

Houma-Terrebonne Regional Planning Commission

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

MARCH 16, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES:
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 16, 2017
- E. COMMUNICATIONS
- F. STAFF REPORT:
 - 1. Update on Zoning Expansion Study
- 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. CONFLICTS DISCLOSURE
- D. ACCEPTANCE OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 16, 2017
- E. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 16, 2017 INVOICES AND TREASURER'S REPORT OF FEBRUARY 2017
- F. COMMUNICATIONS
- G. APPLICATIONS:
 - 1. a) Subdivision: Redivision of Tract "A" belonging to Keljo Enterprises, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 225 Old Hwy. 659, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Keljo Enterprises, L.L.C.
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application

2. a) Subdivision: Redivision of Property belonging to Joseph Frederick Chauvin, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 1539 Dr. Beatrous Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Freddie Chauvin
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Crescent Farms Plantation, LLC
Approval Requested: Process D, Minor Subdivision
Location: Savanne Road & Highway 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Crescent Farms Plantation, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts 1-A and 1-B, Property belonging to Daniel D. Henry, et ux
Approval Requested: Process D, Minor Subdivision
Location: 109 Highway 55, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Daniel D. Henry
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Tracts A, B, and C, A Redivision of Propety belonging to Michael A. Fesi
Approval Requested: Process D, Minor Subdivision
Location: 3339 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Michael A. Fesi
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Resubdivision of Lot 1 into Lots 1A and 1B, Colonial Acres Shopping Center
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, LLC

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Tract 20 and the Eastern portion of Tract 2 of the Property of the heirs of Willie Bonvillain, Section 1, T19S-R17E, Terrebonne Parish, LA
2. Revision of Tract A belonging to Lagarto Properties, L.L.C., Sections 50, 51, & 52, T17S-R16E, Terrebonne Parish, LA
3. Revision of Lot Lines for Property belonging to Ronald & Gayle Cope and Blake & Heather Ordoyne, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Division of Property belonging to Evangeline Business Park, L.L.C., Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA (Evangeline Business Park)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF FEBRUARY 16, 2017

- A. The Vice-Chairman, Mr. Alex Ostheimer, called to order the regular meeting of February 16, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:38 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jeremy Kelley. Dr. L.A. “Budd” Cloutier, Jr., Chairman, was out of the country.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Mr. James Erny; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Dr. L.A. “Budd” Cloutier, Jr., Chairman and Mrs. Angi Falgout, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.

The Vice-Chairman requested the resolutions approved during the Zoning and Land Use Commission meeting be ratified during this meeting.

Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC add an agenda item to ratify resolutions recognizing past members’ service on the Houma-Terrebonne Regional Planning Commission.”

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

Mr. Thibodeaux moved, seconded unanimously: “THAT the HTRPC accept and ratify the resolutions honoring Mr. Gerald Schouest, Mr. Richard Elfert, and Mr. Kevin Ghirardi for their years of service on the Houma-Terrebonne Regional Planning Commission.”

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

D. ACCEPTANCE OF MINUTES:

1. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of January 19, 2017.”

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

- E. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the February 16, 2017 invoices and approve the Treasurer’s Report of January 2017.”

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

F. COMMUNICATIONS: None.

G. STAFF REPORT:

1. Discussion was held with regard to the 2017 National Planning Conference to be held May 6-9, 2017 in New York City, NY.
 - a) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC authorize and approve up to four (4) Commissioners to attend the 2017 National Planning Conference on May 6-9, 2017 in New York City, NY with full payment for registration, room, and travel.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Foret, Mr.

Kelley, Mr. Kurtz, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier and Mrs. Falgout. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3.”

1. Tracts A & B, Property belonging to Falgout Canal Boat Slips, LLC, Section 13, T19S-R16E, Terrebonne Parish, LA
2. Revised Tract 2 belonging to Seeca Properties, LLC and a 3.594 acre tract belonging to Westside Lands, LLC, Sections 4 & 33, T17S-R17E, Terrebonne Parish, LA
3. Revised Lots 4 & 6, Block 3, A Redivision of Lots 4, 5, & 6, Southgate Estates Subdivision belonging to John D. White, et al, Section 10, T17S-R18E, Terrebonne Parish, LA

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

I. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

J. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Vice-Chairman’s Comments: None.

K. PUBLIC COMMENTS: None.

L. Mr. Erny moved, seconded Mr. Cehan: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:45 p.m.”

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

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

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: Tract "A" belonging to KELJO ENTERPRISES, L.L.C.
Keljo Enterprises, LLC, 633 Highway 308 Thibodaux, LA
2. Developer's Name & Address: 70301
*Owner's Name & Address: Kelly Angelette 633 Highway 308 Thibodaux, LA 70301
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 225 Old Hwy 659 (next to Schriever Post Office)
5. Location by Section, Township, Range: Sec. 143, T15S-R16E
6. Purpose of Development: Remove RAW LAND designation for building purposes
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: 23 February 2017
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 1
13. Filing Fees: \$355.31

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

Galen Bollinger
Print Applicant or Agent
23 February 2017
Date


Signature of Applicant or Agent

The undersigned certifies: KPA 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.

Kelly P. Angelette
Print Name of Signature


Signature

2/23/2017
Date

PC17/ 3 - 1 - 5

Revised 12/25/2016

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: MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO JOSEPH FREDERICK CHAUVIN, JR.
2. Developer's Name & Address: Freddie Chauvin 1539 Dr. Beatrous Road
*Owner's Name & Address: Freddie Chauvin 1539 Dr. Beatrous Road
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor

SITE INFORMATION:

4. Physical Address: 1539 Dr. Beatrous Road
5. Location by Section, Township, Range: Sections 58, T19S-R17E
6. Purpose of Development: To create three legal tracts of land
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: 20 February 2017 1"=100'
11. Council District: _____
12. Number of Lots: 3
13. Filing Fees: _____

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

22 February 2017
Date

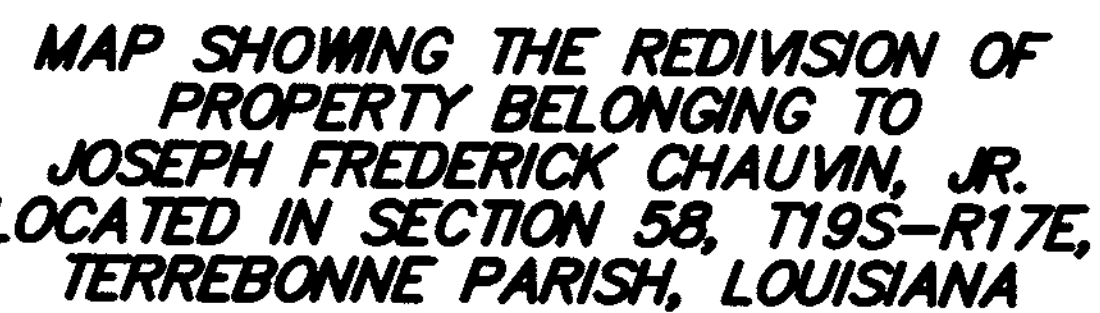
The undersigned certifies: JFC 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the 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.

Joseph Frederick Chauvin, Jr.
Print Name


Signature

Date


CURVE DATA (A)	CURVE DATA (B)	CURVE DATA (C)
121.11'(Arc)	25.99'(Arc)	31.62'(Arc)
1,461.66'(Radius)	1,461.66'(Radius)	340.89'(Radius)
S22°45'55"W(Ch. Brg.)	S25°38'57"W(Ch. Brg.)	S31°74'26"W(Ch. Brg.)
121.08'(Ch. Dist.)	25.39'(Ch. Dist.)	31.61'(Ch. Dist.)



20 FEBRUARY 2017

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
:(985)876-4412/Fax:(985)876-4806
Email: clmsurvey@aol.com

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE 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.

APPROVED: 

APPROVED: Charles L. H. H. H. REG. P.L.S. No. 3402

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

JOSEPH FREDERICK CHAUVIN, JR.

CHARLES L. McDONALD

LAND SURVEYOR, INC.
HOUMA, LOUISIANA
P.O. Box 1390
Gray, LA 70359

Ph: (985) 876-4412/Fax: (985) 876-4806

DRAWN: A.M.C.

SCALE: 1" = 30'

DATE: 20 FEB 17

JOB # 6070

CAD # 6070

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: Cemetery Property-Savanne & Highway 311
- Developer's Name & Address: Crescent Farms Plantation, L.L.C., P. O. Box 2266, Houma, LA 70361
*Owner's Name & Address: Wm. Clifford Smith, Member, P.O.Box 2266, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: James B. Pellegrin, PLS

SITE INFORMATION:

- Physical Address: Savanne Road & Highway 311, Houma, LA 70360
- Location by Section, Township, Range: Section 81, T17S-R16E
- Purpose of Development: formally dedicate 2.6 acres for St. Mathews Baptist Church Cemetery
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☐ Individual Treatment
☐ Package Plant
☒ N/a Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 1/16/2017; 1" = 100'
- Council District: 6 Guidry / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$138.18

I, Wm. Clifford Smith, certify this application including the attached data to be true and correct.

Wm. Clifford Smith
Print Applicant or Agent

2/22/2017

Date

Wm. Clifford Smith
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 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.

Wm. Clifford Smith
Print Name of Signature

2/22/2017

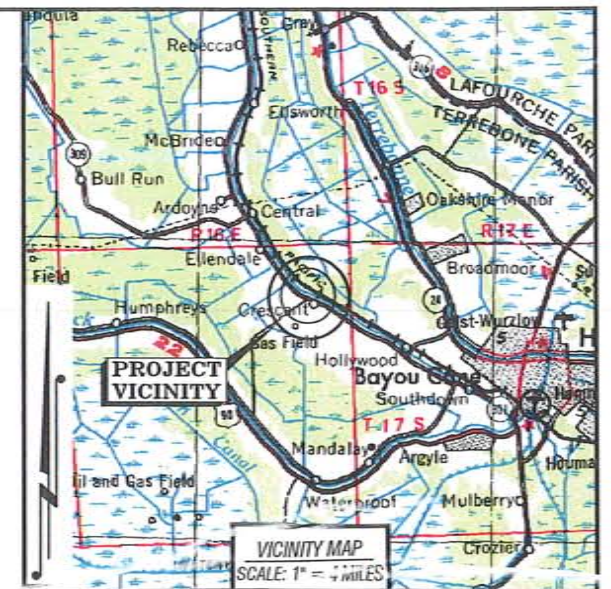
Date

Wm. Clifford Smith
Signature

PC17/ 3 - 3 - 7

TERREBONNE PARISH, LOUISIANA
SECTION 81, T17S-R16E

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



PERIMETER OF PROPOSED TRACT "A" 0.773 ACRES		
LINE	BEARING	DISTANCE
1	N 59°54'22" W	187.59'
2	N 28°57'02" E	187.41'
3	N 51°35'28" E	36.66'
4	S 59°42'52" E	266.19'
5	S 49°09'46" W	16.86'
6	N 59°46'57" W	144.40'
7	S 30°14'20" W	159.84'
8	S 59°45'20" E	82.74'
C1	SEE CURVE TABLE	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.47'	1815.35'	1°33'40"	S 54°51'55" W	49.46'
C2	288.33'	1815.35'	9°06'01"	S 60°11'46" W	288.03'

REFERENCE MAPS:

- "CRESCENT FARMS ESTATES SUBDIVISION SECTION 81, T17S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SONS INC. AND DATED 03/30/1976.
- "SKETCH SHOWING 0.42 ACRE TRACT ALONG SAVANNE ROAD & SOUTHERN PACIFIC & NEW ORLEANS RAILROAD CO. LOCATED IN SECTION 81, T17S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SONS INC. AND DATED 06/21/1984.

CERTIFICATION:

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 BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) AREA SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

JAMES B. PELLIGRIN
REG. NO. 4828

REGISTERED
PROFESSIONAL

LAND SURVEYOR

JAMES B. PELLIGRIN
LAND SURVEYOR REG. NO. 4828

DIVISION OF PROPERTY

MAP SHOWING SURVEY OF DIVISION
OF PROPERTY BELONGING TO
CRESCENT FARMS PLANTATION, L.L.C.
LOCATED ALONG SAVANNE ROAD
SECTION 81, T17S-R16E
TERREBONNE PARISH, LOUISIANA

BLOCK 2
CRESCENT FARMS PLANTATION, L.L.C.
REMAINING ACRES
311,710 SQ. FT.
7.155 ACRES

BLOCK 2
CRESCENT FARMS PLANTATION, L.L.C.
REMAINING ACRES
311,710 SQ. FT.
7.155 ACRES

TRACT "A"
33,703 SQ. FT.
0.773 ACRES

P.O.B.
X= 3,452,485.83
Y= 407,155.29

- LEGEND:
- DENOTES FLOW
 - 3/4" GALVANIZED IRON PIPE SET
 - ⊙ 1/2" IRON ROD FOUND
 - 3/4" IRON PIPE FOUND
 - ⊗ POWER POLE
 - ⊕ FIRE HYDRANT
 - P — OVERHEAD POWERLINE

SURVEY NOTES:

GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, HARN DATUM, SOUTH ZONE, U.S. SURVEY FOOT. THE PRIMARY REFERENCE STATION USED IS PID = AH6456, STAMPED 'SAVANNE' AND HAVING THE FOLLOWING COORDINATES: NORTHING= 406,845.33; EASTING= 3,452,144.98

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

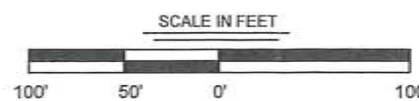
THESE TRACTS ARE LOCATED IN ZONES "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. ADVISORY PANEL NO. LA-R100 DOES NOT AFFECT THIS PROPERTY.

THIS PROPERTY DRAINS TOWARDS ROADSIDE DITCHES ON LA HWY. 311, AND SAVANNE ROAD WHICH ARE MAINTAINED BY THE STATE OF LOUISIANA AND TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

NOTES:



T. BAKER SMITH
SOLUTIONS START HERE
412 South Van Ave., Houma, LA 70363
(985)868-1050 - tbsmith.com



REV. NO: 00 REV. DATE: -- REV. BY: --
REVISION DESCRIPTION:

DRAWN BY: SJK APPROVED BY: JBP
DATE: 01/16/2017 JOB NO: 2016.0855
DRAWING NAME: 20160665 PROCESS A.DWG
PROJECTION: LA SOUTH
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88
GRID UNITS: US SURVEY FEET
SHEET NO: 1 OF 1

Houma- Terrebonne Regional Planning Commission

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: TRACTS I-A AND I-B, PROPERTY BELONGING TO DANIEL D. HENRY, et ux
2. Developer's Name & Address: DANIEL D. HENRY, 111 HIGHWAY 55, BOURG, LA 70343
*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, PLS

SITE INFORMATION:

4. Physical Address: 109 HIGHWAY 55 BOURG, LA 70343 (TRACT I-B)
5. Location by Section, Township, Range: SECTION 12, T17S-R18E AND SECTION 2, T18S-R18E
6. Purpose of Development: CREATE A LOT FOR SON'S HOMESITE
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: DATE: 01/14/2017 SCALE: 1"=100'
11. Council District: 9 - Trasclair / Bourg Fire
12. Number of Lots: 2
13. Filing Fees: \$361.90

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

KENETH L. REMBERT
Print Applicant or Agent

2/21/17

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: [Signature] 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.

DANIEL D. HENRY
Print Name of Signature

2/21/17

Date

[Signature]
Signature

PC17/ 3 - 4 - 8

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: SURVEY OF TRACTS A, B, AND C, A REDIVSION OF PROPERTY BELONGING TO MICHAEL A. FESI
2. Developer's Name & Address: MICHAEL A. FESI, 3341 BAYOU BLACK DR. HOUMA, LA 70360
*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

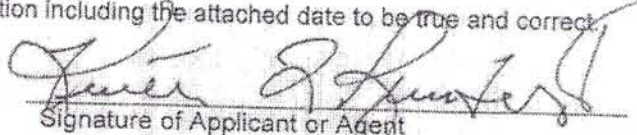
SITE INFORMATION:

4. Physical Address: 3339 BAYOU BLACK DR., HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 104, T17S-R17E
6. Purpose of Development:
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:
DATE: 02/20/2017 SCALE: 1"=50'
11. Council District:
7 Marmande / COH Fire
12. Number of Lots: 2
13. Filing Fees: \$315.77

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

KENETH L. REMBERT
Print Applicant or Agent

2/24/17
Date


Signature of Applicant or Agent

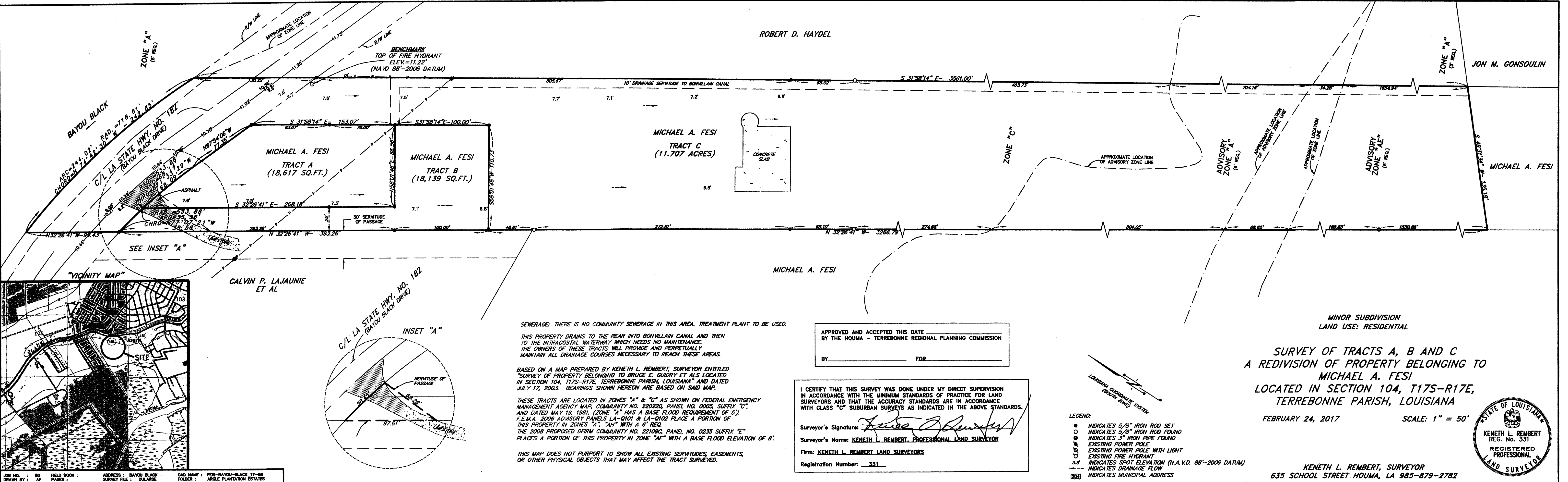
The undersigned certifies: ☒ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☐ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

MICHAEL A. FESI
Print Name of Signature

2/24/17
Date


Signature

Revised 3/23/2010



JOB NO. : 66 FIELD BOOK : ADDRESS : BAYOU BLACK CAD NAME : FESI-BAYOU-BLACK-17-66
DRAWN BY : AP PAGES : SURVEY FILE : DULARGE FOLDER : ARLE PLANTATION ESTATES

SEWERAGE: THERE IS NO COMMUNITY SEWERAGE IN THIS AREA. TREATMENT PLANT TO BE USED.

THIS PROPERTY DRAINS TO THE REAR INTO BONVILLAIN CANAL AND THEN TO THE INTRACOSTAL WATERWAY WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

BASED ON A MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "SURVEY OF PROPERTY BELONGING TO BRUCE E. GUIDRY ET ALS LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JULY 17, 2003. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE TRACTS ARE LOCATED IN ZONES "A" & "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANELS LA-Q101 & LA-Q102 PLACE A PORTION OF THIS PROPERTY IN ZONES "A", "AH" WITH A 6' REQ. THE 2008 PROPOSED DIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8'.

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

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

BY _____ FOR _____

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.

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: **331**

- LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)
- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION (N.A.V.D. 88'-2006 DATUM)
 - INDICATES DRAINAGE FLOW
 - 204 INDICATES MUNICIPAL ADDRESS

MINOR SUBDIVISION
LAND USE: RESIDENTIAL

**SURVEY OF TRACTS A, B AND C
A REDIVISION OF PROPERTY BELONGING TO
MICHAEL A. FESI
LOCATED IN SECTION 104, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

FEBRUARY 24, 2017 SCALE: 1" = 50'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL STREET HOUMA, LA 985-879-2782



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
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☐ 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 Ste 300 Covington, La. 70433**
*Owner's Name & Address: **Colonial Acres Limited Partnership 109 Northpark Blvd. Ste 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 Fire**
12. Number of Lots: **2**
13. Filing Fees: **\$125.00**

- I, **Grady K. Brame**, certify this application including the attached date to be true and correct.

Grady K. Brame
Print Applicant or Agent

2/28/17
Date

Grady K. Brame
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.

Grady K. Brame
Print Name of Signature

2/23/17
Date

Grady K. Brame
Signature

PC171 3 - 6 - 10

