20 feet to a point being the intersection of the easterly right of way line of Grinage Street and the southerly right of way line of Point Street;

Then, continuing along the southerly right of way line of Point Street, South 81 degrees 59 minutes 50 seconds East a distance of 432.00 feet to a point being the intersection of the southerly right of way line of Point Street and the westerly right of way line of Goode Street;

Then, continuing along the westerly right of way line of Goode Street, South 08 degrees 00 minutes 10 seconds West a distance of 237.20 feet to the "POINT OF BEGINNING".

CERTIFICATION:

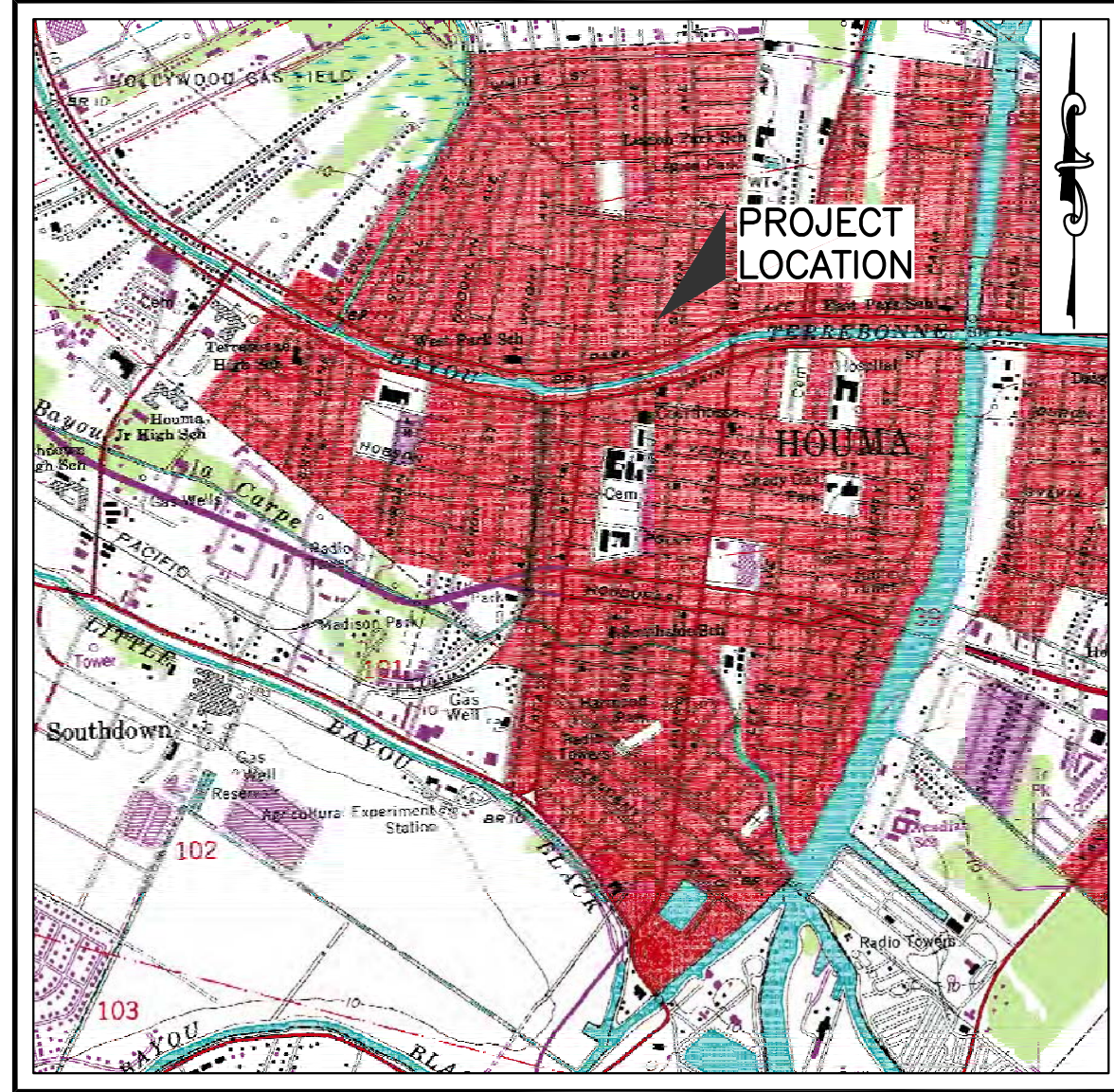
To Fidelity National Title Insurance Company, Capital One, Nation Association, Houma Elementary Apartments, LP, Terrebonne Parish Consolidated Government, Baldwin Title Insurance Company of Louisiana, L.L.C.:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The field work was completed on _____
This survey was done by me or under my direct supervision and control. The survey was done on the ground and was done in accordance with the minimum standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors, Inc. that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify that there are no visible encroachments across any property lines except as shown.

THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE,
SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Byron _____, S.,

Reg. No. 5011

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



VICINITY MAP

SCALE 1" = 2000'

PLAT SHOWING SURVEY
OF THE
HOUMA ELEMENTARY TRACT
LOCATED IN SECTION 7,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
CITY OF HOUMA,
TERREBONNE PARISH, LOUISIANA
FOR
HOLLY & SMITH ARCHITECTS, APAC

NOTES:

- Zoning: C-1 (Central Business District)
Yards required. No yards are required for any buildings in the C-1 District.
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.
- Basis of Bearings:
The bearings shown herein are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS C4Gnet-RTN System accessed on August 12, 2015 (date of survey).
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations:
The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on August 12, 2015 (date of survey).
- Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding) in accordance with FEMA Flood Insurance Rate Map Panel Number 220220000SC, dated May 19, 1981, for Terrebonne Parish, Louisiana.
The property is located outside the limits of the ABFE zone in accordance with Panel LA-Q102 dated February 23, 2006 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.
- Utilities: The underground utilities shown have been located from "LA ONE CALL Ticket Number 150329722," 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.
UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 150329722:
AT&T Distribution
Terrebonne Parish Consolidated Government
Terrebonne Parish Government Water
- 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.
- 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.
- 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.
- Site T.B.M.'s (Temporary Bench Marks):
#1 - 60D Nail set in power pole, as shown on plat.
Elevation = 7.22 feet N.A.V.D.88
#2 - 60D Nail set in power pole, as shown on plat.
Elevation = 7.96 feet N.A.V.D.88
#3 - 60D Nail set in power pole, as shown on plat.
Elevation = 8.31 feet N.A.V.D.88

SCALE: 1" = 30'
SCALE IN FEET

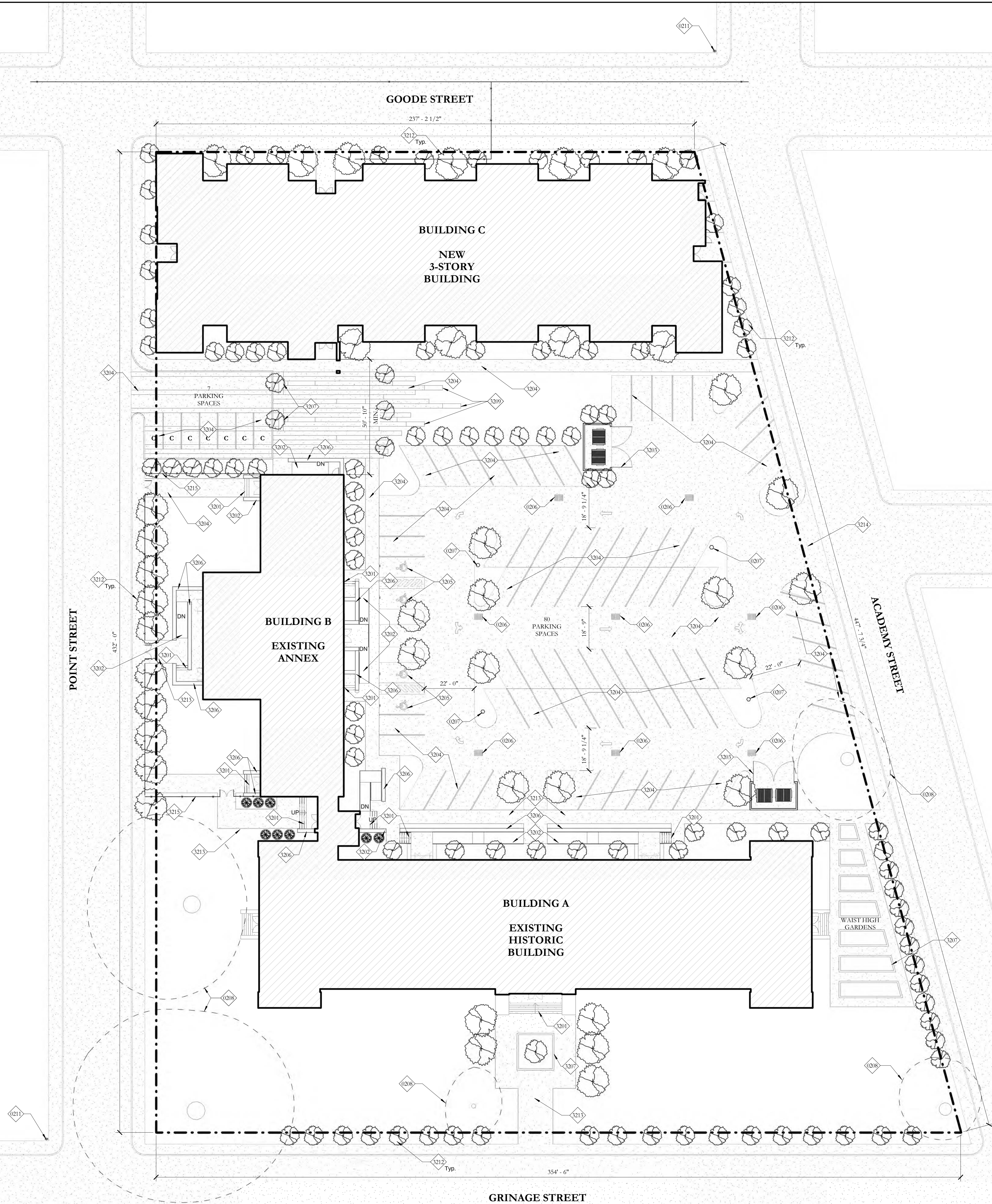
ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

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

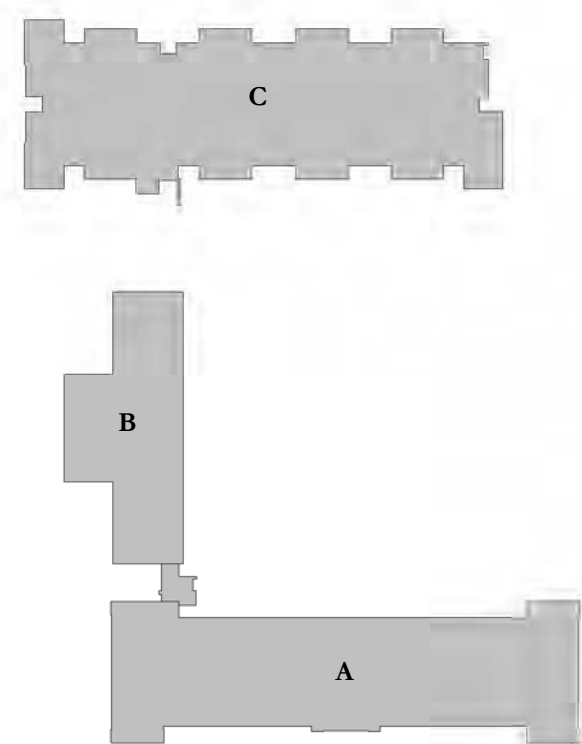
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: APR	APPROVED BY: BJO
FIELD BOOK: 325, PG 10-14	FIELD WORK COMPLETED ON: AUGUST 12, 2015	ALS FILE: 2015/15-316e/15-316a.dwg



KEYNOTE LEGEND	
0206	EXISTING CATCH BASIN AND DRAINAGE PIPE TO REMAIN
0207	EXISTING LIGHT POLE TO REMAIN
0208	EXISTING TREE TO REMAIN
0211	EXISTING FIRE HYDRANT
3201	NEW CONCRETE STEPS, RE:
3202	NEW HANDICAP ACCESSIBLE CURB RAMP WITH 1/4" DEEP DETECTABLE STRIATIONS CUT IN CONCRETE, 1:12 SLOPE MAX.
3203	NEW DUMPSTER ENCLOSURE WITH GATE, RE:
3204	NEW PAVEMENT STRIPING
3205	NEW HANDICAP ACCESSIBLE PAVEMENT STRIPING
3206	NEW SITE WALL TO MATCH EXISTING IN HEIGHT, THICKNESS, AND PROFILE
3207	NEW CAST IN PLACE CONCRETE SITE WALL
3209	NEW WOOD BENCH
3212	NEW LANDSCAPING
3213	NEW CONCRETE SIDEWALK
3214	EMERGENCY VEHICLE ACCESS
3215	NEW FENCING AND GATES

KEYPLAN



RENAISSANCE NEIGHBORHOOD DEVELOPMENT
HOUMA ELEMENTARY HOUSING DEVELOPMENT
HOUMA, LOUISIANA

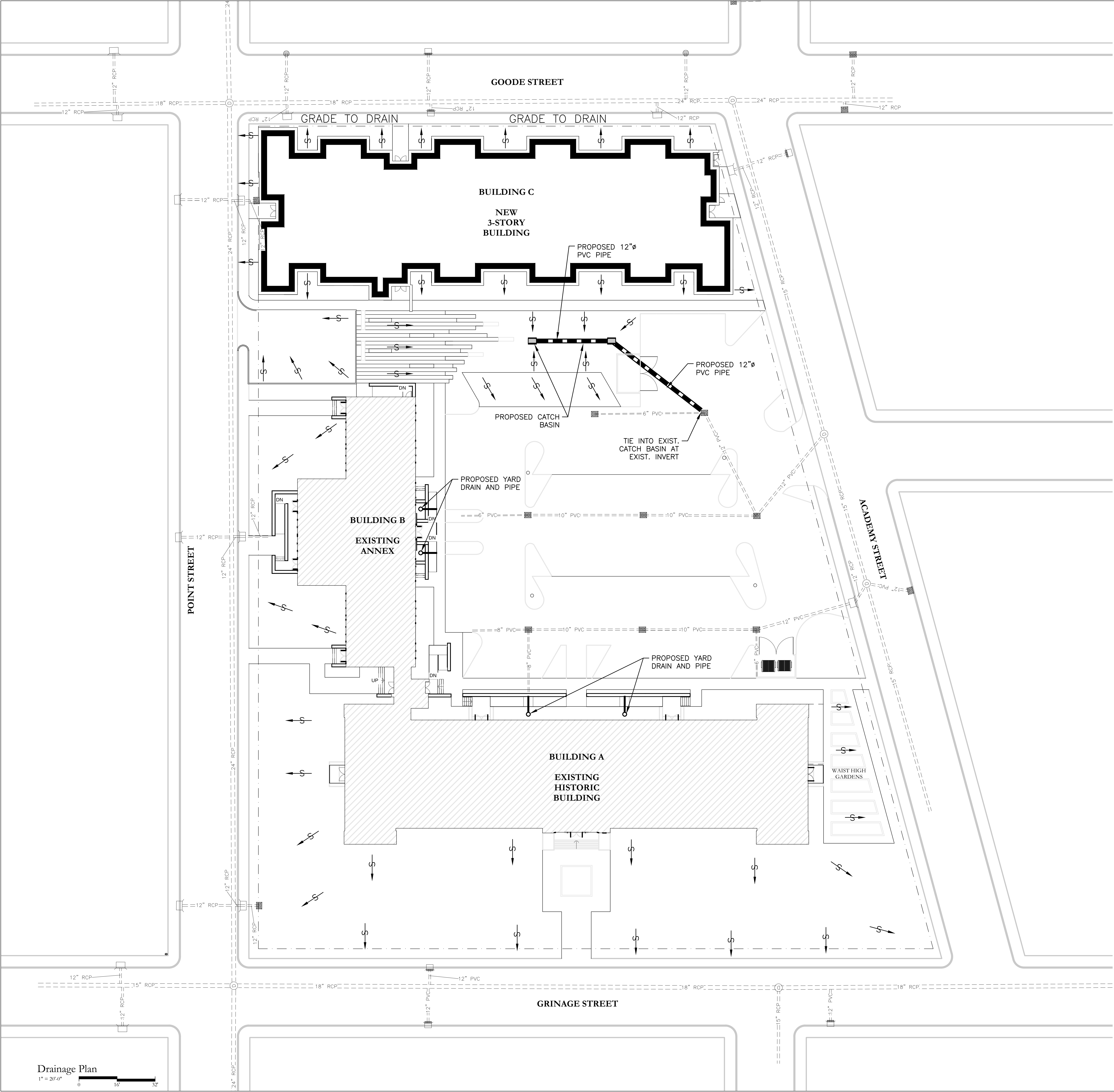
NOT FOR CONSTRUCTION

PROJECT NO.	15003	DRAWN BY	GA
DATE	09/23/15	CHECKED BY	PT
REVISIONS			
REVISIONS			
REVISIONS			

SITE PLAN

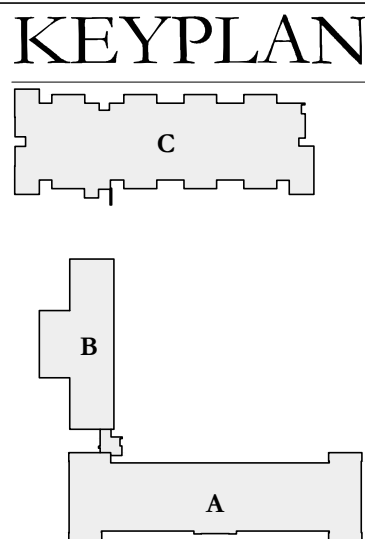
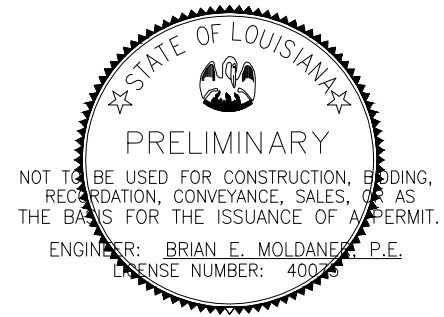
A1.01

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH CATE STREET
HAMMOND, LOUISIANA 70401
TEL 985-345-5316 / FAX 985-345-5397



DRAINAGE INFORMATION:
PRE-DEVELOPMENT SITE RUNOFF = 16.1 CFS
POST-DEVELOPMENT SITE RUNOFF = 18.30 CFS
REQUIRED RUNOFF STORAGE VOLUME = 1,232 Cu.Ft.

- LEGEND**
- PROPOSED DRAIN PIPE
 - DRAINAGE CATCH BASIN
 - SURFACE RUNOFF FLOW DIRECTION
 - EXISTING DRAIN PIPE TO REMAIN



Drainage Plan
1" = 20'-0"

RENAISSANCE NEIGHBORHOOD DEVELOPMENT
HOUMA ELEMENTARY HOUSING DEVELOPMENT
HOUMA, LOUISIANA

TBS
T. BAKER SMITH
ARCHITECTS, APAC
208 NORTH CATE STREET
HAMMOND, LOUISIANA 70401
TEL 985-345-5310 / FAX 985-345-5397

PROJECT NO.	15003	DRAWN BY	KMB
DATE	09/23/15	CHECKED BY	BEH
REVISIONS			
REVISIONS			

This drawing is an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published, or used in any way without the permission of the architect.

DRAINAGE PLAN

C1.1