

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.	Chairman
W. Alex Ostheimer	Vice-Chairman
Marsha Williams	Secretary/Treasurer
Richard Elfert	Member
James A. Erny	Member
Jeremy Kelley	Member
Keith Kurtz	Member
Gerald Schouest	Member
Wayne Thibodeaux	Member

JANUARY 17, 2013, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 1/10/2013

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 December 20, 2012

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Parking Plan:
Creation of (177) parking spaces, retail shopping center, 1795 B Martin Luther King Boulevard; Louisiana Party Company, LLC, applicant
2. Planning Approval:
Surface parking for church (15-20 cars), Mt. Horeb Baptist Church, 1117 & 1121 Daspit Street; Judy Brown-Poindexter, applicant

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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 Special Meeting of November 29, 2012 and for the Regular Meeting of December 20, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 20, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 17, 2012 INVOICES and TREASURER'S REPORT OF DECEMBER 2012

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Sugar Pointe Commercial Park
Approval Requested: Process C, Major Subdivision-Engineering
Location: Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: North Hollywood Plantation, LLC
Engineer: GSE Associates, LLC

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: Trinity 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

2. a) Subdivision: Proposed Public Street on Tract L-1, Property belonging to Terrebonne Parish Consolidated Government
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 4370 Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: The Lakes of Terrebonne, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

3. a) Subdivision: Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC
Approval Requested: Process D, Minor Subdivision
Location: Intersection of Hayes Street and Prospect Street, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: Village East Shopping Center, LLC
Surveyor: T. Baker Smith, Inc.

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Sugar Mill Olde Towne Subdivision, Addendum No. 1, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: North Side of Valhi Boulevard at the Intersection of Rue Saint Cameron & Rue Saint Sydney, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

5. a) Subdivision: Don Felipe Boulevard
Approval Requested: Process C, Major Subdivision-Engineering
Location: 1795 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Osaka Japanese Cuisine, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the American Planning Association National Conference to be held April 13-17, 2013 in Chicago, Illinois

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Tract C along Hwy. 24 within the Evergreen Plantation, Section 1, T16S-R16E, Terrebonne Parish, LA
2. Survey of Tracts 1 & 2, A Redivision of Property belonging to Concerned Clergy & Laity of Christian Churches, Inc., Section 6, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update
3. Master Thoroughfare Plan Committee Update:
Public Hearing Review and community input with regard to the Master Thoroughfare Plan revisions as it relates to the proposed Valhi Boulevard Extension from Savanne Road to LA Highway 90
4. Fire Protection Committee Update

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

ZLU13/1
Dist. 3**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Box (785) 473-6773 - Fax (785) 530-5141

**Zoning & Land Use Commission
Application**

Name: LOUISIANA PARTY COMPANY, LLC
 Address: 47030 CONRAD ANDERSON ST, HAMMOND, LA 70401
 Phone: NEAL PATEL 985-320-3348

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

The premises affected are situated at 1795 B MARTIN LUTHER KING BLVD in a
C-2 Zoning District. The legal description of the property involved in this application
 is: LOT 2 & TRACT C-1 ON MAP SHOWING REDIVISION OF TRACT C
& LOT 1 OF PROPERTY OF THE OSCAR LIRETTE HEIRS IN SECTIONS 32 & 33

Has any previous application been filed in connection with these premises? Yes X No _____

Applicant's interest in the premises affected: SHOPPING CENTER CONSTRUCTION

Approximate cost of work involved: \$3,400,000

Explanation of property use: RETAIL SHOPPING CENTER

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

Graded Floor Plan and Elevations attached: X Yes _____ No _____ SUBMITTED TO PARISH

Address of adjacent property owners: BUILDING DEPT.

- OSAKA JAPANESE KUISINE, LLC 2. LIRETTE HEIRS
3025 SPENCER FIELD DRIVE (200 HEIRS)
HOUMA, LA 70360

3.

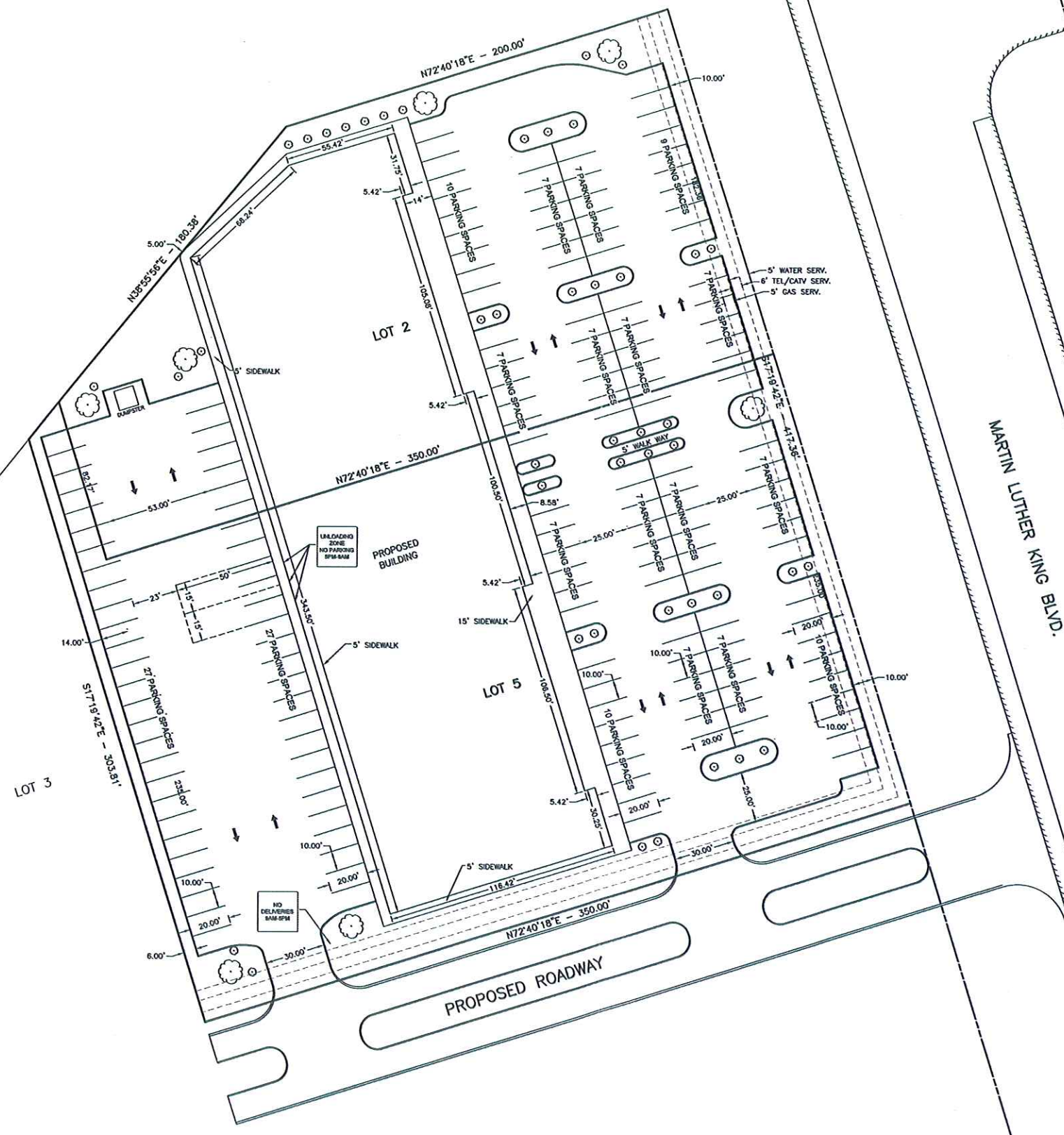
Joe BERGERON III
 Signature of Applicant or Agent

225-268-1913
 Phone Number

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

X [Signature]
 Signature of Applicant or Agent

1-8-13
 Date



PARKING SPACES = 177

PROJECT NO: 2011-036
DIRECTORY: DWGS/2011/
FILE: 11-036/SITE PLAN.dwg
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY
REVISION		



~~PRELIMINARY~~
~~COPY~~

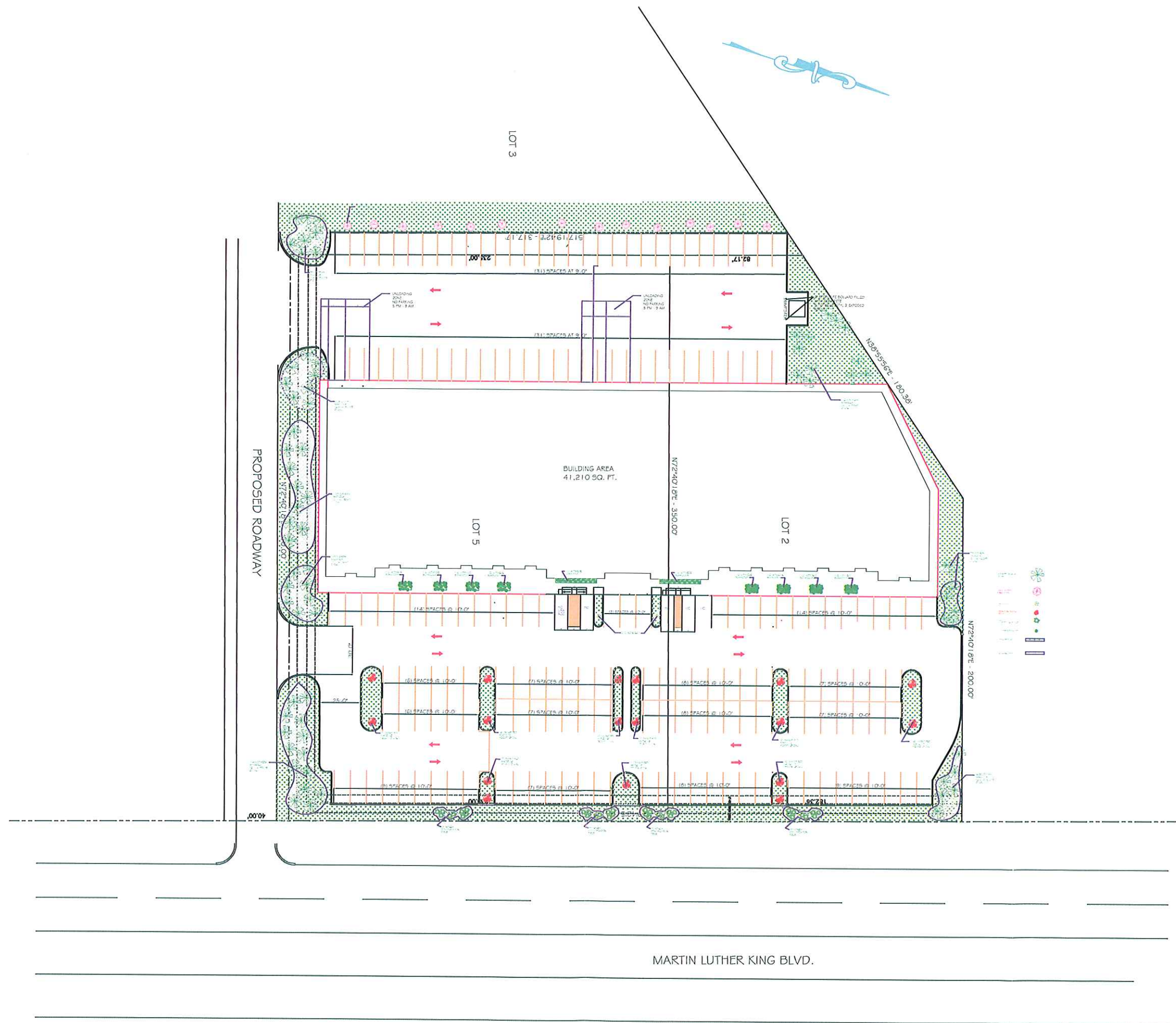
DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

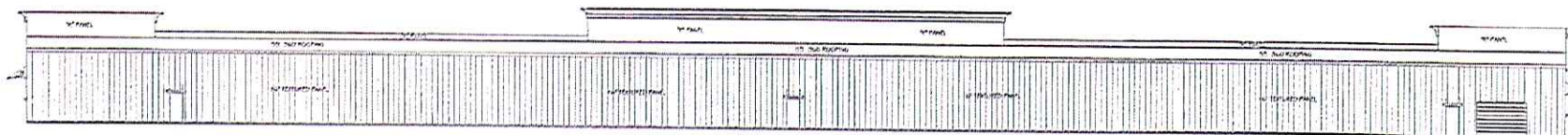
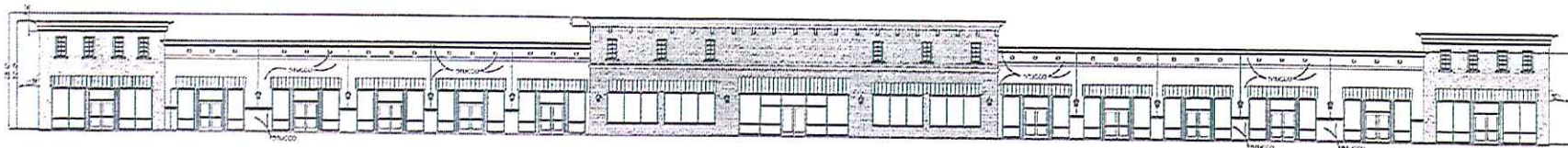
DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: OCTOBER 24, 2011		PROJECT: 11-036

OWNER	NEAL PATEL
PROJECT:	PROPOSED COMMERCIAL BUILDING LOCATED IN SECTIONS 32 & 33, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	SITE PLAN

SHEET

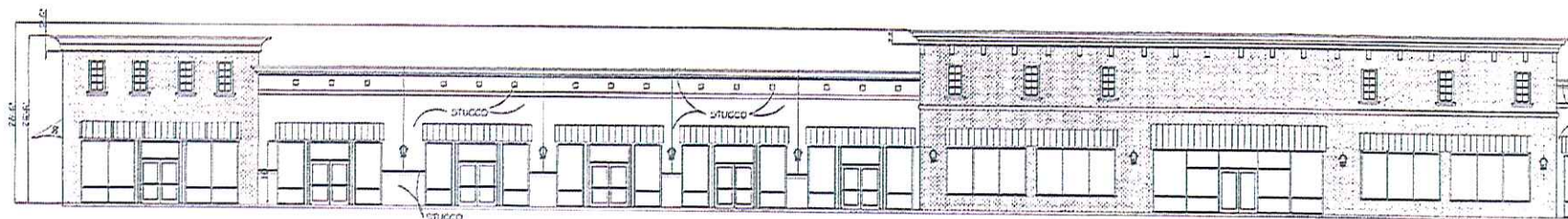
2





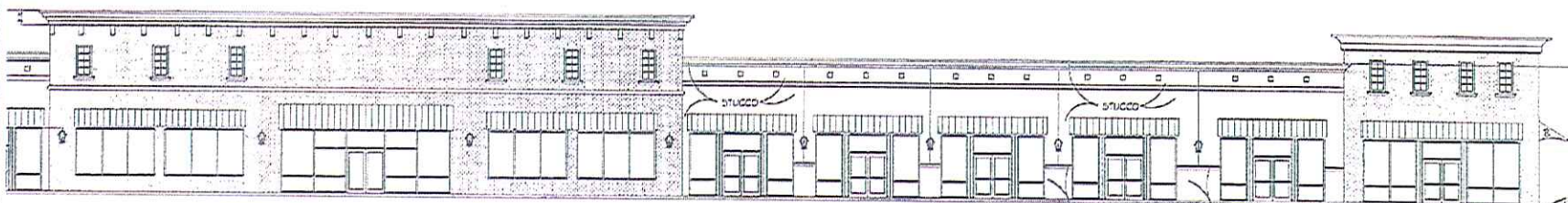
ELEVATIONS

SCALE: 1/16" = 1'-0"



PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"

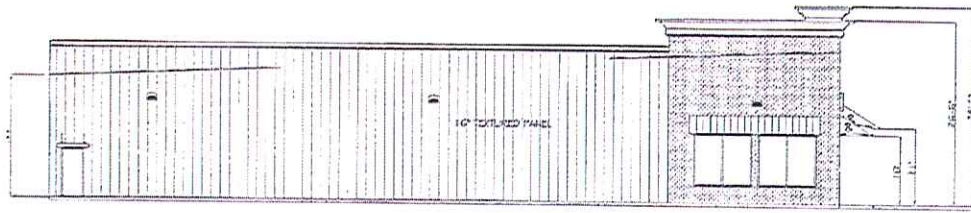
COMMERCIAL DEVELOPMENT FOR:
TRIPATIE MARKETING, INC.
1800 BLOCK, MARTIN LUTHER KING BOULEVARD
HOUMA, LOUISIANA



WORKSHEET NO. 1 OF 1
PROJECT NO. 2

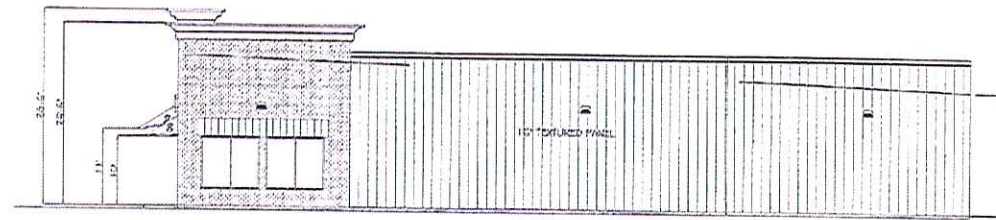
A-5





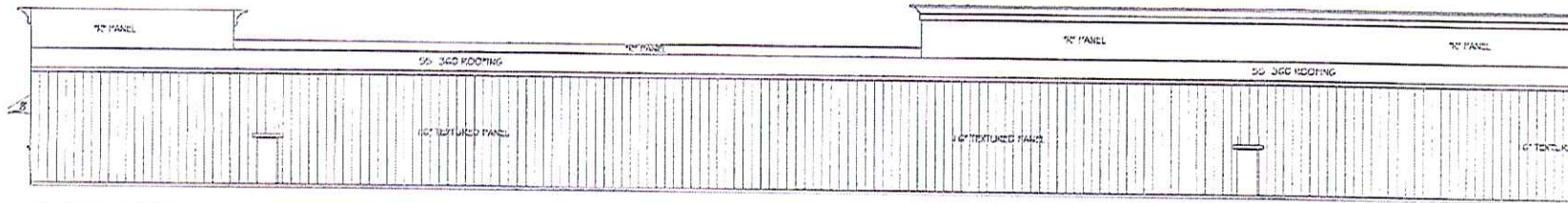
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



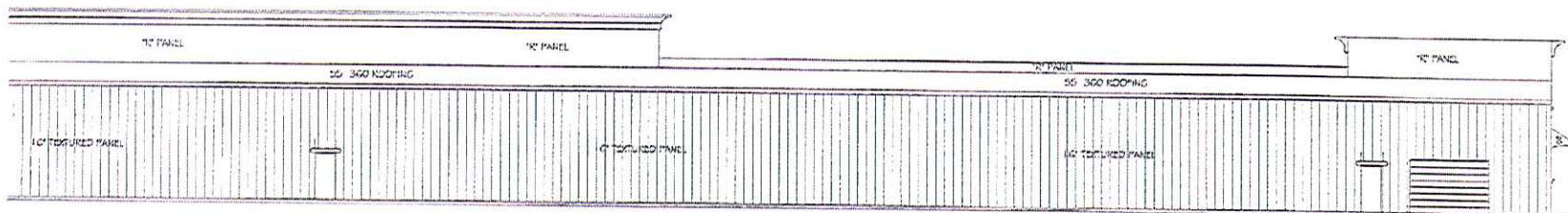
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL REAR ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL REAR ELEVATION

SCALE: 1/4" = 1'-0"

COMMERCIAL DEVELOPMENT FOR:
TRI-PAYE MARKETING, LLC
1800 BLOCK, MARTIN LUTHER KING BOULEVARD
HOUMA, LOUISIANA

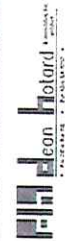


EXHIBIT 001
May 17, 2017

A-6

ZLU13/2
Dist. 1

Houma, Louisiana 70361-1446

Zoning & Land Use Commission Application

_____ Parking Plan	_____ Special Plan
\$50.00/ <i>plan</i>	\$10.00/ <i>application</i>

Address of adjacent property owners:

3. KATE WILLIAMS
516 ASHLAWN DR
HOUMA, LA 70363

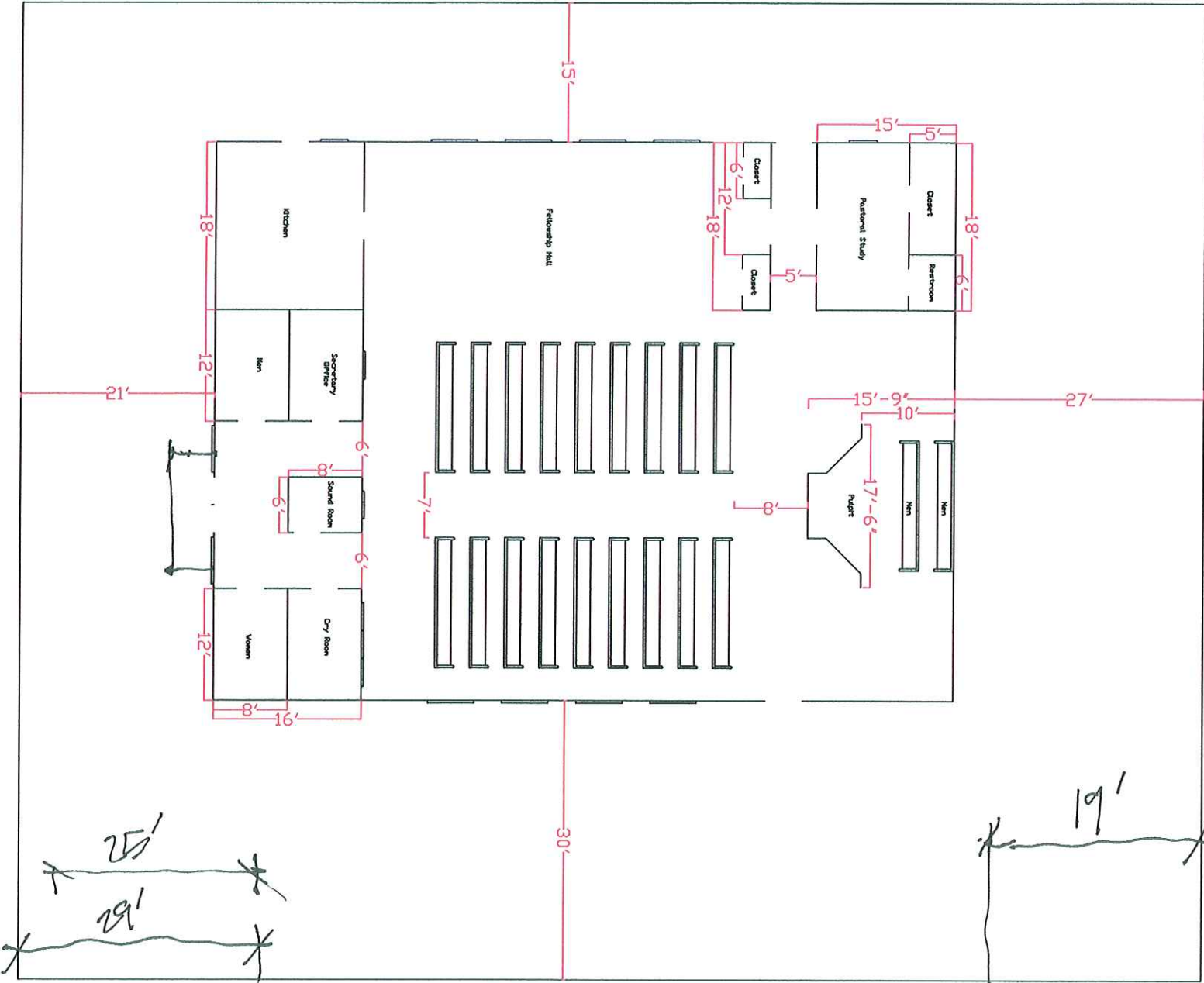
(985) 381-5823
Phone Number

12-18-2012
Date

BARROW STREET

HONDURAS STREET

DASPIT STREET



TPCG :: Online Maps - Windows Internet Explorer

http://gisweb1/site/

File Edit View Favorites Tools Help

Favorites Suggested Sites Free Hotmail Web Slice Gallery Internet By Pass MyPermitNow.org

TPCG :: Online Maps Department Queue :MyPerm...

TPCG :: Online Maps :: Online Maps

Layers Search Print Help

☐ Street Map [Show Basemap Only](#)

☐ Aerial Map - 2006

☒ Aerial Map - 2010

Administrative Maps

Land Maps

☐ Parish Property

☒ Property Boundaries

☐ Subdivision Boundaries

☐ Waterbodies

☐ RSDaddress

☐ Township Range Boundaries

☐ Zoning

☐ Thoroughfares

Drainage Maps

Utility Maps

Recreation Maps

Wastewater Maps

Waterworks Maps

LEGEND

Click a parcel on the map for more info

Parcel Boundary

Subdivisions

Pan Zoom In Zoom Out Full Extent Prev Extent Next Extent Measure SelectAddresses

R-3

90.72066° W, 29.59048° N

Done

Start Inbox - Microsoft Outlook TPCG - Intranet - Windo... TPCG :: Online Maps - ...

Search Desktop

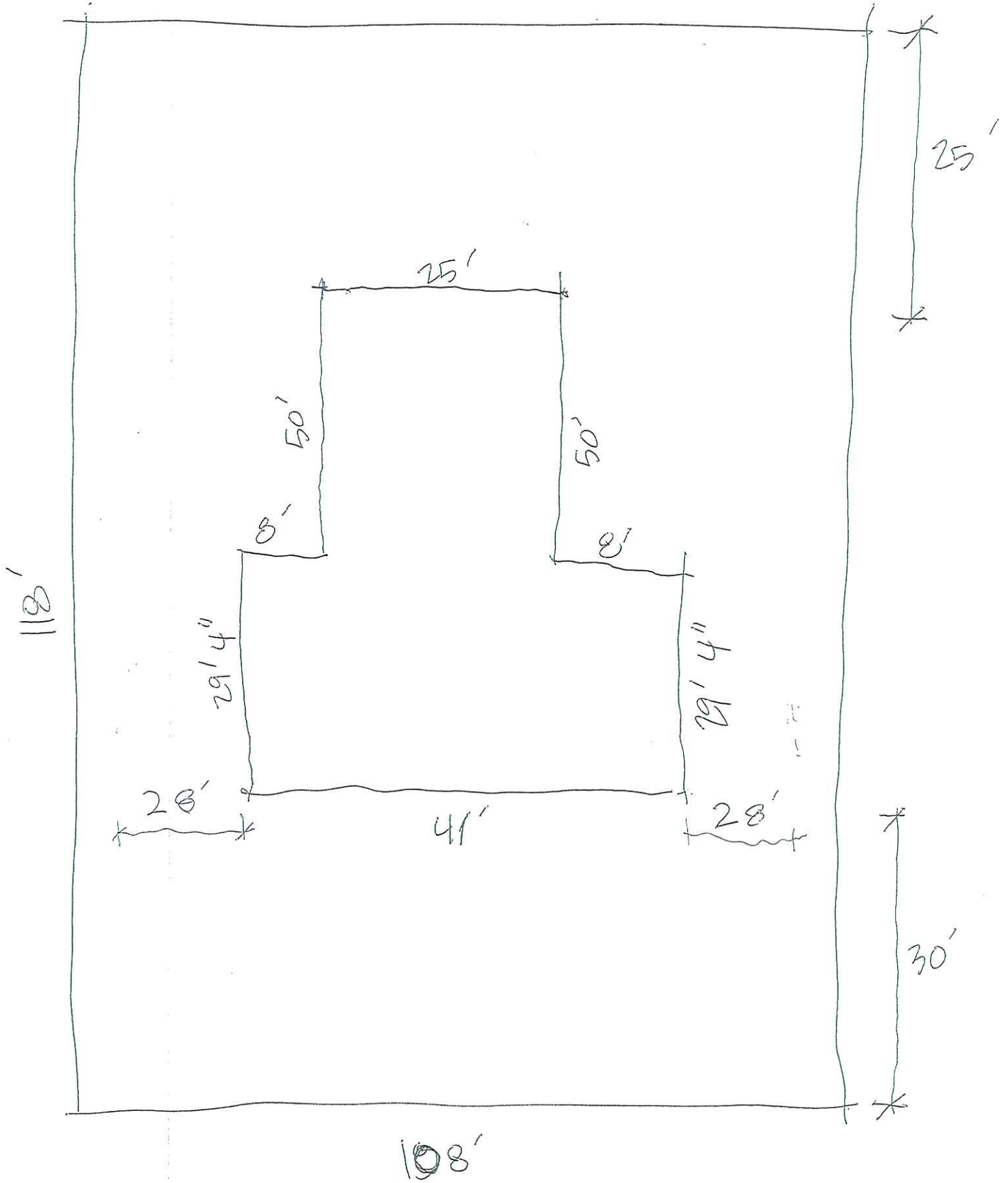
Local Intranet 100%

8:44 AM

5'

5'

HONDURAS



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
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 2-F THRU 2-J & REVISED LOT 2
ADDENDUM NO. 1 TO NORTH TERREBONNE COMMERCIAL PARK

2. Developer's Name & Address: ANNIE 1, LLC
P O BOX 869 HOUMA LA 70361

*Owner's Name & Address: NORTH TERREBONNE INVESTORS, LLC
P O BOX 869 HOUMA LA 70361
[* 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: TRINITY LANE

5. Location by Section, Township, Range: IN SECTION 4, T16S-R16E & IN SECTION 4, T16S-R17E

6. Purpose of Development: OWNER NEEDS TO CREATE TRACTS FOR SALE.

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:
DECEMBER 28, 2012 SCALE: 1"=200'

11. Council District:
2 / Schriever Fire Dist.

12. Number of Lots: 6

13. Filing Fees: \$153.75

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

KENETH L. REMBERT, SURVEYOR

Print Applicant or Agent

DECEMBER 28, 2012

Date

[Signature]
Signature of Applicant or Agent

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

Print Name

DECEMBER 28, 2012

Date

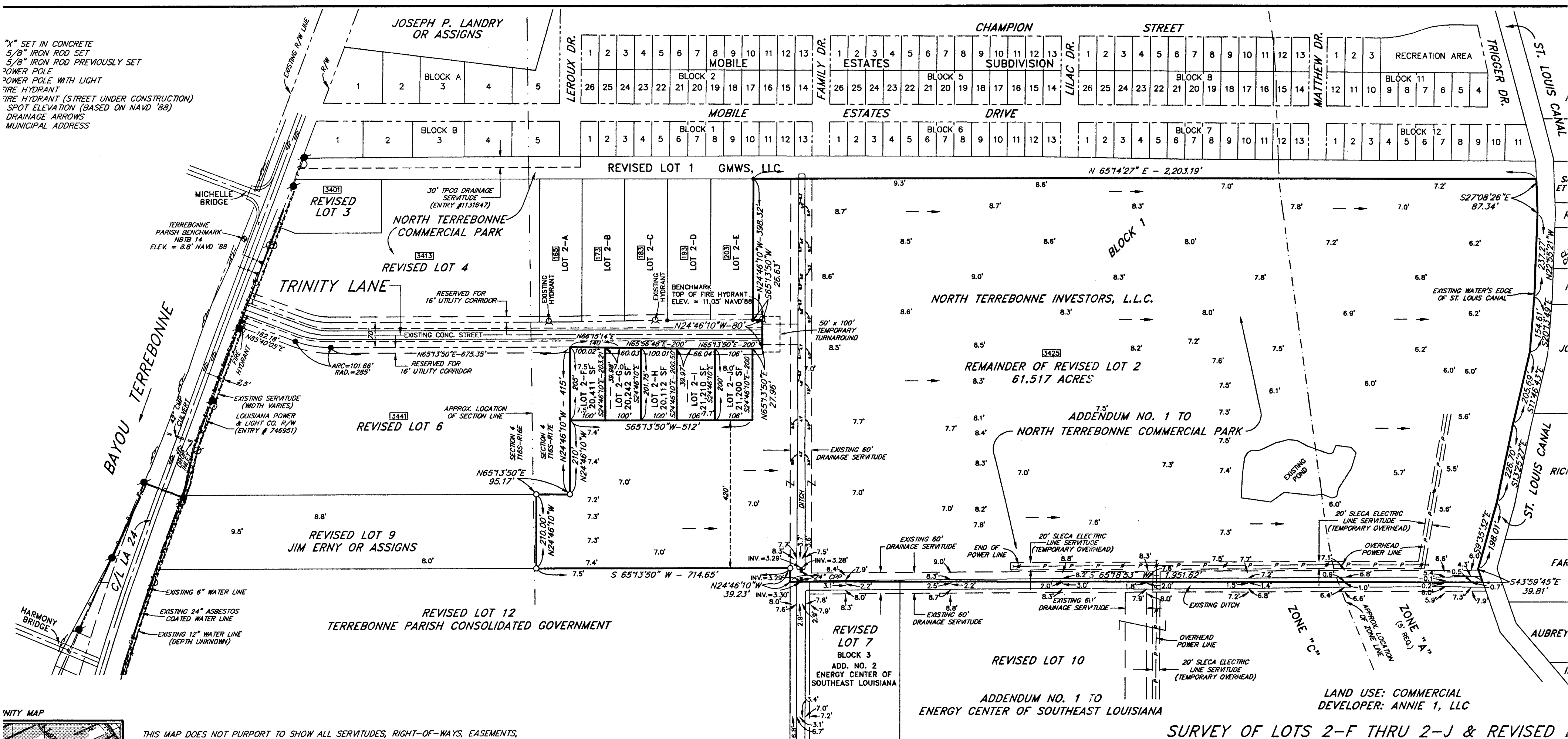
[Signature]
Signature

PC13/ 1 - 1 - 1

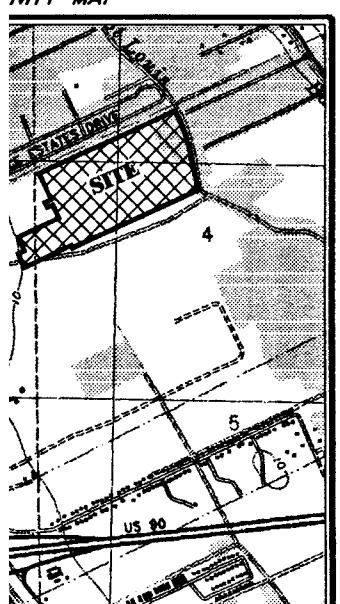
Record # 2

Revised 01/01/08

"X" SET IN CONCRETE
5/8" IRON ROD SET
5/8" IRON ROD PREVIOUSLY SET
POWER POLE
POWER POLE WITH LIGHT
TIRE HYDRANT
TIRE HYDRANT (STREET UNDER CONSTRUCTION)
SPOT ELEVATION (BASED ON NAVD '88)
DRAINAGE ARROWS
MUNICIPAL ADDRESS



UNITY MAP



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

REFERENCE MAPS:

- 1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
- 2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
- 3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (La 3052 - GRAY) TERREBONNE PARISH La 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT "A", "B", "C" & "D" A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR.

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

BY _____ FOR _____

THIS PROPERTY DRAINS TO VARIOUS DITCHES THEN TO ST. LOUIS CANAL IN THE REAR WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. 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. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQ. OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-T101 DOES NOT AFFECT 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.

ADDENDUM NO. 1 TO
ENERGY CENTER OF SOUTHEAST LOUISIANA

LAND USE: COMMERCIAL
DEVELOPER: ANNIE 1, LLC

SURVEY OF LOTS 2-F THRU 2-J & REVISED
A REDIVISION OF REVISED LOT 2
ADDENDUM NO. 1 TO
NORTH TERREBONNE COMMERCIAL PARK
PROPERTY OF NORTH TERREBONNE INVESTORS,
LOCATED IN SECTION 4, T16S-R16E & SECTION 4,
TERREBONNE PARISH, LOUISIANA

DECEMBER 28, 2012

SCALE: 1" = 200'

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

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
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- 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: PROPOSED PUBLIC STREET ON TRACT L-1
2. Developer's Name & Address: THE LAKES OF TERREBONNE, L.L.C., P.O. BOX 250, LOCKPORT, LA 70374
- *Owner's Name & Address: TERREBONNE PARISH CONSOLIDATED GOVERNMENT
[* 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: 4370 HWY. 311
5. Location by Section, Township, Range: SECTION 94, T17S-R16E
6. Purpose of Development: BUILD A NEW PUBLIC STREET AT ENTRANCE TO TRACT L-1
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ ~~Industrial~~ (PROPOSED STREET)
8. Sewerage Type:
☒ Community (PRIVATE)
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 12/28/10 Scale: 1"=40'
11. Council District: 16 / Bayou Cane Fire
12. Number of Lots: 1
13. Filing Fees: \$80.75

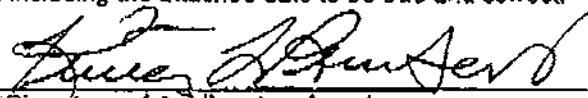
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

12/28/12

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.

THE LAKES OF TERREBONNE, L.L.C.

Print Name of Signature

12/28/12

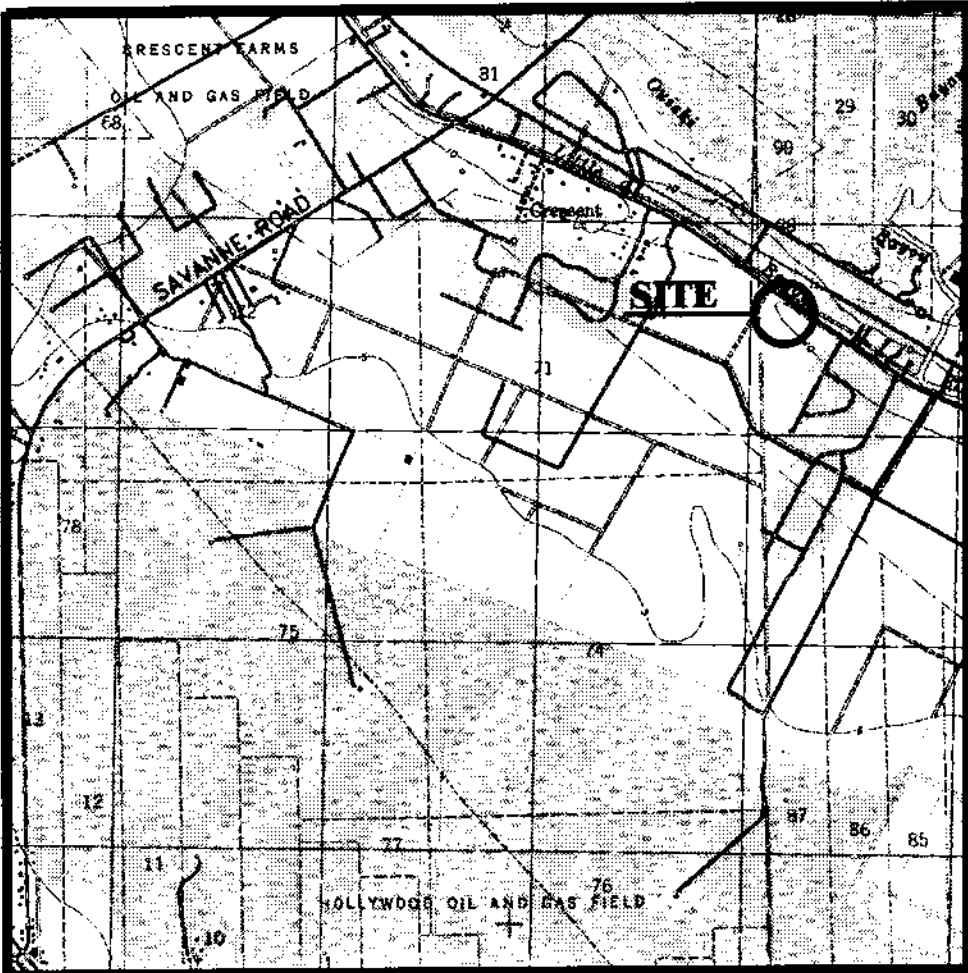
Date


Signature

Revised 3/25/2010

PC13/ 1 - 2 - 2

Record # 3



VICINITY MAP

TRACT L-1
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

ADVISORY ZONE "A"
(6' REQ.)

ZONE "C"

TRACT L-2
THE LAKES OF TERREBONNE, L.L.C.

ACCESS, DRAINAGE, MAINTENANCE,
& UTILITY SERVITUDE
IN FAVOR OF TRACTS L-1, L-2 & L-3

ACCESS, DRAINAGE, MAINTENANCE,
& UTILITY SERVITUDE
IN FAVOR OF TRACTS L-1, L-2 & L-3

RIGHT-OF-WAY CONTAINS
102,211 SQ. FT.

TRACT L-3
THE LAKES OF TERREBONNE, L.L.C.

LOT 1

BLOCK 3

PAUL MACLEAN

LAND USE: COMMERCIAL
DEVELOPER: THE LAKES OF TERREBONNE, LLC

PLAN SHOWING PROPOSED STREET ON TRACT L-1
PROPERTY BELONGING TO
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
LOCATED IN SECTION 94, T17S-R16E,
TERREBONNE PARISH, LOUISIANA

DECEMBER 28, 2012

SCALE: 1" = 40'

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



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

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NOS. 633645, 1019051, 1045197,
1051814, 1258039 & 1208869 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE
AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

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.

JOB NO. : 339 FIELD BOOK : ADDRESS : HWY 317 VALU EXT. CAD NAME : LAKES-ROAD-PC
DRAWN BY : KVRM PAGES : SURVEY FILE : LAKES-83 FOLDER : THE LAKES SUBDIVISION

THIS PROPOSED STREET IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING)
AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO.
225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985.
FEMA 2006 ADVISORY PANELS LA-R100 & LA-R101 PLACE A PORTION OF THIS
PROPERTY IN ZONE "A" (BASE FLOOD REQUIREMENT IS 6').

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF
LA., TO LITTLE BAYOU BLACK AND TO THE SWAMP IN THE REAR WHICH NEEDS NO
MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

BY _____ FOR _____

LEGEND:
X INDICATES CHISELED "X" IN CONC. FOUND
• INDICATES 5/8" IRON ROD SET
○ INDICATES 3/4" IRON PIPE FOUND
• INDICATES 5/8" IRON ROD FOUND
○ INDICATES 1/2" IRON ROD FOUND

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: Village East Shopping Center Tract C-1 & Tract C-2
Village East Shopping Center, LLC, P.O. Box 100, Plattenville, LA 70393
2. Developer's Name & Address: Arthur R. Cenac, P.O.Box 147, Houma, LA 70361; Wm. Clifford Smith, P.O.Box 2266, Houma, LA 70361; 985-868-1050
*Owner's Name & Address: Clifford Smith, P.O.Box 2266, Houma, LA 70361; 985-868-1050
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC; P.O.Box 2266, Houma, LA 70361; 985-223-9231

SITE INFORMATION:

4. Physical Address: Intersection Hayes Street and Prospect Street
5. Location by Section, Township, Range: Section 2, T17S-R18E
6. Purpose of Development: creation of additional 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: 12/19/2012 1" = 60'
11. Council District: District 1 - John Navy / Village East Fire
12. Number of Lots: 2
13. Filing Fees: \$125.00

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

Kevin P. Rizzo, P.E.
Print Applicant or Agent

12/19/2012

Date


Signature of Applicant or Agent

The undersigned certifies: WCS 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.

Wm. Clifford Smith
Print Name of Signature

12/19/2012
Date

PC13/ 1 - 3 - 3

Record # 4

REFERENCE BEARINGS TAKEN FROM MAP ENTITLED:
"VILLAGE EAST SHOPPING CENTER LOCATED IN SEC. 2, T17S-R18E
TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SON,
INC. DATED OCTOBER 20, 1980.

NOTE: ALL PROPERTY AND LOT CORNERS WILL BE MONUMENTED UPON
APPROVAL OF THE HOUMA - TERREBONNE REGIONAL PLANNING
COMMISSION.

TAI H. LE
TIEN H. LE

PROSPECT ST.

N 28°30'03" E
51.10'

N 34°12'41" E
100.45'

N 16°57'06" W - 44.90'

N 28°30'03" E - 194.39'

N 28°30'03" E - 236.35'

5' CWD No. 1 SERVITUDE

N 61°29'57" W - 27.95'

GOLDEN ARCH
LIMITED PARTNERSHIP

TRACT C-1
40,000 SQ. FT.
0.918 ACRE

TRACT C-2
73,472 SQ. FT.
1.687 ACRE

DELTA=90°01'4"
RADIUS=171.27'
ARC=215.95'
CHD.=194.13'
S 73°29'56" W

+5.8'

+5.7'

+6.2'

S 28°29'49" W
88.61'

HAYES ST.

S 28°29'49" W - 386.70'

60' R/W

5' CWD No. 1
SERVITUDE

10' DRAINAGE
SERVITUDE

S 61°55'53" E - 182.19'

FRIENDSWOOD DR.
80' R/W

VICINITY MAP
SCALE: 1" = 2000'

WATERWORKS DISTRICT No. 1

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

THIS PROPERTY DRAINS OVER THE CURB TO THE SUBSURFACE SYSTEM
ALONG PROSPECT STREET, HAYES STREET, AND FRIENDSWOOD DRIVE.

THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FEMA FIRM COMMUNITY MAP PANEL NUMBER
225206 0255C DATED 5/1/85. THIS PROPERTY IS LOCATED IN ZONE A AS SHOWN ON THE HURRICANE
RITA SURGE INUNDATED AND ADVISORY BASE FLOOD ELEVATION MAP LA-R104 DATED FEBRUARY 23, 2006.
ADVISORY BASE FLOOD ELEVATIONS FOR ZONE A IS +5.0' NGVD 29.

LEGEND

- FOUND 3/4" G.I.P.
- SET 3/4" G.I.P.
- ◆ FIRE HYDRANT
- ✱ EXISTING POWER POLE WITH LIGHT
- EXISTING TELEPHONE PEDESTAL
- (4246) DENOTES ADDRESS
- FLOW → DENOTES DRAINAGE FLOW
- +5.0' DENOTES SPOT ELEVATION

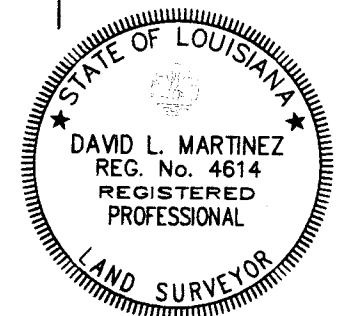
APPROVED AND ACCEPTED THIS DATE _____ BY THE
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED: _____ FOR _____

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 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 THE ABOVE STANDARDS.

HTRPC SUBMITTAL

DAVID L. MARTINEZ
LA. PROF. REG. NO. 4614

C S & E PROPERTIES, L.L.C.



MINOR SUBDIVISION - COMMERCIAL



FILE NAME: 121100B01
TBS NO.: 2012.1100
DATE: 12/19/12
PLOT SCALE: 1"=80'
DRAWN BY: LDE
APPROVED: DLM
MAP NO.

DIVISION OF
TRACT C-1 AND TRACT C-2
PROPERTY BELONGING TO
VILLAGE EAST SHOPPING CENTER, L.L.C.
INTERSECTION OF HAYES ST. AND PROSPECT ST.
SECTION 2, T17S-R18E
TERREBONNE PARISH, LOUISIANA

SHEET NO.
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
C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
B. ☐ Mobile Home Park
D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: SUGAR MILL OLDE TOWNE SUBDIVISION ADD NO. 1 PHASE B
2. Developer's Name & Address: RUTTER LAND CO., L.L.C.
*Owner's Name & Address: 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: NORTH SIDE OF VALHI BLVD AT THE INTERSECTION OF RUE SAINT CAMERON AND RUE SAINT SYDNEY
5. Location by Section, Township, Range: SECTION 102, T17S-R17E
6. Purpose of Development: NEXT PHASE OF PLANNED UNIT DEVELOPMENT (PUD)
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: November 19, 2012 1" = 40'
11. Council District: 6 / City of Houma
12. Number of Lots: 22
13. Filing Fees: \$860.00

I, Brandon M. Arceneaux, P.E., certify this application including the attached date to be true and correct.

Brandon M. Arceneaux, P.E.

Print Applicant or Agent

12/3/2012

Date

Brandon Arceneaux

Signature of Applicant or Agent

The undersigned certifies: CR 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 CO., L.L.C.

Print Name

Greg Rutter, Jr.

Signature

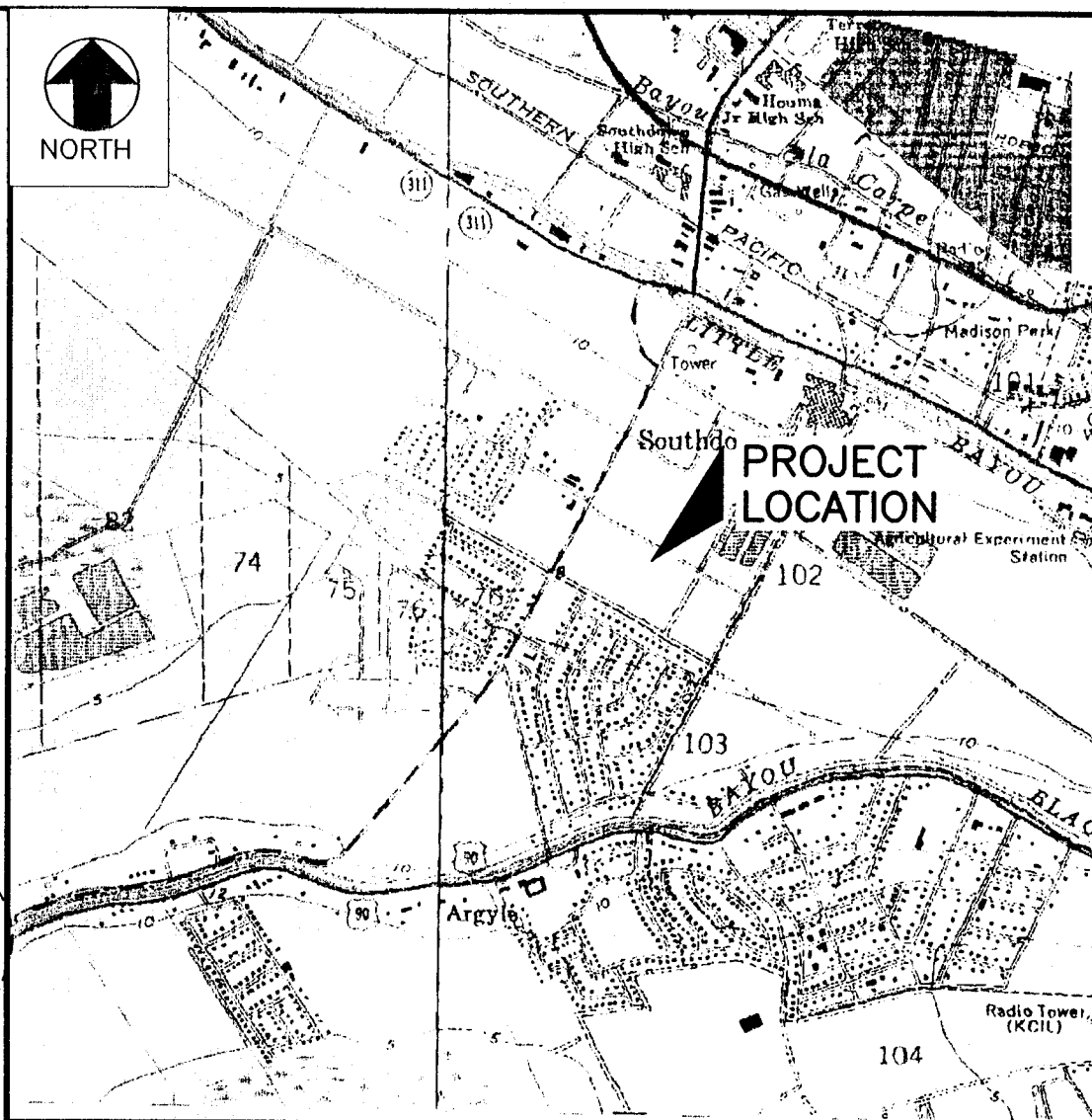
12/3/12

Date

PC13/ 1 - 4 - 4

Record # 5

NOTE: REFERENCE BEARING IS
N63°31'23"W ALONG THE NORTHERNMOST
RIGHT OF WAY OF RUE ST. SYDNEY
AS SHOWN ON REF. MAP 2.



VICINITY MAP
SCALE 1" = 2000'

LEGEND

EXISTING FIRE HYDRANT

EXISTING LIGHT POLE

BENCH MAR

SET 3/4" I

END. MARKER

PROPOSED FIRE HYDRANT

PROPOSED LIGHT POLE

ADDRESS

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
A	10°48'39"	200.63'	37.86'	18.98'	N24°07'25"E - 37.80'
B	1°04'01.1"	303.00'	8.83'	4.41'	S18°22'13"W - 8.83'
D	10°48'39"	200.63'	37.86'	18.98'	N31°18'45"E - 37.80'
D	10°57'41"	303.00'	57.97'	29.07'	S12°03'17"W - 57.88'
E	10°48'39"	200.63'	37.86'	18.98'	N02°30'02"E - 37.80'
F	10°57'41"	303.00'	57.97'	29.07'	S01°05'34"W - 57.88'
G	10°48'49"	200.63'	37.87'	18.99'	N08°18'43"W - 37.81'
H	10°57'41"	303.00'	57.97'	29.07'	S09°52'09"E - 57.88'
I	10°48'50"	200.63'	37.87'	18.99'	N19°07'32"W - 37.81'
K	10°57'41"	303.00'	57.97'	29.07'	S20°49'35"E - 57.88'
L	10°49'00"	200.63'	37.87'	18.99'	N02°56'26"W - 37.82'
L	10°57'41"	303.00'	57.97'	29.07'	S31°47'34"E - 57.88'
M	10°49'00"	200.63'	37.87'	18.99'	N40°45'24"E - 37.82'
N	10°57'41"	303.00'	57.97'	29.07'	S42°45'16"E - 57.88'
O	10°49'10"	200.63'	37.88'	19.00'	N51°34'28"W - 37.83'
P	10°57'49"	303.00'	57.98'	29.08'	S53°43'01"E - 57.89'
R	11°03'13"	303.00'	38.86'	19.42'	N79°42'48"E - 38.85'
R	11°20'43"	303.00'	50.00'	30.10'	S73°23'18"E - 59.90'
S	03°08'28"	652.50'	35.77'	17.89'	N82°54'10"W - 35.77'
T	08°30'34"	303.00'	45.00'	22.54'	S83°18'57"E - 44.96'
U	03°08'25"	652.50'	35.76'	17.89'	N86°02'37"W - 35.76'
V	02°24'01"	127.00'	5.32'	2.66'	N86°08'02"E - 6.32'
W	07°29'50"	303.00'	39.65'	19.85'	N88°40'52"E - 39.62'
X	03°08'09"	652.50'	35.77'	17.89'	N89°10'30"W - 35.71'
Z	20°00'08"	127.00'	14.33'	22.39'	S82°39'45"E - 44.11'
Z	03°08'54"	652.50'	35.85'	17.93'	S87°40'34"W - 35.85'
AA	09°08'12"	127.00'	20.25'	10.15'	S86°05'30"E - 20.23'

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 IN THE ABOVE STANDARDS.

APPROVED: David A. Waitz Reg. No. 4744

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

BY: RUTTER LAND CO., INC.

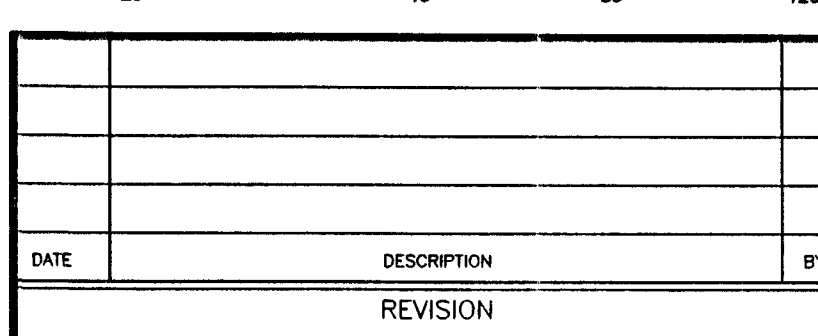
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION:
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED:_____

FOR:



SUGAR MILL OLDE TOWNE ADDENDUM NO. 1 –
"PHASE B" LOCATED IN SECTION 102, T17S–R1
TERREBONNE PARISH, LOUISIANA

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

DESIGNED:	DETAILED:	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATED: NOVEMBER 19, 2012 FILE: F:\DWGS\2005\05-127\ADD 1 PHASE B\PLAT.dwg JOB NO: 2005-		

