

# 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

**DECEMBER 17, 2015, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
  - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 19, 2015
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
  - 1. Preliminary Hearings:
    - a) Rezone from OL (Open Land) & C-3 (Neighborhood Commercial) to C-2 (General Commercial) 6290 West Main Street; Westside Land, L.L.C. and Barker Holdings, L.L.C., applicants; and call a Public Hearing on said matter for Thursday, January 21, 2015 at 6:00 p.m. (*District 3/Bayou Cane Fire District*)
    - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8958 Norman Street; David W. Henthorn, Norman Street, L.L.C, applicant; and call a Public Hearing on said matter for Thursday, January 21, 2015 at 6:00 p.m. (*District 1/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 November 19, 2015
  - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 19, 2015
- D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 17, 2015 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2015**
  - 1. Approval and accept the proposed 2016 Budget
- E. ANNUAL ORGANIZATIONAL MEETING:**
  - 1. Approval of proposal(s) for the 2015 Audit
  - 2. Election of Officers for 2016
- F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Acadian Pointe Subdivision, Phase "A"  
Approval Requested: Process C, Major Subdivision-Engineering  
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  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Raw Land Division of Tract "A" of the Redivision of Property belonging to Polmer Brothers, Ltd.  
Approval Requested: Process A, Raw Land Division  
Location: 203-247 Old Highway 659, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Kelly Angelette  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 12A & 12B, A Re-Subdivision of Tract 12 of the Leo Jos. Callahan Estate  
Approval Requested: Process D, Minor Subdivision  
Location: 142 & 150 Waterplant Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Glenn Schexnayder  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Bon Ami Estates  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 2700 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Bon Ami Estates, L.L.C.  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Approval and acceptance of the Regular Meeting Schedule of 2016
2. Discussion and possible action with regard to a sponsorship for the American Planning Association, Louisiana Chapter which is being held in Houma

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Tract 1, A Redivision of Property belonging to Alligator Home Improvements, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Tracts A & B, A Division of Property belonging to Josephine D. Pellegrin, et al, Section 9, T20S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

# 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
- ☐ Conceptual/Preliminary  
☒ Engineering  
☐ Final

☐ 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: \_\_\_\_\_
12. Number of Lots: 15
13. Filing Fees: \$860.00

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

David Waitz  
Signature of Applicant or Agent

Date

9/28/15

The undersigned certifies: DBO 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

Donald B. Olivier, II  
Signature

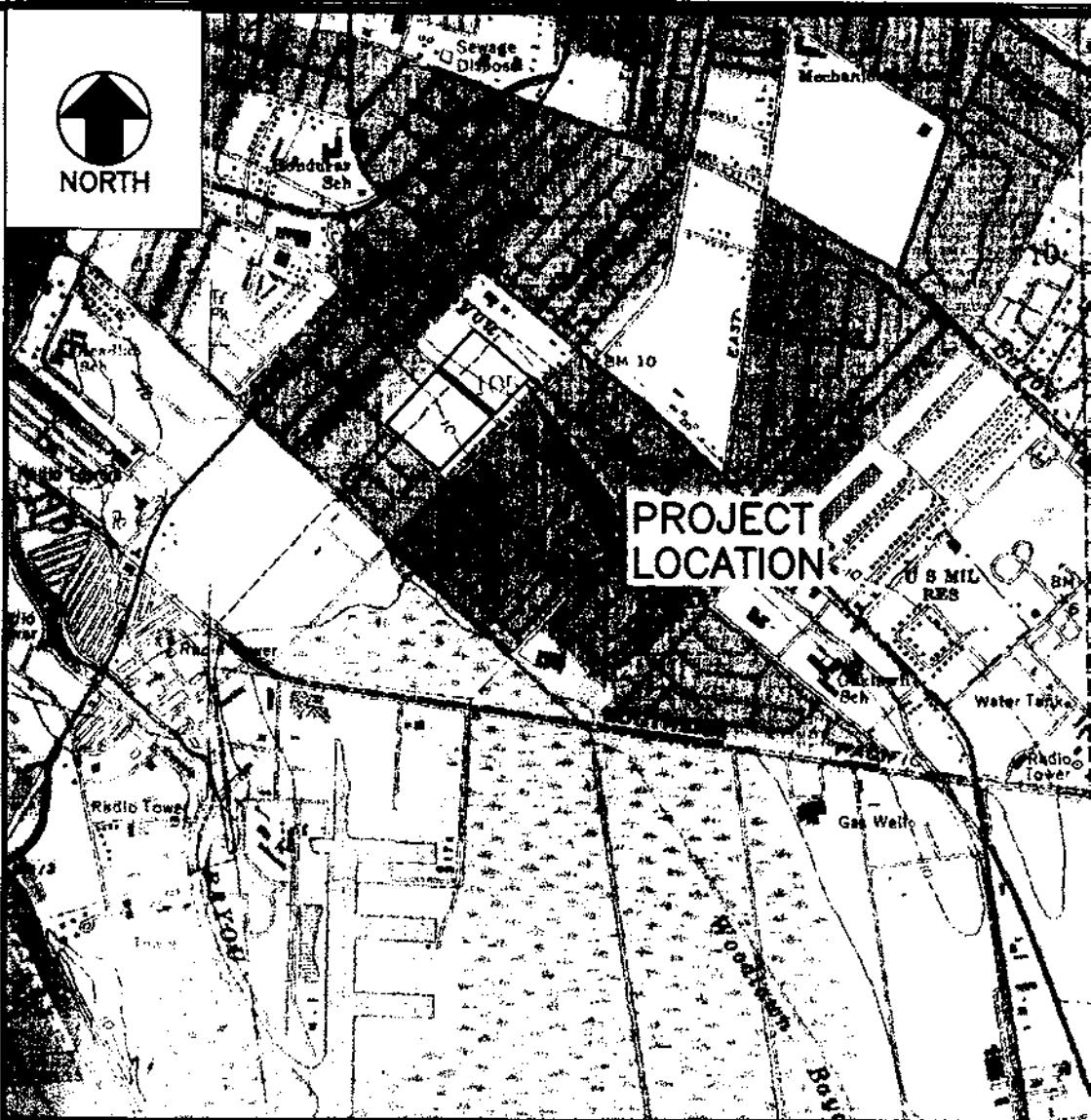
PC15/ 10 - 2 - 50

Revised 3/25/2010

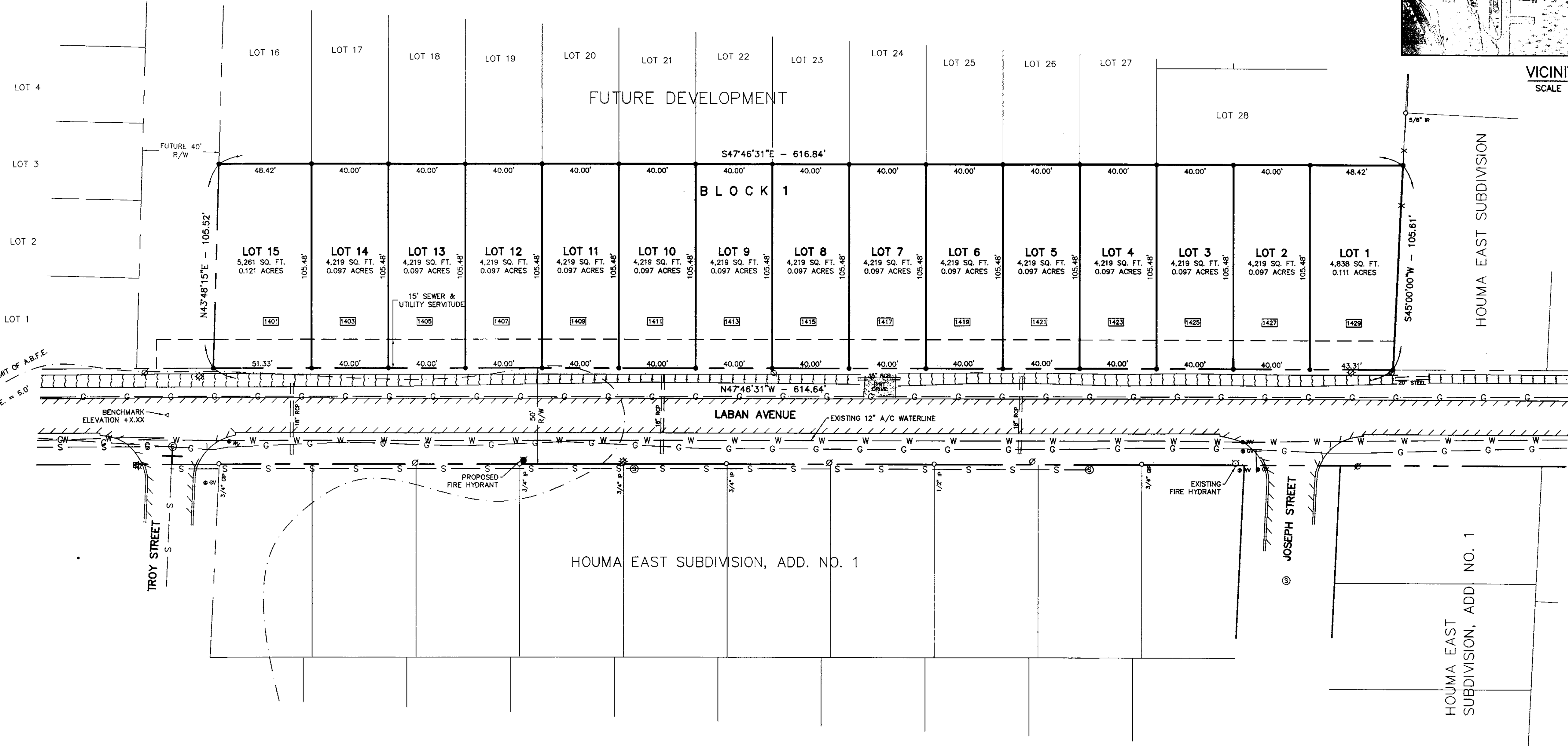
REFERENCE MAPS & BEARINGS:  
1. SURVEY OF TRACT 2 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 21, 1998 ENTRY NO.: 1451250  
2. SURVEY OF TRACT 3 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 21, 1998 ENTRY NO.: 1451249  
NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP 1 & 2.

LEGEND

FOUND PROPERTY MARKER  
SET 3/4" I.R.  
EXISTING WATER LINE  
EXISTING GAS LINE  
EXISTING SEWER LINE  
EXISTING OVERHEAD POWER LINE  
EXISTING TELEPHONE LINE  
EXISTING FENCE  
EXISTING POWER POLE W/ LIGHT  
EXISTING POWER POLE  
EXISTING ANCHOR  
EXISTING TELEPHONE PEDESTAL  
EXISTING WATER VALVE  
EXISTING FIRE HYDRANT  
EXISTING WATER METER  
EXISTING GAS VALVE  
EXISTING GAS METER  
EXISTING SEWER MANHOLE  
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE  
CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID XX)  
DRAINAGE FLOW  
PHYSICAL ADDRESS



VICINITY MAP  
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONE C.  
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 THE LIMIT OF A.B.F.E.  
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.

APPROVED: James M. Templeton Reg. No. 5129

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 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 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

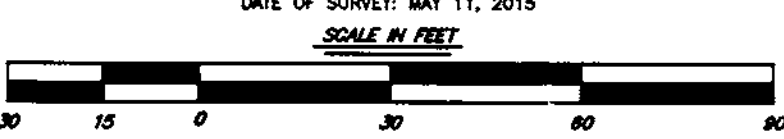
APPROVE AND ACCEPTED THIS DATE BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: FOR:

APPROVALS

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

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.



DATE	DESCRIPTION	BY
10/30/15	REVISED AS PER T.P.C.G.'S COMMENTS	JED
9/3/15	ADDED PHYSICAL ADDRESSES	JED
DATE	DESCRIPTION	BY
REVISION		

CONCEPTUAL/PRELIMINARY  
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 Surveyors  
Thibodaux, Louisiana

THIBODAUX, LA 70081  
(805) 447-4017 OFFICE  
(805) 447-1998 FAX  
DWAITZ@BELL.SOUTH.NET

DATE: SEPTEMBER 28, 2015 FILE: F:\DWG\2015\15-050\PHASE A\PLAT.DWG JOB NO: 15-050



# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Tract A of the redivision of property belonging to Polmer Bros. Ltd.
- Developer's Name & Address: Kelly Angelette 633 Highway 308 Thibodaux, LA 70301  
\*Owner's Name & Address: Polmer Brothers, Ltd. 4701 Southshore Dr. Metairie, LA 70002  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- Physical Address: 203 - 247 Old Highway 659 Schriever, LA 70395
- Location by Section, Township, Range: Section 143, T15S-R16E
- Purpose of Development: Creates a 15.883 acre Raw Land tract
- Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☐ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☐ Curb & Gutter  
☒ \*\*\* Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 23 November 2015
- Council District: 4 / Schriever Fire
- Number of Lots: 1 - 2
- Filing Fees: \$178<sup>92</sup>

I, Galen Bollinger, certify this application including the attached data to be true and correct.

Galen Bollinger  
Print Applicant or Agent

25 November 2015  
Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies, DGF 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 100% 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.

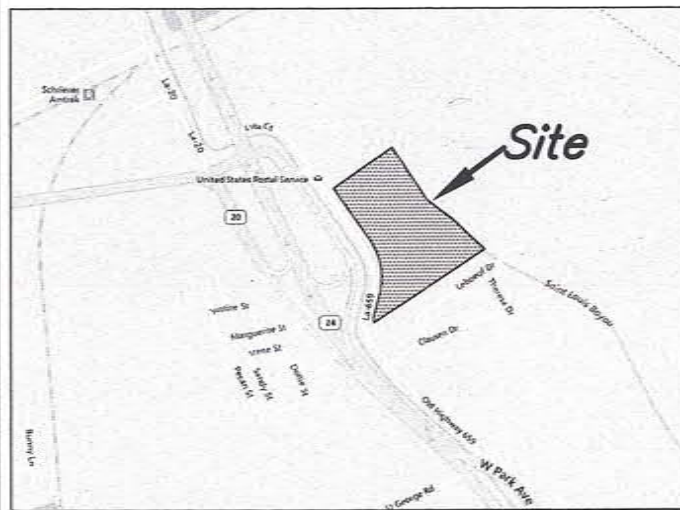
Debra J. Fischman  
Print Name of Signature

[Signature]  
Signature

11/30/15  
Date

PC15/ 12 - 1 - 60





Vicinity Map

**Note:**  
This map does not purport to show all servitudes, rights of way or pipelines which may affect this property. Title information was provided by owner. No additional title research was performed by the surveyor.

POLMER BROTHERS, LTD.  
or assigns

**Bearing Reference:**  
Bearings shown hereon are based on GPS observations via GulfNet.

**Flood Zone Information:**

This property is situated within Zone A as shown on the FEMA Flood Insurance Rate Maps dated 5/1/1985. (Map No. 225206 0405 C). The FEMA Advisory Base Flood Elevation Maps (ABFE's) depict this property outside of the "Limit of ABFE's". (Map No. LA-V100).

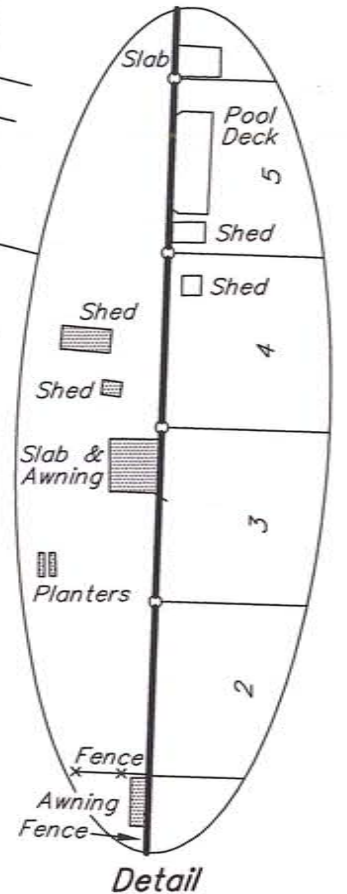
POLMER BROTHERS, LTD.  
or assigns

Post Office

FH

**Tract "A"**  
(15.883 ac.)  
(RAW LAND)

See Detail



Detail

**Legend:**

- Indicates 1/2" pipe found unless noted
- Indicates 3/4" pipe found
- Indicates concrete DOTD marker

**Preliminary Document:**

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850



SCALE: 1" = 200'

23 NOVEMBER 2015

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985)876-4412



# 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):

variance from fire hydrant distance requirements

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

1. Name of Subdivision: GLENN SCHEXNAYDER SUBDIVISION  
2. Developer's Name & Address: 142 WATERPLANT Rd, SCHRIEVER 70395  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: DELTA COAST CONSULTANTS, LLC

### SITE INFORMATION:

4. Physical Address: 142 & 150 WATERPLANT Rd  
5. Location by Section, Township, Range: Sec 101 & 144, T15S - R16E  
6. Purpose of Development: FAMILY SUBD.  
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: NOV 18, 2015 1"=100'  
11. Council District: 4 / Schriever Fire  
12. Number of Lots: 2  
13. Filing Fees: \$ 316.22

I, Prosper Toups, certify this application including the attached date to be true and correct.

Prosper Toups, III

Print Applicant or Agent

11-24-15

Date

[Signature]

Signature of Applicant or Agent

The undersigned certifies: X 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.

X Glenn Schexnayder  
Deborah Schexnayder

Print Name of Signature

X 11/30/2015

Date

X [Signature]  
Deborah Schexnayder

Signature

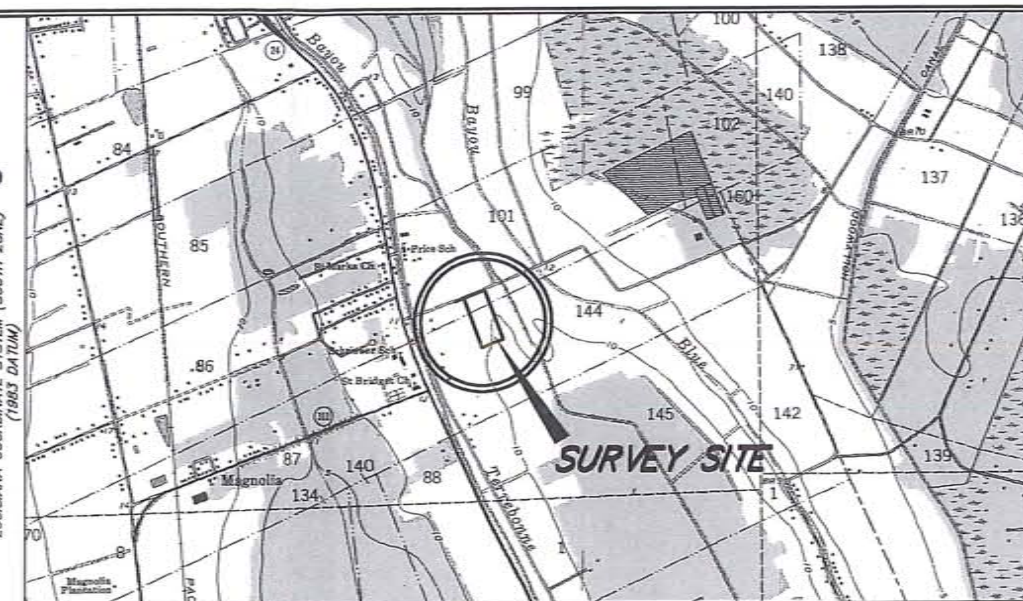
PC15/ 12 - 2 - 661

Revised 3/25/2010



TERREBONNE PARISH  
T15S - R16E

- 
- LEGEND**
- DENOTES 3/4" IRON PIPE SET
  - DENOTES 5/8" IRON ROD FOUND
  - DENOTES FIRE HYDRANT
  - X— DENOTES FENCE
  - ⊕ DENOTES POWER POLE
  - DENOTES DRAINAGE FLOW
  - X 6.4' DENOTES SPOT ELEVATION
- TERREBONNE PARISH**  
T 15 S - R 16 E
- WATERPLANT ROAD**
- TRACT 8**
- TRACT 9**
- TRACT 10**
- TRACT 11**
- TRACT 12A**  
(184,469 SQ. FT.)
- TRACT 12B**  
(172,736 SQ. FT.)
- TRACT 13**
- GLENN & DEBORAH SCHEXNAYDER**  
142 WATERPLANT ROAD  
SCHRIEVER, LA. 70395
- 150 WATERPLANT ROAD**  
SCHRIEVER, LA. 70395
- SECTION 101**
- SECTION 144**
- NOTE:**  
WATER DRAINS TOWARD OPEN ROADSIDE DITCHES IN FRONT OF PROPERTY AND TOWARDS DITCH IN REAR OF PROPERTY.
- APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_**  
**BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION**  
**BY \_\_\_\_\_ FOR \_\_\_\_\_**
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AS OTHERWISE SHOWN HEREON.**
- SCALE IN FEET**  
100' 50' 0 100' 200' 300'
- DELTA COAST CONSULTANTS, LLC**  
102 WILSON AVENUE  
HOUMA, LOUISIANA 70364  
985-655-3100
- PROSPER**  
License  
LICE  
PROFE  
LAND



VICINITY MAP  
NOT TO SCALE

REFERENCE BEARING IS N68°27'08"E ALONG LINE SEGMENT "K"- "B",  
THE REFERENCE BEARING IS TAKEN FROM THE REFERENCE  
BEARING MAP BELOW.

REFERENCE BEARING MAP:

PLAT PREPARED BY CARL HECK ENGINEERS, INC., ENTITLED, "MAP SHOWING THE DIVISION OF THE LEO JOS. CALLAHAN ESTATE INTO TRACTS 1 THRU 20, LOCATED IN SECTIONS 101 & 144, T15S-R16E, TERREBONNE PARISH, LOUISIANA," AND DATED APRIL 30, 1982.

DEVELOPER: GLENN D. & DEBORAH SCHEXNAYDER  
LAND USE: SINGLE FAMILY RESIDENTIAL

PLAT SHOWING TRACTS 12A & 12B  
A RE-SUBDIVISION OF TRACT 12 OF  
THE LEO JOS. CALLAHAN ESTATE LOCATED  
IN SECTIONS 101 & 144, T15S-R16E  
TERREBONNE PARISH, LOUISIANA

NOVEMBER 18, 2015

HOUMA, LOUISIANA

THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225206 0405C, DATED MAY 1, 1985. (NO HEIGHT REQUIREMENT FOR ZONE C). FEMA 2006 RITA ADVISORY PANEL NO. V-100 PLACES THIS TRACT OUTSIDE OF THE A.B.F.E. LIMITS (REFER TO COMMUNITY EFFECTIVE FIRM FOR HEIGHT REQUIREMENTS.)

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

APPROVED:

PROSPER J. TOUPS, III  
LA. LAND SURVEYOR REG. NO. 4967

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

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

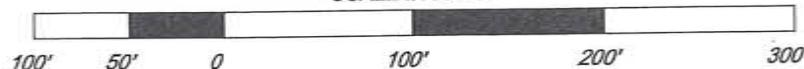
NOTE:  
WATER DRAINS TOWARD OPEN ROADSIDE DITCHES IN FRONT  
OF PROPERTY AND TOWARDS DITCH IN REAR OF PROPERTY.

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



102 WILSON AVENUE  
HOUMA, LOUISIANA 70364  
985-655-3100

SCALE IN FEET





# 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: BON AMI ESTATES  
BON AMI ESTATES, L.L.C., 607 CORPUS CHRISTI DR, HOUMA LA  
2. Developer's Name & Address: 70360  
BON AMI ESTATES, L.L.C., 607 CORPUS CHRISTI DR, HOUMA LA  
\*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

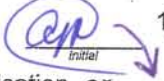

4. Physical Address: 2700 COTEAU ROAD  
5. Location by Section, Township, Range: SECTIONS 7, 8, & 84, T16S-R17E  
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL  
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial  
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other  
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other  
10. Date and Scale of Map: November 30, 2015 Scale: 1" = 50'  
11. Council District: 3 / Bayou Lane Fire  
12. Number of Lots: 40  
13. Filing Fees: \$860.00

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

FLOYD E. MILFORD, III

Print Applicant or Agent

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.

TONY AUTHEMENT

Print Name

Date

  
Signature of Applicant or Agent

  
Signature

PC15/ 12 - 3 - 62

Revised 5/3/07

AUSTIN P. OLIVIER, JR.

ALCEE STREET  
TURNAROUND

ROBERT DEAN OLIVER  
(COUNTRY BOY PLACE)

PROJECT NO.	PARISH	SHEET NO.
14-37	TERREBONNE	2

COUNCIL DISTRICT 6	
SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE
ZONED	

EUPHEMIE AUTHEMENT ET ALS  
(40.795 ACRES)

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

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

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

AUTHORIZED OWNER

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

FOR

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR 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

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

FLOYD E. MILFORD III., P.E.

### LEGEND

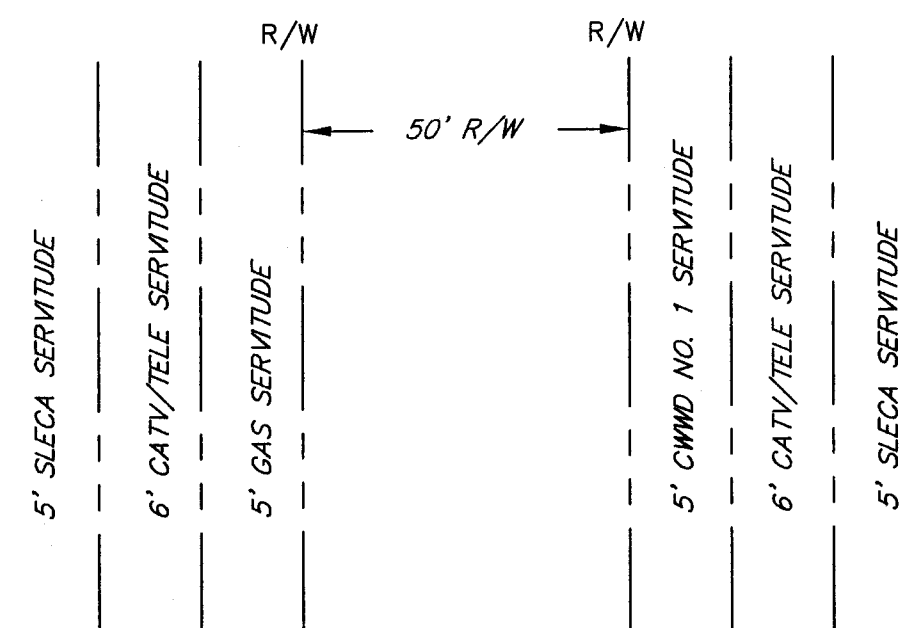
- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK  
4" BRASS DISC  
SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

### VICINITY MAP



### TYPICAL UTILITY SERVITUDES (SECTION A-A)

LOOKING IN DIRECTION SHOWN  
NTS



REVISED  
TRACT "A"

S 65°27'59" W - 204.96'

MALI INVESTMENTS, L.L.C.

REVISED  
TRACT "B"  
(1.391 ACRES)  
[2766]

S & A CAPITAL INVESTMENTS  
REVISED  
TRACT "A"

S 65°27'59" W - 144.97'

TEMPORARY  
LIMESTONE  
TURNAROUND

S & A CAPITAL INVESTMENTS

REVISED  
TRACT D  
[2768]

REVISED  
TRACT C  
[2764]

LEGEND:  
INDICATES LHM MONUMENT FOUND  
INDICATES 5/8" IRON ROD SET  
INDICATES 1/4" IRON PIPE FOUND  
INDICATES RAILROAD RAIL FOUND  
EXISTING POWER POLE  
EXISTING POWER POLE WITH LIGHT  
EXISTING FIRE HYDRANT  
INDICATES SPOT ELEVATION

REVISED ON NOVEMBER 4, 2002 TO SHOW SPOT ELEVATIONS.  
REVISED OWNERSHIP OF PROPERTY ON DECEMBER 5, 2002.

NOTE:  
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. AND TO VARIOUS DITCHES ON PROPERTY. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), AND ZONE "A" (PARISH REQUIREMENT IS 5').

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

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

2761 COTEAU ROAD

2761 COTEAU ROAD

2757 COTEAU ROAD

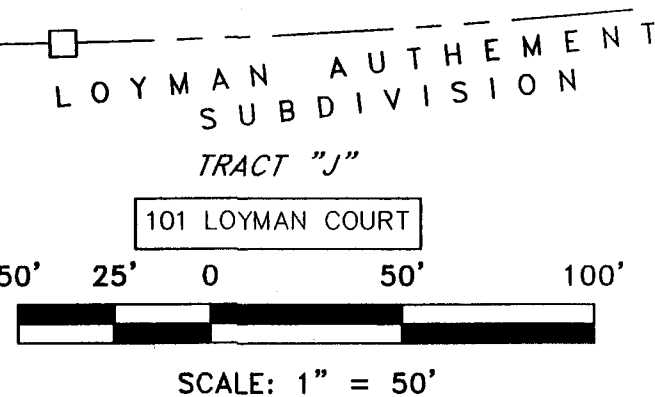
2755 COTEAU ROAD

TRACT "G"

TRACT "F"

107 LOYMAN COURT

TRACT "H"



LAND USE: SINGLE FAMILY RESIDENTIAL  
INDIVIDUAL SEWER  
CURB & GUTTER  
SUBDIVISION PLAN

BON AMI ESTATES  
PHASES A & B  
BON AMI ESTATES, LLC- DEVELOPER  
SECTIONS 7 & 8, T16S- R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
HOUMA, LOUISIANA  
APPROVED BY: \_\_\_\_\_  
DATE: 30NOV15

JOB # 14-37 CAD # 1437-SD FILE #