

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

AUGUST 20, 2015, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 16, 2015

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Home Occupation:
 - a) Establish a massage therapy business; 651 Duval Street; Dominique Blanchard, applicant
(District 5/City of Houma Fire District)
2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2610 Bryant Street, Lot 20, Block 1, Barrowtown Subdivision; Ethel Stewart, applicant; and call a Public Hearing on said matter for Thursday, September 17, 2015 at 6:00 p.m.
(District 5/City of Houma Fire District)
 - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision; Darrell A. Jefferson, applicant; and call a Public Hearing on said matter for Thursday, September 17, 2015 at 6:00 p.m.
(District 5/City of Houma Fire District)

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 Regular Meeting of July 16, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of July 16, 2015

D. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 20, 2015 INVOICES AND TREASURER'S REPORT OF JULY 2015

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil
Approval Requested: Process D, Minor Subdivision
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase E
Approval Requested: Process D, Minor Subdivision
Location: End of Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
4. a) Subdivision: Tract B1C-1 & B1C-2, A Redivision of Tract B1-C belonging to Leon Cox
Approval Requested: Process D, Minor Subdivision
Location: Approximately 4100 Block of Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Leon Cox
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
5. a) Subdivision: Division of a 139.75 acre Tract I of land belonging to Robert & Lisa Roger to create Tracts 1, 2, & 3
Approval Requested: Process A, Re-Subdivision
Location: 4364 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Robert Roger
Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
6. a) Subdivision: Beatrous Campsites, Division of Property being a portion of the Morris W. Callahan Succession belonging to Richard C. Davidson, III
Approval Requested: Process D, Minor Subdivision
Location: 1735 Doctor Beatrous Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Richard Davidson
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application
7. a) Subdivision: Redivision of Lot 7 of the Partition of Properties of the Mathilde Daigle Bergeron, et al (Shelly Daigle, et al) Estate
Approval Requested: Process D, Minor Subdivision
Location: 3299 Highway 316 (Upper Bayou Blue Road), Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Elphege J. Bergeron
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

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

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

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Rue Colton John (Road Project)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 2766 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Mali Investments, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Variance: Variance to consider Conceptual & Preliminary and Engineering at the same meeting
d) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of Colonial Acres Shopping Center into Lots 1 & 2
Approval Requested: Process D, Minor Subdivision
Location: 6411 thru 6441 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Colonial Acres Limited Partnership
Surveyor: Acadia Land Surveying, L.L.C.

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Survey of Lots 1 & 2, A Redivision of Property belonging to Sheri T. Ledet, Section 48, T18S-R19E, Terrebonne Parish, LA
2. Proposed Division of Lot 4 & Proposed Property Corner Adjustment to Lot 3, Block 1, of Fesi Court Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
3. Lot Extension to Property belonging to Jonathan Cadriere, Section 7, T18S-R19E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
4. Revised Tracts C-9-2 & C-9-5, Holly-Corp Commercial Park, Phase "B", Section 101, T17S-R17E, Terrebonne Parish, LA (signed by Vice-Chairman, Alex Ostheimer)
5. Revised Tracts 5-A & 5-B being a Redivision of Property belonging to Gabe J. Dugas, et ux, Section 18, T18S-R17E, Terrebonne Parish, LA
6. Shift of Lot Lines between Lots 8 & 9, Block 10, Addendum No. 3 to Marcel Place, Section 105, T17S-R17E, Terrebonne Parish, LA
7. Redivision of portions of Lots 19B & 20 of Terrebonne Project LA-12, Waubun, St. George and Isle of Cuba Plantations, Sections 83 & 84, T15S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

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
- 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:

*LOTS A THRU E, A REDIVISION OF A PORTION OF LOT 1, BLK. 1, NORTH
TERREBONNE COMMERCIAL PARK & ADJUSTMENT TO ADJACENT
PROPERTIES*

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

- 3399 WEST PARK AVE., GRAY, LA
4. Physical Address: _____
5. Location by Section, Township, Range: SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E
6. Purpose of Development: Create 5 Tracts from a larger Tract for possible sales.
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: 7/29/15 Scale: 1"=60'
11. Council District: _____
12. Number of Lots: 15
13. Filing Fees: _____

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

KENETH L. REMBERT

Print Applicant or Agent

7/30/15

Date

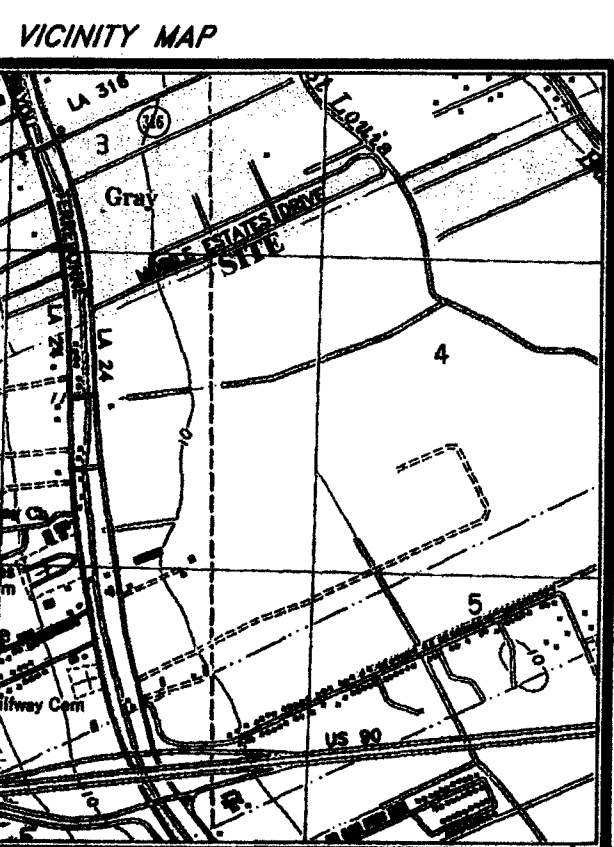
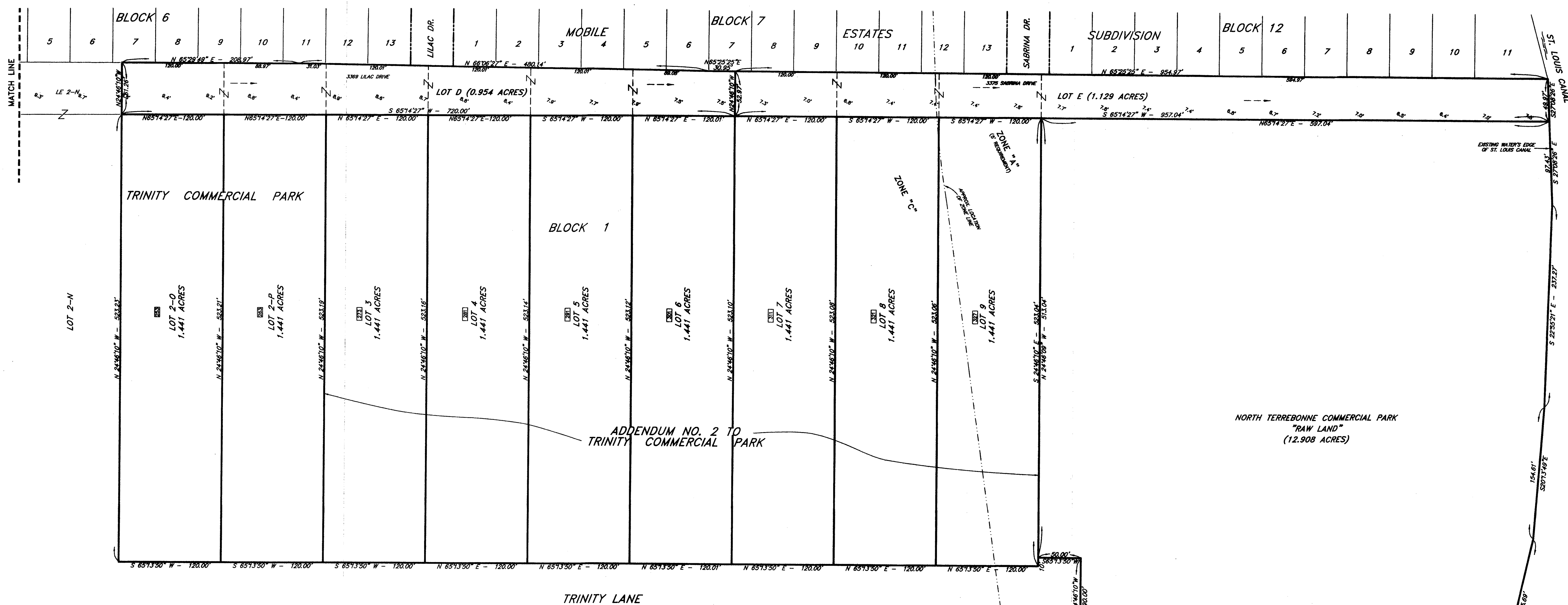
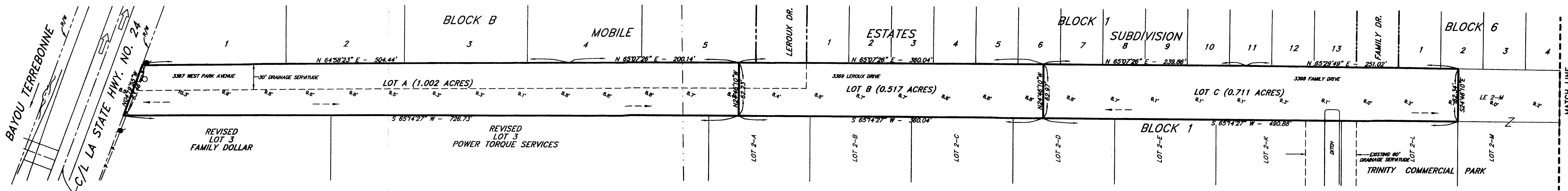
The undersigned certifies: RLK 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

ANNIE I, LLC BY RONNIE SHAW

Ronnie Shaw
Signature of Applicant or Agent

Ronnie Shaw

PC15/8-1-36



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 PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 222206, PANEL NOS. 0402 & 0410, SUFFIX "C" AND DATED MAY 1, 1985. (ZONE "A" PARISH REQUIREMENT IS S). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

THESE LOTS DRAIN TO THE CANAL IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:

- 1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL, SECTIONS 4 & 5, T16S-R16E-T17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH 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-SCHREVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 859" 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, LLC, LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR.

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

BY _____ FOR _____

LEGEND:

- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES EXISTING FIRE HYDRANTS
- INDICATES SPOT ELEVATION (NAVD, 2006)
- INDICATES DRAINAGE ARROW

"MINOR SUBDIVISION"
LOTS A THRU E, A REDIVISION OF
A PORTION OF LOT 1, BLOCK 1,
NORTH TERREBONNE COMMERCIAL PARK
& A LOT LINE ADJUSTMENT TO ADJACENT PROPERTIES
IN SECTION 4, T16S-R16E & SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
JULY 29, 2015

SCALE: 1" = 60'
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

CROPLAND INVESTMENT GROUP, LLC

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: ACADIAN POINTE SUBDIVISION, PHASE "A"
2. Developer's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.,
106 HICKORY ST., THIBODAUX, LA 70301
- *Owner's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.
106 HICKORY ST., THIBODAUX, LA 70301
- [* 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: LABAN AVENUE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: 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: July 14, 2015 1" = 60'
11. Council District: B Guidry / COH Fire
12. Number of Lots: 15
13. Filing Fees: \$185.33



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

David Waitz, P.E., Agent
Print Applicant or Agent

Date

8/3/15



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.
Donald B. Olivier, II, Manager of Professional
Construction and Leasing, L.L.C.

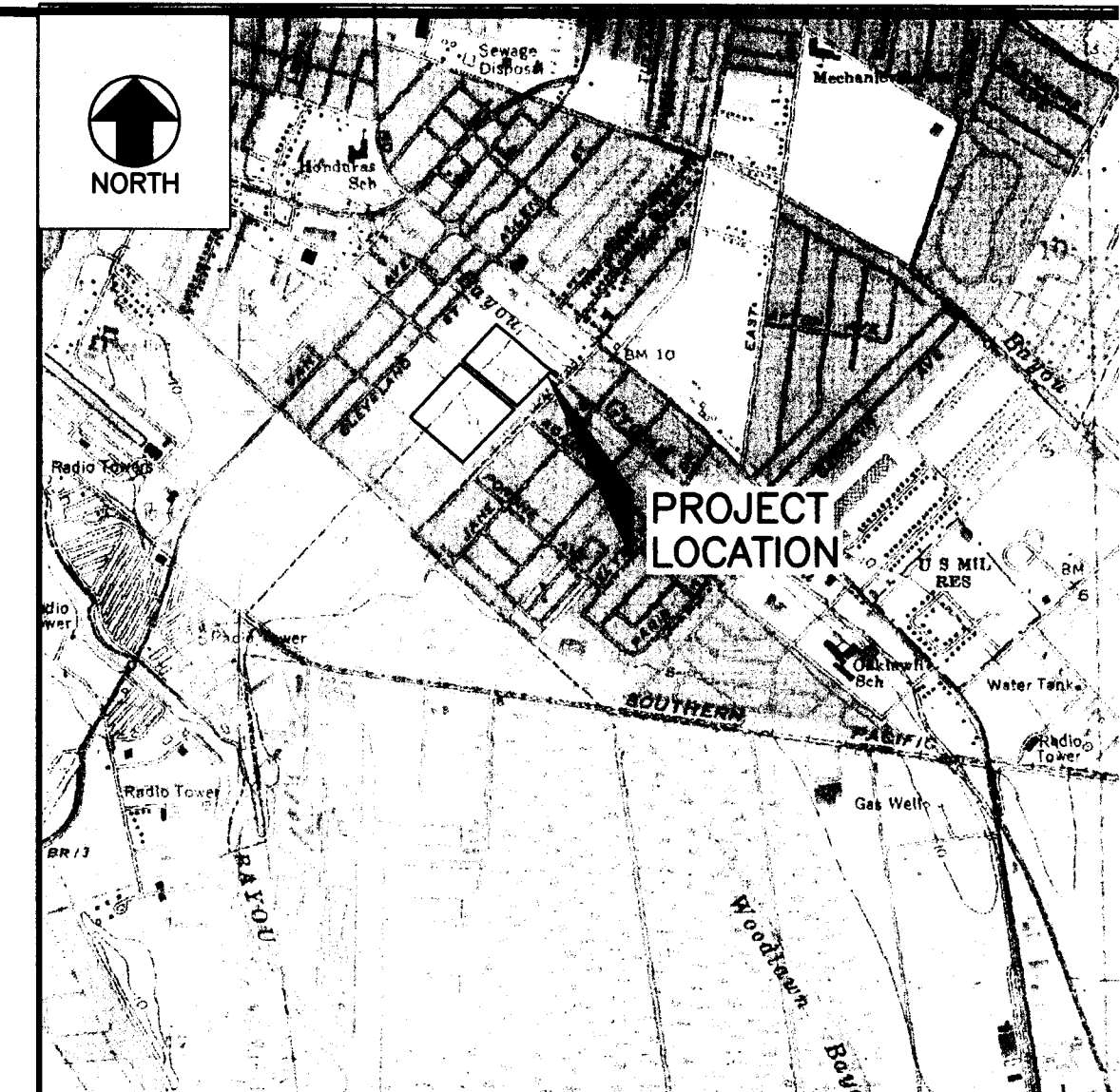
Print Name of Signature

8/3/15


Signature

PC15/ 8 - 2 - 37

D K C ASSOCIATES, INC.

VICINITY MAP

FIRST PACIFIC INVESTMENTS, L.L.C.

LEGEND

FOUND PROPERTY MARKER	●
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊗
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⌘
EXISTING WATER VALVE	⊙WV
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙WM
EXISTING GAS VALVE	⊙GV
EXISTING GAS METER	⊙GM
EXISTING SEWER MANHOLE	⊙S
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— ■ —
CENTER LOT ELEVATIONS (IN FEET, NAD 88, GEOID XX)	⊗
DRAINAGE FLOW	— . . —

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

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C AND ZONE A1 (ZONE A B.F.E. = 9.0').
FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103
DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

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.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED
WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

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 THE ABOVE DESCRIBED EASEMENT BELONGING TO GOVERNMENT SOUTH CENTRAL BELT VISION CABLE AND THE CITY OF HOLMA OVER ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT 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: _____
PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

CERTIFICATION:

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 HEREBY APPROVE THE SAME

BY: _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY:

APPROVALS

PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE

DATE OF SURVEY: MAY 11, 2015

SCALE IN FEET



			DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> <i>Thibodaux, Louisiana</i>			THIBODAUX, LA 70301 (905) 447-4017 OFFICE (905) 447-0906 FAX DWAITZ@BELLNET.NET		
			DESIGNED: JMT	DETAILED: JMT	TRACED:			
DATE	DESCRIPTION	BY	CHECKED: JMT	CHECKED: JMT	CHECKED:			
REVISION			DATE: JULY 14, 2015		FILE: F:\DWG\S\2015\15-050\PHASE A\PLAT.DWG		JOB NO: 15-050	

SKETCH PLAT
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

ACADIAN POINTE SUBDIVISION – PHASE "A"
LOCATED IN SECTION 105, T17S–R17E
TERREBONNE PARISH, LOUISIANA

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

THIBODAUX, LA 70301
(985) 447-4017 OFFICE
(985) 447-1998 FAX
DWAITZI@BELLSOUTH.NET

DESIGNED: JMT	DETAILED: JMT	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE: JULY 14, 2015 FILE: F:\DWGS\2015\15-050\PHASE A\PLAT.DWG JOB NO: 15-050		

APPROVED: James M. Templeton Reg. No. 5129

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 (Road & Infrastructure)
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

☒ Variance(s) (detailed description): Variance to consider both Conceptual &

Preliminary and Engineering approval at the same meeting.

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

1. Name of Subdivision: Paving of Rue Colton John
2. 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]
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

4. Physical Address: 2766 Coteau Road
5. Location by Section, Township, Range: Sections 7 & 8, T16S-R17E
6. Purpose of Development: Construct Subsurface Road with Utilities
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: 3 AUG 15 1" = 30'
11. Council District: 3 Bayou Cane Fire
12. Number of Lots: 0
13. Filing Fees: \$885.96

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

Floyd E. Milford, III

Print Applicant or Agent

8/3/15

Date

[Signature]
Signature of Applicant or Agent

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

8/3/15

Date

[Signature]
Signature

Revised 3/25/2010

PC15/ 8 - 3 - 38

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: **Colonial Acres Shopping Center**
2. Developer's Name & Address: **Colonial Acres Limited Partnership; 109 Northpark Blvd, Suite 300 Covington, LA 70433**
*Owner's Name & Address: **Colonial Acres Limited Partnership 109 Northpark Blvd, Suite 300, Covington, LA 70433**
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: **Acadia Land Surveying, LLC**

SITE INFORMATION:

4. Physical Address: **6411 thru 6441 West Park Ave.**
5. Location by Section, Township, Range: **4,17S,17E**
6. Purpose of Development: **To create 2 legal lots of record**
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 **Existing parking lot and Roadside Drainage**
10. Date and Scale of Map:
and 1"=50'
11. Council District:
District #5 / Bayou Cane
12. Number of Lots: **2**
13. Filing Fees: **\$125.00**

I, Grady K. Beame, certify this application including the attached data to be true and correct.

Grady K. Beame
Print Applicant or Agent

7/26/15
Date

Grady K. Beame
Signature of Applicant or Agent

Date

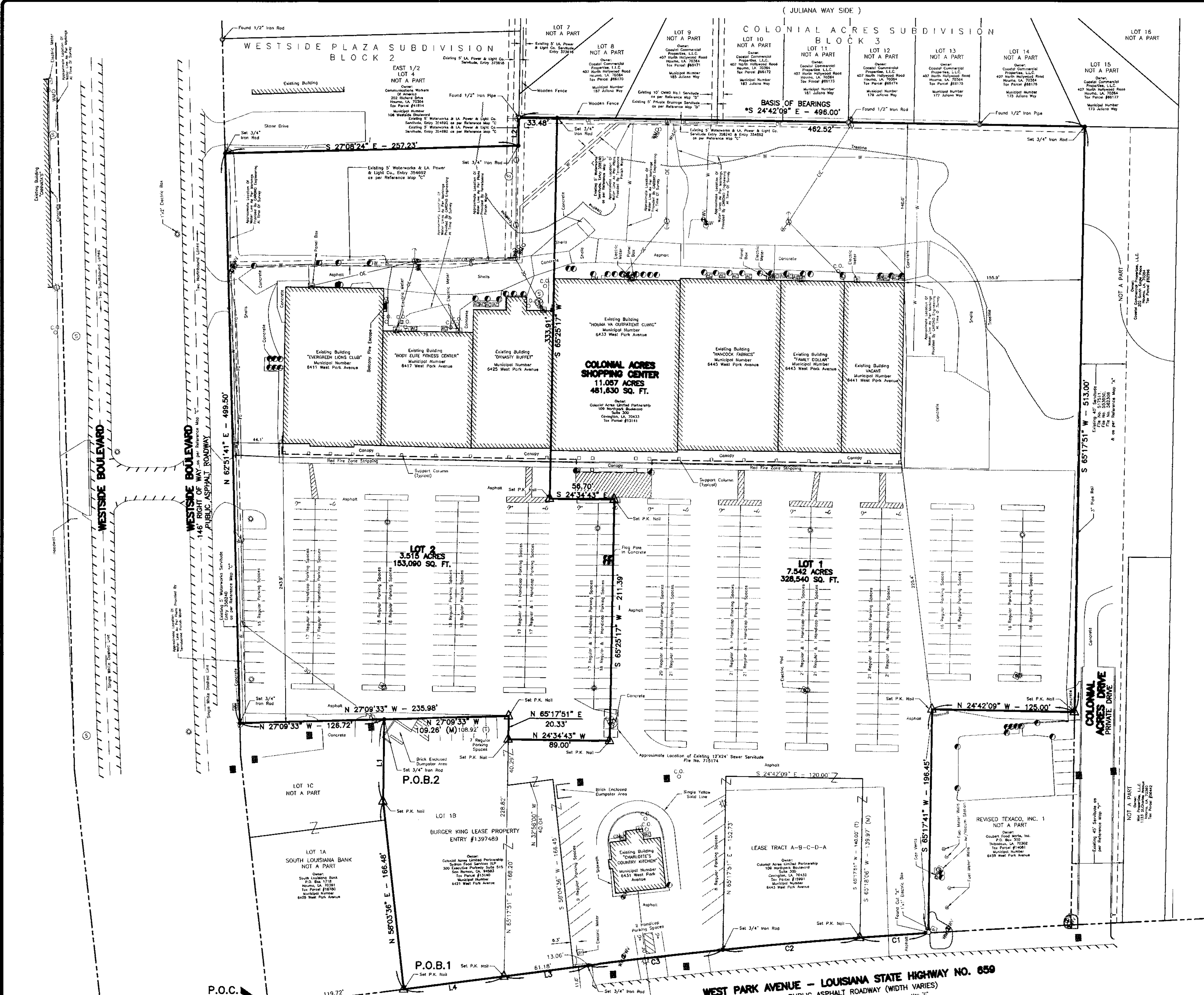
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Grady K. Beame
Print Name of Signature

7/26/15
Date

Grady K. Beame
Signature

PC15/ 8 - 4 - 39



LEGEND

FOUND PROPERTY CORNER (AS NOTED)

SET 3/4" IRON ROD (AS NOTED)

FOUND/SET PK NAIL (AS NOTED)

FOUND RIGHT OF WAY MARKER (AS NOTED)

EXISTING POWER POLE

EXISTING POWER POLE WITH LIGHT

EXISTING PARKING LOT LIGHT

EXISTING GUY ANCHOR

EXISTING ELECTRIC PEDESTAL

EXISTING OVERHEAD POWER LINE

EXISTING TELEPHONE PEDESTAL

EXISTING GAS METER

EXISTING GAS VALVE

EXISTING BARR WIRE FENCE LINE

EXISTING CHAIN LINK FENCE

EXISTING SEWER MANHOLE

EXISTING SEWER CLEANOUT

EXISTING DRAINAGE MANHOLE

EXISTING DRAINAGE DROP INLET

EXISTING DRAINAGE CATCH BASIN

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING MAILBOX

EXISTING WOOD FENCE LINE

EXISTING BARRIER POST

TITLE BEARING / DISTANCE

MEASURED BEARING / DISTANCE

LINE TABLE

LINE	BEARING	LENGTH
L1	N 65°03'36" E	71.75'
L2	N 65°17'51" E	25.02'
L3	N 33°00'00" W	74.24'
L4	N 32°58'00" W	88.82'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	00°44'28"	4,639.24'	60.00'	N 29°39'24" W - 60.00'
C2	01°29'25"	4,639.24'	120.67'	N 30°46'22" W (M) - 120.67'
C3	01°28'02"	4,639.24'	118.80'	N 31°13'13" W (L) - 118.80'

LEGAL DESCRIPTION - LOT 1:

A certain tract or parcel of land designated as "LOT 1" of the Colonial Acres Shopping Center, containing 7.542 acres or 328,540 square feet, located in Section 4, Township 17 South, Range 17 East, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the easterly right of way line of West Park Avenue - Louisiana State Highway No. 659 and the southerly right of way line of Westside Boulevard, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, continuing along the easterly right of way line of West Park Avenue - Louisiana State Highway No. 659 a distance of 119.72 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.1,"

Then, departing said right of way line, North 58 degrees 03 minutes 36 seconds East a distance of 166.48 feet to a point;

Then, North 65 degrees 03 minutes 36 seconds East a distance of 71.75 feet to a point;

Then, South 27 degrees 09 minutes 33 seconds East a distance of 109.26 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds West a distance of 20.33 feet to a point;

Then, South 24 degrees 34 minutes 43 seconds East a distance of 89.00 feet to a point;

Then, North 65 degrees 25 minutes 17 seconds East a distance of 211.39 feet to a point;

Then, North 24 degrees 34 minutes 43 seconds West a distance of 56.70 feet to a point;

Then, North 65 degrees 25 minutes 17 seconds East a distance of 333.81 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds West a distance of 513.00 feet to a point;

Then, North 24 degrees 34 minutes 43 seconds West a distance of 123.00 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds East a distance of 168.45 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.2,"

Then, continuing along said right of way line, along a non-tangent curve to the left having a delta of 00 degrees 44 minutes 28 seconds, a radius of 4,639.24 feet, an arc length of 60.00 feet, a chord bearing of North 29 degrees 39 minutes 24 seconds West and a chord distance of 60.00 feet to a point;

Then, along a non-tangent curve to the left having a delta of 01 degrees 29 minutes 25 seconds, a radius of 4,639.24 feet, an arc length of 120.67 feet, a chord bearing of North 30 degrees 46 minutes 22 seconds West and a chord distance of 120.67 feet to a point;

Then, along a non-tangent curve to the left having a delta of 01 degrees 28 minutes 02 seconds, a radius of 4,639.24 feet, an arc length of 118.80 feet, a chord bearing of North 31 degrees 13 minutes 13 seconds West and a chord distance of 118.80 feet to a point;

Then, North 33 degrees 00 minutes 00 seconds West a distance of 74.24 feet to a point;

Then, North 32 degrees 58 minutes 00 seconds West a distance of 88.82 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION - LOT 2:

A certain tract or parcel of land designated as "LOT 2" of the Colonial Acres Shopping Center, containing 3.515 acres or 153,090 square feet, located in Section 4, Township 17 South, Range 17 East, Terrebonne Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the easterly right of way line of West Park Avenue - Louisiana State Highway No. 659 and the southerly right of way line of Westside Boulevard, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, continuing along the easterly right of way line of West Park Avenue - Louisiana State Highway No. 659 a distance of 119.72 feet to a point;

Then, North 58 degrees 03 minutes 36 seconds East a distance of 166.48 feet to a point;

Then, North 65 degrees 03 minutes 36 seconds East a distance of 71.75 feet to a point;

Then, South 27 degrees 09 minutes 33 seconds East a distance of 109.26 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds West a distance of 20.33 feet to a point;

Then, South 24 degrees 34 minutes 43 seconds East a distance of 89.00 feet to a point;

Then, North 65 degrees 25 minutes 17 seconds East a distance of 211.39 feet to a point;

Then, North 24 degrees 34 minutes 43 seconds West a distance of 56.70 feet to a point;

Then, North 65 degrees 25 minutes 17 seconds East a distance of 333.81 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds West a distance of 513.00 feet to a point;

Then, North 24 degrees 34 minutes 43 seconds West a distance of 123.00 feet to a point;

Then, South 65 degrees 17 minutes 51 seconds East a distance of 168.45 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.2,"

Then, continuing along said right of way line, along a non-tangent curve to the left having a delta of 00 degrees 44 minutes 28 seconds, a radius of 4,639.24 feet, an arc length of 60.00 feet, a chord bearing of North 29 degrees 39 minutes 24 seconds West and a chord distance of 60.00 feet to a point;

Then, along a non-tangent curve to the left having a delta of 01 degrees 29 minutes 25 seconds, a radius of 4,639.24 feet, an arc length of 120.67 feet, a chord bearing of North 30 degrees 46 minutes 22 seconds West and a chord distance of 120.67 feet to a point;

Then, along a non-tangent curve to the left having a delta of 01 degrees 28 minutes 02 seconds, a radius of 4,639.24 feet, an arc length of 118.80 feet, a chord bearing of North 31 degrees 13 minutes 13 seconds West and a chord distance of 118.80 feet to a point;

Then, North 33 degrees 00 minutes 00 seconds West a distance of 74.24 feet to a point;

Then, North 32 degrees 58 minutes 00 seconds West a distance of 88.82 feet to the "POINT OF BEGINNING."

CERTIFICATION:

APPROVE AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: _____

FOR: _____

CERTIFICATION:

This is to certify to Colonial Acres Limited Partnership, CMISD Houma, LLC and SkilkenGold Development, LLC 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 Standards of Practice for Boundary Surveys 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 1 surveying indicated in the above standards. I also certify there are no visible encroachments or easements on property lines except as shown.

Daniel J. Poche, P.L.S.,
This survey plat is not valid without the professional seal and signature of the Registered Land Surveyor.

Reg. No. 5066

VICINITY MAP
SCALE 1" = 2000'

NOTES:

- 1.) Zoning: C2 General Commercial District
Front Yard: 25 Feet Side Yard: 5 Feet Rear Yard: 20 Feet
Maximum Building Height: 35 Feet
Zoning information acquired from <http://www.tpcg.org> accessed on April 29, 2015.
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning and setbacks before any design or construction.
- 2.) Reference Maps:
A.) As built survey of Colonial Acres Shopping Center, Houma, Louisiana, being Lots 1-B, 2, 3, West 1/2 of Block 2, Development No. 1, Westside Plaza Subdivision and other properties located in Section 4, T17S-R17E, Terrebonne Parish, Louisiana for Colonial Acres Partnership of Louisiana General Partnership.
Prepared by: Norris J. Decoteau, R.P.L.S. Dated: June 14, 1988 Revised: July 13, 1988 Entry #829311
B.) Map showing survey of a tract of land belonging to Houma Commercial Developers, Inc. in Section 4, T17S-R17E, Terrebonne Parish, Louisiana.
Prepared by: Charles L. McDonald Land Surveyors, Inc. Dated: April 27, 1982 Entry #891381
C.) Map showing Boundary & Topographic Survey of Colonial Acres Shopping Center, being Lots 1-B, 2, 3, West 1/2 of Block 2, Development No. 1, Westside Plaza Subdivision located in Section 48 & 94, T17S-R17E, Terrebonne Parish, Louisiana for Sterling Properties, L.P.
Prepared by: CSRS, Inc. Dated: August 12, 2004
D.) Final Subdivision Plan, Colonial Acres Subdivision, Property of Coastal Commercial Properties, L.L.C. located in Sections 4 & 94, T17S-R17E, Terrebonne Parish, Louisiana.
Prepared by: Milford & Associates, Inc. Dated: January 9, 2014 Entry #1452511
E.) Revision No. 6 to Development No. 1, Westside Plaza, a Division of the Property of Michael Gene Burke and Elie Seaux, Jr., located in Section 4 & 94, T17S-R17E, Terrebonne Parish, Louisiana.
Prepared by: Michael Gene Burke, R.L.S. Dated: June 17, 1988 Entry #343689
F.) Survey and redimension of Texaco, Inc. 1 into Revised Texaco, Inc. 1, located in Section 4, T17S-R17E, Terrebonne Parish, Louisiana.
Prepared by: David A. Walz, Engineering & Surveying, Inc. Dated: October 24, 2009 Entry #1346100 Map #13250
G.) Map showing the redimension of Lot 1B, Block 2 of Westside Plaza, located in Sections 4 & 94, T17S-R17E, Terrebonne Parish, Louisiana.
Prepared by: Charles L. McDonald Dated: December 27, 1996 Entry #91827 Map #9998
- 3.) Basis of Bearings: Bearings are based on Reference Map "A".
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding) in accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0285 C, dated May 1, 1985, for Terrebonne Parish, Louisiana.
The property is located outside the limits of the ABFE zone in accordance with Panel LA-R102 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 5.) Utilities: The underground utilities shown have been located from "LA ONE CALL Ticket Number 150142772" via utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/structures.
- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 8.) The words "Certify," "Certifier" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 150142772:

COMPANY	TYPE OF UTILITY
COMCAST CABLE	AT&T DISTRIBUTION
TERREBONNE PARISH CONSOLIDATED GOVERNMENT	ENTERGY
	ATMOS ENERGY

ACADIA LAND SURVEYING, L.L.C.
LOUISIANA • MISSISSIPPI • TEXAS
208 EAST 2ND STREET, THIBODAOX, LOUISIANA 70301
Phone: (985) 449-0094 Fax: (985) 449-0085
EMAIL: ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY: XXX	INT.
DRAWN BY: DAT	CHECKED BY: XXX		
FIELD BOOK: 326, PG 19-21	FIELD WORK COMPLETED ON: JULY 7, 2015		ALS FILE: 2015/15-1345/15-1345.DWG