

# Houma-Terrebonne Regional Planning Commission

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Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

## SPECIAL MEETING

OCTOBER 13, 2016, THURSDAY

2:00 P.M.

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

## A • G • E • N • D • A

### CONVENE AS THE REGIONAL PLANNING COMMISSION

#### A. INVOCATION & PLEDGE OF ALLEGIANCE

#### B. ROLL CALL

#### C. APPLICATION:

1. a) Subdivision: Parkwood Place Subdivision, Phases A, B, & C  
Approval Requested: Process C, Major Subdivision-Final Approval  
Location: Along East Street, approximately 435' from intersection of East Street & Senator Street  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Westgate Development, Inc.  
Engineer: David A. Waitz Engineering & Surveying, Inc.
- b) Variance Request: Variance for the requirement of the submittal of the Engineer's Certification that the subdivision was constructed in substantial conformance with the approved plans and specifications at this time, in accordance with the Terrebonne Parish Subdivision Regulations, Section 24.5.5.6, to allow for conditional final approval; as soon as the work is complete, the owner will comply with this requirement
- c) Consider Approval of Said Application

#### D. 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

X Variance(s) (detailed description): OWNER IS REQUESTING A VARIANCE FOR THE REQUIREMENT OF THE SUBMITTAL OF THE ENGINEER'S CERTIFICATION THAT THE SUBDIVISION WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AT THIS TIME, IN ACCORDANCE WITH THE TERREBONNE SUBDIVISION REGULATIONS, SECTION 24.5.5.6. TO ALLOW FOR CONDITIONAL FINAL APPROVAL. AS SOON AS THE WORK IS COMPLETE, THE OWNER WILL COMPLY WITH THIS REQUIREMENT.

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

- Name of Subdivision: PARKWOOD PLACE SUBDIVISION (PHASES A, B & C)
- Developer's Name & Address: WESTGATE DEVELOPMENT, INC.  
WESTGATE DEVELOPMENT, INC., 120 PROGRESSIVE BLVD.,  
\*Owner's Name & Address: HOUMA, LA 70360 (CHARLES J. GIGLIO & S.P. LARUSA)  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- Physical Address: ALONG EAST STREET - APPROX. 435' FROM INTERSECTION OF EAST ST. AND SENATOR ST.
- Location by Section, Township, Range: SECTION 9, T-17-S, R-17-E
- Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
- 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: 1/2/12 1" = 100'
- Council District: \_\_\_\_\_
- Number of Lots: 144
- Filing Fees: \$1,600.00

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

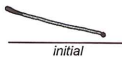

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

  
Signature of Applicant or Agent

OCTOBER 3, 2016

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.

CHARLES J. GIGLIO  
Print Name of Signa

PC16/ 10 - 1 - 36s

  
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10/3/2016

REFERENCE MAPS & BEARINGS:  
 1. MAP SHOWING PROPOSED PURCHASE BY TERREBONNE PARISH SCHOOL BOARD FROM A.L. ELLENDER BEING IN SECTION 9, T175-R17E IN THE CITY OF HOUMA TERREBONNE PARISH, LOUISIANA DATE: JANUARY 3, 1962 BY: T. BAKER SMITH & SON INC.  
 2. BARROW SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF R.R. BARROW, INC. LOCATED IN THE PARISH OF TERREBONNE, LA. IN SECTION 105 T175-R17E DATE: OCTOBER 30, 1952 BY: T. BAKER SMITH  
 3. OLEANDER SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO HALLETTE B. COLE LOCATED IN SECTION 9, T175, R17E, TERREBONNE PARISH, LOUISIANA DATE: NOVEMBER 12, 1952 BY: BERNARD B. DAVIS  
 4. PROPERTY MAP HOUSING AUTHORITY OF THE CITY OF HOUMA, LOUISIANA SITE "E" DATE: APRIL 12, 1967 BY: T. BAKER SMITH & SON INC.  
 NOTE: BEARINGS AND COORDINATES ARE BASED ON NAD 83, STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AH6251, STAMPED "HI-LO" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 394,048.70; EASTING = 3,484,074.24

MUNICIPAL ADDRESSES AND CENTER LOT ELEVATIONS (IN FEET N.A.V.D. 88 DATUM)

LOT #	BLOCK #	MUNICIPAL ADDRESS	CENTER LOT ELEVATION
1	123/103	XXX	2
2	1	107	3
3	1	111	4
4	1	115	5
5	1	119	6
6	1	123	7
7	1	127	8
8	1	131	9
9	1	135	10
10	1	139	11
11	1	143	12
12	1	147	13
13	1	151	14
14	1	155	15
15	1	159	16
16	1	163	17
17	1	167	18
18	1	171	19
19	1	175	20
20	1	179	21
21	1	183	22
22	1	187	23
23	1	191	24
24	1	195	25
25	1	199	26
26	1	203	27
27	1	207	28
28	1	211	29
29	1	215	30
30	1	221	31
31	1	225	32
32	1	231	33
33	1	235	34
34	1	239	35
35	1	245	36
36	1	249	37
37	1	255	38
38	1	261	39
39	1	267	40
40	1	273	41
41	2	417	1
42	2	421	2
43	2	425	3
44	2	429	4
45	2	433	5
46	2	437	6
47	2	441	7
48	2	445	8
49	2	449	9
50	2	453	10
51	3	116	1
52	3	120	2
53	3	124	3
54	3	128	4
55	3	132	5
56	3	136	6
57	3	140	7
58	3	144	8
59	3	148	9
60	3	152	10
61	3	156	11
62	3	160	12
63	3	164	13
64	3	168	14
65	3	172	15
66	3	176	16
67	3	180	17
68	3	184	18
69	3	188	19
70	3	192	20
71	3	196	21
72	3	200	22
73	3	204	23
74	3	208	24
75	3	212	25
76	3	216	26
77	3	220	27
78	3	224	28
79	3	228	29
80	3	232	30
81	3	236	31
82	3	240	32
83	3	244	33
84	3	248	34
85	3	252	35
86	3	256	36
87	3	260	37
88	3	264	38
89	3	268	39
90	3	272	40
91	3	276	41
92	3	280	42
93	3	284	43
94	3	288	44
95	3	292	45
96	3	296	46
97	3	300	47
98	3	304	48
99	3	308	49
100	3	312	50
101	3	316	51
102	3	320	52
103	3	324	53
104	3	328	54
105	3	332	55
106	3	336	56
107	3	340	57
108	3	344	58
109	3	348	59
110	3	352	60
111	3	356	61
112	3	360	62
113	3	364	63
114	3	368	64
115	3	372	65
116	3	376	66
117	3	380	67
118	3	384	68
119	3	388	69
120	3	392	70
121	3	396	71
122	3	400	72
123	3	404	73
124	3	408	74
125	3	412	75
126	3	416	76
127	3	420	77
128	3	424	78
129	3	428	79
130	3	432	80
131	3	436	81
132	3	440	82
133	3	444	83
134	3	448	84
135	3	452	85
136	3	456	86
137	3	460	87
138	3	464	88
139	3	468	89
140	3	472	90
141	3	476	91
142	3	480	92
143	3	484	93
144	3	488	94
145	3	492	95
146	3	496	96
147	3	500	97
148	3	504	98
149	3	508	99
150	3	512	100

CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
C 1	30°03'15"	90.00'	47.21'	24.16'	46.67'
C 2	31°49'29"	90.00'	50.00'	25.65'	49.35'
C 3	31°49'29"	90.00'	50.00'	25.65'	49.35'
C 4	17°18'43"	90.00'	27.19'	13.70'	27.09'
C 5	16°42'47"	18.50'	29.05'	13.22'	26.16'
C 6	89°59'13"	18.50'	29.05'	18.49'	26.16'
C 7	90°20'17"	18.50'	29.17'	18.61'	26.24'
C 8	89°38'14"	18.50'	28.94'	18.38'	26.08'
C 9	RESERVED				
C 10	RESERVED				
C 11	RESERVED				
C 12	RESERVED				
C 13	RESERVED				
C 14	RESERVED				
C 15	36°08'18"	90.00'	56.76'	29.36'	55.83'
C 16	36°08'18"	90.00'	56.76'	29.36'	55.83'
C 17	07°54'01"	90.00'	12.41'	6.21'	12.40'
C 18	111°02'06"	50.00'	96.89'	72.79'	82.43'
C 19	68°58'24"	18.50'	22.26'	12.70'	20.94'
C 20	99°47'24"	18.50'	32.22'	21.96'	28.30'
C 21	80°10'53"	50.00'	69.97'	42.09'	64.40'
C 22	111°02'24"	18.50'	35.85'	26.93'	30.50'
C 23	68°58'24"	18.50'	22.26'	12.70'	20.95'
C 24	99°47'24"	18.50'	32.22'	21.96'	28.30'
C 25	80°08'56"	18.50'	25.89'	15.56'	23.82'
C 26	111°02'24"	18.50'	35.85'	26.93'	30.49'
C 27	68°58'24"	18.50'	22.26'	12.70'	20.94'
C 28	RESERVE				
C 29	80°11'52"	18.50'	25.89'	15.57'	23.83'
C 30	111°02'24"	18.50'	35.85'	26.93'	30.49'

FEMA FLOOD ZONE AND HAZARDS  
 THESE LOTS ARE LOCATED IN ZONE A1. (ZONE A1 = 7.0' B.F.E.)  
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C. DATED: MAY 19, 1981  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-0103 & LA-0104  
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.; A.B.F.E. = 8.0'  
 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  
**PRELIMINARY COPY:**  
**THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.**  
 APPROVED: David A. Waitz Reg. No. 4744

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  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

DEDICATION:  
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENERGY, ATMOS GAS, 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 UNDERGIRD 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: S.P. LARUSSA - MANAGER WESTGATE DEVELOPMENT, INC.  
 BY: CARMEN E. WAITZ - MANAGER BRIARPATCH, L.L.C.

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.

SCALE IN FEET

DATE	DESCRIPTION	BY
7/17/15	RECORD DRAWING	JAW
7/10/14	ADDED DRAINAGE SERV. AS PER TPOG	JAW
8/24/14	ADDED DRAINAGE SERV. AS PER TPOG	JAW
9/28/12	ADDED DRAINAGE SERV. FOR TRACTS A & B	JED
1/24/12	REVISED AS PER TPOG	CAC

**PARKWOOD PLACE SUBDIVISION**  
 LOCATED IN SECTION 9, T175-R17E  
 TERREBONNE PARISH, LOUISIANA

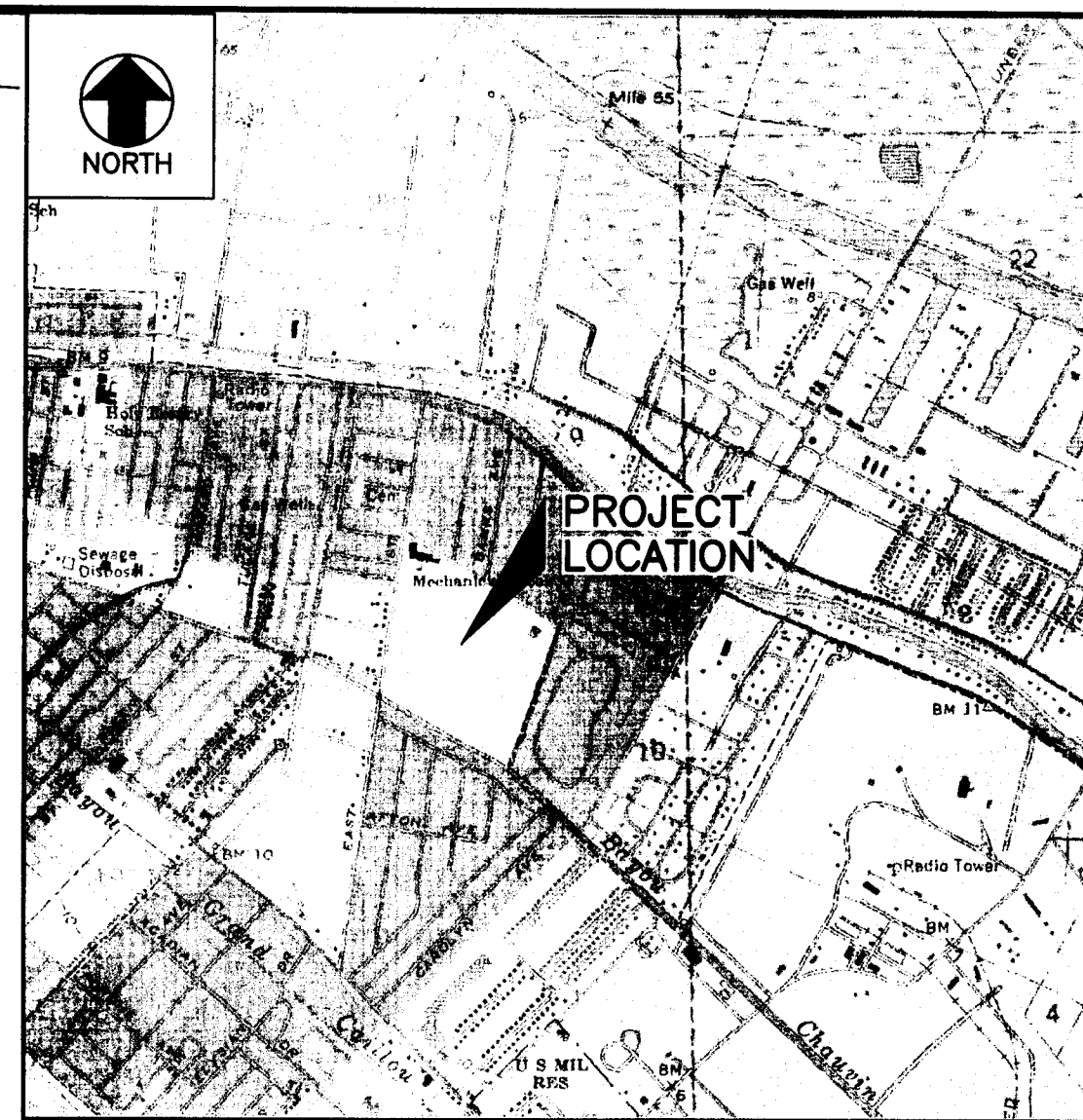
**DAVID A. WAITZ**  
 ENGINEERING AND SURVEYING, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

DESIGNED: DAW  
 CHECKED: DAW  
 DATED: JANUARY 2, 2012

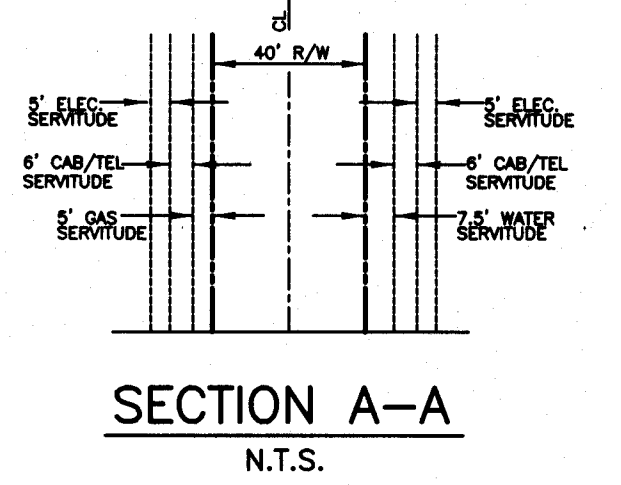
DETAILED: JED  
 CHECKED: DAW

TRACED:  
 CHECKED:

FILE: F:\DWG5\2010\10-047\ENGINEERING\CBDG\C080-PLAT.DWG JOB NO: 10-047



VICINITY MAP  
 SCALE 1" = 2000'



- 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 ○
  - PROPOSED LIGHT POLE \*
  - EXISTING POWER POLE ○
  - EXISTING ANCHOR ⊕
  - EXISTING TELEPHONE PEDESTAL □
  - EXISTING WATER VALVE ○W
  - EXISTING FIRE HYDRANT ○
  - PROPOSED FIRE HYDRANT SETTING ○
  - EXISTING WATER METER ○WM
  - EXISTING GAS VALVE ○GV
  - EXISTING GAS METER ○GM
  - EXISTING SEWER MANHOLE ○
  - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —
  - MUNICIPAL ADDRESS [901]
  - CENTER LOT ELEVATION (IN FEET N.A.V.D. 88 DATUM) (X)

**BUILDING SETBACK NOTE:**  
 FRONT LINE: 20' SETBACK  
 SIDE LINE: 5' SETBACK  
 REAR LINE: 25' SETBACK

FINAL PLAT