

# Houma-Terrebonne Regional Planning Commission

L. A. “Budd” Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

**MAY 19, 2016, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

## **A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 21, 2016

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial); 104 Roy Street, Lot 27 & 37' of Lot 28, Block 1, Bernard Subdivision; Maison Rentals, LLC, applicant (*Council District 3 / Bayou Cane Fire District*)
2. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 137 King Street, Lot 18, Block D, Mechanicsville; Kentreal & Tammy Lyons, applicants (*Council District 1 / City of Houma Fire District*)
3. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 101A Merrill Drive; Part of Lot 78, Honduras Plantation Subdivision; T.P.C.G., applicant (*Council District 1 / City of Houma Fire District*)

**G. NEW BUSINESS:**

1. Home Occupations:
  - a) Establish a barbershop; 153 Garnet Street; James Lamark & Britni Najair, applicants (*Council District 5 / City of Houma Fire District*)
  - b) Establish a massage therapy & lifestyle consulting business; 601 Eighth Street; Synde Devillier, ME Bodyworks & YOUinc, LLC; applicant (*Council District 5 / City of Houma Fire District*)

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

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

**J. PUBLIC COMMENTS**

**K. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 21, 2016

**E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 19, 2016 INVOICES AND TREASURER’S REPORT OF APRIL 2016**

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2015 Audit

**F. PLANNING:**

1. Planning Commissioners’ Comments
2. Administration’s Comments
3. Chairman’s Comments

**G. COMMUNICATIONS**

**H. APPLICATIONS:**

1. a) Subdivision: Lots 3A & 3B, A Redivision of Lot 3, Block 8, Phase II, Ashland North Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 120 Mission Blvd., Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Morning Star Baptist Church  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Cameron Isles Business Park Unit 1  
Approval Requested: Process C, Major Subdivision-Conceptual  
Location: Westside Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council District 2 & 6 / Bayou Cane Fire District  
Developer: Linton Road Company, LLC  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Parcel A-3, P.M.J. Houma Land, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 2197 Martin Luther King Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Royal Seal Development, Inc.  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Tracts A3 and A4 belonging to RJLS, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 124 St. George Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: RJLS, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Emerson Subdivision, Phases A & B  
Approval Requested: Process D, Minor Subdivision  
Location: Emerson Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Matherne Realty Partnership, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Rue Colton John  
Approval Requested: Process C, Major Subdivision-Final  
Location: 2766 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Mali Investments, L.L.C.  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

7. a) Subdivision: South Manchester Subdivision, Phase 1  
Approval Requested: Process C, Major Subdivision-Final  
Location: Manchester Drive, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: West Terrebonne Properties, Inc.  
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2016

**J. ADMINISTRATIVE APPROVALS:**

1. Tracts A, B, & C, Redivision of a portion of Property belonging to Mazel Agnes B. Breaux, et al, Sections 9 & 39, T17S-R18E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, Block 3 of Luke Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract "A", Property belonging to The Eula Realty Co., Inc., et al, Section 105, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF APRIL 21, 2016**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of April 21, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:10 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley and Mr. Gerald Schouest. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of March 17, 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the April 21, 2016 invoices and approve the Treasurer’s Report of March 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. APPLICATIONS:
1. The Chairman called to order a Public Hearing for an application for Process D, Minor Subdivision, for Tracts 1 & 2, Property assessed to George C. Fakier, et al.
- a) Mr. Ken Rembert, Kenneth L. Rembert and Surveyors, representing the applicant, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval of the application provided upon a letter of no objection being received from Board of Health.
- e) Discussion was held with regard to camps located on the property lines and history of the property once being leased and sold to existing camp owners.
- f) Mr. Ostheimer moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 1 & 2, Property assessed to George C. Fakier, et al conditioned upon the submittal of an approval letter from Board of Health.”
- g) Discussion was held with regard to the camps over the property lines and future sales that would have to be rectified prior to.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; A BSENT: Mr. K elley & Mr . Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order a Public Hearing for an application for Process D, Minor Subdivision, for the Subdivision of Tract B into Tracts B-1 & B-2.

- a) Mr. Jeff L oup, Q uality E ngineering & S urveying, L LC, r epresenting t he applicant, discussed the location and division of property. He spoke of the history of submittals with the previous one have an error.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on t he m otion of fered by Mr. T hibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, M r. O stheimer, a nd M r. Thibodeaux; NAYS : None ; ABSTAINING: Dr. C loutier; A BSENT: Mr. Kelley & Mr . Schouest. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. P ulaski di scussed the S taff R eport and s tated S taff w ould recommend conditional a pproval of the a pplication pr ovided up on center n atural gr ound elevations were depicted on each lot, a letter of no objection from the Board of Health is r eceived, and the ow ner b e c larified and that t he ow ner initials t he appropriate item on the application.
- e) Discussion was held with regard to the communications tower and its location. Discussion ensued with regard to the tower not being depicted on the plat but that the guy wire is approximately 106’ onto proposed Tract B-2. It was also noted that sewer right-of-ways were not provided for on Tract B-2 and that it should be noted on the plat for the future buyers/sellers.
- f) Mr. O stheimer m oved, s econded by M r. Kurtz: “ THAT t he H TRPC g rant approval of the application for Process D, Minor Subdivision, for the Subdivision of Tract B into Tracts B-1 & B-2 conditioned upon center natural ground elevations were depicted on each lot, a letter of no objection from the Board of Health is received, the o wner b e c larified and t hat the ow ner i nitials t h e appropriate item on the application, and that the availability of a right-of-way for the t reated s ewerage a nd r unoff w ater b e i ncluded/disclosed on t he m ap s o buyers/sellers are aware of it.”
- g) Discussion was held with regard to the guy wire t o the communications tower that is located on the property and if it should be depicted on the plat.
- h) MOTION A S A MENDED: M r. O stheimer m oved, s econded by M r. Kurtz: “THAT t he H TRPC g rant a pproval of the a pplication f or P rocess D , M inor Subdivision, for the Subdivision of Tract B into Tracts B-1 & B-2 conditioned upon center natural ground elevations were depicted on each lot, a letter of no objection from the Board of Health is received, the owner b e c larified and that the owner initials the appropriate item on the application, that the availability of a right-of-way for the treated sewerage and runoff water be included/disclosed on the map so buyers/sellers are aware of it, and the plat b e revised to depict the guy wire to the communications tower that is located behind the property.”
- i) Discussion w as h e ld w ith r egard t o t he ow ner c larification issues w here t he owner showing up on t he assessor’s office records and the signature on t he plat differ. Mr. Freeman s tated a ll applications s hould s how w ho t he ow ner i s a nd who is representing the application if they are not the same.
- j) The C hairman r ecognized M r. Jeff S trawbridge, C harter S outh, 215 D istrict Drive, Birmingham, who attempted to clarify ownership.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; A BSENT: Mr. K elley & Mr . Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### H. STAFF REPORT:

1. Per the Chairman's request, the Minute Clerk indicated that Mr. James Erny, Mr. Jeremy Kelley, and Mr. Keith Kurtz had not yet completed the annual Ethics Training Course as required by the State Legislature for 2016. They were reminded to complete the training as required and that it could have negative effects on our annual audit.
2. Mr. Ostheimer pointed out a minor error on the first page of the Annual Report.
  - a) Mr. Ostheimer moved, seconded by Mr. Cehan: "THAT the HTRPC ratify the 2015 Annual Report and forward to Parish President Gordon Dove and Council Chairman John Navy."
  - b) Discussion was held with regard to wastewater collections and something we should be talking about and goals for the future.
  - c) Discussion ensued with regard to the increase of sea level rise, encouraging everyone to see the levee work in Cocodrie, and improving the current permitting process.

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

3. Dr. Cloutier indicated that he recently signed two letters of recognition for outgoing planning commission members and thought it should be more than just a letter. He discussed the quote that was included in everyone's packets for plaques that would be more meaningful in appreciation of all outgoing members for their service and dedication.

- a) Mrs. Falgout moved, seconded by Mr. Cehan & Mr. Erny: "THAT the HTRPC present 8x10 recognition plaques to all outgoing Planning Commission Members for their dedication and service."
- b) Discussion was held with regard to plaques being given to Mr. Richard Elfert's wife along with Mrs. Gloria Foret and Mr. Kevin Ghirardi.

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

#### I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Revised Lots 9 & 10 of Block 1, Mulberry Gardens Subdivision, Phase 1, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 4-A & 4 -B being a Redivision of Tracts 4 -A & 4 -B, Property of Alfred Harris, et ux, Sections 19 & 20, T18S-R19E, Terrebonne Parish, LA
3. Revised of Lot Lines between Lot 14 & 15, Block 1, Lot 1, Block 2, and Tract 1 of Crescent Dairy Farm Subdivision and Tract 3 of a Division of Property belonging to O.C. Sundberry, Inc. to create Tract A and Tract B, Section 104, T17S-R17E, Terrebonne Parish, LA
4. Survey showing Lot 7 and Revised Lots 8 and 9, Block 3, Burkwall Court Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 21 & 23, Block 7, A Redivision of Lots 21, 22, & 23, Block 7, Addendum No. 3 to Roberta Grove Subdivision, Sections 10 & 105, T17S-R17E, Terrebonne Parish, LA
6. Revised Tract 6, A portion of Tract 7 and Tract 8 of the Clay Melancon Estate into Revised Tracts 6-A-1 and 7-A, Sections 7 & 8, T17S-R18E, Terrebonne Parish, LA

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

#### J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
  - a) Discussion was held with regard to scheduling a meeting for the week before the May meeting. The Chairman indicated the Committee was short a member and requested someone to get with him if they were interested in serving.

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Ostheimer moved, seconded Mr. Thibodeaux: " THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:52 p.m."

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

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

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: SURVEY OF LOTS 3A & 3B A REDIVISION OF LOT 3 BLOCK 8, PHASE II, ASHLAND NORTH SUBDIVISION
2. Developer's Name & Address: MORNING STAR BAPTIST CHURCH  
5955 GRAND CAILLOU RD. HOUMA, LA 70363  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 120 MISSION BLVD. HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 59, T17S-R18E
6. Purpose of Development: TO SEPERATE CEMETARY FROM THE CHURCH PROPERTY
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☐ Industrial
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: APRIL 15, 2016 SCALE: 1"=30'
11. Council District: 7 Marmande / Grand Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$138.48

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

KENETH L. REMBERT

Print Applicant or Agent

4/27/16

Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: xGB 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.

GRANT BONVILLAIN

Print Name of Signature

[Signature]  
Signature

4/27/16

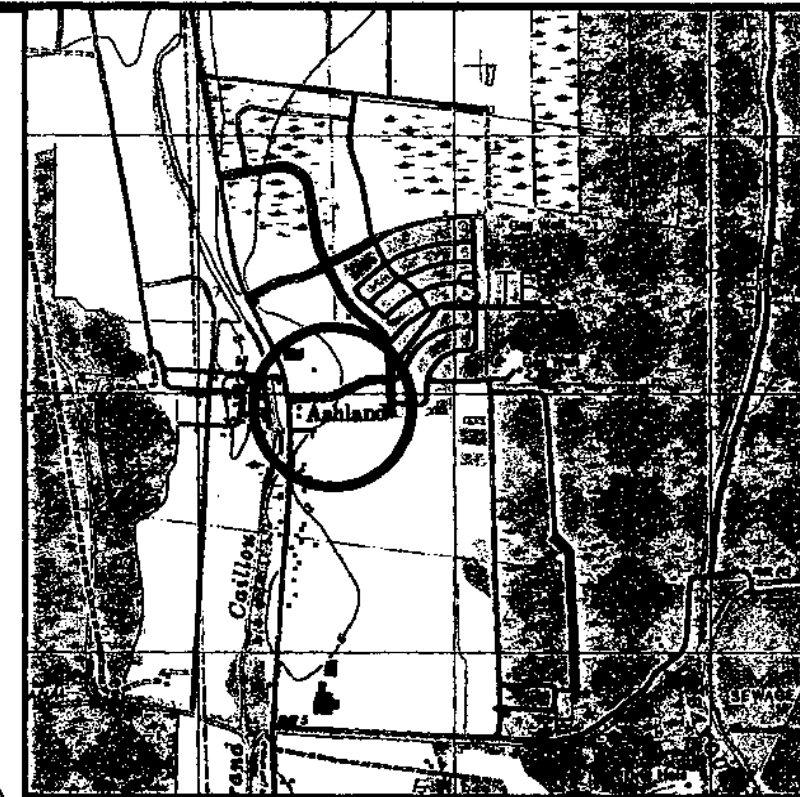
Date

PC16/ 5 - 1 - 5



TERREBONNE PARISH CONSOLIDATED GOVERNMENT

ABBY-ASHLAND, L.L.C.  
LOT 2



VICINITY MAP

LOT 3B  
(31,888 SQ.FT.)

BLOCK 8

MORNING STAR BAPTIST CHURCH OF GRAND CAILLOU  
LOT 3A  
(65,336 SQ.FT.)

A LIMITED ASHLAND BATTURE LOTS  
LOT 4-A

SURVEY OF LOTS 3A & 3B, A REDIVISION OF  
LOT 3, BLOCK 8, PHASE II,  
ASHLAND NORTH SUBDIVISION  
LOCATED IN SECTION 59, T17S-R18E,  
TERREBONNE PARISH, LOUISIANA

APRIL 15, 2016

SCALE: 1" = 30'



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

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

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 2" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- INDICATES CHISELED SQUARE SET IN CONCRETE @ ELEV. 2.58', OPUS SOLUTION
- INDICATES DRAINAGE FLOW

LOT 4-B

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 SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 741532 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.

THIS LOT IS LOCATED IN ZONE "A4" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0280, SUFFIX "C", DATED MAY 1, 1985. (ZONE "A4" HAS A BASE FLOOD REQUIREMENT OF 6'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0104 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'.

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

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: Cameron Isles Business Park Unit 1  
2. Developer's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City LA 71111  
\*Owner's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City LA 71111  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

4. Physical Address: Westside BLVD. Extension  
5. Location by Section, Township, Range: Sections 31, 32, and 101 T17S-17E  
6. Purpose of Development: Commercial development of 8 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: April 28, 2016, Scale 1:200  
11. Council District: 2-Williams & 6-Guidry / BayouCane Fire  
12. Number of Lots: 8  
13. Filing Fees: ~~\$138.48~~ \$75.00

I, Benjamin Elliott, P.E., certify this application including the attached date to be true and correct.

Benjamin Elliott, P.E.

Print Applicant or Agent

Date

4/28/2016

Signature of Applicant or Agent

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

Benjamin Elliott, P.E.

Print Name of Signature

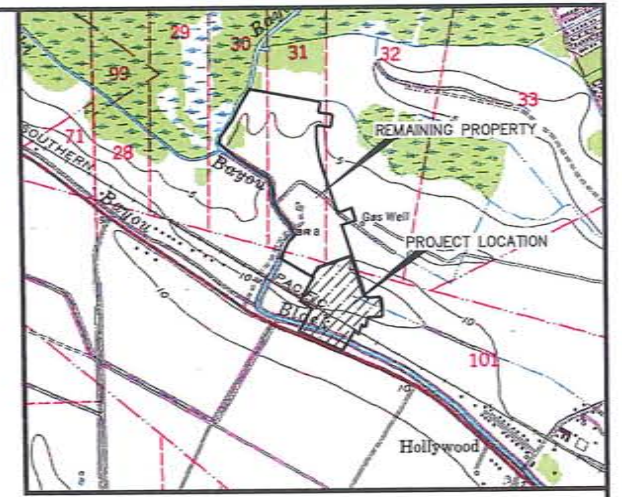
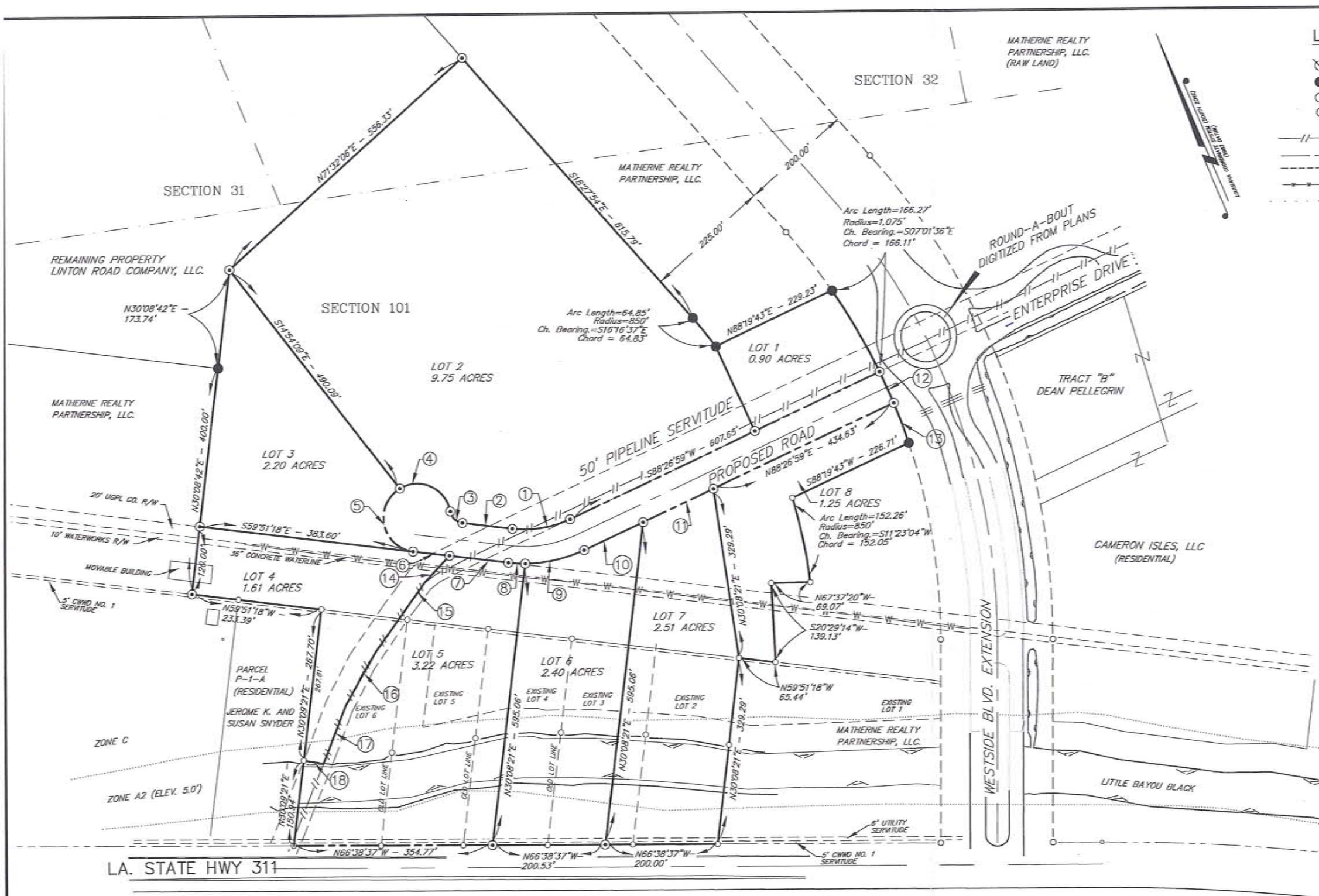
Date

4/28/2016

Signature

PC16/ 5 - 2 - 6





### LEGEND

- EXISTING POWERPOLE
- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON PIPE
- 3/4" IRON PIPE SET
- PIPELINE
- R/W LINE
- SERVITUDE
- WATERLINE
- FEMA ZONE

VICINITY MAP  
SCALE: 1" = 3,000'

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.

### REFERENCE BEARING MAP:

PLAT PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED, "PLAN SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-17E TERREBONNE PARISH, LOUISIANA.", AND DATED JANUARY 7, 2011.

### REFERENCE MAP:

PLAT PREPARED BY MILFORD & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA.", AND DATED JANUARY 5, 2012.

PLAT PREPARED BY PROVIDENCE/GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32, & 101, T17S-R17E TERREBONNE PARISH, LOUISIANA.", AND DATED JUNE 19, 2013.

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

### SECTION 102

THIS PROPERTY IS LOCATED IN ZONES C AND A2 (ELEV. REQUIREMENT = 5.0') AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225206 0430C, DATED MAY 1, 1985. (NO HEIGHT REQUIREMENT FOR ZONES C). FEMA 2006 RITA ADVISORY PANEL NO. R-101 PLACES THIS TRACT OUTSIDE OF THE A.B.F.E. LIMITS (REFER TO COMMUNITY EFFECTIVE FIRM FOR HEIGHT REQUIREMENTS.)

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

APPROVED:   
PROSPER J. TOUPS, III  
L.A. LAND SURVEYOR REG. NO. 4967



COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH
1	N75°42'01"W - 103.78'	190.00'	105.12'
3	N23°24'10"W - 29.70'	25.00'	31.81'
4	N42°18'03"W - 98.71'	60.00'	115.52'
5	S11°15'05"W - 113.53'	60.00'	148.92'
6	S63°20'20"E - 30.42'	250.00'	30.44'
9	S79°11'19"E - 107.04'	250.00'	107.87'
12	S02°59'58"E - 60.17'	1075.00'	60.18'
13	S02°36'00"W - 74.87'	1075.00'	74.89'

COURSE	BEARING & DISTANCE
2	N59°51'02"W - 90.34'
6	S59°51'02"W - 65.10'
7	S59°51'02"W - 106.48'
10	N88°26'59"E - 115.32'
11	N88°26'59"E - 138.19'
12	S59°00'15"W - 148.99'
13	S52°46'55"W - 109.13'
14	N66°27'45"E - 64.79'
15	N59°00'15"E - 148.99'
16	N52°46'55"E - 109.13'
17	N44°29'41"E - 109.37'
18	S57°10'48"E - 36.06'

### NOTES:

- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 (CORS), GRID COORDINATES ARE PROVIDED AS LOUISIANA STATE PLANE, SOUTH ZONE (1702), IN U.S. SURVEY FEET.
- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE EITHER LOCATED USING L.A. ONE CALL, OR FROM G.I.S. INFORMATION PROVIDED BY OWNERS. NONE OF THE BURIED UTILITIES WERE PROBED OR EXPOSED FOR THIS SURVEY.
- THESE TRACTS ARE NOT LOCATED WITH THE F.E.M.A. - HURRICANE RITA A.B.F.E. REVISED FLOOD ZONES.
- DEVELOPER: LINTON ROAD COMPANY, LLC
- PROPOSED LAND USE: COMMERCIAL



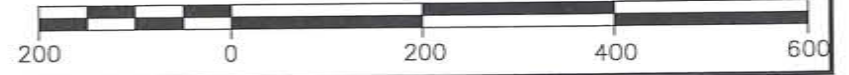
**DELTA COAST CONSULTANTS, LLC**

4924 HWY 311 - HOUMA, LA 70360  
PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567

### "CONCEPTUAL PLAT"

CONCEPTUAL PLAT OF CAMERON ISLES BUSINESS PARK UNIT 1 - LOCATED IN SECTIONS 31, 32, AND 101 T17S-R17E, TERREBONNE PARISH, LOUISIANA.

SCALE: 1" = 200'





# Houma-Tenobonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

☐ Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: Parcel A-3 P.M.J. Houma Land, LLC  
Royal Seal Development, Inc.; 124 McMakin Rd.  
2. Developer's Name & Address: Bartonville, TX 76226  
P.M.J. Houma Land, LLC, South Jahncke Avenue,  
\*Owner's Name & Address: Covington LA 70433  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

4. Physical Address: 2197 Martin Luther King BLVD.  
5. Location by Section, Township, Range: Sections ~~31, 32, and 101~~ <sup>40</sup> T17S-17E T16S-R17E  
6. Purpose of Development: Commercial development for store.  
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: 4/25/2016  
11. Council District: 3 Michel / Bayou Canne Fire  
12. Number of Lots: x 2  
13. Filing Fees: \$ 131.74

I, Benjamin Elliott, P.E., certify this application including the attached date to be true and correct.

Benjamin Elliott, P.E.

Print Applicant or Agent

Date

4/28/2016

Signature of Applicant or Agent

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

Benjamin Elliott, P.E.

Print Name of Signature

Date

4/28/2016

Signature

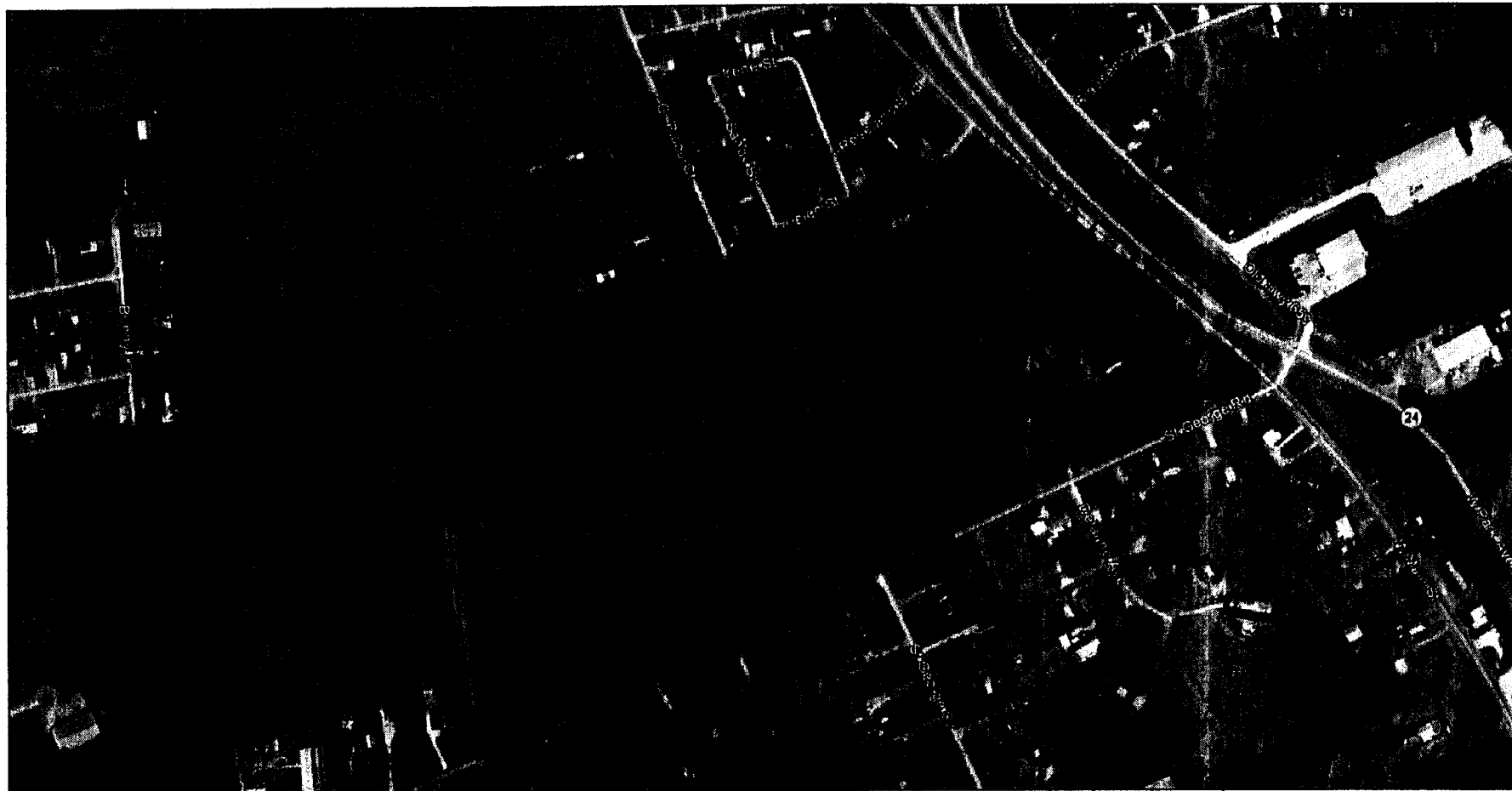
PC16/ 5 - 3 - 7











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. THIS PROPERTY IS LOCATED IN ZONE "C" AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0405 & 0415, SUFFIC "C" AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 10'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-V99 & V100 DO NOT AFFECT THIS PROPERTY.

DISCHARGE FROM SEWER TREATMENT PLANTS IN THIS DEVELOPMENT SHALL UTILIZE THE ADJACENT PARISH MAINTAINED ROADSIDE DITCHES.

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

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

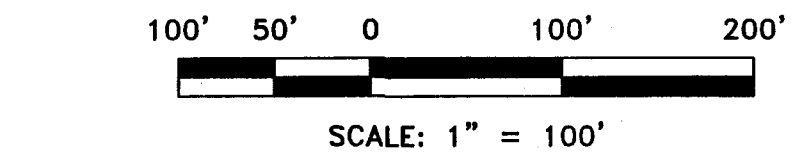
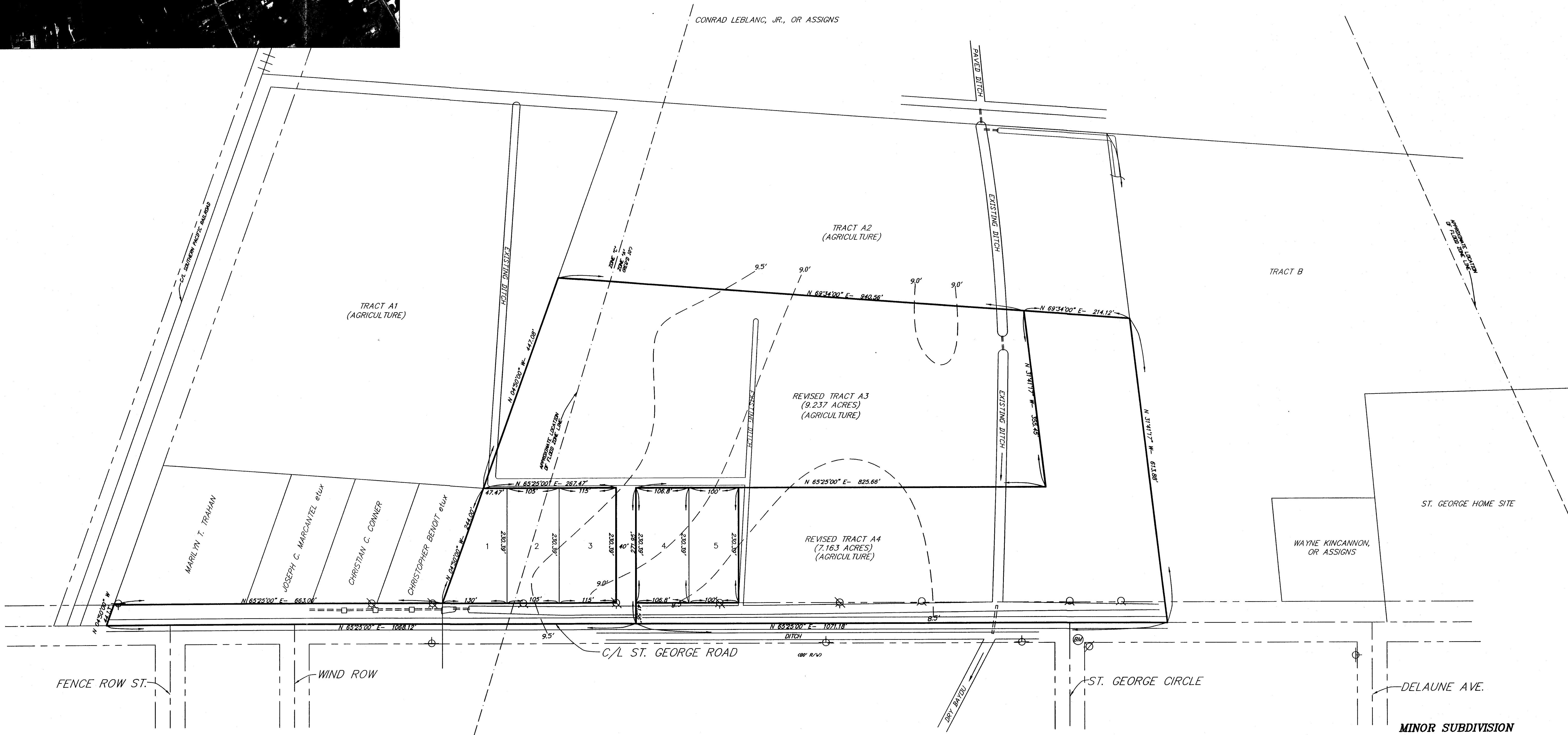
THIS MAP IS BASED ON MAP ENTITLED "MAP SHOWING THE REDIVISION OF PORTIONS OF LOTS 19 B AND 20 OF TERREBONNE PROJECT LA-12, WAUBURN, ST. GEORGE AND ISLE OF CUBA PLANTATIONS LOCATED IN SECTIONS 83 & 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA" DATED JULY 9, 2015 PREPARED BY CHARLES L. McDONALD.

LOT AREA	
LOT #	AREA (sq ft)
LOT 1	20,466.03
LOT 2	24,191.38
LOT 3	26,495.32
LOT 4	24,606.09
LOT 5	23,039.41

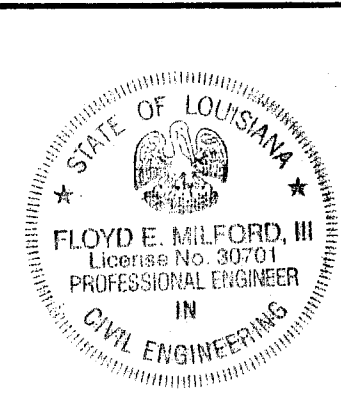
CULVERT CHART		
LOT #	SIZE	TYPE
LOT 1	24"	RPCV OR EQUAL
LOT 2	24"	RPCV OR EQUAL
LOT 3	24"	RPCV OR EQUAL
LOT 4	24"	RPCV OR EQUAL
LOT 5	30"	RPCV OR EQUAL

PROJECT NO.	PARISH	SHEET NO.
16-24	TERREBONNE	1

LEGEND  
○ Indicates 1/2" Pipe To be Set Upon Approval Unless Noted  
● Indicates 3/4" Pipe Fd. Unless Noted  
⊕ EXISTING FIRE HYDRANT  
⊙ EXISTING POWER POLE  
⊗ EXISTING POWER POLE WITH LIGHT  
== CULVERT



DATE	REVISION	BY



<b>REDIVISION OF TRACTS A3 AND A4 BELONGING TO RJLS, LLC LOCATED IN SECTION 84, T15S-R16E TERREBONNE PARISH, LOUISIANA</b>			
<b>MILFORD &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS HOUMA, LOUISIANA		DRAWN: TLD CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 25APR16	
APPROVED BY: <i>[Signature]</i>		JOB # 16-24 CAD # 1624-MSD FILE #	



# Houma Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: EMERSON S/D, PHASES A & B  
2. Developer's Name & Address: MATHERNE REALTY PARTNERSHIP LLC, PO BOX 763, HOUMA LA 70361  
\*Owner's Name & Address: MATHERNE REALTY PARTNERSHIP LLC, PO BOX 763, 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: EMERSON ROAD  
5. Location by Section, Township, Range: SECTIONS 32 & 33, T17S-R17E  
6. Purpose of Development: COMMERCIAL 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: 2MAY16 SCALE 1" = 60'  
11. Council District: 3 Michel / Bayou Cane Fire  
12. Number of Lots: 8  
13. Filing Fees: \$131.74

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

FLOYD E. MILFORD, III

Print Applicant

2 MAY 16

Date

[Signature]  
Signature of Applicant

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 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.

REMEDIA BROUSSARD

Print Name of Signature

5/2/16

Date

[Signature]  
Signature

PC16/ 5 - 5 - 9





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

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

- Name of Subdivision: Paving of Rue Colton John
- Developer's Name & Address: Mali Investments, LLC, P.O. Box 869, Houma, LA 70361  
\*Owner's Name & Address: Mali Investments, LLC, P.O. Box 869, Houma, LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

- Physical Address: 2766 Coteau Road
- Location by Section, Township, Range: Sections 7 & 8, T16S-R17E
- Purpose of Development: Construct Subsurface Road with Utilities
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: May 2, 2016 Scale 1" = 30'
- Council District: 3 Michel / Bayou Cane Fire
- Number of Lots: 0
- Filing Fees: \$50.00

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

Floyd E. Milford, III

Print Applicant

2 May 16

Date

[Signature]

Signature of Applicant

The undersigned certifies: LS

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.

Lise Shaw

Print Name of Signature

2 MAY 16

Date

[Signature]

Signature

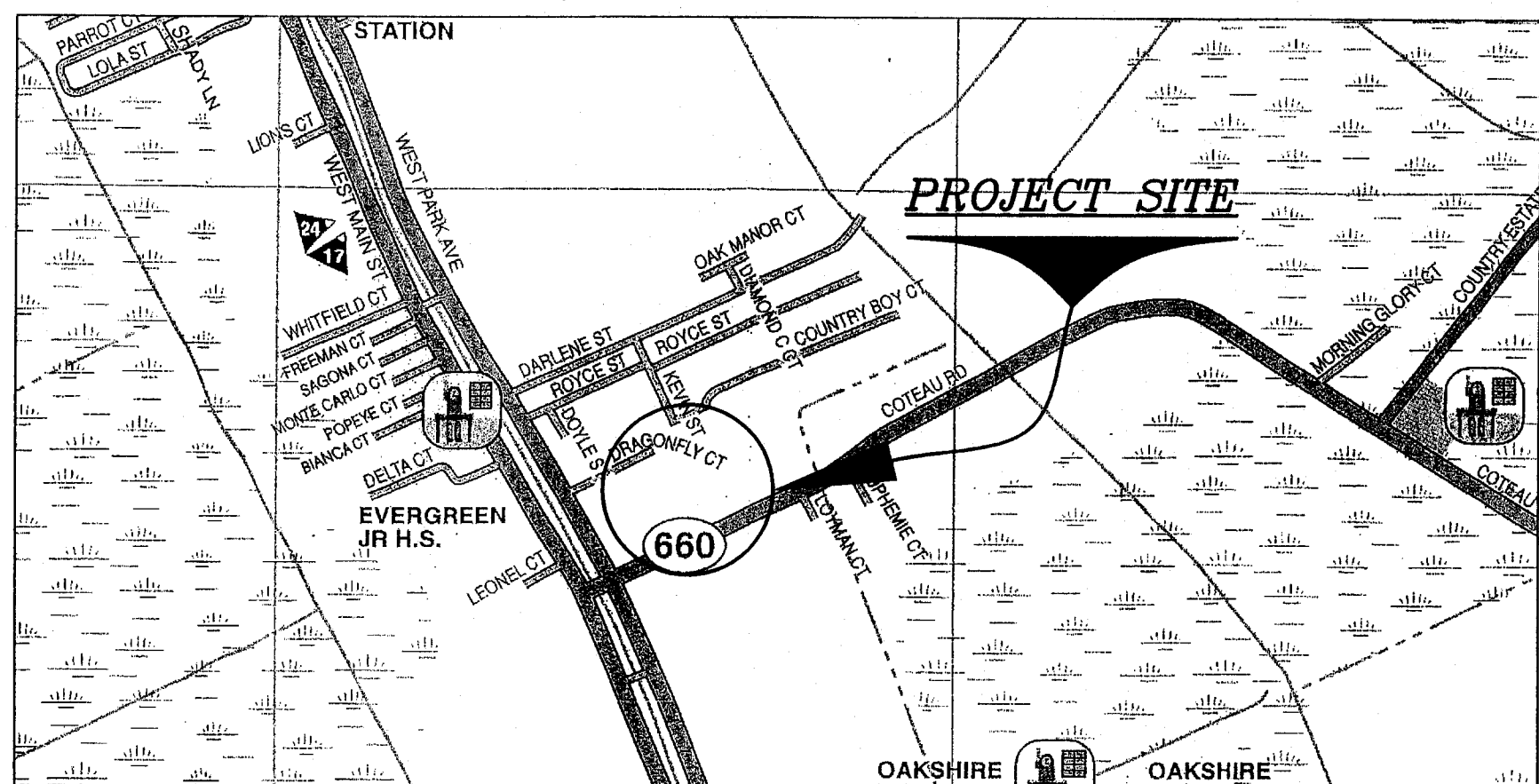
PC16/ 5 - 6 - 10

Revised 3/25/2010



BON AMI ESTATES, L.L.C.

PROJECT NO.	PARISH	SHEET NO.
14-47	TERREBONNE	2



VICINITY MAP

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-S101 & LA-T101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 945836 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND 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 STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in

LAND USE: RESIDENTIAL  
DRAINAGE: SUBSURFACE  
SEWER: INDIVIDUAL  
FINAL GENERAL PLAN

PAVING OF RUE COLTON JOHN  
MALI INVESTMENTS, L.L.C. - DEVELOPER  
LOCATED IN SECTIONS 7 & 8, T16S-R17E,  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.

CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

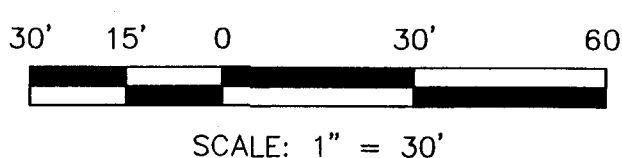
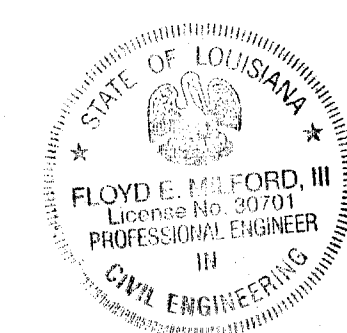
JOB # 14-47 CAD # 1447-GP\_FINAL FILE #

DRAWN: TLD

CHK'D.: F.E.M. III

SCALE: 1" = 30'

DATE: 2MAY16



DATE	REVISION	BY

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

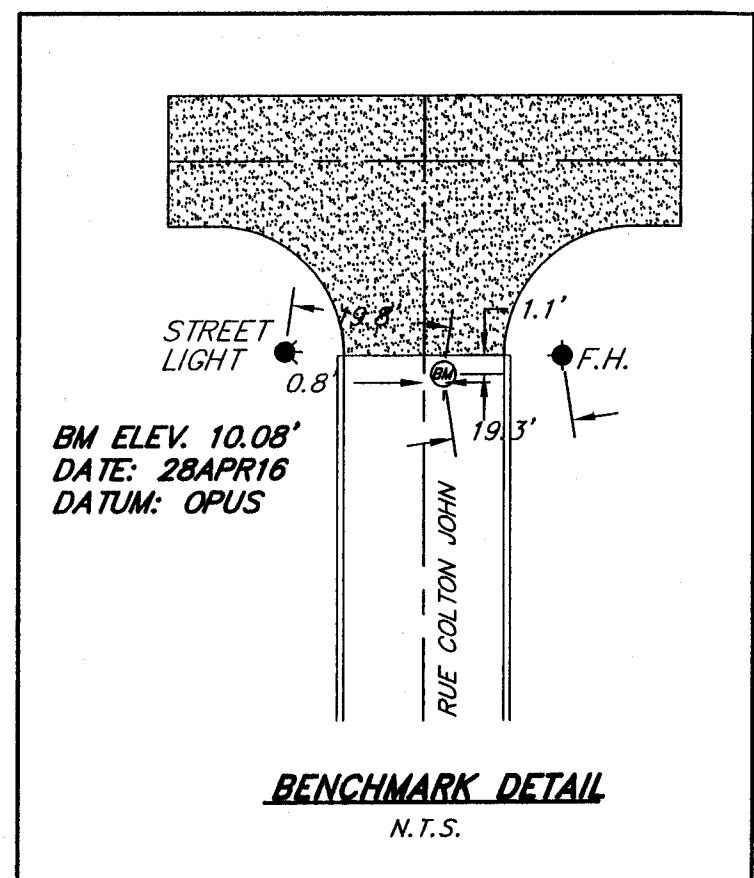
FLOYD E. MILFORD III, P.E.

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,

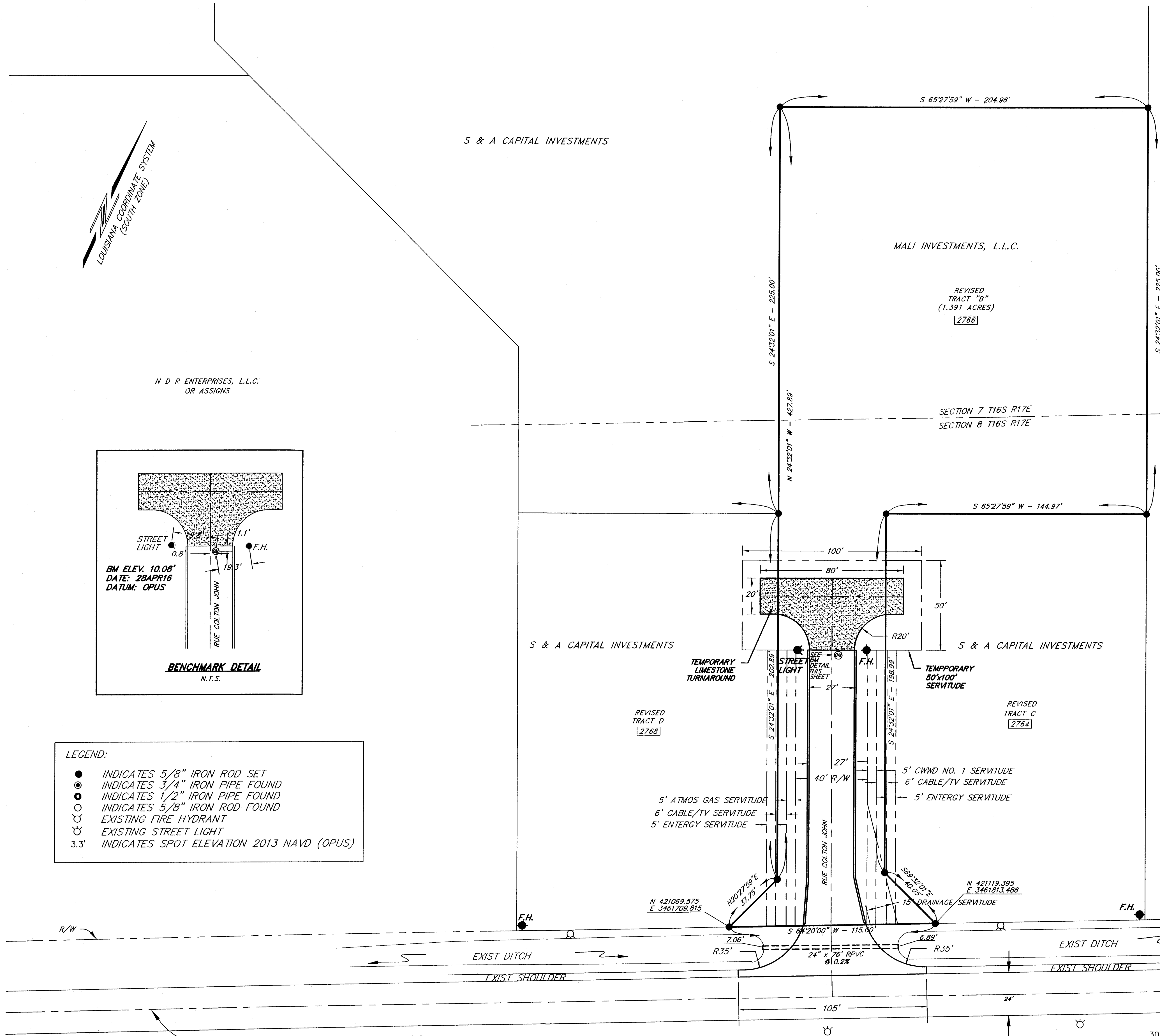
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

FOR



- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 1/2" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD FOUND
  - ⊕ EXISTING FIRE HYDRANT
  - ⊙ EXISTING STREET LIGHT
  - 3.3' INDICATES SPOT ELEVATION 2013 NAVD (OPUS)



C/L LA. STATE HWY. NO. 660  
(COTEAU ROAD)

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

A. ☐ Raw Land

B. ☐ Mobile Home Park

☐ Re-Subdivision

☐ Residential Building Park

C. ☒ Major Subdivision

☐ Conceptual/Preliminary

☐ Conceptual

☐ Engineering

☐ Preliminary

☐ Final

☐ Engineering

D. ☐ Minor Subdivision

☒ Final

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SOUTH MANCHESTER SUBDIVISION, PHASE 1

WEST TERREBONNE PROPERTIES INC, P.O. BOX 6031, HOUMA,

2. Developer's Name & Address: LA 70361

TRI-STATE LAND COMPANY, P.O. BOX 6031, HOUMA, LA

\*Owner's Name & Address: 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: MANCHESTER DRIVE

5. Location by Section, Township, Range: SECTION 74, T17S-R16E

6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL

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:

2MAY16 SCALE 1" = 60'

11. Council District:

6 Guidry / Bayou Cane Fire

12. Number of Lots: 6

13. Filing Fees: \$90

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

Floyd E. Milford, III

Print Applicant

2MAY16

Date

[Signature]

Signature of Applicant

The undersigned certifies:

[Initial]

1) That he/she is the owner of the entire land included within the proposal,

and concurs with the Application, or

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.

Gil Hebert

Print Name of Signature

2MAY16

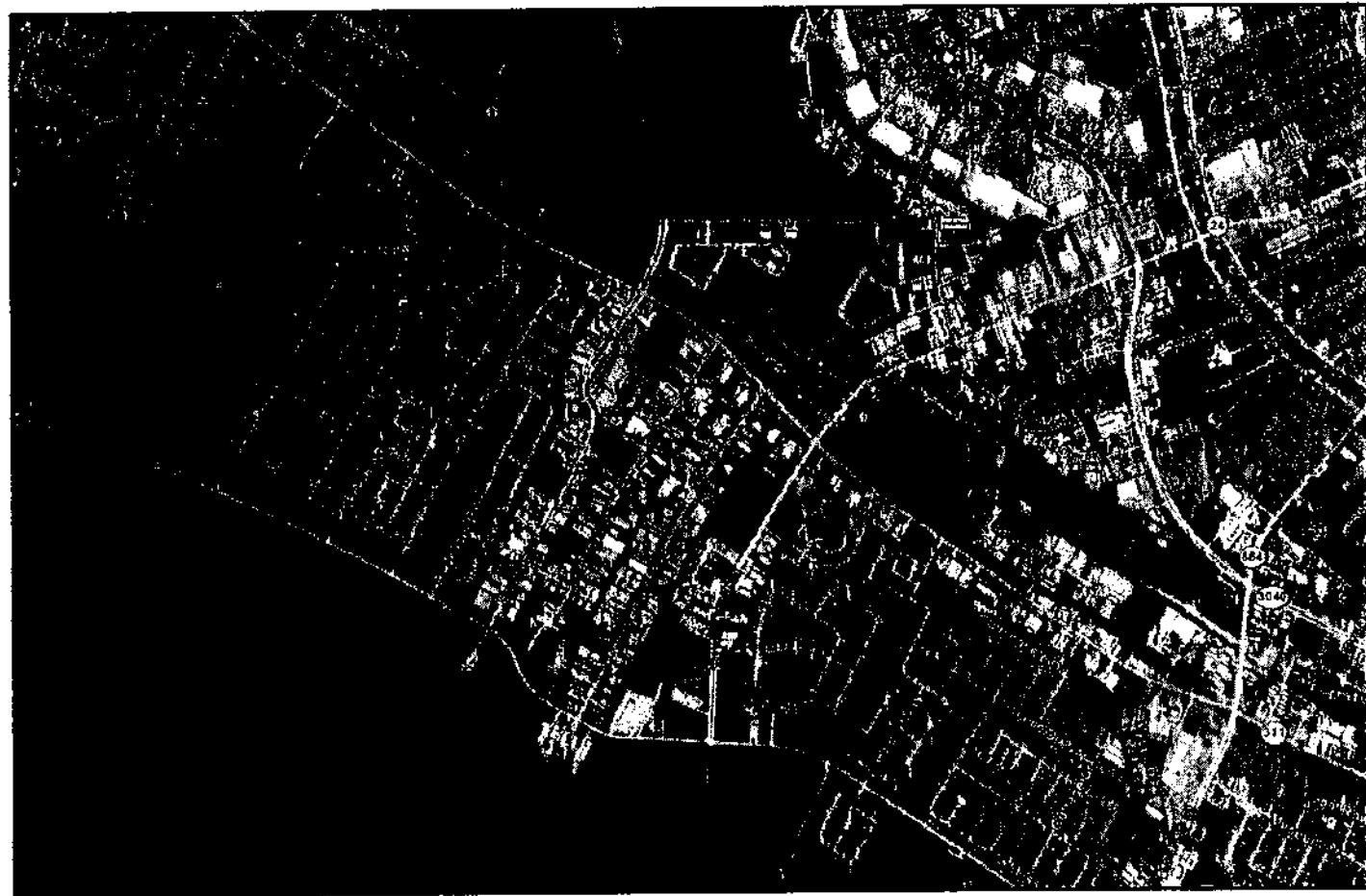
Date

[Signature]

Signature

PC16/ 5 - 7 - 11





VICINITY MAP

DANOS PROPERTIES L.L.C.

ZONE C-3

BLOCK 3	
4	26,438.42 SF.
5	23,773.19 SF.
6	24,012.10 SF.
BLOCK 4	
1	24,392.09 SF.
2	24,159.57 SF.
3	21,117.22 SF.

NOTE:  
1. ALL DRAINPIPES UNDER ROADWAY MUST BE JOINED IN CONFORMANCE WITH LADOTD TYPE 3 JOINTS

FLOOD NOTE

THIS AREA HAS A MIN. BFE OF 6.0' ON THE ADVISORY MAPS R-100 & R-101. THIS AREA IS SHOWN ON THE PRELIMINARY FIRM MAPS IN BOTH ZONES C AND AE. AE BFE OF 3.0'

DRIVEWAY CULVERT CHART

BLOCK 3		
LOT 4	24	PVC
	60 @ VALHI	CMP
LOT 5	24	PVC
LOT 6	24	PVC
BLOCK 4		
LOT 1	15	PVC
LOT 2	15	PVC
LOT 3	15	PVC
	60 @ VALHI	CMP

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.

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND 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 STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DEDICATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DEDICATED FLOOD PLAIN AREA

LEGEND

- F.H. EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- FIRE HYDRANT
- STREET LIGHT
- BENCH MARK
- SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

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

FOR

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,

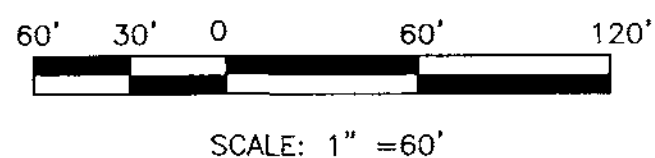
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

COUNCIL DISTRICT 6

SEWER	INDIVIDUAL
ELEC.	SLECA
CABLE	CHARTER
FIRE	BCVFD
ZONED	R-1

PHASE #1	6 LOTS
PHASE #2	7 LOTS
PHASE #3	8 LOTS

TOTAL LOTS - 6



DATE	REVISION	BY

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO, THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

LAND USE:  
RESIDENTIAL: SINGLE FAMILY  
INDIVIDUAL SEWER  
DRAINAGE: ROAD SIDE DITCH  
FINAL  
SUBDIVISION PLAN

SOUTH MANCHESTER SUBDIVISION  
PHASE 1  
DEVELOPER: WEST TERREBONNE PROPERTIES, INC.  
SECTION 74, T17S - R16E  
SECTION 87, T17S - R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_  
JOB # 14-75 CAD # 1475-SD\_FINAL FILE #

DRAWN: DAB  
CHK'D: F.E.M. III  
SCALE: 1" = 60'  
DATE: 02MAY16