

Houma-Terrebonne Regional Planning Commission

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

AUGUST 17, 2017, 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. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 20, 2017
- E. COMMUNICATIONS**
- F. NEW BUISNESS:**
 - 1. Parking Plans:
 - a) Creation of 68 parking spaces for a dental facility, 5671 Highway 311, Duplantis Design Group, PC, applicant (*District 2*)
 - b) Creation of 62 parking spaces for CVS Pharmacy, 1420 Saint Charles Street, First Hartford Realty Corp., applicant (*District 6*)
 - 2. Planned Building Group:
Placement of an additional residential structure, 116 Mexico Court, David A. Luke, applicant (*District 8*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of July 13, 2017 and Regular Meeting of July 20, 2017
- E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 17, 2017 INVOICES AND TREASURER’S REPORT OF JULY 2017**
- F. PLANNING:**
 - 1. Planning Commissioners’ Comments
 - 2. Administration’s Comments
 - 3. Chairman’s Comments

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Tract D-1 and Lots 1 thru 3, A Redivision of Revised Tract D, Property belonging to S & A Capital Investments, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 2766 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: S & A Capital Investments, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-6, A Redivision of Property belonging to Brenda Kay Prestenbach
Approval Requested: Process D, Minor Subdivision
Location: 130 Emmets Court, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Brenda Kay Prestenbach
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use
Approval Requested: Process D, Minor Subdivision
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Cenac Family Properties, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Parkwood Place Subdivision
Approval Requested: Process C, Major Subdivision-Final
Location: Along East Street, approximately 435' from intersection of East Street & Senator Street
Government Districts: Council District 1 / City of Houma Fire District
Developer: Westgate Development, Inc.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Evangeline Estates Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council Districts 3 & 4 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: A Division of Property belonging to Connie F. Bourg et al
Approval Requested: Process D, Minor Subdivision
Location: 4692 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Connie F. Bourg
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: A Division of Property belonging to Jefferson Paul Galliani, Jr. to create Lot JG-1
Approval Requested: Process D, Minor Subdivision
Location: 4366 Southdown Mandalay Road, Houma, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Jefferson Paul Galliano, Jr.
Surveyor: Leonard Chauvin, P.E., P.L.S., Inc.

b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment, a redivision of Property belonging to Timothy J. Hutchinson, Sr. et al, Sections 6, 15 & 16, T18S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Eliot R. Welch et al, Section 2, T18S-R18E, Terrebonne Parish, LA.
3. Redivision of Lots 5, 6, 7 & of Ellerslie & Live Oak Plantations, Sections 2 & 84, T19S-R17E, Terrebonne Parish, LA
4. Redivision of revised Lots G, H & J being part of Crescent Plantation Subdivision, property belonging to L L & G, Inc., located in Section 12 & 101, T17S-R17E, Terrebonne Parish, LA
5. Redivision of Tract 1A-3, property belonging to Ridge Oaks, LLC, located in Section 26, 27, 28, 29, 30, & 31, T18S- R17E, Terrebonne Parish, LA
6. Lot Line Adjustment between Lots 1 & 2, Lanny Boudreaux Estates, located in Section 14, T18S-R18E, Terrebonne Parish, LA
7. Lot Line Adjustment, a redivision of Tracts 1 & 2 A, Property belonging to Michael X. St. Martin, located in Section 63, 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 20, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 20, 2017 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:05 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, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Jeremy Kelley and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. 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. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of June 15, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for discussion and possible action with regard to revisions to C-5 Zoning District to include Animal Sales and Services (limited) as a permitted use.
- a) Mr. Pulaski asked the Commission to consider recommending to the Parish Council that the C-5 Zoning District be revised to include Animal Sales and Services (limited). He stated that it would be added to its list of permitted uses.
- b) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, submit a recommendation to the Parish Council asking them to consider revising the C-5 Zoning District to include Animal Sales and Services (limited) as a permitted use.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **NEW BUSINESS:**
1. The Chairman called to order the application by Jordan Smith requesting Home Occupation approval to establish a boutique for hair extensions at 629 Wilson Avenue.
- a) The applicant or a representative was not at the meeting at this time.
- b) Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Home Occupational application to establish a boutique for hair extensions at 629 Wilson Avenue until the August 17, 2017 meeting.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Thibodeaux moved, seconded by Mr. Kurtz that the Public Hearing concerning the C-5 Zoning District be revisited at this time.”

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

- a) No one from the public was present to speak.
- b) 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, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Pulaski stated that the applicant for item G.1, Home Occupation, had arrived and asked the Commission to consider removing from the table and revisit the item.

Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, remove from the table and revisit Item G.1, Home Occupational application.”

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

- a) Mr. Jordan Smith, 629 Wilson Avenue, discuss his request to open a boutique for hair extensions in his home.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Kelley: “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, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, Mr. Kelley and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- d) Discussion continued concerning the making and installing of the hair extensions and that the hair could not be purchase from an outside agency for resale.
- e) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Home Occupational application to establish a boutique for hair extensions at 629 Wilson Avenue.”

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

- I. COMMISSION COMMENTS:
 - 1. Planning Commissioners’ Comments: None.
 - 2. Chairman’s Comments: None.
- J. PUBLIC COMMENTS: None.

- I. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:17 p.m.”

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

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Lynn Hebert, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JULY 20, 2017.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

ZLU 17/5
DIST 2
Bayou Cane

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

Zoning & Land Use Commission Application

Name: Agent: Duplantis Design Group, PC

Address: 314 E. Bayou Rd. Thibodaux, LA 70301

Phone: (985) 447-0090

| | | | | |
|------------------|------------------|--|-------|--|
| Application For: | _____ | Planning Approval \$10.00/application | _____ | Home Occupation \$10.00/application |
| | <u> X </u> | Parking Plan \$50.00/plan | _____ | Special Plan \$10.00/application |

The premises affected are situated at 5671 Highway 311 in a C2 Zoning District. The legal description of the property involved in this application is: See Attached.

Has any previous application been filed in connection with these premises? Yes ☒ No ☐

Applicant's interest in the premises affected: Business / Dentist Office

Approximate cost of work involved: _____

Explanation of property use: Dentist Office

Plot Plan attached: X Yes No Drainage Plan attached: X Yes No

Ground Floor Plan and Elevations attached: X Yes No

Address of adjacent property owners:

| | |
|---------------------------|---|
| 1. <u>Saia, Jeanne C.</u> | 2. <u>Milford, Floyd E., Jr. & Rachel</u> |
| <u>5733 Highway 311</u> | <u>1538 Polk Street</u> |
| <u>Houma, LA 70360</u> | <u>Houma, LA 70360</u> |

3. Terrebonne Parish Consolidated Government
Government PO Box 2768
Houma, LA 70361

Houma, LA 70301

Bryan A. Chien

Signature of Applicant or Agent

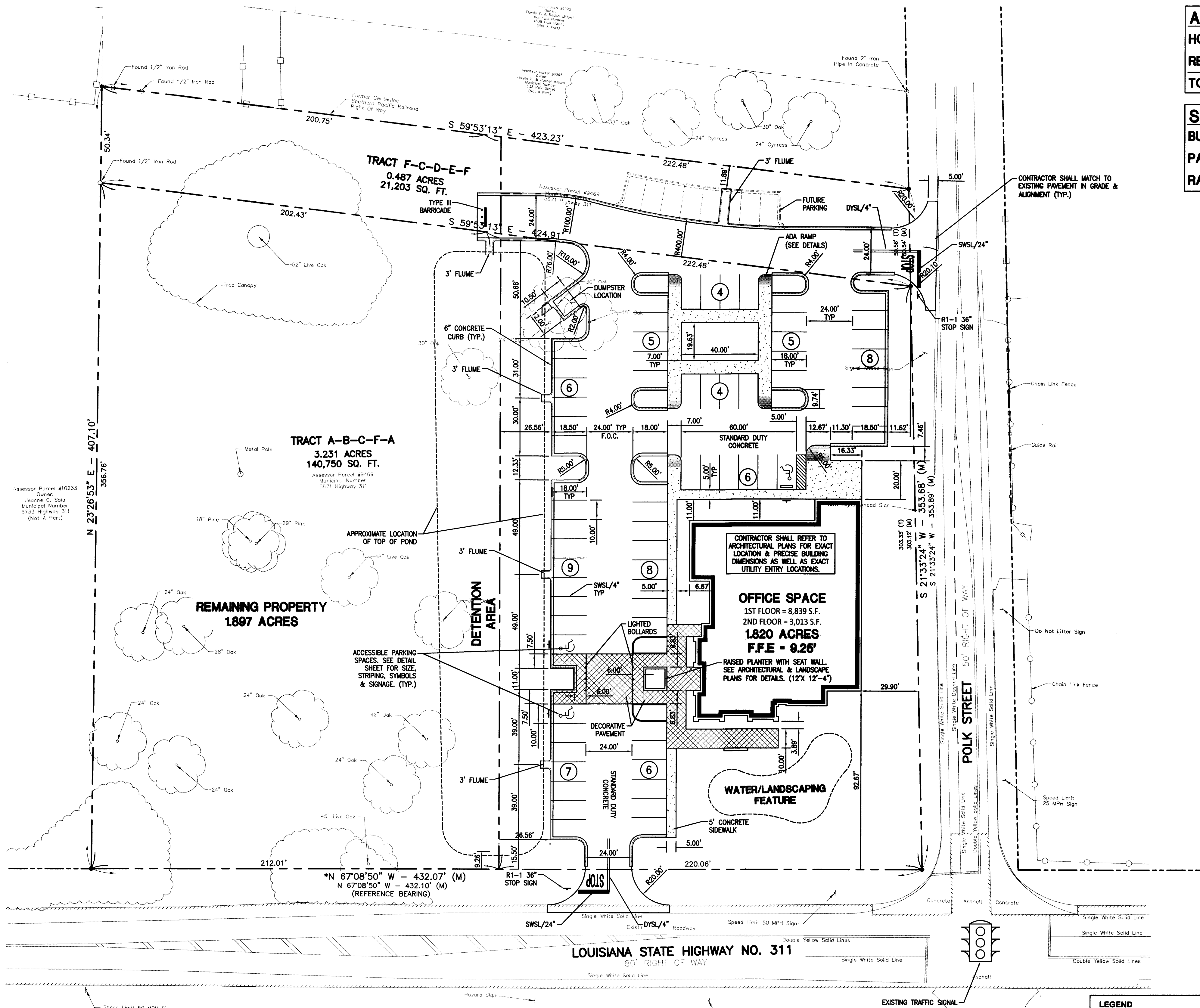
985.447.0090

Phone Number

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

PLM/ACM, LLC
Signature of Applicant or Agent
Houman Farahy Dastak

7/31/2017
Date



| AREA ANALYSIS | |
|---------------------|------------|
| HOUMA FAMILY DENTAL | 1.82 ACRES |
| REMAINING PROPERTY | 1.90 ACRES |
| TOTAL | 3.72 ACRES |

| SITE ANALYSIS | |
|---------------|------------------|
| BUILDING | 11,852 S.F. |
| PARKING | 68 SPACES |
| RATIO | 5.74 / 1000 S.F. |

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOO, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
 - PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 6/9/17 BY ACADA LAND SURVEY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
 - EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
 - SEE COVER SHEET FOR LIST OF UTILITY COMPANIES & CONTACT PERSONS.
 - ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE FOUNDATION SUBSURFACE PREPARATION NOTES.
 - ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 - CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES & APPURTENANCES ADJACENT TO DRIVE AREAS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
 - CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT SHOWN WITHIN CONSTRUCTION LIMITS & WHERE NEEDED TO ALLOW FOR FILL MATERIAL. CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
 - CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
 - ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS & SITE WORK SPECIFICATIONS.
 - ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
 - CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 - THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE C, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 22620802850 DATED MAY 1, 1985.

- SITE LAYOUT NOTES:**
- SITE AREA = +/- 3.72 ACRES.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 5 FEET UNLESS NOTED OTHERWISE.
 - SEE DRAWING C-4 THROUGH C-6 FOR DETAILS.

| LEGEND - NEW IMPROVEMENTS | |
|---------------------------|------------------|
| SIDEWALK | BUILDING |
| STANDARD DUTY CONCRETE | 6" CONCRETE CURB |
| DECORATIVE PAVEMENT | PARKING SPACES |
| | ADA RAMPS |

- LEGEND - STRIPING**
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
 - DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
 - SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
 - SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
 - BSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
 - SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
 - SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE
- * REFER TO DOTD PLANS & SPECS FOR STRIPING ON DOTD R.O.W.

| LEGEND | |
|--------------------------------------|---|
| FOUND PROPERTY CORNER (AS NOTED) | EXISTING SEWER MANHOLE |
| SET 3/4" IRON ROD (AS NOTED) | EXISTING SEWER CLEANOUT |
| FOUND RIGHT OF WAY MARKER (AS NOTED) | EXISTING GRAVITY SEWER LINE |
| EXISTING POWER POLE | EXISTING SEWER FORCE MAIN |
| EXISTING POWER POLE WITH LIGHT | EXISTING DRAINAGE MANHOLE |
| EXISTING PARKING LOT LIGHT | EXISTING SUBSURFACE DRAINAGE |
| EXISTING GUY ANCHOR | EXISTING DRAINAGE DROP INLET |
| EXISTING ELECTRIC PEDESTAL | EXISTING DRAINAGE CATCH BASIN |
| EXISTING OVERHEAD POWER LINE | EXISTING FIRE HYDRANT |
| EXISTING UNDERGROUND POWER LINE | EXISTING WATER METER |
| EXISTING TELEPHONE PEDESTAL | EXISTING WATER VALVE |
| EXISTING TELEPHONE MANHOLE | EXISTING WATER LINE |
| EXISTING CABLE TV PEDESTAL | EXISTING TERRA-COTTA PIPE |
| EXISTING CABLE TV LINE | EXISTING REINFORCED CONCRETE PIPE |
| EXISTING GAS METER | EXISTING CORRUGATED METAL PIPE |
| EXISTING GAS VALVE | EXISTING POLYVINYL CHLORIDE PIPE |
| EXISTING GAS LINE | EXISTING HIGH DENSITY POLYETHYLENE PIPE |
| EXISTING PIPELINE | EXISTING MAILBOX |
| EXISTING BARS WIRE FENCE LINE | EXISTING CHAIN LINK LINE |
| EXISTING BARRIER POST | EXISTING WOOD FENCE LINE |

Not For Construction

SITE PLAN

SCALE IN FEET

30' 15' 0' 30' 60' 90'

REVISION

DUPLANTIS DESIGN GROUP, PC

THIBODAUX | COVINGTON | HOUMA

WWW.DDGPC.COM

DDG

STAMP

Signature

Preliminary

DATE

PROPOSED DENTIST OFFICE
HOUMA, LOUISIANA
TERREBONNE PARISH

FOR DR. MORGAN

DRAWN
SMS

CHECKED
BJC

ISSUED DATE
7/8/17

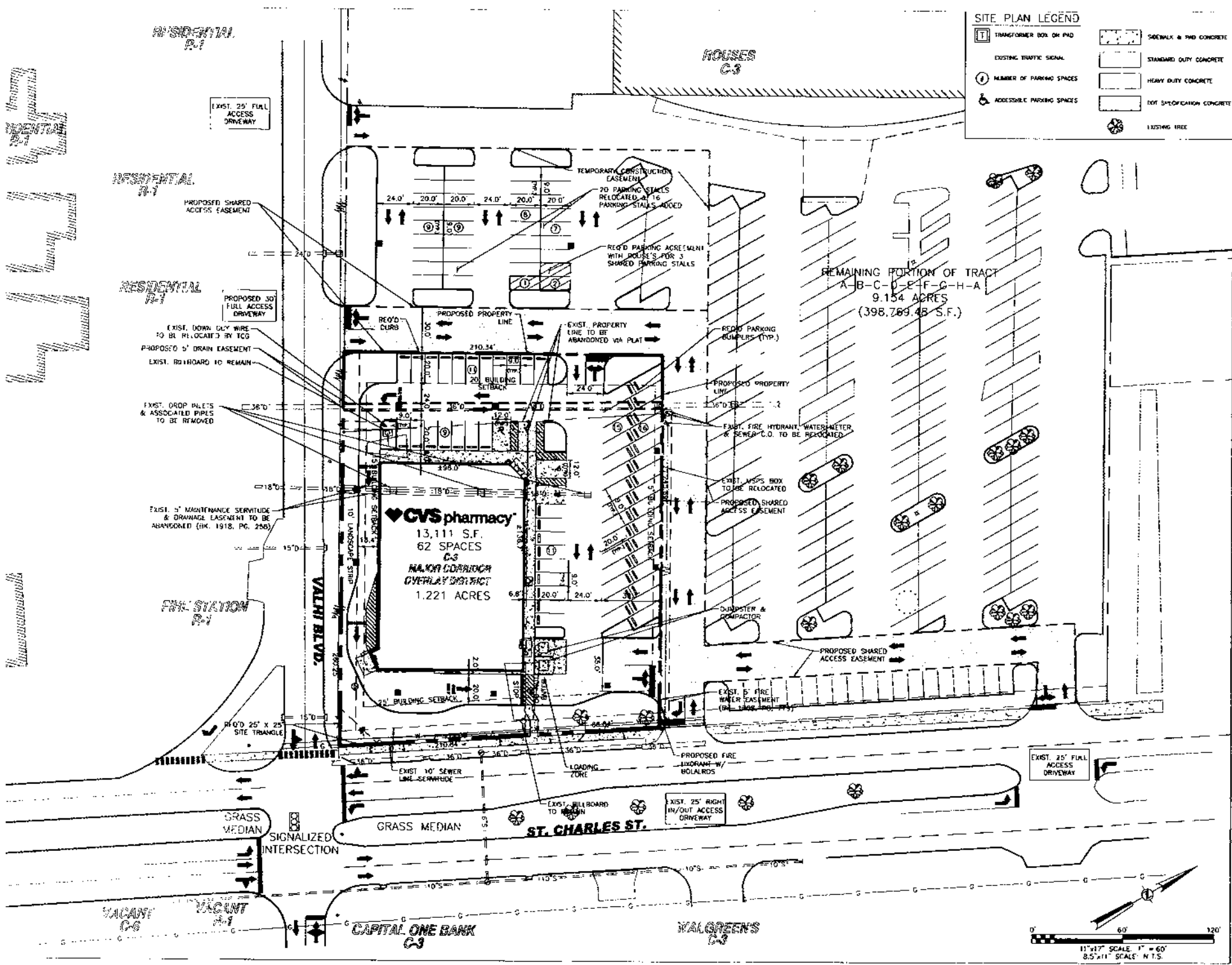
ISSUED FOR
APPROVAL

PROJECT NO.
17-170

FILE
17-170 C-1 SITE PL

SHEET

C-1



SITE PLAN LEGEND

| | | | |
|--|---------------------------|--|----------------------------|
| | TRANSFORMER BOX ON PAD | | SIDEWALK & PAD CONCRETE |
| | EXISTING TRAFFIC SIGNAL | | STANDARD DUTY CONCRETE |
| | NUMBER OF PARKING SPACES | | HEAVY DUTY CONCRETE |
| | ACCESSIBLE PARKING SPACES | | NOT SPECIFICATION CONCRETE |
| | | | EXISTING TREE |

pharma

13,111-LEFT BUMP-OUT DRIVE-THRU

STORE NUMBER:

PROJECT TYPE:

CS PROJECT NUMBER:

CONSULTANT:

DEVELOPER:

SEAL:

REVISIONS:

DRAWING BY:

DATE:

JOB NUMBER:

TITLE:

SHEET NUMBER:

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

LINFIELD, HUNTER & LUN

PROFESSIONAL ENGINEERS, ARCHITECTS AND LANDSCAPE ARCHITECTS AND SURVEYORS

3006 18th Street, Suite 200

Metairie, Louisiana 70002

149 COLONIAL RD. MANCHESTER, CT 06040

TEL (860) 648-6555

ZLU 17/7
Dist 8
COH

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

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

David A. Luke
Applicant's Name

1402 Maxine St. Houma La. 70363
Address City State Zip Code

7/20/17 985-851-5486 / 985-804-5554
Date Telephone Number(s)
Home Cell

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Mexico Ct.
2. Location: 116 Mexico Ct.
3. Zoning District: C-3
4. Total Land Area: 31,130 sq. ft.
5. Total Number of Units: 5
6. Gross Floor Area: _____
7. Total Parking Spaces Provided: _____
Total Parking Spaces Required: _____
8. Approximate Cost of Work Involved: \$16,000.00
9. Has any previous application been made: NO ✓ YES _____
If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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


I (We) own 1 (one) acres. A sum of \$25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
7/20/17

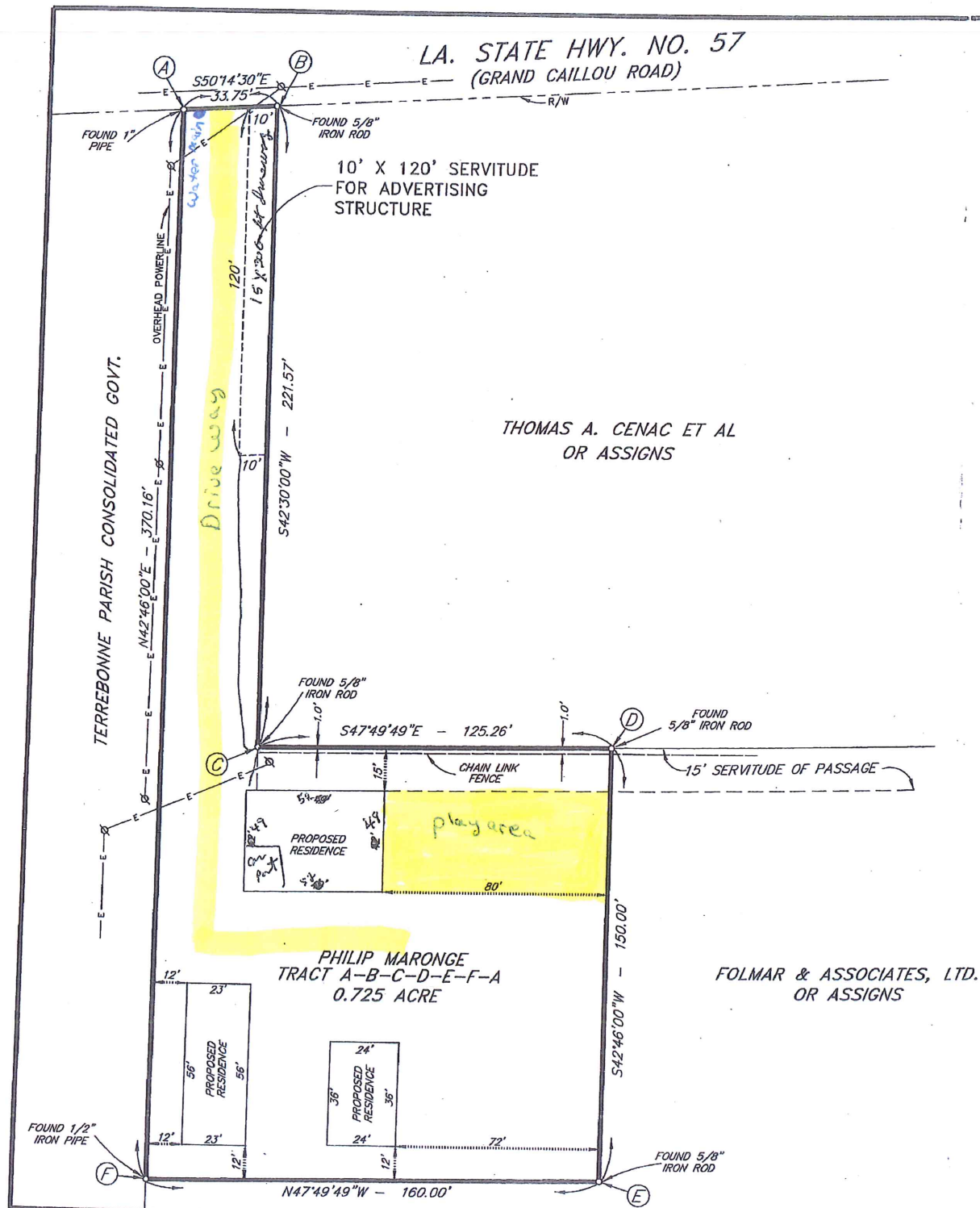
Date

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



Signature of Owner or Authorized Agent
7/31/17

Date



NOTES:

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

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 TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING).

THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 702019 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 BASED ON SAID MAP.

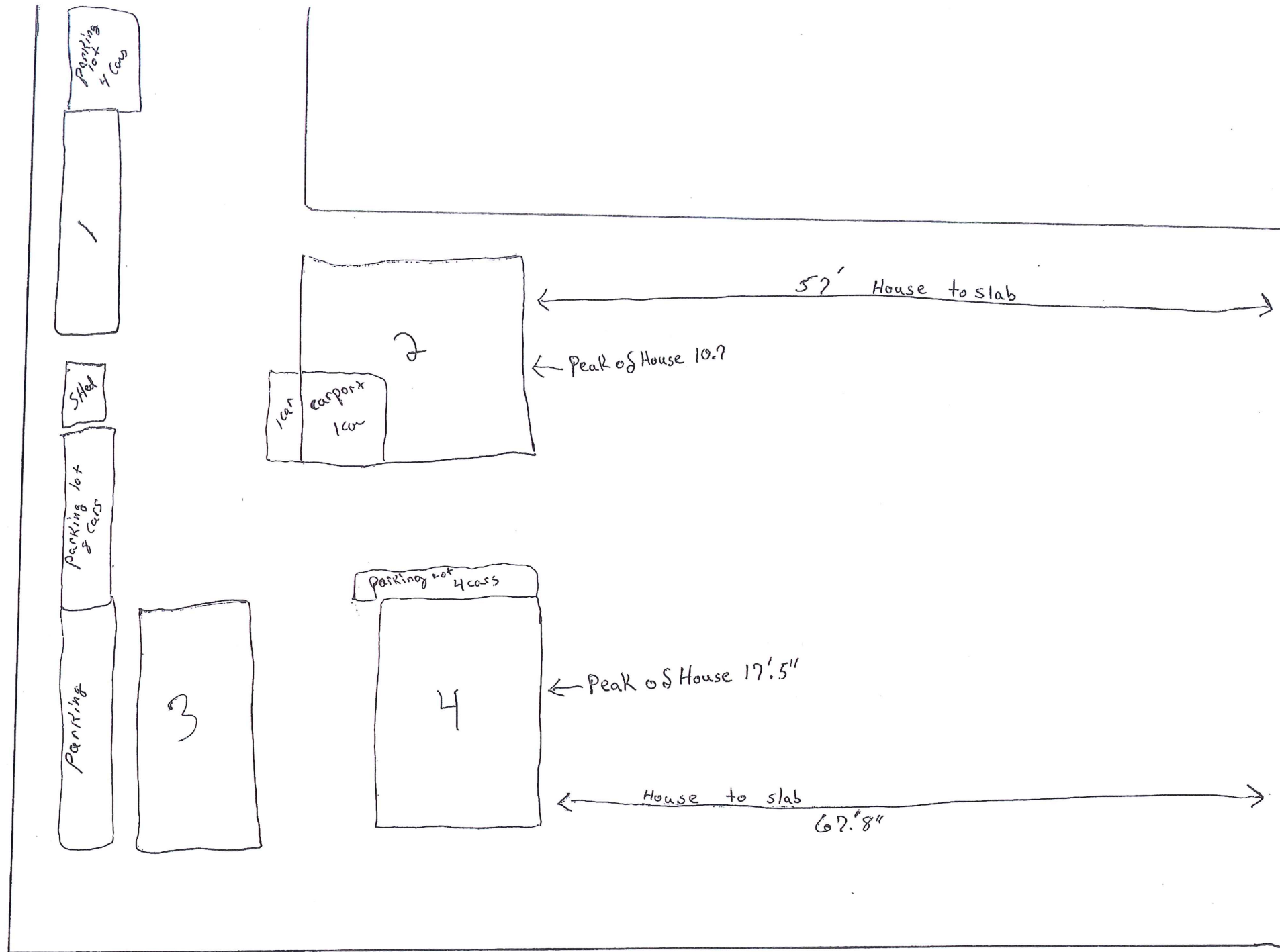
MAP SHOWING
TRACT A-B-C-D-E-F-A
PROPERTY BELONGING TO
PHILIP MARONGE
IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MARCH 1, 2001

SCALE: 1" = 40'



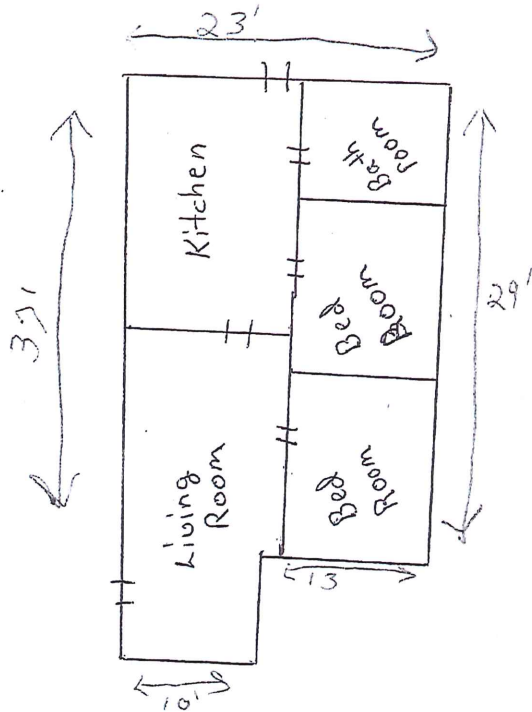
Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL STREET, HOUMA, LA.



Caillou Plaza
parking lot

#8

Gross Floor Area

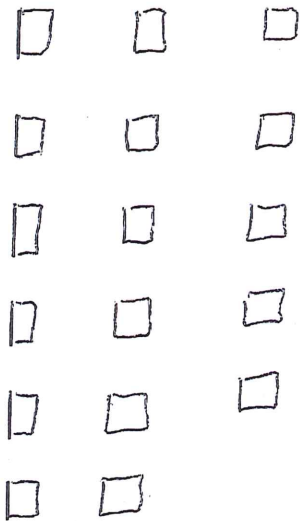


#6 parish Sewer System

Not in a Flood Zone.

address is
130 Mexico Ct.

#11



Contact Information:

David A. Luke

1407 Maxine St.

Houma, La. 70363

Home # 985-851-5486

Cell # 985-804-5554

Mexico Ct



DISCLAIMER: Terrebonne Parish makes no warranty as to the reliability or accuracy of the base maps, their associated data tables or the original data collection process and is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. User assumes all responsibility for verifying accuracy of data for any intended use.

● Fire hydrant
● lighting

July 18, 2017

1 inch = 49 feet
0 25 50 75 100 Feet