

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

SEPTEMBER 18, 2014, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 21, 2014

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

- a) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 6522 West Main Street, Lot 1 & North ½ of Lot 3, Block 1, Luby Subdivision; Katherine Scanio, applicant (*District 3*)
- b) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision; Wa Kuen & Yun Lau, applicant (*District 3*)

F. NEW BUSINESS:

1. Parking Plan:
 - a) Creation of 61 parking spaces for proposed offices and machine shop; 936 Blimp Road; Elite Energy Services, Inc., applicant (*District 8*)
2. Planned Building Group:
 - a) Proposed offices and machine shop; 936 Blimp Road Road; Elite Energy Services, Inc., applicant (*District 8*)
 - b) Proposed office space and warehouse for ASAP Industries, Inc.; Roger McChargue Construction, LLC, applicant (*District 8*)
 - c) Proposed crematorium; Chauvin Funeral Home, Inc.; Chauvin Funeral Home, Inc., applicant (*District 2*)
 - d) Proposed boat and RV storage; Kevin Faulk, applicant (*District 6*)
3. Preliminary Hearings:
 - a) Rezone from C-3 (Neighborhood Commercial District) & C-6 (Light Commercial District) to R-1 (Single-Family Residential District); Lots 2-30, Crescent Place Subdivision (Proposed); T.P.C.G., applicant; and call a Public Hearing on said matter for Thursday, October 16, 2014 at 6:00 pm (*District 6*)
 - b) Rezone from OL (Open Land) to I-1 (Light Industrial District); 12.5± acre tract of property belonging to North Hollywood Plantation, LLC; North Hollywood Plantation, LLC, applicant; and call a Public Hearing on said matter for Thursday, October 16, 2014 at 6:00 pm (*District 6*)

G. STAFF REPORT

1. *Public Hearing* Discussion and possible action regarding a proposed revision to the Parish Zoning Ordinance to increase the maximum width of driveways from 30' to 36' on corner lots in R-1 districts
2. *Public Hearing* Discussion and possible action regarding a proposed revision to the Parish Zoning Ordinance to increase the required side yard setback from 15' to 20' on corner lots in R-1 districts

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 August 21, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 21, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 18, 2014 INVOICES and TREASURER'S REPORT OF AUGUST 2014

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Division of the Former David J. Chauvin Property belonging to Genevieve Richard Chauvin
Approval Requested: Process D, Minor Subdivision
Location: 1509 Dr. Beatrous Road (Theriot), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Genevieve Richard Chauvin
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Sugar Pointe Commercial Park, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: South of Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Sugar Lake, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3, Phases A & B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Northeast end of Technology Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Lots 6A & 6B, Block 3 of Grand Caillou Heights Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 122 Carolyn Ave. & 1966 Prospect St., Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Lester Clause, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Rebecca Industrial Complex, Redivision of Tract N into Tract N & Q
Approval Requested: Process A, Re-Subdivision
Location: 180 Rebeccas Pond Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: The Kenneth Wood Family, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application

6. a) Subdivision: Redivision of a tract being a portion of the remaining property belonging to Rutter Land Company, Inc. into Tract A-5 and the remaining property
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 250' Southeast of the intersection of Olde Towne Boulevard & St. Charles Street, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Palm Gardens Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: East side of Vicari Street at the intersection with Cypress Garden Drive and Christopher Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Capital Commercial Development, Phase 4B
Approval Requested: Process C, Major Subdivision-Final
Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Terre South Investments, Inc.
Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application

G. STAFF REPORT

1. Discussion and possible action with regard to the APA Louisiana Chapter Annual Planning Conference to be held January 21-January 23, 2015 in Baton Rouge, LA

H. ADMINISTRATIVE APPROVALS:

1. Redivision of Lots 2 & 3, Block 1 of Addendum No. 1 to Shane Acres Subdivision, Sections 72 & 73, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Lots 8 & 9 of the Partition of the property belonging to Francois Dupre, et al, or assigns
3. Plat Showing Lot Line Shift between Lot 31R and 32R of Norby Estates Subdivision, Section 18, T18S-R18E and Section 48, T19S-R18E, Terrebonne Parish, LA
4. Property Line Shift between Lot 15 of Wright's Subdivision, 70' x 60' Lot and 77' x 150' Lot of Property belonging to Richard Lottinger, Robert Lottinger, Jr. and David Lottinger, Section 6, T17S-R17E, Terrebonne Parish, LA
5. Lot Extension, Lots LE 2-M, LE 2-N, LE 2-O, LE 2-P & Rev. Lot 1, A Redivision of Revised Lot 1, Property of GMWS, LLC, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) *Public Hearing* Discussion and possible action regarding amending the Subdivision Regulations concerning the Forced Drainage District 1-1B
 - b) *Public Hearing* Discussion and possible action regarding the proposed RV Park Regulations

J. COMMISSION COMMENTS:

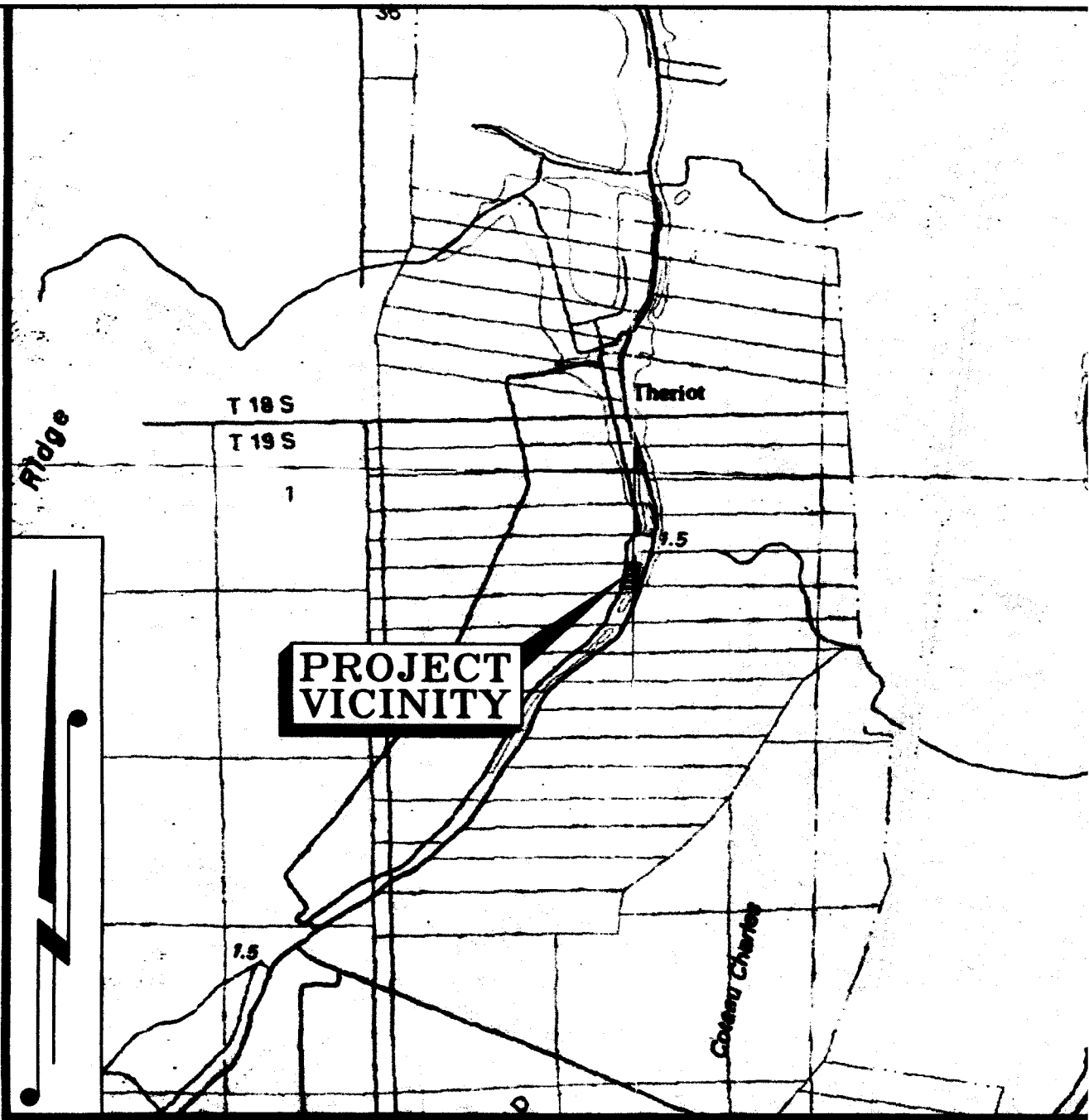
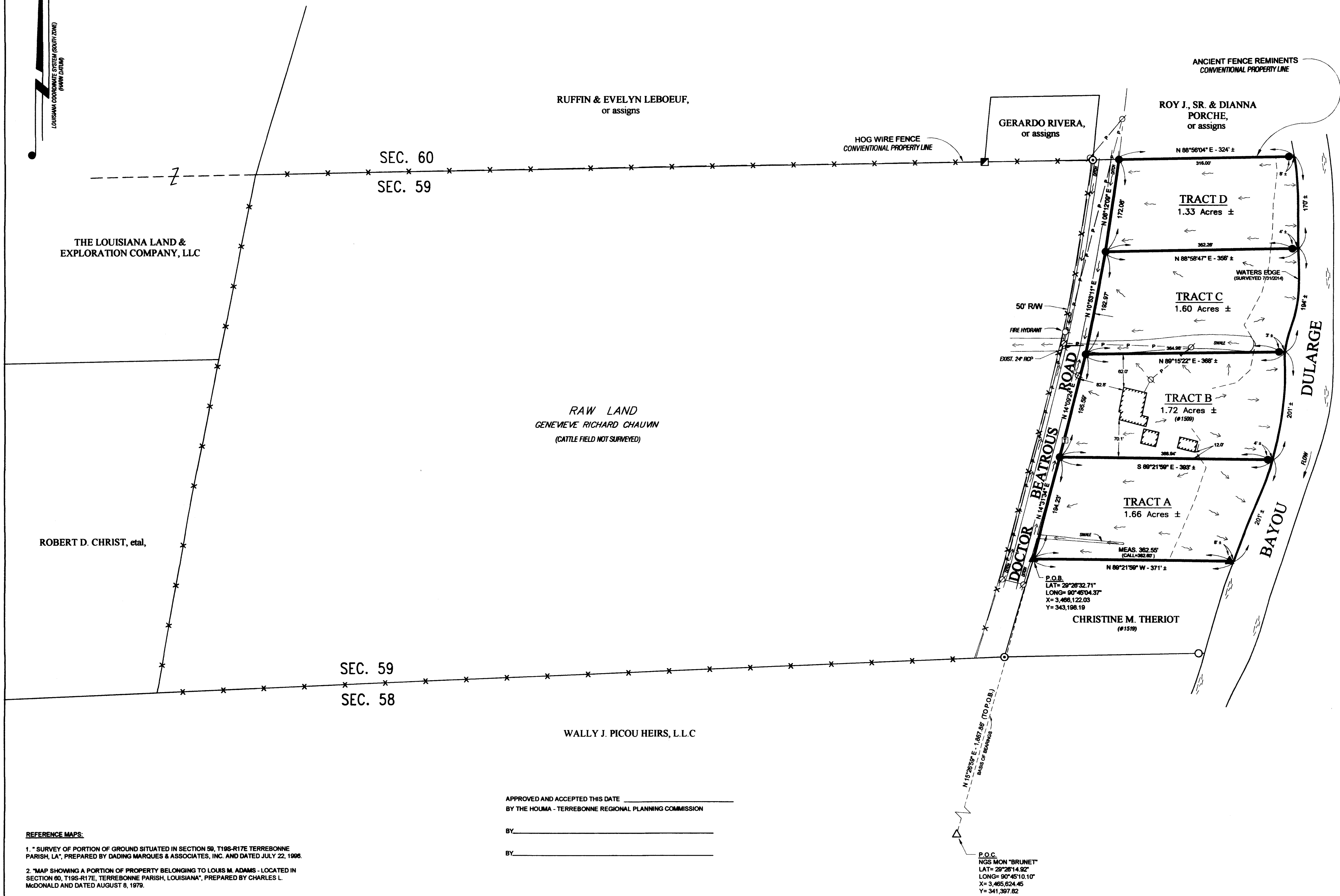
1. Planning Commissioners' Comments
2. Chairman's Comments

K. PUBLIC COMMENTS

L. ADJOURN

GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, HARN DATUM, SOUTH ZONE, U.S. SURVEY FOOT.

TERREBONNE PARISH, LOUISIANA
SECTION 59, T19S-R17E



VICINITY MAP
SCALE: 1" = 1 MILES

LEGEND

- DENOTES 3/4" G.L.P. SET
- DENOTES 3/4" G.L.P. FND.
- DENOTES 1/2" G.L.P. FND.
- DENOTES 1" G.L.P. FND.
- ▲ DENOTES 1/2" IRON ROD FND.
- DENOTES FIBER OPTIC MARKER
- ⊗ DENOTES POWER POLE
- ⊗ DENOTES LIGHT POLE
- ⊗ DENOTES FIRE HYDRANT
- X — DENOTES FENCE
- P — DENOTES OVERHEAD POWER LINE
- △ DENOTES NGS MON: "BRUNET"
- DENOTES DRAINAGE FLOW DIRECTION

THESE LOTS ARE LOCATED IN ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0290, SUFFIX "C", AND COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", BOTH DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. ADVISORY PANELS NO. LA-M101 AND LA-M102 PLACES THESE LOTS IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 8'.

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 RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: Patrick M. Haley
PATRICK M. HALEY
LA. LAND SURVEYOR REG. NO. 5121



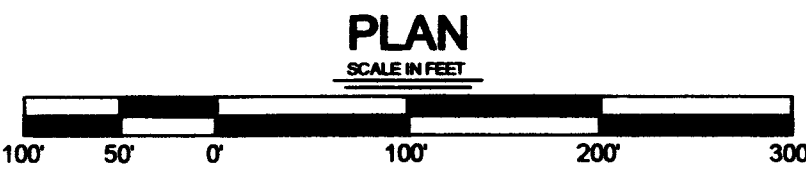
- REFERENCE MAPS:
- "SURVEY OF PORTION OF GROUND SITUATED IN SECTION 59, T19S-R17E TERREBONNE PARISH, LA", PREPARED BY DADING MARQUES & ASSOCIATES, INC. AND DATED JULY 22, 1990.
 - "MAP SHOWING A PORTION OF PROPERTY BELONGING TO LOUIS M. ADAMS - LOCATED IN SECTION 60, T19S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY CHARLES L. McDONALD AND DATED AUGUST 8, 1979.

NOTES:

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

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

TBS T. BAKER SMITH



DRAWN BY:	PMH	APPROVED BY:	PMH
DATE:	7/31/2014	JOB NO:	2014.0891
DRAWING NAME:	140691BS1.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

MAP SHOWING DIVISION OF
THE FORMER DAVID J. CHAUVIN PROPERTY
BELONGING TO GENEVIEVE RICHARD CHAUVIN
LOCATED IN SECTION 59, T19S-R17E
TERREBONNE PARISH
LOUISIANA

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: GENEVIEVE CHAUVIN ESTATE
2. Developer's Name & Address: Genevieve Richard Chauvin
Genevieve Richard Chauvin
*Owner's Name & Address: 1509 Dr. Beatrous Road, Theriot, LA 70397
[* 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: 1509 Dr. Beatrous Road, Theriot, LA 70397
5. Location by Section, Township, Range: Section 59, T19S-R17E
6. Purpose of Development: Residential 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 Bayou in Rear
10. Date and Scale of Map: July 31, 2014 Scale: 1"=100'
11. Council District: 7
12. Number of Lots: 5
13. Filing Fees: 308.98

I, Patrick M. Haley, certify this application including the attached date to be true and correct.

Patrick M. Haley
Print Applicant or Agent

Patrick M. Haley
Signature of Applicant or Agent

August 26, 2014
Date

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

Genevieve R. Chauvin
Print Name

Genevieve Chauvin
Signature

8-25-2014
Date

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

APPROVAL REQUESTED:

- A. _____ Raw Land
 _____ Re-Subdivision
 C. *X* Major Subdivision
 X Conceptual
 _____ Preliminary
 _____ Engineering
 _____ Final
- B. _____ Mobile Home Park
 D. _____ Minor Subdivision

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

1. Name of Subdivision: Sugar Poine Industrial Park Addendum 3
2. Developer's Name & Address: Sugar Lake, L.L.C.
North Hollywood Plantation, LLC
*Owner's Name & Address: 521 S. Hollwood Road, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith

4. Physical Address: A Subdivision of Property South of Valhi Blvd.

5. Location by Section, Township, Range: Sections 85 & 86, T17S-R17E

6. Purpose of Development: Light Industrial

7. Land Use:

_____ Single-Family Residential

_____ Multi-Family Residential

_____ Commercial

X _____ 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"=100'

11. Council District:

6

12. Number of Lots: 13

13. Filing Fees: \$100.96

I, Patrick M. Haley, certify this application including the attached date to be true and correct.

Print Applicant or Agent

Date 8-26-2014

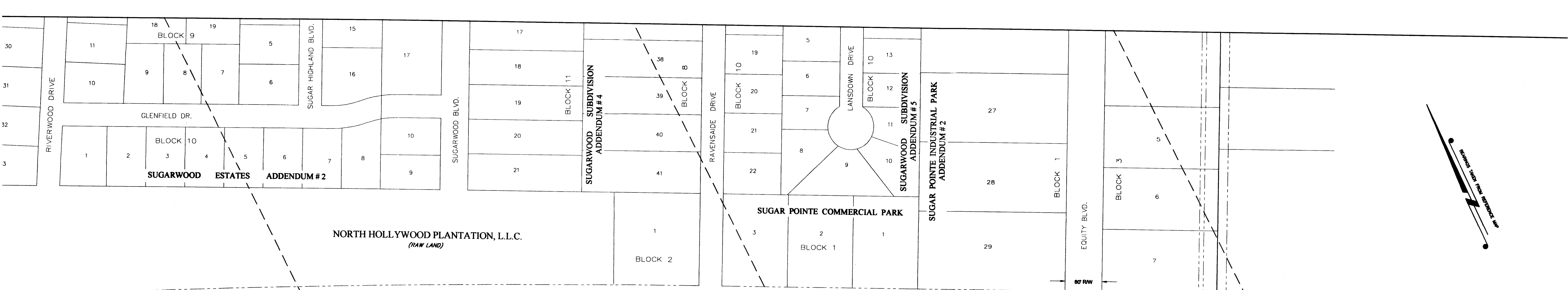
Signature of Applicant or Agent

The undersigned certifies: LB_{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.

Rodney L. Burr
Print Name

8-26-14
Date

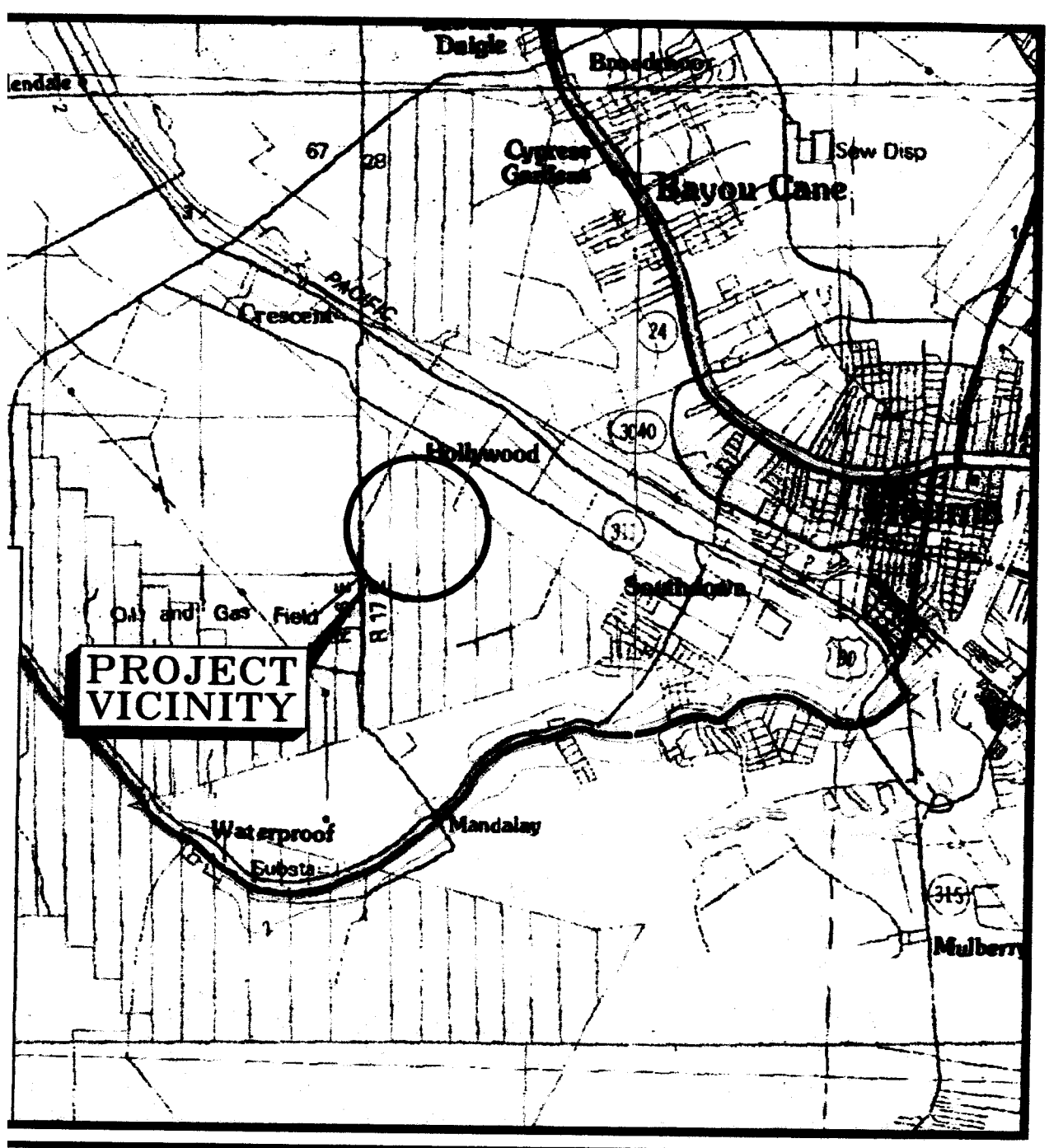
Signature _____



NORTH HOLLYWOOD PLANTATION, L.L.C.
(RAW LAND)

NORTH HOLLYWOOD PLANTATION, L.L.C.
(RAW LAND)

VICINITY MAP
SCALE: 1"= 1 MILE



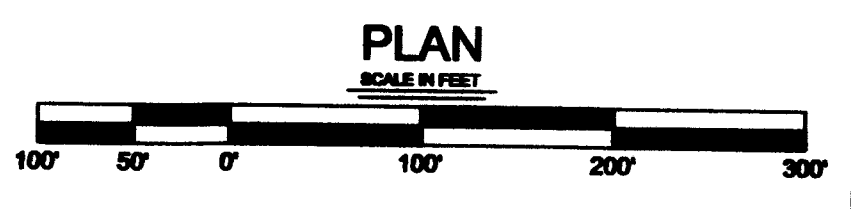
THIS MAP IS BASED ON THE LATEST RECORDED DEEDS OF NORTH HOLLYWOOD PLANTATION, L.L.C. AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY T. BAKER SMITH.

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

LOT CORNERS SHALL BE MARKED UPON FINAL APPROVAL OF SUGAR POINTE INDUSTRIAL PARK ADD. NO. 3, BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

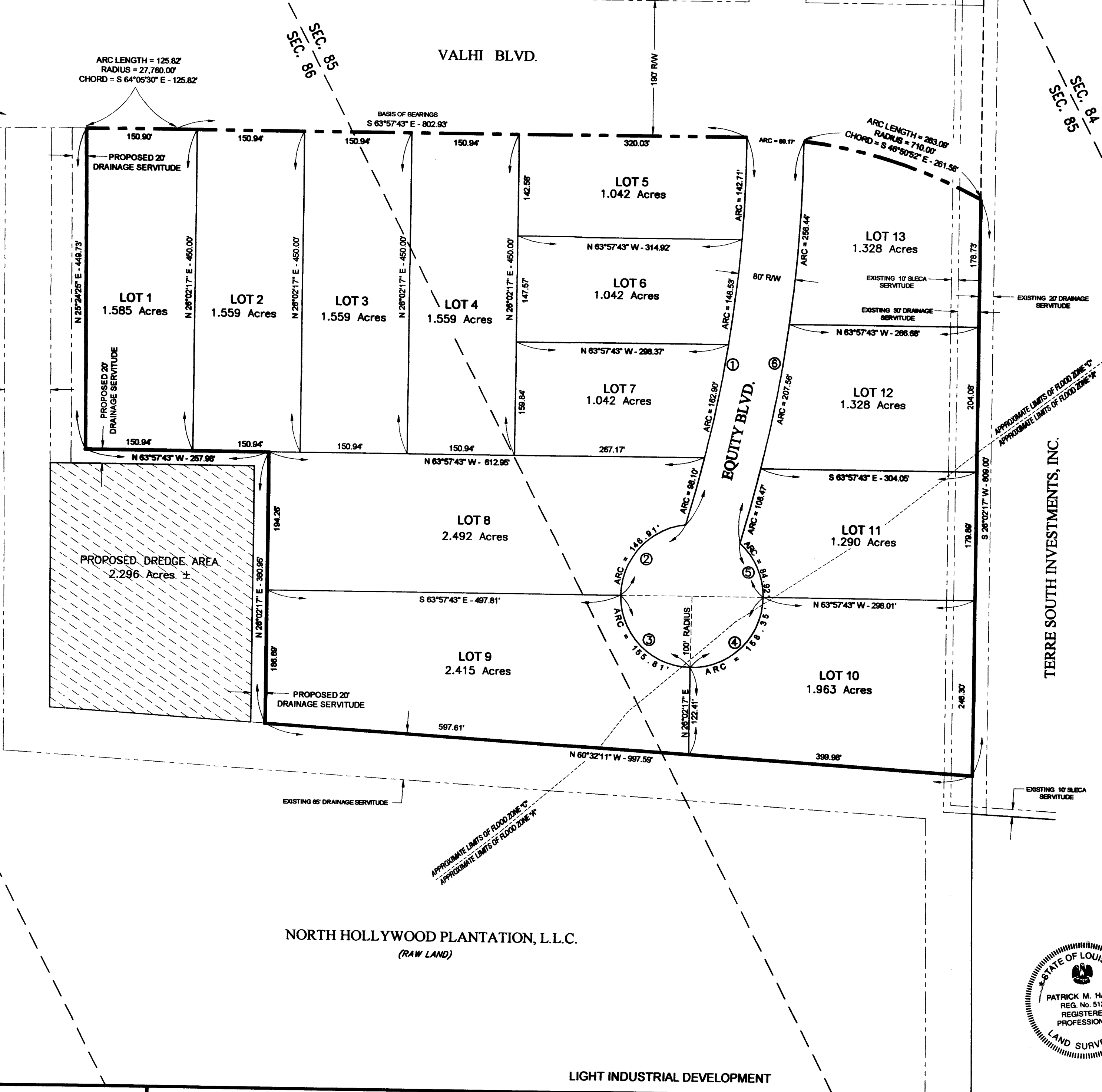
REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
00	---		
REVISIONS			

TBS T. BAKER SMITH



DRAWN BY:	PMH	APPROVED BY:	PMH
DATE:	8/28/2014	JOB NO:	2014.0798
DRAWING NAME:	CONCEPTUAL DESIGN.DWG		
PROJECTION:	PROJECTION		
GEO. DATUM:	GEO. DATUM: (VERT. DATUM:		
GRID UNITS:	US SURVEY FEET		
SHEET NO:	1	OF	1

CONCEPTUAL PLAN OF PROPERTY
DEVELOPER: SUGAR LAKE, L.L.C.
SUGAR POINTE INDUSTRIAL PARK
ADDENDUM # 3
A SUBDIVISION OF LAND SOUTH OF VALHI BLVD.
LOCATED IN SECTIONS 85 & 86, T17S-R17E
TERREBONNE PARISH, LOUISIANA



CURVE DATA

- ARC LENGTH = 552.24'
RADIUS = 1,820.00'
CHORD = S 34°12'03" E - 550.34'
- ARC LENGTH = 148.91'
RADIUS = 100.00'
CHORD = S 88°07'28" W - 134.05'
- ARC LENGTH = 155.81'
RADIUS = 100.00'
CHORD = S 18°35'50" E - 140.52'
- ARC LENGTH = 158.35'
RADIUS = 100.00'
CHORD = N 71°24'10" E - 124.32'
- ARC LENGTH = 84.92'
RADIUS = 100.00'
CHORD = N 01°42'34" E - 82.39'
- ARC LENGTH = 572.47'
RADIUS = 2,000.00'
CHORD = S 34°17'42" W - 570.52'

CERTIFICATION:

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

APPROVED: _____

FOR: _____

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, SEWER, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, CHARTER COMMUNICATIONS, ENTERTAINMENT, AND CONSOLIDATED UTILITIES DIST. #1 OVER AND IN ALL THESE CERTAIN STREETS AND UTILITY SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBDIVISION AND BELONGING TO THE UNDERSIGNED. FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND UTILITY SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____

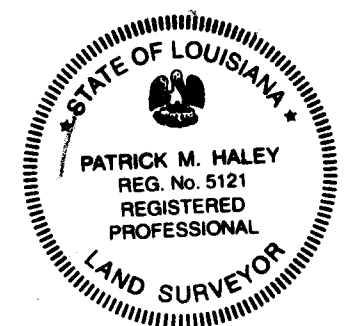
FOR SUGAR LAKE, L.L.C.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A 5' ELEVATION REQUIREMENT).

F.E.M.A. ADVISORY PANELS NO. LA-0101 AND LA-R101 PLACES THE SUBJECT PROPERTY IN ZONE A HAVING AN ADVISORY BASE FLOOD ELEVATION OF 6'

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD.

APPROVED: Patrick M. Haley
PATRICK M. HALEY
LA LAND SURVEYOR, REG. NO. 5121



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

APPROVAL REQUESTED:

- A. _____ Raw Land
 _____ Re-Subdivision

C. x Major Subdivision
 x Conceptual
 x Preliminary
 _____ Engineering
 _____ Final

B. _____ Mobile Home Park
 _____ Residential Building Park
 _____ Conceptual/Preliminary
 _____ Engineering
 _____ Final

D. _____ Minor Subdivision

Variance(s) (detailed description):

1. Name of Subdivision: ENERGY CENTER ADDENDUM 3, PHASES A & B
2. Developer's Name & Address: ANNIE I, L.L.C., P.O.BOX 869, HOUMA, LA 70361
*Owner's Name & Address: CROPLAND INVESTMENT GROUP, LLC, P.O.BOX 869, HOUMA, LA
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

NORTHEAST END OF TECHNOLOGY LANE

4. Physical Address: _____
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
COMMERCIAL & LIGHT INDUSTRIAL SUBDIVISION
6. Purpose of Development: _____
7. Land Use: _____
- _____ Single-Family Residential
- _____ Multi-Family Residential
- X Commercial
- X Industrial
8. Sewerage Type: _____
- _____ Community
- X Individual Treatment
- _____ Package Plant
- _____ Other
9. Drainage: _____
- _____ Curb & Gutter
- X Roadside Open Ditches
- X Rear Lot Open Ditches
- _____ Other
10. Date and Scale of Map: 8/12/14 Scale: 1"=200'
11. Council District: _____
12. Number of Lots: 10
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

8/29/14

Date _____

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

ANNIE I, LLC BY R.J.SHAU

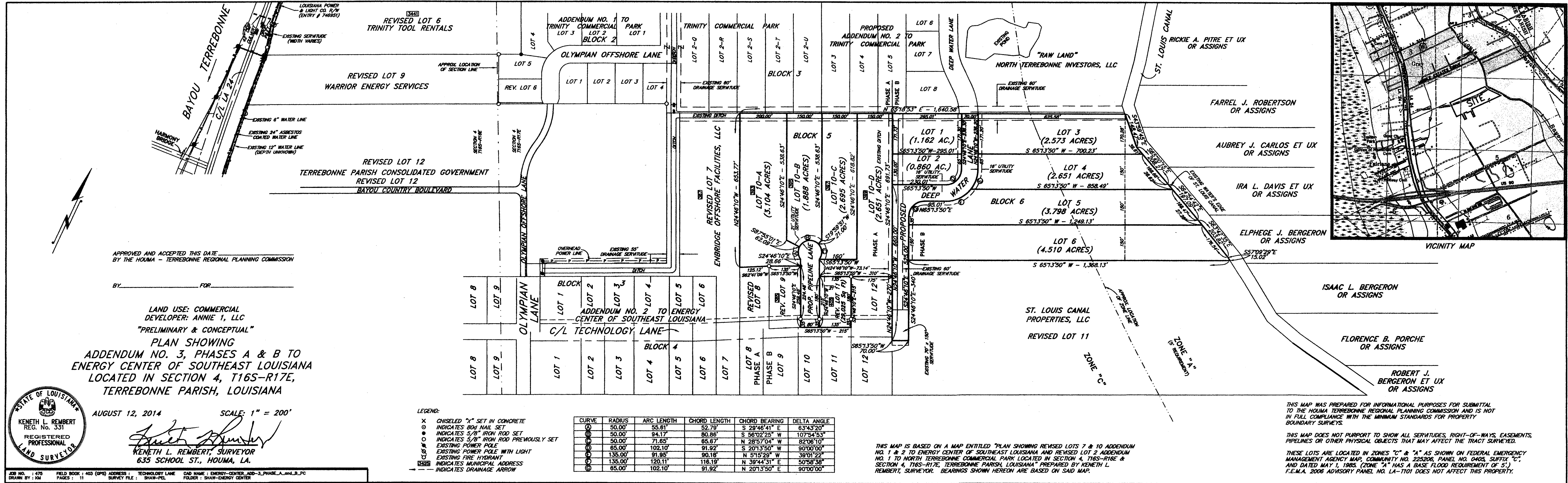
Print Name of Signature

8/29/14

Date _____

Signature of Applicant or Agent

Signature



AUGUST 12, 2014
SCALE: 1" = 200'
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 80# NAIL SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE ARROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(A)	50.00'	55.61'	52.79'	S 28°46'41" E	63°43'20"
(B)	50.00'	94.17'	80.86'	S 56°02'25" W	107°54'53"
(C)	50.00'	71.65'	65.67'	N 28°57'04" W	82°06'10"
(D)	65.00'	102.10'	91.92'	S 20°13'50" W	90°00'00"
(E)	135.00'	91.95'	90.18'	N 51°52'29" W	39°01'22"
(F)	135.00'	120.11'	116.19'	N 39°44'31" E	50°58'36"
(G)	65.00'	102.10'	91.92'	N 20°13'50" E	90°00'00"

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOTS 7 & 10 ADDENDUM NO. 1 & 2 TO ENERGY CENTER OF SOUTHEAST LOUISIANA AND REVISED LOT 2 ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK LOCATED IN SECTION 4, T16S-R17E & SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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 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 ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5') F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT THIS PROPERTY.

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:

LOTS 6A & 6B, BLOCK 3, GRAND CAILLOU HEIGHTS SUBD.

1. Name of Subdivision: _____
2. Developer's Name & Address: LESTER CLAUSE, JR., 122 CAROLYN AVE., HOUMA, LA 70363
*Owner's Name & Address: LESTER CLAUSE, SR. 122 CAROLYN AVE., HOUMA, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

122 CAROLYN AVE & 1966 PROSPECT STREET

4. Physical Address: _____
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
RESIDENTIAL & COMMERCIAL
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: 8/27/14 Scale: 1"=100'
11. Council District: _____
12. Number of Lots: 2
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

8/27/14

Date

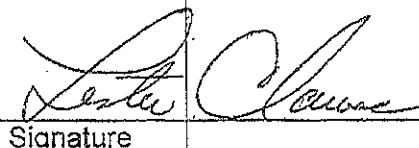

Signature of Applicant or Agent

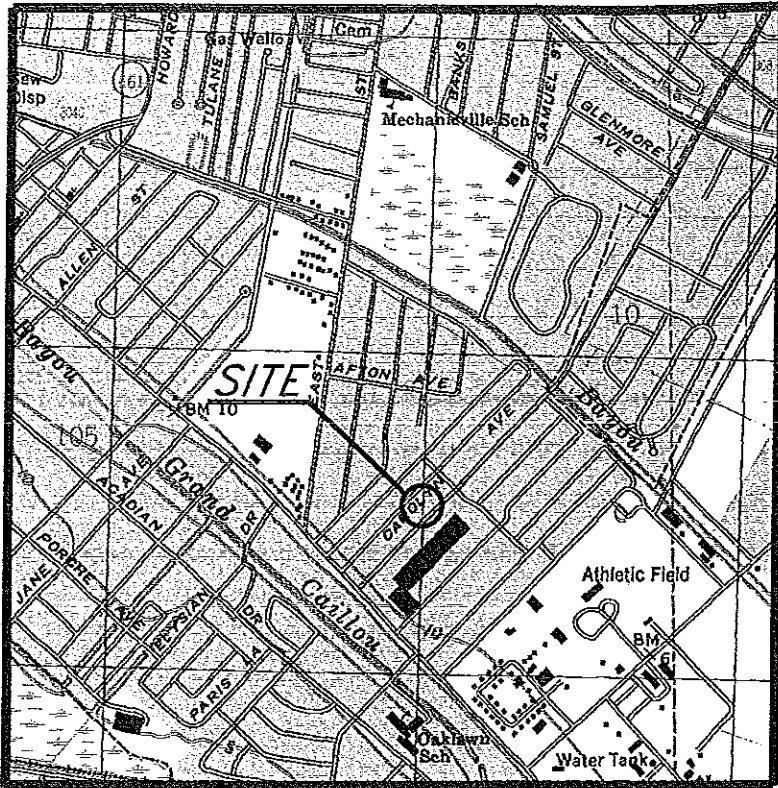
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

LESTER CLAUSE

Print Name of Signature

8/27/14

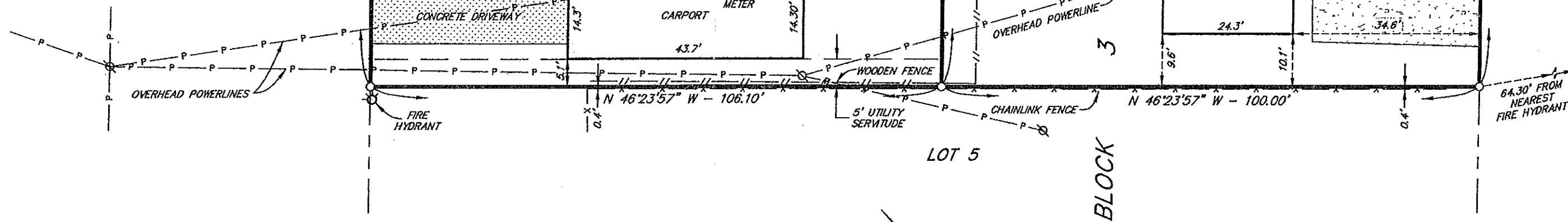

Signature



"VICINITY MAP"

CAROLYN AVENUE

PROSPECT BLVD.



THIS LOT IS LOCATED IN ZONE "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981.

F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q104 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.

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

THIS SURVEY BASED ON MAP PREPARED BY S. ALLEN MUNSON C.E. ENTITLED "GRAND CAILLOU HEIGHTS BEING A SUBDIVISION OF PROPERTY BELONGING TO F. PERCY THERIOT LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED FEB. 23, 1950. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

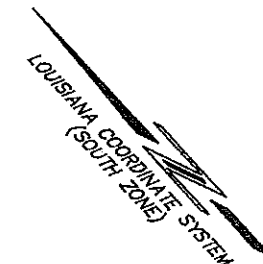
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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

BY _____ FOR _____

LEGEND:

- INDICATES 5/8" IRON ROD FOUND
- ⊗ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT



LAND USE: RESIDENTIAL AND COMMERCIAL
DEVELOPER: LESTER P. CLAUSE, JR.

PLAN SHOWING LOTS 6A & 6B,
BLOCK 3 OF
GRAND CAILLOU HEIGHTS SUBDIVISION
SECTION 105, T17S - R17E
TERREBONNE PARISH, LOUISIANA

AUGUST 18, 2014

SCALE: 1" = 20'

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

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Rebecca Industrial Complex, Redivision of Tract N into Tract N & Q
- Developer's Name & Address: The Kenneth Wood Family, LLC 208 Rebecca's Pond Rd. Schriever, LA
*Owner's Name & Address: The Kenneth Wood Family, LLC 208 Rebecca's Pond Rd. Schriever, LA
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 180 Rebecca's Pond Road, Schriever, LA 70395
- Location by Section, Township, Range: S9, T16S-R16E
- Purpose of Development: Commercial / Industrial Development
- 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: 8/30/14
- Council District: 2 1"=200'
- Number of Lots: 2
- Filing Fees: 137.22

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

Matthew Ledet
Print Applicant or Agent

9/2/14
Date

Matthew Ledet
Signature of Applicant or Agent

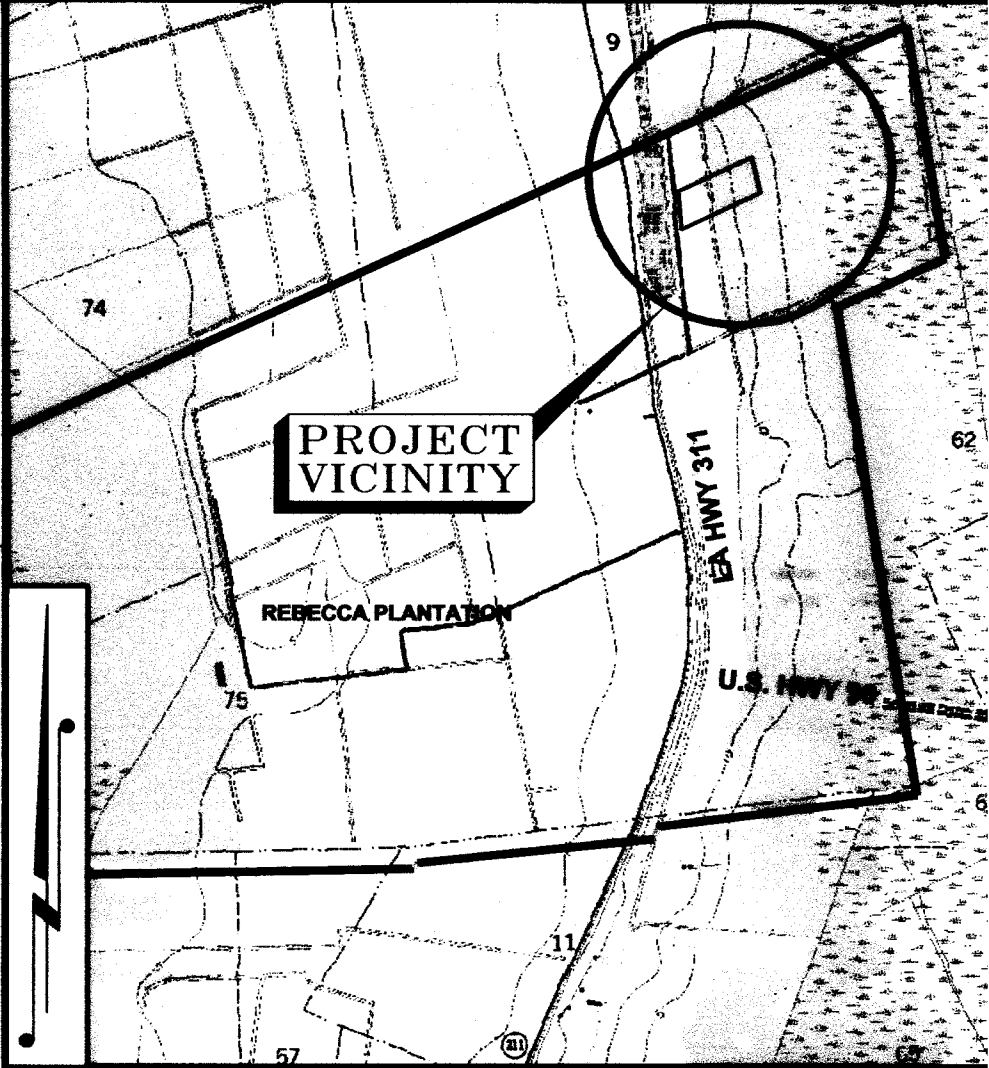
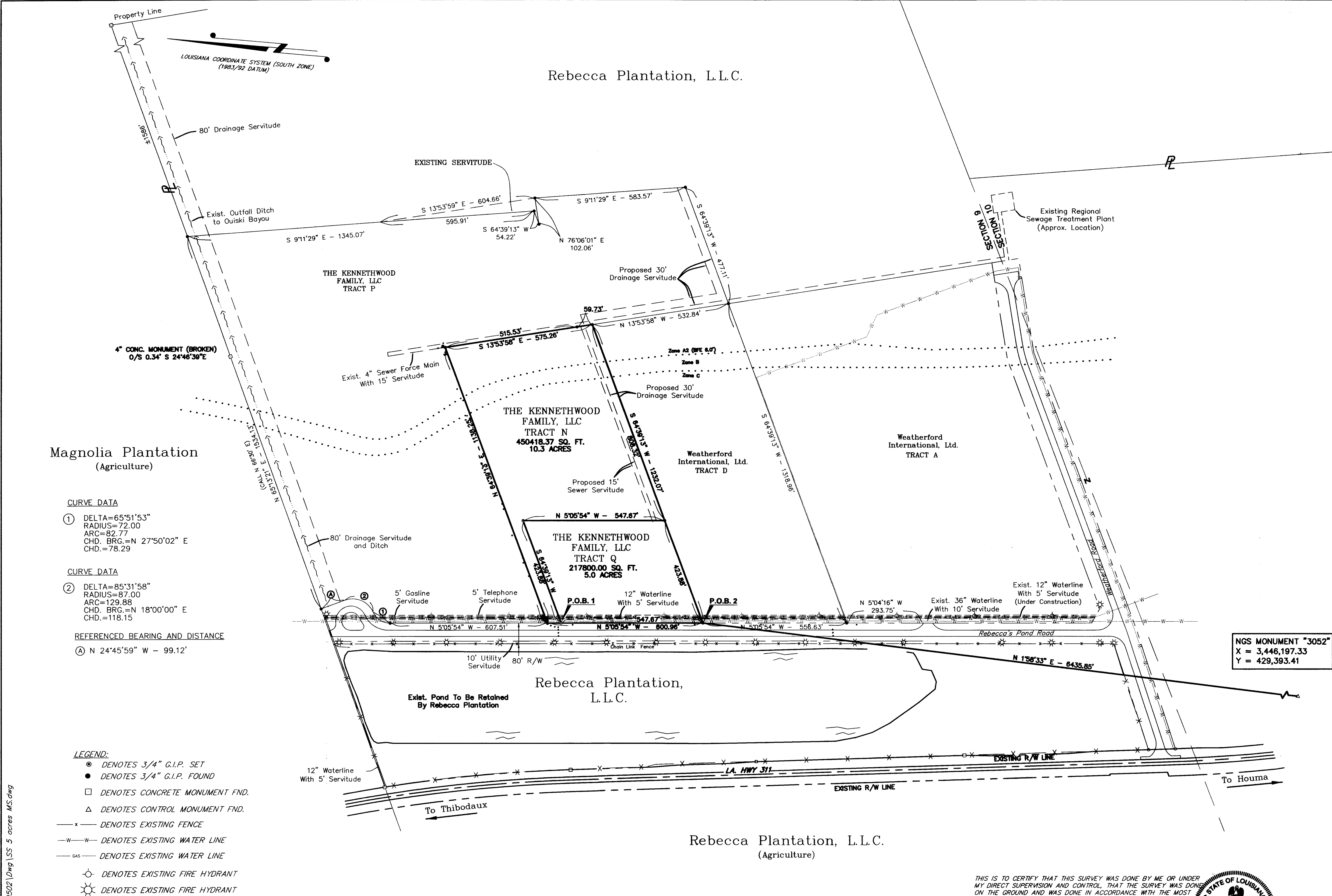
The undersigned certifies: 1/14 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 1/14 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

Kenneth M Wood, Jr
Print Name of Signature

9/2/14
Date

Kenneth M. Wood, Jr
Signature

P: 1-1-2014 2014.0502 DWG SS 5 acres MS.dwg



VICINITY MAP
SCALE: 1"= 2000'

REFERENCE:
SURVEY PLAT "REBECCA INDUSTRIAL COMPLEX SUBDIVISION OF TRACTS D, N, & P WITHIN REBECCA PLANTATION" BY T. BAKER SMITH, DATED JULY 29, 2008 RECORDED

- NOTE:
- THIS TRACT IS LOCATED IN ZONES C, B, AND A2 AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0405 C, DATED MAY 1, 1985.
 - SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
 - BASIS OF BEARING BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE, US SURVEY FEET.
 - PROPERTY TO BE USED FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT

DESCRIPTION OF TRACT N:
COMMENCING AT NGS MONUMENT "3052" HAVING COORDINATES OF X=3,446,197.33 AND Y=429,393.41, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE, N 1°58'33" E A DISTANCE OF 6435.85 FEET TO A FOUND 3/4" G.I.P.; THENCE, N 5°05'54" W A DISTANCE OF 547.67 FEET TO A SET 3/4" G.I.P., SAID POINT BEING THE POINT OF BEGINNING (P.O.B.1);

THENCE, N 5°05'54" W A DISTANCE OF 52.29 FEET TO FOUND 3/4" G.I.P.;
THENCE, N 64°39'13" E A DISTANCE OF 1138.25 FEET TO FOUND 3/4" G.I.P.;
THENCE, S 13°53'58" E A DISTANCE OF 575.26 FEET TO FOUND 3/4" G.I.P.;
THENCE, S 64°39'13" W A DISTANCE OF 808.32 FEET TO A SET 3/4" G.I.P.;
THENCE, N 5°05'54" W A DISTANCE OF 547.67 FEET TO A SET 3/4" G.I.P.;
THENCE, S 64°39'13" W A DISTANCE OF 423.88 FEET TO THE POINT OF BEGINNING CONTAINING 10.3 ACRES.

DESCRIPTION OF TRACT Q:
COMMENCING AT NGS MONUMENT "3052" HAVING COORDINATES OF X=3,446,197.33 AND Y=429,393.41, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE, N 1°58'33" E A DISTANCE OF 6435.85 FEET TO A FOUND 3/4" G.I.P., SAID POINT BEING THE POINT OF BEGINNING (P.O.B.2);

THENCE, N 5°05'54" W A DISTANCE OF 547.67 FEET TO A SET 3/4" G.I.P.;
THENCE, N 64°39'13" E A DISTANCE OF 423.88 FEET TO A SET 3/4" G.I.P.;
THENCE, S 5°05'54" E A DISTANCE OF 547.67 FEET TO A SET 3/4" G.I.P.;
THENCE, S 64°39'13" W A DISTANCE OF 423.88 FEET TO THE POINT OF BEGINNING CONTAINING 5.0 ACRES.

CURVE DATA

- ① DELTA=65°51'53"
RADIUS=72.00
ARC=82.77
CHD. BRG.=N 27°50'02" E
CHD.=78.29

CURVE DATA

- ② DELTA=85°31'58"
RADIUS=87.00
ARC=129.88
CHD. BRG.=N 18°00'00" E
CHD.=118.15

REFERENCED BEARING AND DISTANCE

- ① N 24°45'59" W - 99.12'

LEGEND:

- DENOTES 3/4" G.I.P. SET
- DENOTES 3/4" G.I.P. FOUND
- DENOTES CONCRETE MONUMENT FND.
- △ DENOTES CONTROL MONUMENT FND.
- x— DENOTES EXISTING FENCE
- W—W— DENOTES EXISTING WATER LINE
- GAS— DENOTES EXISTING WATER LINE
- ⊙ DENOTES EXISTING FIRE HYDRANT
- ⊙ DENOTES EXISTING FIRE HYDRANT

Rebecca Plantation, L.L.C.
(Agriculture)

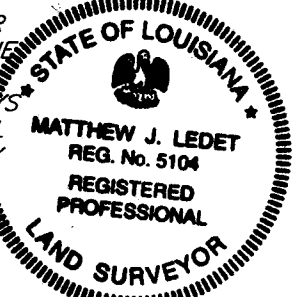
ACCEPTED AND APPROVED THIS DATE
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

BY: _____

FOR: _____

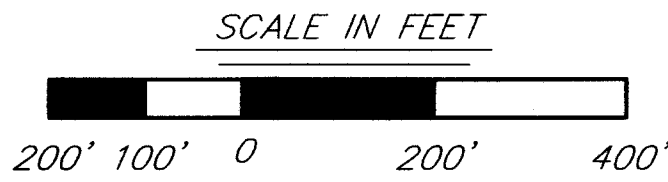
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS (LAND SURVEYORS) AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS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

Matthew J. Ledet
LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 5104



MINOR SUBDIVISION

NOTES:					



FILE NAME:	SS 5 ACRES
TBS NO.:	2014.0502
DATE:	8/30/14
PLOT SCALE:	1"=200'
DRAWN BY:	SJB
APPROVED:	MJL
MAP NO.	

THE KENNETH WOOD FAMILY, LLC
OWNER/DEVELOPER
REBECCA INDUSTRIAL COMPLEX
REDIVISION OF TRACT N INTO N AND Q
WITHIN REBECCA PLANTATION
SECTION 9, T16S-R16E
TERREBONNE PARISH, LOUISIANA

SHEET
1
OF
1

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

*REDIVISION OF A TRACT BEING A PORTION OF THE REMAINING
PROPERTY BELONGING TO RUTTER LAND COMPANY INTO TRACT A-5*

1. Name of Subdivision: AND THE REMAINING PROPERTY
2. Developer's Name & Address: RUTTER LAND COMPANY, INC.,
P. O. BOX 745, THIBODAUX, LA 70302
- *Owner's Name & Address: RUTTER LAND COMPANY, INC.,
P. O. BOX 745, THIBODAUX, LA 70302
- [* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 250' SOUTHEAST OF THE INTERSECTION OF OLDE TOWN BLVD. & ST.
CHARLES BLVD.
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
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: AUGUST 28, 2014 1" = 40'
11. Council District: _____
12. Number of Lots: 1
13. Filing Fees: \$

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

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

Print Applicant or Agent

8/29/2014

Date


Signature of Applicant or Agent

The undersigned certifies: LR 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 COMPANY, INC.

LEA RUTTER, JR., PRESIDENT

Print Name


Signature

**SOUTH DOWN
WEST BLVD.**

JOB NO: 07-153

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6798 -- Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: PALM GARDENS SUBDIVISION (PHASE C) RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
2. Developer's Name & Address: CYPRESS GARDENS DEVELOPMENT, L.L.C.
CYPRESS GARDENS DEVELOPMENT, L.L.C.,
*Owner's Name & Address: 7 GOLF VILLA, NEW ORLEANS, LA 70131
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: EAST SIDE OF VICARI ST. AT THE INTERSECTION WITH CYPRESS GARDEN DRIVE AND CHRISTOPHER DRIVE
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: June 18, 2014 1" = 50'
11. Council District: _____
12. Number of Lots: 36
13. Filing Fees: \$120.43

I, David A. Waitz, P.E., P.L.S., certify this application including the attached date to be true and correct.

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

Print Applicant or Agent

8/29/2014

Date

[Signature]

Signature of Applicant or Agent

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

ROBERT L. BROGGLI, MANAGER

Print Name

9/2/14

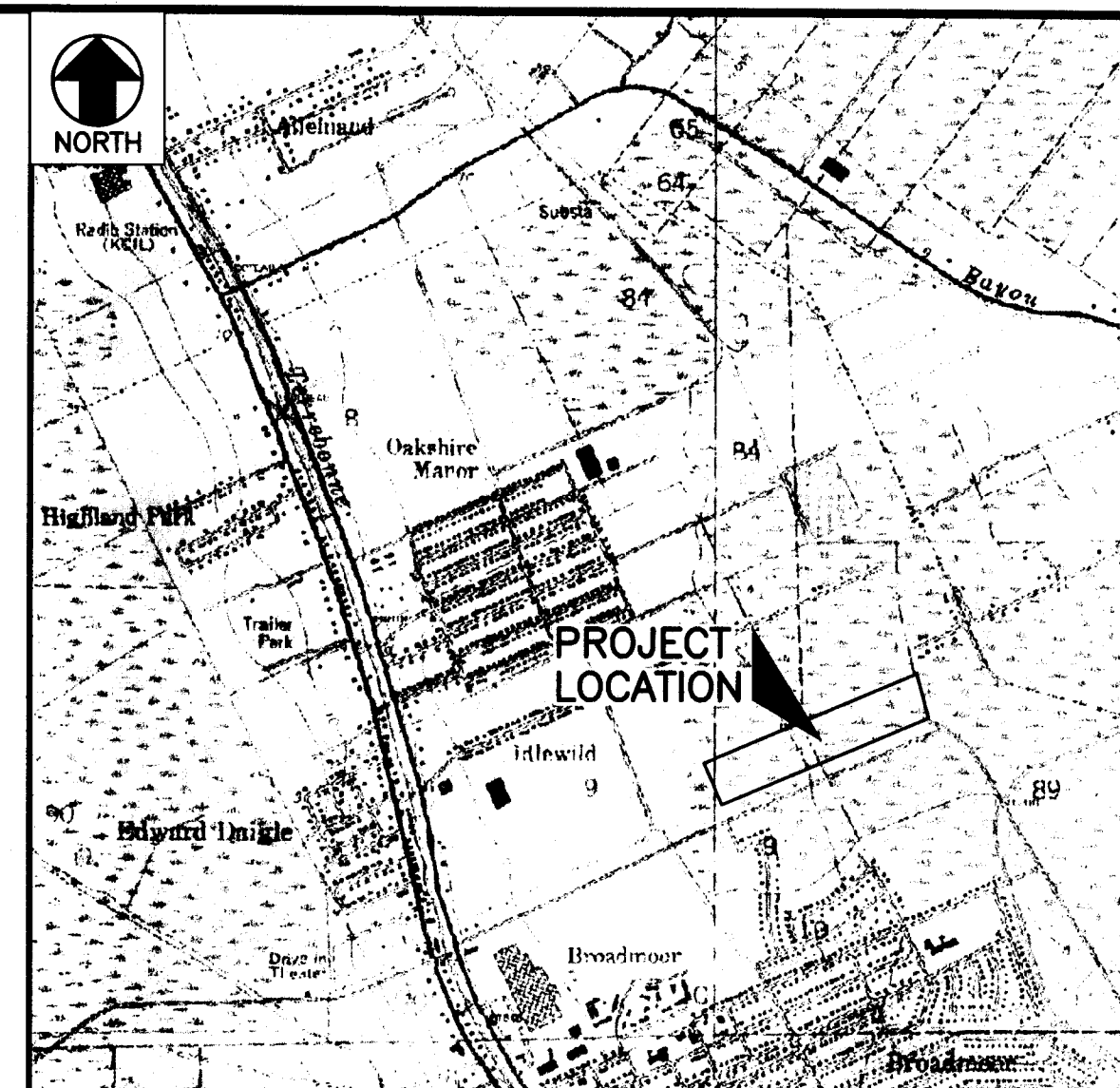
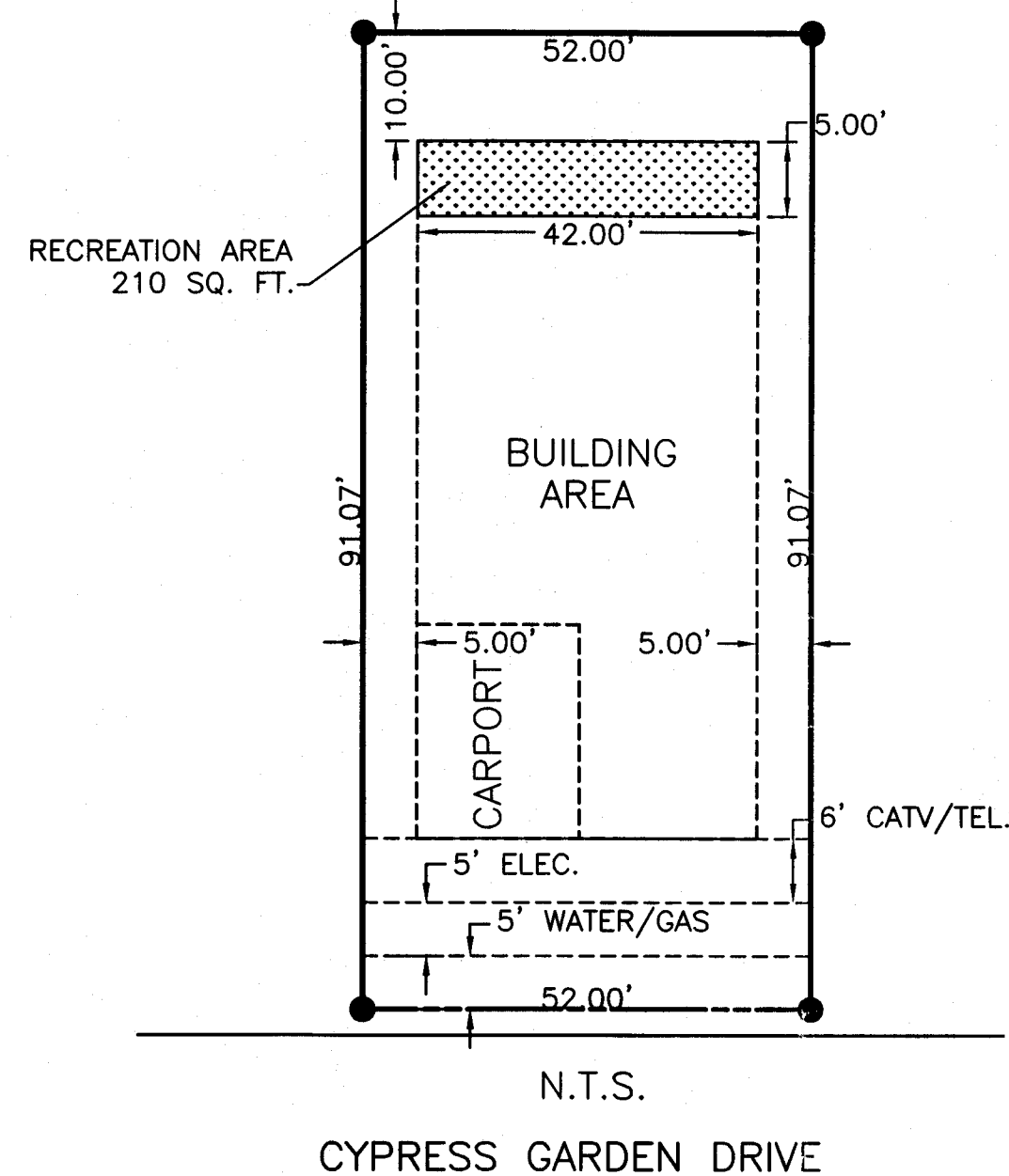
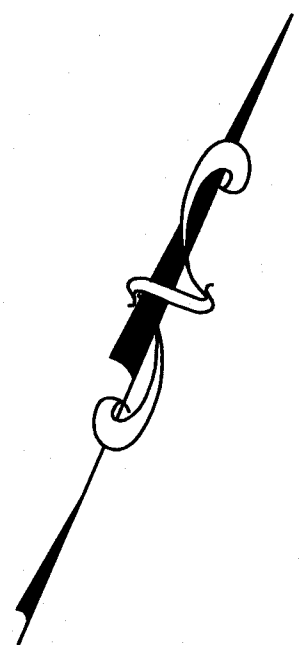
[Signature]

Signature

NOTE: REFERENCE BEARING IS
N66°44'00"E ALONG THE NORTHERN PROPERTY LINE
OF BLOCK 2 OF PALM GARDENS SUBDIVISION - PHASE A
AS SHOWN ON REF. MAP. NO. 3

FOUND PROPERTY MARKER	O
SET 3/4" I.R.	O
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
CHAINLINK FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⌈

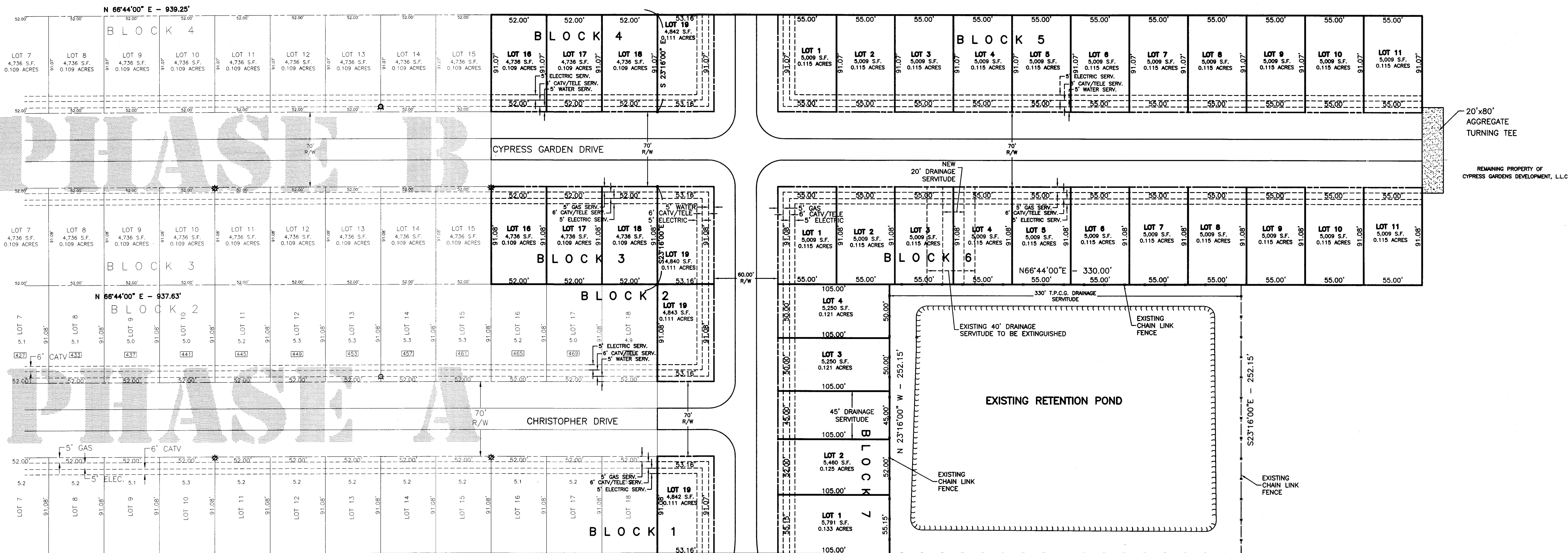
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING SEWER MANHOLE
EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE
2" DISK
C/L LOT ELEVATION
ADDRESS
DRAINAGE FLOW



VICINITY MAP
SCALE 1" = 2000'

CASCADE VENTURES, L.L.C.

TYPICAL BLDG. PLAN



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 BY THE PLAN NUMBER.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPOSED EASEMENTS EXCEPT AS SHOWN

APPROVED: David A. Waitz Reg. No. 4744

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

APPROVED: _____
FOR: _____

FRONT LINE: 16' SETBACK
SIDE LINE: 5' SETBACK
REAR LINE: 10' SETBACK



DATE	DESCRIPTION	
REVISION		

CONCEPTUAL/PRELIMINARY PLAT
RESIDENTIAL PLANNED UNIT DEVELOPMENT
(CLUSTER HOUSING)

PALM GARDENS SUBDIVISION (PHASE C)
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

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

DESIGNED: BMA	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: BMA	CHECKED:
DATED: JUNE 18, 2014 FILE: F:\DWGS\2014\14-030\PLAT.DWG JOB NO: 14-030		

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

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: CAPITAL COMMERCIAL DEVELOPMENT, PHASE 4B
2. Developer's Name & Address: TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA 70361
- *Owner's Name & Address: TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA 70361
- [* 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: VALHI BOULEVARD & CAPITAL BOULEVARD
5. Location by Section, Township, Range: SECTIONS 85, T17S-R17E
6. Purpose of Development: COMMERCIAL AND INDUSTRIAL 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: 25AUG14 SCALE 1" = 60'
11. Council District: 6
12. Number of Lots: 6
13. Filing Fees: \$65.00


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

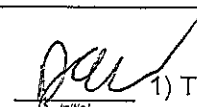

FLOYD E. MILFORD, III

Print Applicant or Agent

9/2/14

Date


Signature of Applicant or Agent

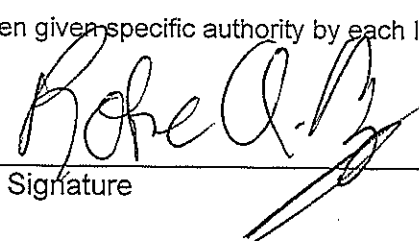
The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ROBERT A. BURNS

Print Name

9/2/14

Date


Signature

PC14/ 9 - 8 - 53

Revised 5/3/07

BLOCK 5	
LOT #	ROADSIDE - CAPITAL BLVD.
LOT 3	15" RPVC
LOT 4	15" RPVC

BLOCK 6	
LOT #	ROADSIDE - CAPITAL BLVD.
LOT 3	15" RPVC
LOT 4	15" RPVC
LOT 5	15" RPVC
LOT 6	15" RPVC

NOTE:
RCP & PVC ARE INTERCHANGEABLE
OR EQUIVALENT

C/L R/W CURVE DATA		
DESCRIPTION	①	②
T	156.98	156.98
D	5'43'46"	5'43'46"
Δ	17°50'35"	17°50'35"
R	1000.00'	1000.00'
L	311.42'	311.42'
LC	310.16'	310.16'
CHORD BEARING S34°56'50"W S34°56'52"W		

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

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

AUTHORIZED OWNER

REMAINDER OF PROPERTY
(495,337 SQ. FT.)
(11.371 ACRES)
TERRE SOUTH INVESTMENTS, INC.

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

KENETH L. REMBERT, SURVEYOR

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

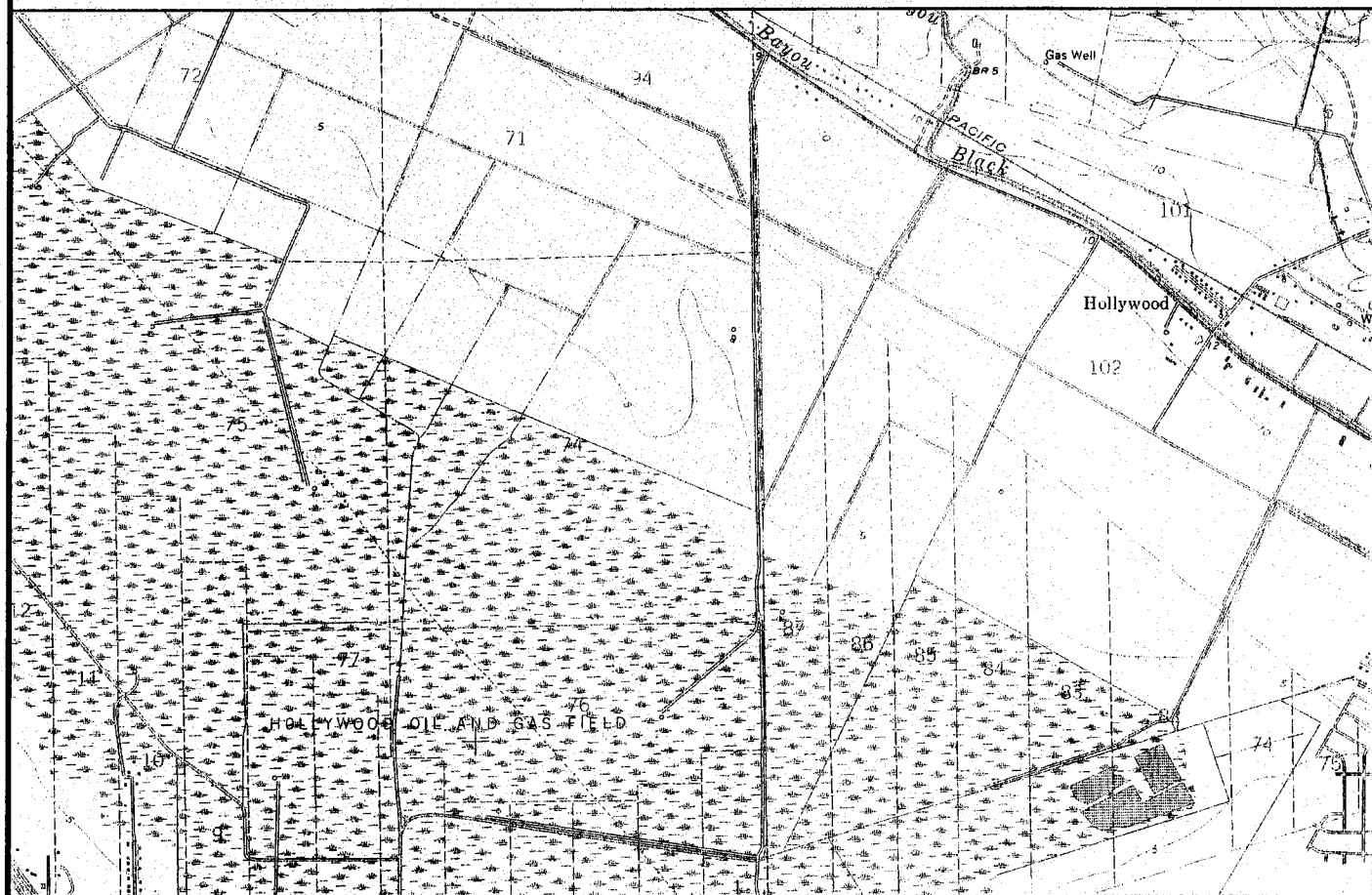
FLOYD E. MILFORD, III, P.E.

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

BY _____ FOR _____



PROJECT SITE

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 ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING. ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'. F.E.M.A. 2006 ADVISORY PANEL NOS. LA-1101 & LA-0101 BOTH PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- STREET LIGHT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- 1600 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE ARROWS
- (BM) INDICATES BENCH MARK
4" BRASS DISC
SET IN CONCRETE

LAND AREA ON ALL LOTS
EXCEED 12,000 SQ. FT.
60' 30' 0 60' 120'
SCALE: 1" = 60'

DATE	REVISION	BY

PHASE 4B - 6 LOTS

REAR LOT DRAINAGE
INDIVIDUAL SEWER
LAND USE: COMMERCIAL & INDUSTRIAL
FINAL PLAT

CAPITAL COMMERCIAL DEVELOPMENT
PHASE 4B
TERRE SOUTH INVESTMENTS, INC. - DEVELOPER
LOCATED IN SECTION 84, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 10-61 CAD # 1061-SD-PHB-FINAL FILE #

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 60'
DATE: 25AUG14

L.A. "BUDD" CLOUTIER, JR., O.D.
Chairman

W. ALEX OSTHEIMER
Vice Chairman

GLORIA FORET
Secretary / Treasurer

RICHARD ELFERT

JAMES ERNY

JEREMY KELLEY

KEITH KURTZ

GERALD SCHOUEST

WAYNE THIBODEAUX



PATRICK GORDON
Director

CHRISTOPHER PULASKI
Senior Planner

BECKY BECNEL
Minute Clerk

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
Fax (985) 580-8141

August 21, 2014

MEMO TO: L.A. "Budd" Cloutier, Jr. O.D.
Chairman

FROM: Patrick Gordon, Director
Planning & Zoning Department

SUBJECT: Amend Subdivision Regulations
Forced Drainage District 1-1B

Per our discussion the attached documents are to amend the Forced Drainage District 1-1B of the Subdivision Regulations.

Should you have any question please contact me at (985) 873-6569.

Thanks,
PG/lh
Attachments:

CC: Council Reading File

OFFERED BY:

SECONDED BY:

RESOLUTION NO. _____

A RESOLUTION GIVING NOTICE OF INTENT TO ADOPT AN ORDINANCE TO AMEND APPENDIX A, SUBDIVISION REGULATIONS, 24.7.6.2, DRAINAGE BY ADDING ITEM NUMBER 9 AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS, the Houma-Terrebonne-Regional Planning Commission is aware of the increased development within Force Drainage District 1-1B; and

WHEREAS, modifying the drainage requirements within Force Drainage District 1-1B would properly address increased development; and

WHEREAS, the Houma-Terrebonne Regional Planning Commission envisions sustainable developments within Force Drainage District 1-1B.

THEREFORE, BE IT RESOLVED by the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, that Notice of Intent is given for adopting an Ordinance to amend Appendix A, Subdivision Regulations, 24.7.6.2, Drainage by adding item number 9 and to provide for related matters.

BE IT FURTHER RESOLVED that a public hearing on said ordinance be called for Wednesday, _____, 2014.

**OFFERED BY
SECONDED BY**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TERREBONNE PARISH CODE OF ORDINANCES, APPENDIX A, SUBDIVISION REGULATIONS, 24.7.6.2, DRAINAGE, BY ADDING ITEM NUMBER 9, AND ADDRESS OTHER MATTERS RELATIVE THERETO.

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Terrebonne Parish Code of Ordinances, Appendix A, Subdivision Regulations, 24.7.6.2, Drainage, by adding item number 9 as per "Attachment A".

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

Appendix A – Subdivision Regulations

24.7.6.2 (9)

(9) Development within the boundaries of Drainage District 1-1B requires the review and approval prior to the issuance of commercial/industrial building permits or subdivision development. The drainage and paving plan and as built drawings shall be stamped and certified by a licensed Louisiana State registered engineer and shall meet the following criteria:

- i. Developments 0-1 acre in size shall not have an increase from predevelopment surface water runoff.
- ii. Developments over 1 acre in size shall be required to reduce predevelopment surface water runoff by at least 25%
- iii. A site must utilize a retention pond to meet the drainage reduction requirement. The utilization of a parking lot for detention purposes is not allowed to meet the 25% predevelopment reductions.

Attachment A



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMORANDUM

To: Dr. Budd Cloutier, Chairman
Houma-Terrebonne Regional Planning Commission

From: Chris Pulaski, Senior Planner & Zoning Administrator
Planning & Zoning Department

Date: August 28, 2014

Re: Discussion on proposed revisions to RV Park Regulations

On June 12, 2014, the Parish Council amended the Chapter 17 of the Parish Ordinances to include revisions to the Mobile Home and Mobile Home Park sections. One intent of the revisions was to distinguish between mobile homes and mobile home parks (permanent housing) from recreational vehicles and travel trailers (temporary housing) and not allow the two uses to occur in the same area. To that same point and to further discourage the use of RV's and travel trailers as permanent housing, a similar set of proposed revisions to the RV Park regulations has been drafted. These proposed revisions also including similar language regarding the procedure for park approval and regulations on the standards for development such as signage and landscaping. Attached are the proposed revisions.

Staff feels that the Subdivision Regulations and HTRPC should consider recommending the proposed revisions be forwarded to the Parish Council. Please feel free to contact me at (985) 873-6568 or at cpulaski@tpcg.org with any questions concerning this matter.

cc: HTRPC, Subdivision Regulations Review Committee
Mr. Patrick Gordon, Planning & Zoning Department Director
Council Reading File

Proposal:

- 1. RETITLE Ch. 17 AS: RECREATIONAL VEHICLES & MOBILE HOMES**
- 2. RENUMBER EXISTING ARTICLES AS:**
 ARTICLE II. - Mobile Homes & Mobile Home Parks
 ARTICLE III. - Residential Building Parks
- 3. ADD NEW: ARTICLE I. - Recreational Vehicles & RV Parks, as follows:**

ARTICLE I. – RECREATIONAL VEHICLES & RV PARKS

DIVISION I. - GENERALLY

Sec. 17-01. Purpose.

The purpose and objective of this Article is to recognize the value of recreational vehicles and recreational vehicle parks (RV Parks) as leisure facilities in Terrebonne Parish and to regulate their use and development for the benefit of the general public and those utilizing recreational vehicles and such parks or facilities while also preventing overcrowding and undue congestion of the population; to provide adequate and convenient open space for vehicular traffic and parking, utilities and access for emergency and service apparatus by:

- (a) Establishing regulations to control the placement of recreational vehicles;
- (b) Establishing minimum standards and requirements for the design, construction and maintenance of recreational vehicle parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
- (c) Authorizing the licensing of owners and/or operators and the inspection of recreational vehicle parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making recreational vehicle parks clean, sanitary and fit for temporary human habitation; and
- (d) Specifying a period for compliance for all nonconforming recreational vehicle parks and by fixing penalties for violations.

Sec. 17-02. Scope.

The regulations contained in this chapter shall apply to the placement and use of recreational vehicles; and the ownership, development and operation of recreational vehicle parks, as herein defined, situated in all areas of Terrebonne Parish.

Sec. 17-03. Definitions.

FEMA Temporary Housing Unit means a post disaster transportable emergency living unit designed and constructed to standards determined and specified by the Federal Emergency Management Agency of the US Department of Homeland Security (FEMA), to meet immediate and short-term basic housing needs for persons rendered homeless in consequence of a declared disaster. Such units are neither designed nor constructed to meet the minimum standards for a residential structure in the state of Louisiana as set out in the Louisiana State Uniform Construction Code, or minimum housing standards as determined by the US Department of Housing and Urban Development (HUD).

Mobile Home (See Mobile Home & Mobile Home Parks Article II this chapter)

Park Model Recreational Vehicle (also known as a recreational park trailer) means a trailer type towable vehicle that is too large for normal vehicle towing and designed to provide temporary accommodation for recreation, camping, or seasonal use. Such recreational vehicles are built on a single chassis, mounted on

wheels, do not exceed four hundred (400) square feet in set-up mode, and are manufacturer certified as compliant with the ANSI Standard A119.5 for recreational park trailers. These trailers are designed for occasional recreational purposes and are neither designed nor intended by their manufacturers to be used as permanent residences (Recreational Vehicle Industry Association).

Permitted means placed under the authority of a valid and legally obtained permit issued by the Planning & Zoning Department of the parish.

Primary Residence means a person's principle abode, a permanent dwelling, being a house, townhouse, apartment, or US Department of Housing & Urban Development (HUD) plated mobile home, that is the principle accommodation in which a person resides, has declared homestead or which constitutes their home address for the purposes of legal filings and records. Where a person habitually uses a box number for their mailing address, the physical address connecting them to that box number may, in the absence of significant contradicting factors, be deemed to be their primary residence.

Recreational Vehicle (RV) means a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this Chapter, a "recreational vehicle" includes new and used motor homes, new and used travel trailers, new and used fifth-wheel travel trailers, new and used folding camper trailers, and slide-in truck campers[LARS Title 32 §1252.47]. A towable Recreational Vehicle shall have a gross area of less than 320 square feet, and shall not exceeds the weight or size limitations for legal road use without a special highway movement permit when towed by a motorized vehicle [LAC Title 51 §1503]

Recreational Vehicle (RV) Park means a defined area of land, lawfully approved for use as a facility to accommodate transient leisure needs for the parking and use of recreational vehicles, which complies in all respects with the requirements of Title 51, Chapter 15, (Public Health Sanitary Code) of the Louisiana Administrative Code. An RV Park may be a stand-alone facility, or an identifiably separate area adjoining a lawfully approved Mobile Home Park.

Sanitary Service Station means a sewage inlet, with cover, surrounded by a concrete apron sloped inwards to a drain, and watering facilities to permit periodic wash down of the immediately adjacent areas, to be used as a disposal point for the contents of intermediate waste holding tanks

Service Building means a building housing toilet and bathing facilities for men and women, with laundry facilities.

Sec. 17-04. Recreational vehicles.

- (a) **Restrictions on Use:** Recreational vehicle construction standards are not governed by the Louisiana State Uniform Construction Code or regulations of the US Department of Housing and Urban Development and, being only designed to meet transient short term lodging needs associated with leisure

activities, do not conform to any recognized standards for residential housing. Neither, a recreational vehicle, nor a park model recreational vehicle, nor a FEMA temporary housing unit shall in any circumstances, other than *permitted* use for a limited time in direct consequence of a declared emergency, be used as a primary residence or home.

(b) **Restrictions on placement:** No person shall place a recreational vehicle on any land within Terrebonne Parish other than within an approved recreational vehicle park **EXCEPT**:

- i. Alongside the residence of the owner, for a period not exceeding 10 days, for the specific purpose of preparing the vehicle for a trip, or preparing it for storage immediately following a trip.
- ii. Alongside the residence of the owner, under a permit allowing the placement for storage only, of a single recreational vehicle for a period not exceeding 180 days, where compliance is maintained with the conditions imposed on the grant of such a permit; or
- iii. For an indefinite period, for storage only, fully enclosed within a *permitted* residential accessory or other storage structure where compliance is maintained with the conditions imposed on the grant of a permit for the construction of such a structure; or
- iv. Under a permit allowing temporary placement for storage or recreational use for a period of not exceeding 180 days, where compliance is maintained with the conditions imposed on the grant of such a permit; or
- v. Under a permit allowing placement for use as a recreational camp which is the subject of an affidavit of use and meets all of the restrictions placed on such approvals under State and local law; or
- vi. Under a permit for temporary placement on a construction site with approval or waiver from the Office of the State Fire Marshal; or
- vii. At a commercial place duly permitted and licensed for use as a recreational vehicle sales, repair, or storage facility; or
- viii. At a commercial place duly permitted and licensed for use as a vehicle dismantling facility.

Sec. 17-05. Recreational vehicles in flood hazard areas.

(a) **A Zones and V Zones:** Recreational vehicles placed on sites within A zones, Coastal A zones, or V zones, on the community's FIRM shall either:

- i. be fully licensed, ready in all respects for highway use, and on the site for fewer than one hundred eighty (180) consecutive days; **or**
- ii. comply with all requirements specified for recreational vehicles in the parish Flood Hazard Ordinance.

(b) **Ready for Highway Use:** A recreational vehicle is ready for highway use if it is on its wheels or integral jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Sec. 17-06. Recreational Camps.

A recreational vehicle placed under the authority of a permit allowing for its use as a recreational camp; and which is the subject of an affidavit of use; and meets all of the restrictions placed on such approvals under State and local law, shall still be required to comply with all requirements specified for recreational vehicles in the parish Flood Hazard Ordinance, but shall still not be permitted for use as a primary or permanent dwelling.

DIVISION II. – RECREATIONAL VEHICLE PARK CONSTRUCTION

Sec. 17-07. Recreational vehicle parks.

Whether developed as an adjunct to an approved mobile home park or as a stand-alone facility, RV Parks shall be subject to the Houma-Terrebonne Regional Planning Commission (HTRPC), zoning compliance, permitting approval, and shall conform to the following standards:

- (a) Maximum density and site occupancy:** There shall not be more than eighteen (18) spaces per acre; and the occupied area of any recreational vehicle space shall not exceed 75 percent of the area of its individual lot/space.
- (b) Setbacks:** Recreational vehicles shall be located a minimum of ten (10) feet from any side or rear line defining the individual lot/space.
- (c) Access:** No main access or egress road shall be located within 125 feet (or such greater distance as may be otherwise prescribed by law) of any external road intersection and each individual lot/space shall front onto an internal collector road. Stop signs shall be provided at all intersections of egress driveways with public streets
- (d) Landscape Buffer Requirements:** The perimeter boundaries of recreational vehicle parks shall provide for a ten (10) foot green space between exterior property lines of the park and the adjoining space, tract or parcel. Recreational vehicle parks shall provide a landscaped strip of green space twenty-five (25) feet wide along major highways and local streets.
 - i. The landscape buffer area, identified as the required green space abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.
 - ii. Trees shall be planted at the rate of one (1) per twenty-five (25) feet of street frontage. These trees may be spaced evenly or planted in groups or clusters.
 - iii. Due to their compatibility with conditions in southeast Louisiana, acceptable tree species are limited to Bald Cypress, Southern Magnolia, Swamp Red Maple, Red Oak, Water Oak, Live Oak, Green Ash, Sweet Gum, Bradford Pear, Shumard Oak, Sycamore, Slash Pine, Longleaf Pine, River Birch, Sweet Gum, Cherry Bark Oak, Pin Oak, Willow Oak, Wax Myrtle, Crepe Myrtle and Chinese Elm. Trees shall be a minimum of twelve (12) feet in height with a minimum two-inch caliper trunk size at the time of planting. Multi-trunk Wax Myrtles and Crepe Myrtles must be

a minimum two-inch caliper trunk size and eight (8) feet in height at the time of planting and cannot make up more than fifty (50) percent of the total required trees.

- iv. Other species may be included but may not be counted toward fulfilling the requirements of this section.
- v. Landscape areas with shrubs shall be installed in a mulched bed with a minimum of three (3) square feet of bed per linear feet of street frontage. Shrubs shall be a minimum height of two (2) feet when planted.
- vi. Plant material within the 5' vegetative area along interior property lines shall be of sufficient height, but in no case less than eight (8) feet, two (2) years after planting, and density to afford protection from the glare of lights, from blowing papers, dust and debris, from visual encroachment and from excessive transmission of noise. It shall be maintained in a clean and neat condition.

(e) Open Space and Recreation: Recreational vehicle parks shall contain one or more open space areas intended primarily for the use of park occupants on a minimum ratio of 250 square feet for every recreational vehicle space, provided that the buffer zones shall not be included as part of such requirement.

(f) Landscaping: A landscape plan for the site, to include all buffer strips, open spaces, common areas, and recreational areas shall be prepared by a state licensed professional landscape architect or landscape contractor. Planting areas shall be drawn to scale and labeled in accordance with current conventions for such plans, which shall also be subject to the approval of the planning commission staff.

(g) Signs: All internal roadways and individual lots/spaces shall be clearly and consistently labeled to standards and plans approved by the local fire authorities. RV Parks shall be permitted one (1) square foot per linear footage of lot frontage with a max of 70 square feet of signage area visible from external roadways and/or adjoining property. This 70 square feet may be in the form of one (1) free standing sign, which may be located in the external buffer strip, and one (1) wall or fence mounted sign.

(h) Site Plan: There shall be a site plan, in such form as shall be approved by the Planning Commission, which shall locate and show dimensions for all external and internal lot/space lines, buffer strips, roadways, utility connections, fire fighting and suppression systems, waste disposal points, core health & hygiene facilities, permanent structures, easements, and rights of way. Also shown on this plan shall be the elevations above mean sea level for each individual lot/space and each permanent structure, as established by a Louisiana licensed land surveyor, professional engineer, landscape architect, or architect. Each individual lot/space or structure shall be identified on the plan by a number approved by the administrator of the 911 addressing service, and identified on the ground by the corresponding label. Additional requirements may be imposed by other relevant building controls.

(i) Fire Prevention: Equipment and services for the prevention and fighting of fires shall be core services to be installed and located in accordance with plans approved by the state and local fire authorities.

- (j) **Health & Hygiene:** All spaces shall have access to common facilities provided to meet the service building and sanitary service station requirements of the Louisiana Stat Uniform Construction Codes and Louisiana Public Health Sanitary Code.
- (k) **Other Laws and Regulations:** A recreational vehicle park shall also comply with requirements imposed by other regulatory controls including, but not limited to, federal, state and local floodplain regulations, state health and hygiene regulations, local zoning and property maintenance regulations, state and local building codes.

Sec. 17-08. General provisions for recreational vehicle parks.

- (a) **Separation of mobile homes and recreational vehicles:** Where constructed as an adjunct to a mobile home park, the area designated for use by recreational vehicles shall be distinct and separate from the area used by mobile homes. Recreational vehicles shall not be permitted in areas designated for mobile homes, which themselves shall not be permitted in areas designated for recreational vehicles.
- (b) **Restrictions on Use:** RV parks are designated for the transient use and occupancy of recreational vehicles. No person may use, cause, or permit the use by any person of any part of an approved RV park, nor any vehicle placed therein, as their primary or long term (in excess of 180 days) residence.
- (c) **Permitted accessory uses:** Subject to restrictions imposed by the parish code and permitting processes, accessory uses which are not available to the general public, but serve the needs of park users, may be permitted within the interior of the park and shall include:
 - i. Coin operated laundry equipment or car wash.
 - ii. Vending machines and telephone facilities.
 - iii. A management facility or office.
 - iv. Recreational facilities or clubhouses.
 - v. Common storage facilities.
 - vi. Manager's single family residence, which may also include the park office.
 - vii. Private sale of recreational vehicles; the term "sale" being transactions between private parties and not commercial sales business (new or used).
- (d) **Parking standards:** Guest parking shall be provided at the rate of one (1) additional space per three (3) RV spaces and may be located in a centralized area(s) or on or adjacent to each cluster of individual RV lots/sites. Parking areas should be screened from roads, activity areas, and adjoining property whenever possible. In addition, a minimum of two (2) parking spaces shall be provided adjacent to registration facilities for persons arriving at the park. The minimum size of each parking space shall be 180 square feet.

DIVISION II. – RECREATIONAL VEHICLE PARK APPLICATION & APPROVAL PROCESS

Sec. 17-09. Application procedure and approval process.

- (a) Approving Authority:** Each application for the development and establishment of a recreational vehicle park shall be submitted for approval to the Houma-Terrebonne Regional Planning Commission.
- (b) Consideration of applications for park approval:** The Houma-Terrebonne Regional Planning Commission will use the same procedure as provided in Section 17-31 of the parish code for the purpose of approving a mobile home park, as though the words “recreational *vehicle*” were substituted for the words “*mobile home*” throughout those provisions.

Sec. 17-10. Violations.

- (a) Process, procedures and penalties:**
 - i. It shall be unlawful for any person or corporation to develop, establish, or operate a recreational vehicle park, or to place, or use and recreational vehicle, or to cause to be placed or used any recreational vehicle, except as provided for herein.
 - ii. It shall be unlawful for any recreational vehicle park owner to allow abandoned, junked, dilapidated, stripped, or broken down recreational vehicles to be stockpiled, located, or remain in any such park for a period of more than thirty (30) days.
 - iii. It shall be unlawful for any person or corporation to operate a recreational vehicle park without obtaining and maintaining a valid occupational license from the Parish.
 - iv. All violations shall be strict liability offences to be dealt with as if they were violations of the Terrebonne Parish Consolidated Building Code, under the procedures and penalties established by Section 114 of that code for violations.
- (b) Revocation of park approval:** The Planning Commission, upon recommendation of the Director of Planning and Zoning for the Parish, shall have authority to revoke its approval for a recreational vehicle park:
 - i. where such recommendation is supported by clear evidence of repeated refusal or failure to resolve violations, notice of which has been duly served on the operator or manager of the park; **or**
 - ii. where the operation of the park has resulted in the conviction of an owner or its manager for “*Keeping a Disorderly Place*” or “*Letting a Disorderly Place*” under sections 19-204 or 19-205 of the parish code of ordinances; **or**
 - iii. where, on report by the Director of Planning and Zoning for the Parish, in the view of the Planning Commission, there is other good and sufficient cause for such action in the interests of public safety, health or welfare.

- iv. Once revoked, approval for the operation of a recreational vehicle park shall not be granted to the to the same owner(s), or corporation, or a corporation in which the same owners have an interest until two years shall have elapsed and the circumstances leading to revocation shall have been remedied. Any application for re-approval shall be treated as a new application and no prior non-conforming conditions shall be allowed to continue.
- v. An occupational license to maintain and operate a recreational vehicle park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of, or has pleaded *no contest* to, violating any provision of this article. After revocation, the occupational license may be reissued after the lapse of one (1) year, if the circumstances leading to revocation have been remedied and an undertaking is rendered, by sworn affidavit, that the park will be maintained and operated in full compliance with the law.
- vi. Recreational vehicle parks which were established and lawfully operated under a valid occupational license prior to August 1st 2014 may continue as a nonconforming use provided they shall not be discontinued for a period of six (6) months or more. Nonconforming parks shall automatically lose the benefit of prior nonconforming status if there is any increase in the extent to which they fail to conform to the requirements of this Article; nor shall they be permitted to expand in area or to increase the number of spaces or recreational vehicles accommodated without obtaining recreational vehicle park approval.

Sec. 17-11. Variances.

- (a) Where it can be shown by the owner or the owner's designated representative that any provision of these regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the specific site, then a variance must be petitioned for in writing and submitted to the Planning Commission. The petitions shall state fully the petitioners special conditions and reasoning for the requested variance.
- (b) The Planning Commission will study the variance requested and all comments, and approve or disapprove the variance. If, in the opinion of the Planning Commission, a departure can be made without damaging the intent of these regulations, the requested variance may be approved, with or without such attached conditions as the commission may, in its absolute discretion deem appropriate, UNLESS the Planning Commission finds that it would not be in the best interest and welfare of the parish or neighboring properties to approve the requested variance; and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing.
- (c) In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.

Sec. 17-12. Appeals.

- (a) Upon denial of a recreational vehicle park development, the Houma-Terrebonne Regional Planning Commission shall communicate its reasons to

the Terrebonne Parish Council and developers within seven (7) days of said denial. Included with the notice of denial to the developer shall be the appeal process provided herein.

- (b) Applicants may appeal a denial decision rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. A denial appeal shall be filed within thirty (30) days of the Planning Commission decision. The notice of appeal shall include the names and addresses of all adjacent property owners of said affected development, and the development's name and location. A denial appeal shall be filed in writing with the Terrebonne Parish Council clerk.
- (c) Upon receipt of appeal, the Terrebonne Parish Council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal.
- (d) Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the name and location of said development, and name of the developer.
- (e) Upon receipt of request for appeal, the Terrebonne Parish Council must hear the appeal within thirty (30) days of receipt of the request. The Terrebonne Parish Council may override the decision of the Planning Commission by a majority vote of the full Council.

Secs. 17-13—17-25. Reserved.