

Houma-Terrebonne Regional Planning Commission

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

AUGUST 16, 2012, 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 19, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road

F. OLD BUSINESS:

1. Rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Rezone from O-L (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street; Briarpatch, Inc., applicant (*Council District 1*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. 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 19, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of July 19, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 16, 2012 INVOICES and TREASURER'S REPORT OF JULY 2012

E. PLANNING

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

F. COMMUNICATIONS

G. APPLICATIONS:

- 1. a) Subdivision: Redivision of Parcel 5 of the Estate of Corbett P. Richard
 Approval Requested: Process D, Minor Subdivision
 Location: 537 St. George Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Bryan L. Benoit
 Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 2. a) Subdivision: Sugar Pointe Commercial Park
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: North Hollywood Plantation, LLC
 Surveyor: GSE Associates, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 3. a) Subdivision: Sonnier Estates
 Approval Requested: Process D, Minor Subdivision
 Location: 5609 West Park Avenue, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Burnley Enterprises, L.L.C.
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 4. a) Subdivision: Chauvin Farms Estates, Addendum No. 1
 Approval Requested: Process D, Minor Subdivision
 Location: Adjacent to 5437 Bayouside Drive, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: Chauvin Brothers, Inc., % Tommy Chauvin
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

- 1. Plat Showing Original Lots 15, 16, & 17, Block 3, The Parks at Southern Estates Subdivision, Sections 7 & 82, T16S-R17E, Terrebonne Parish, LA
- 2. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
- 3. Shift of Lot Line on Property belonging to John Matherne, Owner of Lot 21 and E ½ Lot 22, Block 7, Clearview Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
- 4. Survey showing 34.47' Property Line Shift between Buquet Realty Company, Inc. and GLCB, L.L.C. Tracts "A" & "B", Property belonging to Douglas Authement, et ux, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E

J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee
- 2. Comprehensive Master Plan Update:
Public Hearing Review and community input with regard to the Comprehensive Master Plan Update
- 3. Master Thoroughfare Plan Committee Update:
Public Hearing Review and community input with regard to the Master Thoroughfare Plan revisions

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 19, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 19, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of June 21, 2012.”
- The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyors, Inc. requesting to withdrawn the rezoning application by Jules & Suzanne LeBlanc [See *ATTACHMENT A*].
- E. NEW BUSINESS:
1. The Chairman called to order a Public Hearing for the proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road.
- a) Mr. Pulaski discussed the proposed zoning plan for Valhi Boulevard Extension.
- b) The Chairman recognized Joanne LeBouef, 220 Lake Mechant Court, who expressed concerns as to how the proposed zoning plan will affect The Lakes Subdivision as well as the proposed sports complex. The Chairman clarified that the sports complex wasn’t being addressed tonight, just the corridor.
- c) The Chairman recognized Paul Maclean, 4400 Highway 311, discussed a projected plan of residential for the area formed about 30-35 years prior and expressed concerns of that being taken into consideration
- d) Mrs. Williams moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- e) Discussion was held with regard to attending these types of meetings to stay involved and having another public hearing in August to allow for more input.
- f) Mr. Gordon discussed zoning coming into this area in 2007 whereas there was none before and this plan would offer more protection to the residents in the area.
- g) Mr. Kelley moved, seconded by Mrs. Williams: “THAT the HTRPC call another Public Hearing for the Proposed Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road for Thursday, August 16, 2012 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda was an application by Cameron Isles, LLC requesting Parking Plan approval for the creation of 455 parking spaces, Cameron Isles, 216 Unit Apartment Complex.

- a) The Chairman recognized Mr. Robert Aiello, Cameron Isles, 200 Venton Road, Bossier City, who stated they were construction an apartment complex similar to Belmere Luxury Apartments near this one with the same amenities.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the parking plan.
- c) Discussion was held with regard to valet trash pickup, residential garages/storage, and single-entry/exit onto Enterprise Drive.
- d) Mr. Elfert moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Parking Plan application to create 455 parking spaces, Cameron Isles, 216 Unit Apartment Complex.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman stated the next item on the agenda was an application by Cameron Isles, LLC requesting Planned Building Group approval for the placement of 9 apartment buildings, Cameron Isles, 216 Unit Apartment Complex.

- a) The Chairman recognized Mr. Robert Aiello, Cameron Isles, 200 Venton Road, Bossier City, who discussed the request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Building Group.
- c) Mr. Elfert moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group application for the placement of 9 apartment buildings, Cameron Isles, 216 Unit Apartment Complex.”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request to rezone the south side of the property to light industrial and the owner had no specific plans for the property as of yet.
- b) Discussion was held with regard to the proposed zoning plan that was presented on this same property, the matter having to go to Council, and tabling the application until the Council reviews the proposed zoning plan.
- c) The Chairman recognized a Public Speaker Card by Paul Maclean, 4400 Highway 311, who stated he affirmed tabling the matter.
- d) The Chairman recognized a Public Speaker Card by Joanne LeBouef, who wished to pass on her opportunity to speak.
- e) The Chairman recognized a Public Speaker Card by Shirley Palmisano, 218 South French Quarter Drive, who requested clarification on this application and the proposed zoning plan presented earlier. Mr. Pulaski stated it was this application that sparked the proposed zoning plan for Valhi Boulevard Extension. She further expressed concerns of businesses and times of closing, types of businesses, commercial districts, etc. The Chairman discussed being proactive with the overlay zone, proposed zoning, etc. and making a better neighborhood.
- f) Discussion was held with regard to hearing what the Council had to say about the proposed zoning plan for Valhi Boulevard Extension before making a decision on this matter.

- g) Mr. Gordon stated the Council could actually rezone to whatever they wish and will hold their own public hearing on the matter.

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. WITHDRAWN *Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); Lots 21 & 22, Block 1, Wolff Subdivision, Addendum No. 2; 141 St. Louis Street [See ATTACHMENT A]*

G. PUBLIC HEARINGS:

1. The Chairman called to order a Public Hearing for an application by Marshall White requesting to Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) 7124 Main Street.

- a) The Chairman recognized Marshall White, 206 Boykin Street, applicant, who stated he wished to place a mobile home on the property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval provided the applicant provides a revised legal description and plat for the property.
- e) Mr. Elfert moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) 7124 Main Street and forward to the Terrebonne Parish Council for final consideration conditioned upon the applicant submitting a revised legal description and plat for the property."
- f) Discussion was held as to the exact location of the property, which residents in James Atkins Subdivision were notified, no calls in objection being received, and the applicant having to receive a Special Exception from the Board of Adjustments.

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, and Mr. Schouest; NAYS: Mrs. Williams; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order a Public Hearing for an application by Briarpatch, Inc. requesting to rezone from OL (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400' South of the Intersection of East Street and Senator Street.

- a) The Chairman recognized David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Briarpatch, Inc., who discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.

- e) Discussion was held with regard to the neighboring school, businesses that could go into a C-2 zoning district, businesses with liquor sales, no sidewalks, no green space, rezoning to C-3 to prevent liquor sales.
- f) Mrs. Williams moved: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street in order to opposed the liquor sales in that area and forward to the Terrebonne Parish Council for final consideration.”
- g) The Chairman stated the motion died due to the lack of a second.
- h) Mr. Erny moved: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from OL (Open Land) to C-2 (General Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street and forward to the Terrebonne Parish Council for final consideration.”
- i) The Chairman stated the motion died due to the lack of a second.
- j) Discussion was held with regard to the applicant’s wishes and requesting more information as to why it couldn’t be rezoned to C-3.
- k) Mr. Kelley moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from OL (Open Land) to C-2 (General Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street until the next regular meeting of August 16, 2011 in order to get more information from the applicant as to rezoning the property to C-2 (General Commercial District) versus C-3 (Neighborhood Commercial District).”
- l) Discussion was held with regard to alcohol sales near schools, etc. and the differences between C-2 and C-3 zoning districts.

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Mr. Pulaski stated he would be presenting a revised rezoning application for them to look for the next meeting.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mr. Erny moved, seconded by Mr. Ostheimer: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:40 p.m.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JULY 19, 2012.

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

SOUTH HOLLYWOOD

EQUITY

VALHI

HIGHWAY 377

















SAVANNE

Legend

Parcel

Zoning

Zone_class

-  Parcel
-  C1
-  C2
-  C3
-  C4
-  C5
-  C6
-  I1
-  I2
-  MS
-  OL
-  R1
-  R2
-  R2M
-  R3
-  R3M



**PROPOSED ZONING PLAN
VALHI BLVD. EXTENSION
SCALE 1"=1200'**

**Houma-Terrebonne Regional Planning
Commission
Zoning & Land Use Commission**

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 4/02/12

DANOS PROPERTIES, L.L.C. ET AL .

Applicant's Name

<u>P.O. BOX 1460</u>	<u>LAROSE</u>	<u>LA</u>	<u>70373</u>
Address	City	State	Zip

<u>291-1191</u>	<u>291-1191</u>
Telephone Number (Home)	(Work)

100%
Interest in Ownership (Owner, etc.)

PROPOSED VALHI BLVD. EXTENSION SOUTH OF THE LAKES SUBD.
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

TRACTS A,B,C & D.

Zoning Classification Request:

From: O-L To: C-3 AND I-1

Previous Zoning History: O-L No Yes

AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**
It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

- _____ **ERROR.** There is a manifest error in the ordinance.
- X **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- _____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.**
Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
- _____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:
- a. Land area to be affected;
 - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
 - c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - d. All existing and proposed structures with supporting open facilities;
 - e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.
3. **Legal Description:** The legal description of only the property to be rezoned.
4. **Market Information:** Applicable only if the following conditions are met:
- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

UNKNOWN AT THIS TIME

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

100% OWNERS

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

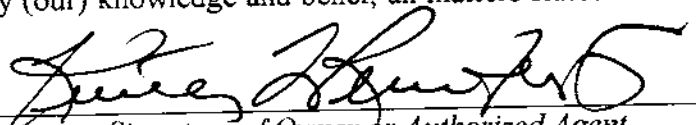
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

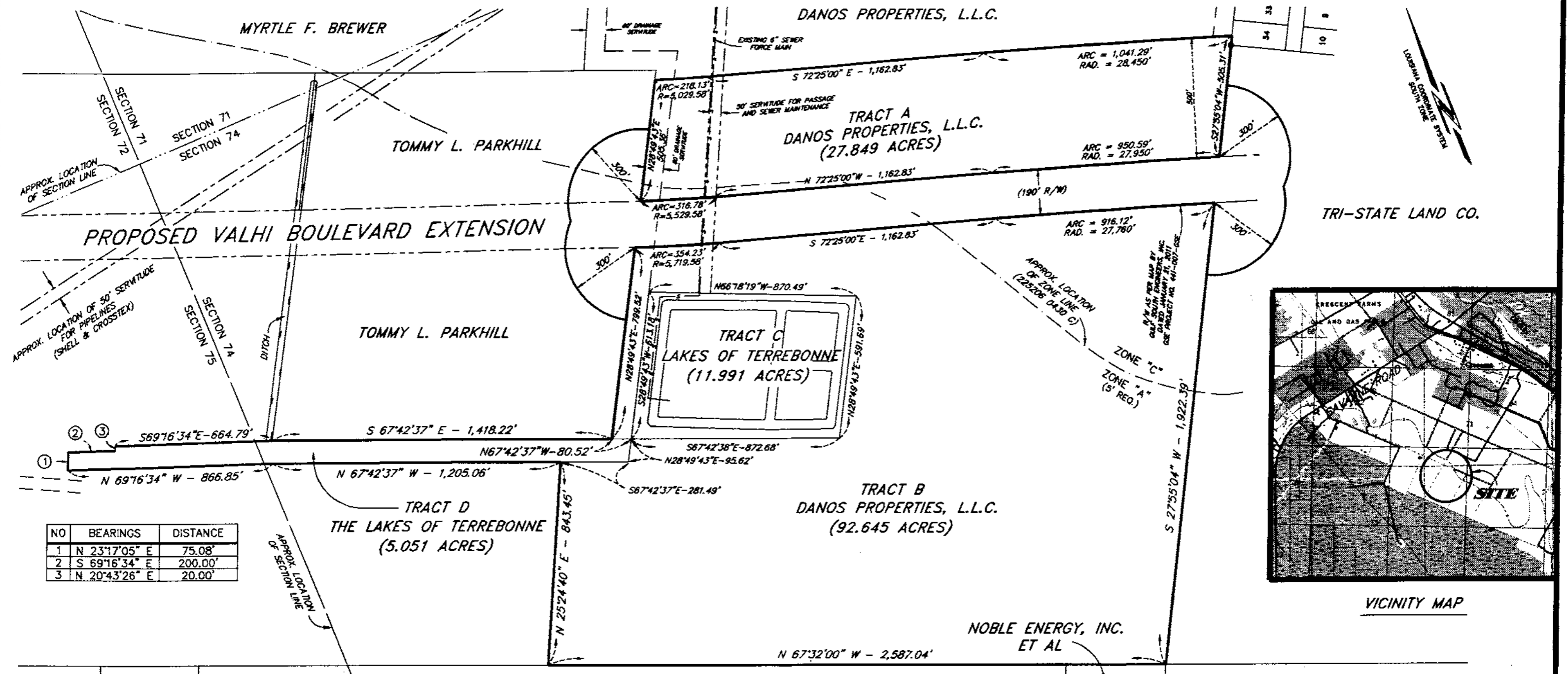
I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

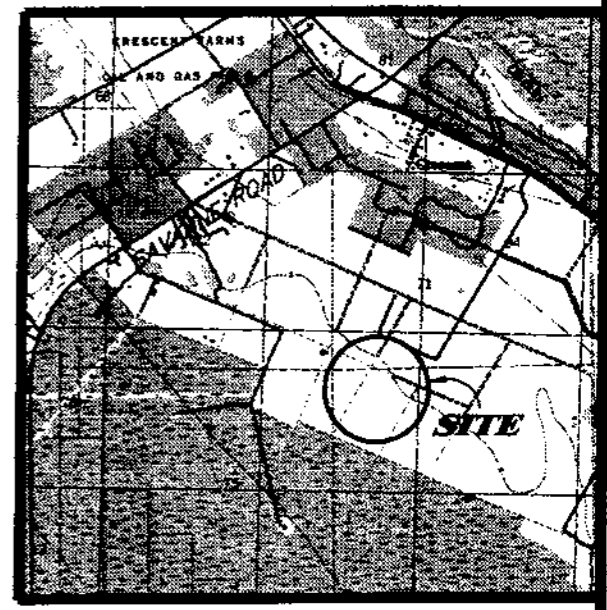
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



NO	BEARINGS	DISTANCE
1	N 23°17'05\" E	75.08'
2	S 69°16'34\" E	200.00'
3	N 20°43'26\" E	20.00'



VICINITY MAP

PLAT SHOWING TRACTS A, B, C & D TO BE REZONED BELONGING TO DANOS PROPERTIES, L.L.C. ET AL LOCATED IN SECTIONS 74 & 75, T17S - R16E, TERREBONNE PARISH, LOUISIANA
 APRIL 2, 2012 SCALE: 1" = 400'

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



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
 THIS TRACT IS LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

WEST TERREBONNE PROPERTIES, INC.

TRACT A TO BE REZONED "C-3"
 TRACTS B, C & D TO BE REZONED "I-1"

ZLU12/12
Dist. 1

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 6-4-12

BRIARPATCH, INC.
Applicant's Name

7849 PARK AVENUE HOUMA, LA 70364
Address *City* *State* *Zip*

985-804-0223
Telephone Number (Home) *(Work)*

100% Ownership
Interest in Ownership (Owner, etc.)

PROPERTY ALONG THE EAST SIDE OF EAST STREET APPROXIMATELY 400 FEET
SOUTH OF THE INTERSECTION OF EAST STREET AND SENATOR STREET

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: OL To: C2

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ ERROR. There is a manifest error in the ordinance.

X _____ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. Legal Description: The legal description of only the property to be rezoned.

4. Market Information: Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

BRIARPATCH, INC., 7849 PARK AVE., HOUMA, LA 70364 - 100% interest

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

N/A

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 7.4± acres. A sum of \$ 47.40 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent-
DAVID A. WAITZ, AGENT

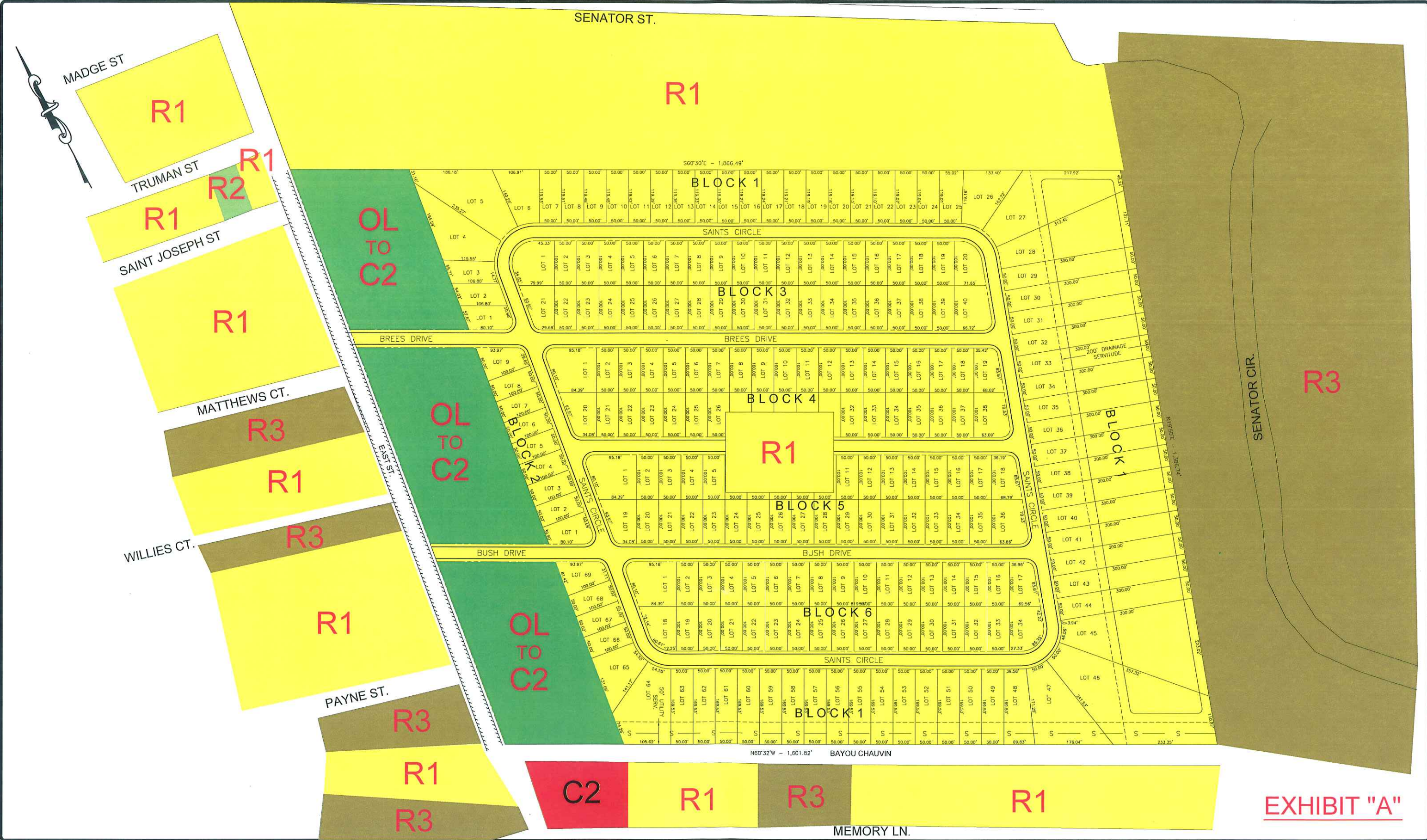
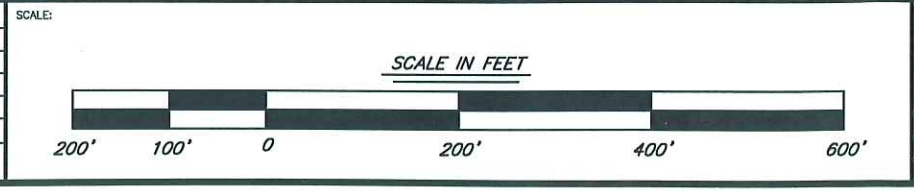


EXHIBIT "A"

PROJECT NO: 10-047
DIRECTORY:2010/10-047
FILE: ZONING PLAT 6-4-12
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY



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

DESIGNED:	DETAILED:	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 4, 2012	PROJECT: 10-047	

OWNER:	BRIARPATCH, INC.
PROJECT:	
TITLE:	REQUEST FOR ZONING CHANGE

SHEET

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

2/11/15
3 Hood

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Cypress Court Apartments LLC

Applicant's Name

405 Westside Blvd. Ste 34-A Houma, LA 70364

Address

City

State

Zip Code

7/26/12

Date

985-876-2911

Telephone Number(s)

226-0308

100% - James Cantrell, TB, Manager

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

- Name of Project: Cypress Court Duplex Addendum
- Location: property behind 405 Westside Blvd.
- Zoning District: _____
- Total Land Area: 45,368 sq. ft.
- Total Number of Units: 5 buildings (duplexes)
- Gross Floor Area: 3240 per building
- Total Parking Spaces Provided: 3 per unit
- Total Parking Spaces Required: 2 per unit
- Approximate Cost of Work Involved: \$ 1,300,000.00
- Has any previous application been made: NO YES _____

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

- A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:


1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

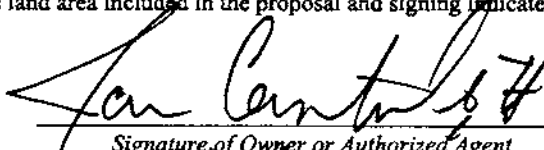
I (We) own 1.039 acres. A sum of 28.50 dollars is enclosed and made a part of this application.



Signature of Applicant
7/26/12

Date

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



Signature of Owner or Authorized Agent
7/26/12

Date

REFERENCE MAPS & BEARINGS:
 REVISION NO. 2 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
 DATED: MAY 15, 1964
 BY: MICHAEL GENE BURKE

MAP SHOWING PROPOSED ADDENDUM NO. 4
 BROADMOOR HEIGHTS
 BEING A SUBDIVISION LOCATED IN SECTION
 4 & 94, T17S-R17E, TERREBONNE PARISH, LA
 DATED: JAN. 18, 1977
 DATED: DOUGLASS S. TALBOT ENGINEERS

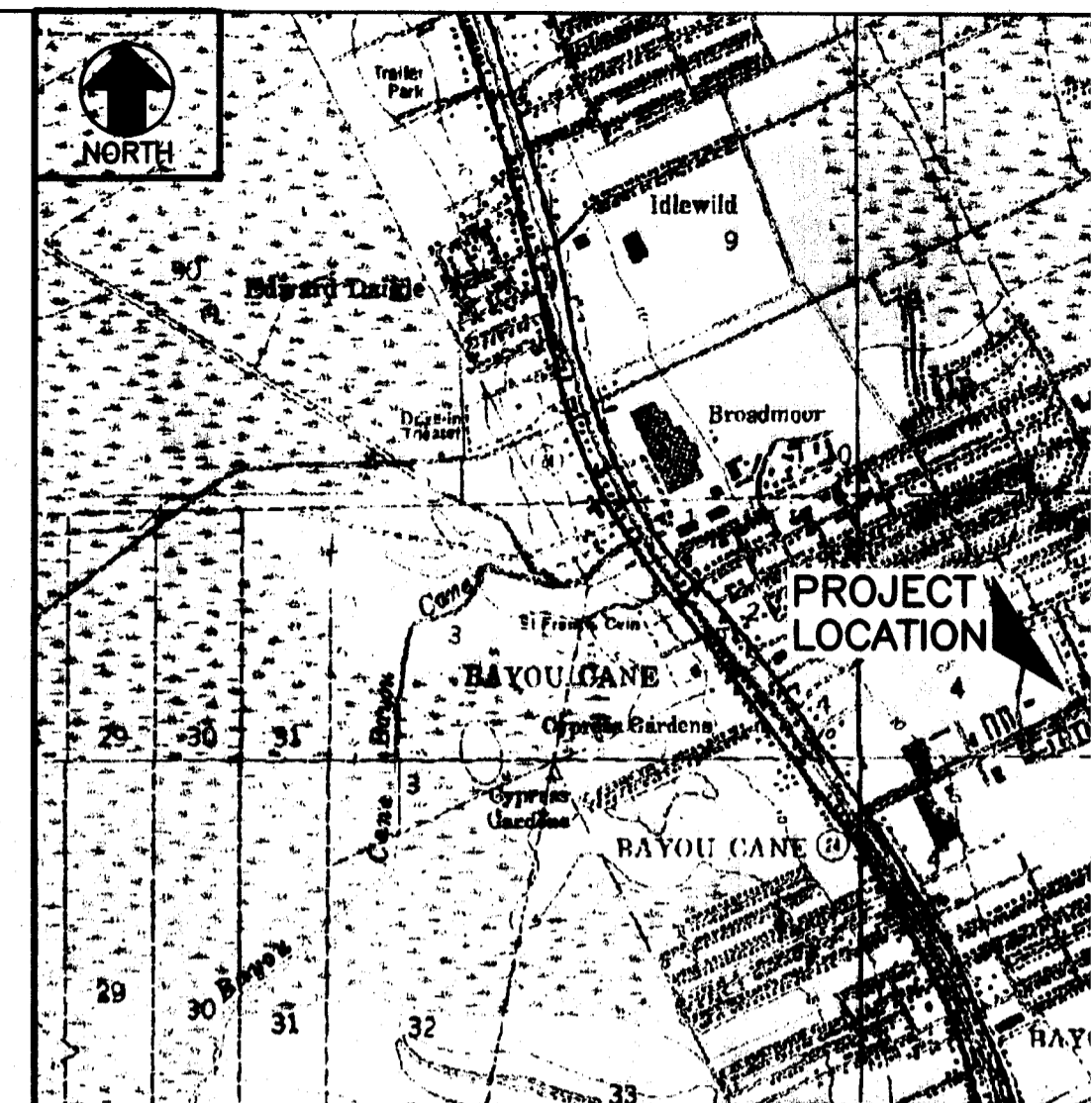
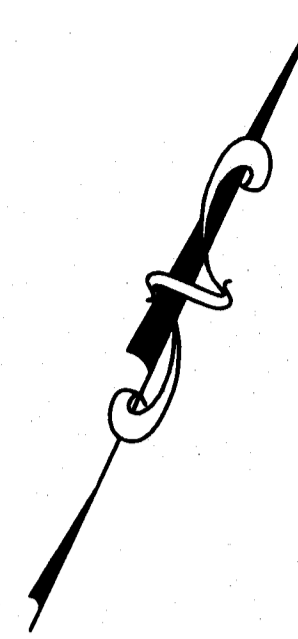
SURVEY OF PROPERTY OF ERNEST J. BERNARD
 SECTION 4, T17S-R17E, TERREBONNE PARISH, LA
 DATED: DECEMBER 14, 1978
 BY: KENETH L. REMBERT, SURVEYOR

MAGNOLIA COURTYARD ESTATES
 LOCATED IN SECTION 4, T17S-R17E
 HARRIS DEVELOPMENT CORPORATION
 HOUMA, LOUISIANA
 DATED: 4/28/95
 REVISED: 12/20/95
 BY: MILFORD & ASSOCIATES, INC.

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- POWER POLE ∅
- LIGHT POLE ✖
- GUY WIRE →
- TELEPHONE PEDESTAL □
- FENCE — X —
- CATCH BASIN ■
- CULVERT - - -

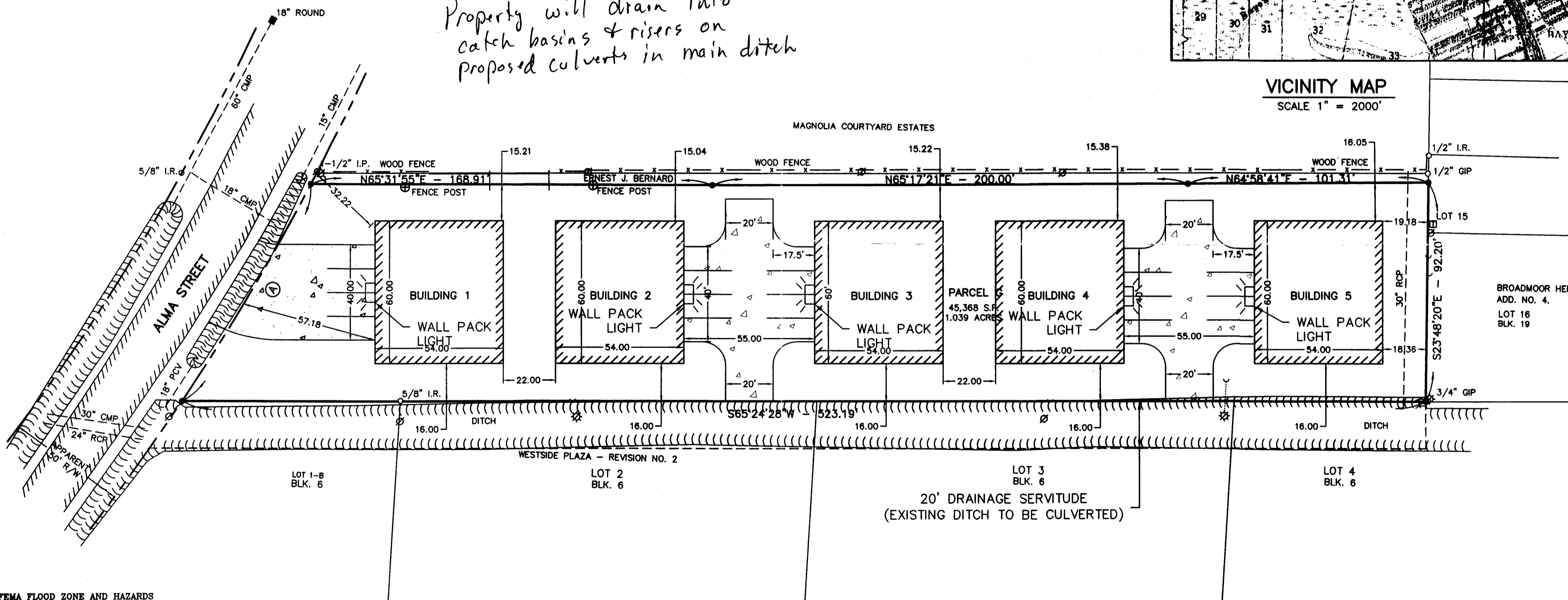
**T17S - R17E
 SECTION 4**



VICINITY MAP
 SCALE 1" = 2000'

*No water mains will be on property
 All meters will be on Alma St.*

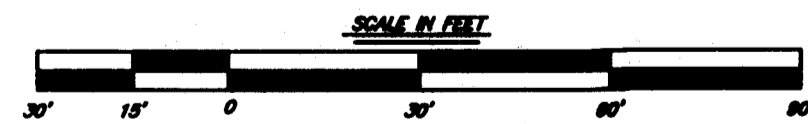
*Property will drain into
 catch basins & risers on
 proposed culverts in main ditch*



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C (N.B.F.E.).
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C; DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102
 DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 5.0'

CURVE DATA: A

R = 979.93'
L = 108.32'
Δ = 06°12'59.7"
T = 53.21'
CH = N06°05'55"E - 108.27'



**PRELIMINARY
 COPY**

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.

PRELIMINARY LAYOUT
 SURVEY OF PARCEL G BELONGING TO
 CYPRESS COURTS APARTMENTS, LLC.
 LOCATED IN SECTION 4, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DATE:	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: DECEMBER 23, 2008		FILE: F:\DWGS\2008\08-225\08-225.DWG
REVISION		JOB NO: 2008-225

REFERENCE MAPS & BEARINGS:
 REVISION NO. 2 TO DEVELOPMENT NO. 1
 WESTSIDE PLAZA
 A DIVISION OF THE PROPERTY OF MICHAEL
 GENE BURKE AND ELIE SENOU, JR.
 LOCATED IN SECTION 4 & 94, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 DATED: MAY 15, 1984
 BY: MICHAEL GENE BURKE

MAP SHOWING PROPOSED ADDENDUM NO. 4
 BROADMOOR HEIGHTS
 BEING A SUBDIVISION LOCATED IN SECTION
 4 & 94, T17S-R17E, TERREBONNE PARISH, LA
 DATED: JAN. 18, 1977
 DATED: DOUGLASS S. TALBOT ENGINEERS

SURVEY OF PROPERTY OF ERNEST J. BERNARD
 SECTION 4, T17S-R17E, TERREBONNE PARISH, LA
 DATED: DECEMBER 14, 1978
 BY: KENNETH L. REMBERT, SURVEYOR

MAGNOLIA COURTYARD ESTATES
 LOCATED IN SECTION 4, T17S-R17E
 HARRIS DEVELOPMENT CORPORATION
 HOUMA, LOUISIANA
 DATED: 4/28/95
 REVISION: 12/20/95
 BY: MILFORD & ASSOCIATES, INC.

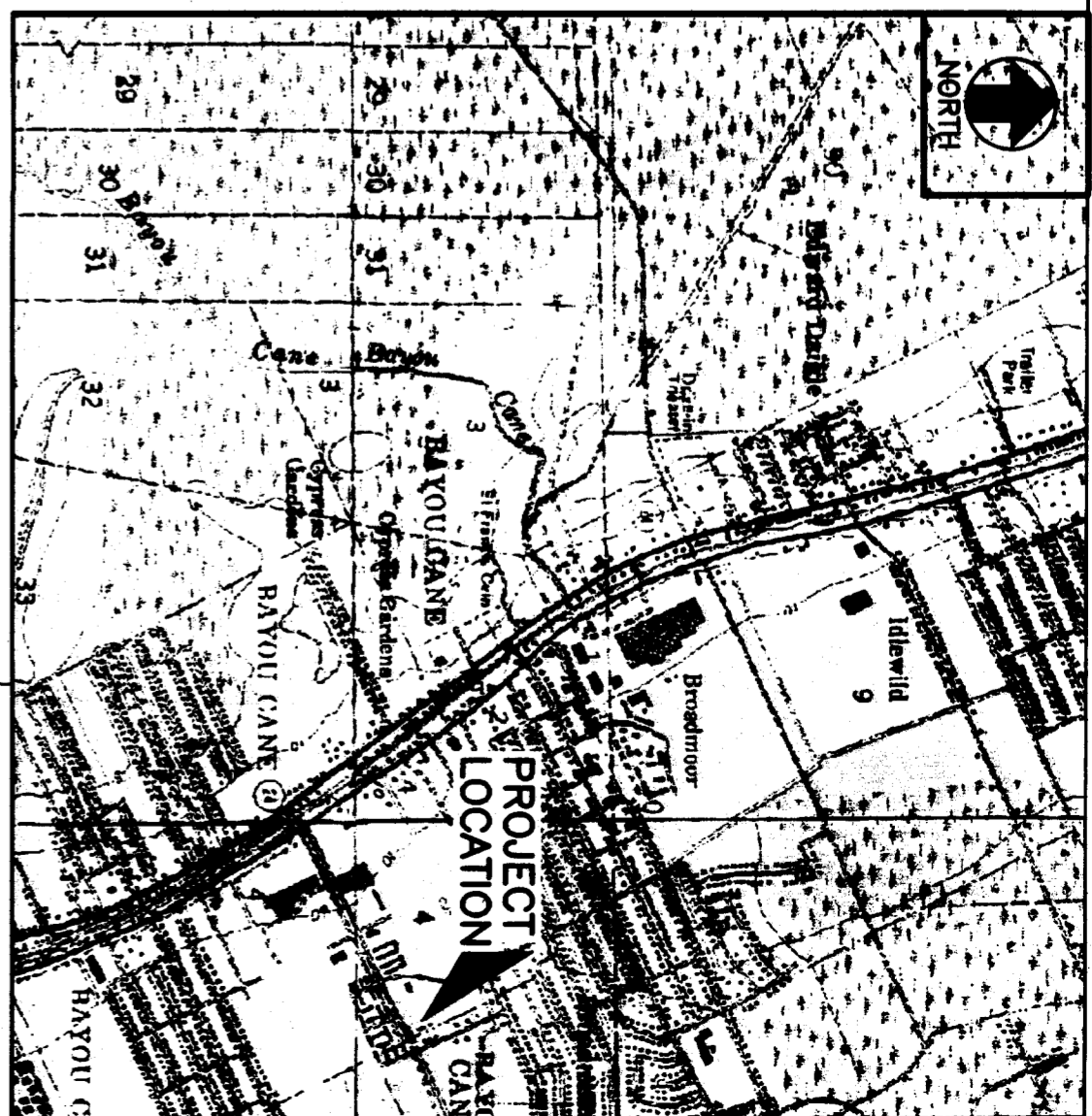
LEGEND

- FOUND PROPERTY MARKER
- SET 3/4" I.R.
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- GUY WIRE
- ⊠ TELEPHONE PEDESTAL
- FENCE
- X — CATCH BASIN
- — — — — CULVERT

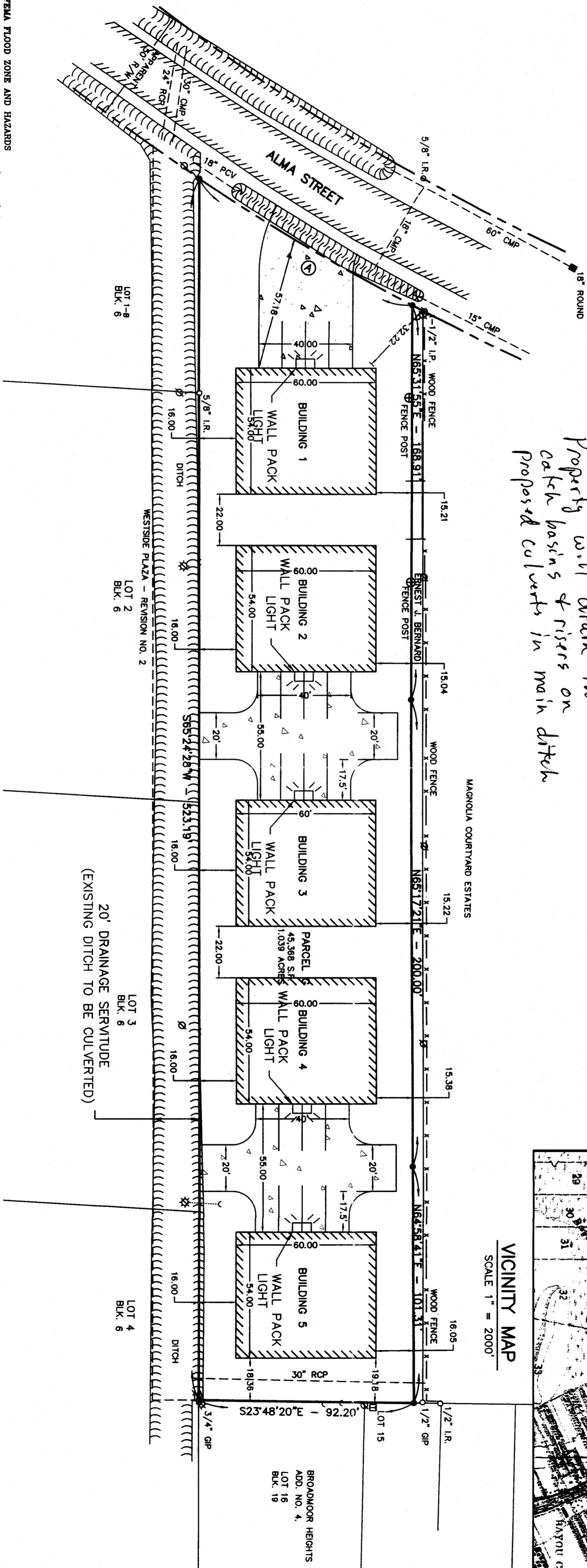
*No water mains will be on property
 All meters will be on Alma St.*

*Property will drain into
 catch basins & risers on
 proposed culverts in main ditch*

**T17S - R17E
 SECTION 4**



VICINITY MAP
 SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C (N.B.F.E.)
 FEMA MAP COMMUNITY PANEL NUMBER 225208 0245 C; DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-S102
 DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 5.0'

CURVE DATA A	
R	879.83'
L	106.32'
A	06°12'59.7"
T	53.21'
CH	N06°05'55"E - 106.27'



PRELIMINARY LAYOUT

**SURVEY OF PARCEL G BELONGING TO
 CYPRESS COURTS APARTMENTS, LLC.
 LOCATED IN SECTION 4, T17S-R17E
 TERREBONNE PARISH, LOUISIANA**

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

DATE	DESCRIPTION	BY	CHECKED	DATE	DESCRIPTION	BY	CHECKED
	DESIGNED: DAW		Detailed:		DESIGNED: DAW		Tracked:
	CHECKED: DAW		Checked:		CHECKED: DAW		Checked:
	REVISION				REVISION		

FILE: F:\OWMS\2008\08-223\08-223.DWG JOB NO: 2008-223

PRELIMINARY

COPY

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

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: Redivision of Parcel 5 of the Est. of Corbett P. Richard
- Developer's Name & Address: Bryan L. Benoit 400 Main Project Rd. Schriever, LA 70395
*Owner's Name & Address: Bryan L. Benoit 400 Main Project Rd. Schriever, LA 70395
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald

SITE INFORMATION:

- Physical Address: 537 St. George Road (Schriever, LA)
- Location by Section, Township, Range: Section 84, T15S-R16E
- Purpose of Development: Creates 2 parcels from 3.080 acre parcel
- 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: 25 July 2012 1"=100'
- Council District: 4 - Amedee / Schriever Five
- Number of Lots: 2
- Filing Fees: \$142.25 lmb

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

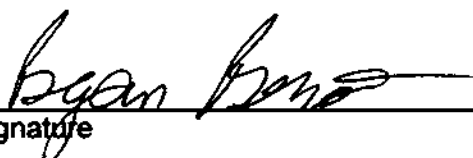
Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

27 July 2012
Date

The undersigned certifies: BB 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.

Bryan Benoit
Print Name of Signature


Signature

7-29-12
Date

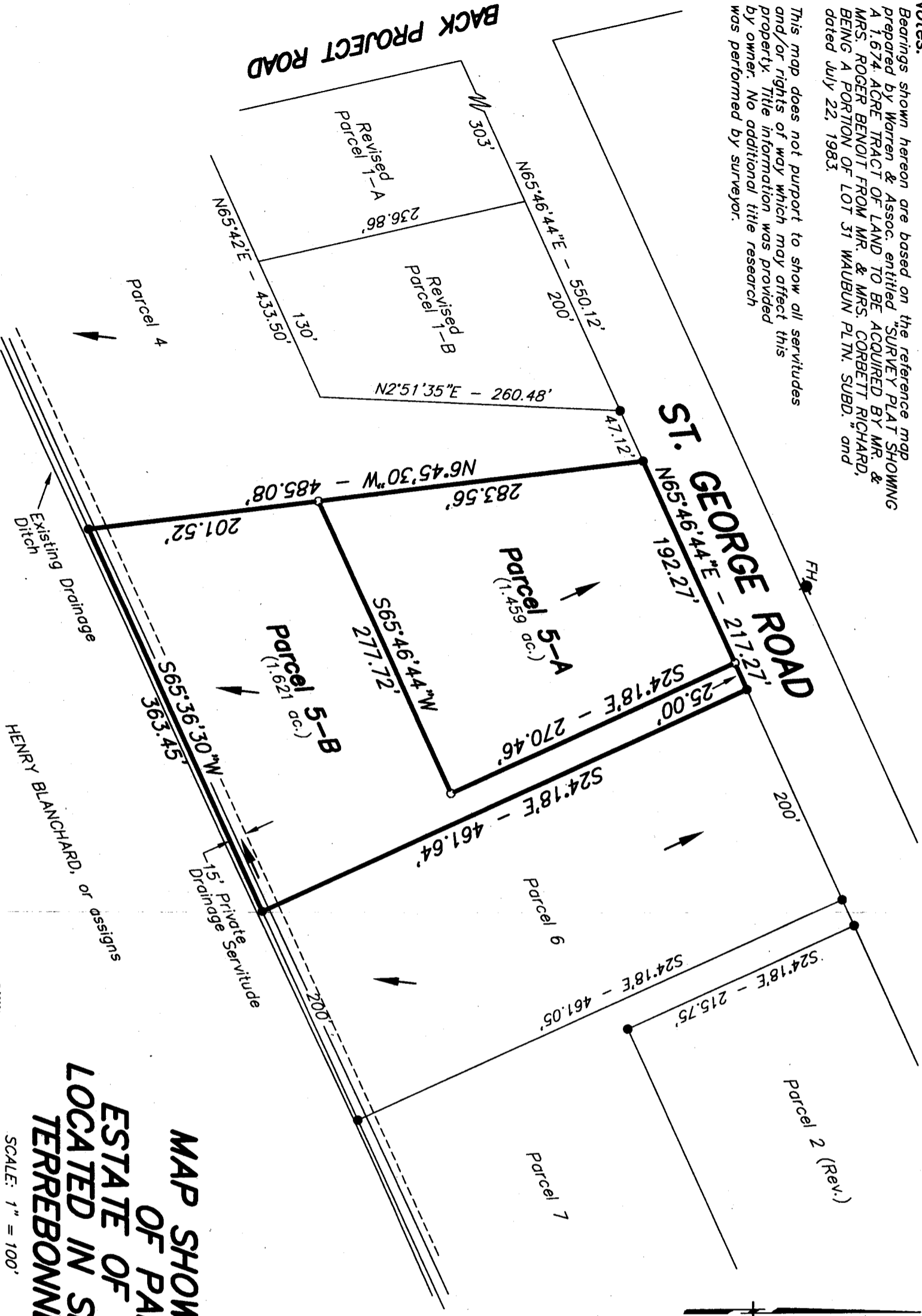
PC12/ 8 - 1 - 36

Record # 31

Notes:

Bearings shown hereon are based on the reference map prepared by Warren & Assoc. entitled "SURVEY PLAT SHOWING A 1.674 ACRE TRACT OF LAND TO BE ACQUIRED BY MR. & MRS. ROGER BENOIT FROM MR. & MRS. CORBETT RICHARD, BEING A PORTION OF LOT 31 WAUBUN PLTN. SUBD." and dated July 22, 1983.

This map does not purport to show all servitudes and/or rights of way which may affect this property. Title information was provided by owner. No additional title research was performed by surveyor.



Municipal Address:
Parcel 5-A: 537 St. George Road
Parcel 5-B: 535 St. George Road

Flood Zone Information:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0415 C) The FEMA Advisory Base Flood Elevation Map (ABFE) shows this property to be outside of the limits of the ABFE's (Map No. LA-199)

Legend:

- Indicates 1/2" iron rod set
- Indicates 1/2" iron rod found
- Indicates drainage flow direction



MAP SHOWING THE REDIVISION OF PARCEL 5 OF THE ESTATE OF CORBETT P. RICHARD LOCATED IN SECTION 84, T15S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

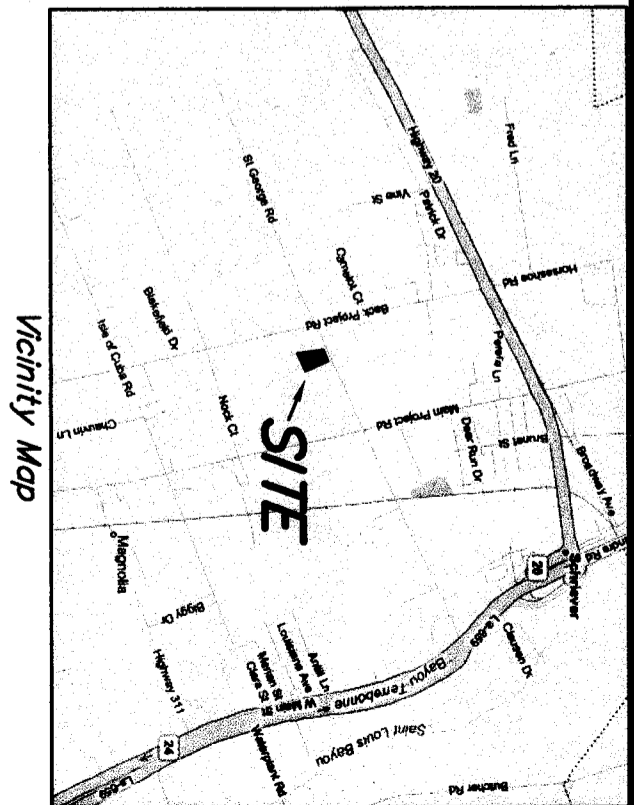
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
APPROVED:

Galen F. Bollinger

REG. P.L.S. No. 4850

By: _____ For: _____

Approved and accepted this date _____ by the Houma Terrebonne Regional Planning Comm.



Note:
Sewer systems on this property shall discharge either into the parish maintained roadside ditch along St. George Road or the 15' Private Drainage servitude along the rear property line which is perpetually maintained by the owners of the Corbett P. Richard Estate redivision.

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
- 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:

- Name of Subdivision: Sugar Pointe Commercial Park
- Developer's Name & Address: North Hollywood Plantation, LLC
*Owner's Name & Address: 208 Venture Blvd, Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: William D. Strickland, P.L.S.

SITE INFORMATION:

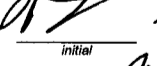

- Physical Address: N/A
- Location by Section, Township, Range: Section 85 & 86, T17S-R17E
- Purpose of Development: Commercial
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: July 30, 2012 Scale: 1" = 40'
- Council District: 6 Hornsby / Bayou Cane Jct
- Number of Lots: 4
- Filing Fees: \$80⁷⁵/₈₄ bmb

I, William D. Strickland, certify this application including the attached date to be true and correct.

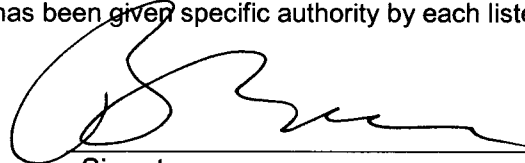
William D. Strickland
Print Applicant or Agent


Signature of Applicant or Agent

7/30/12
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.

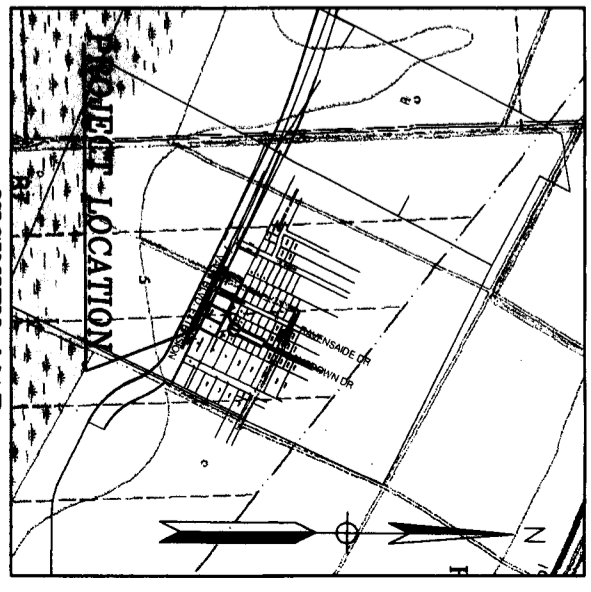
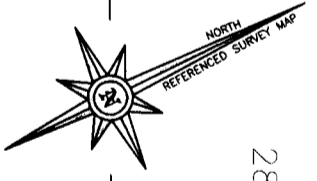
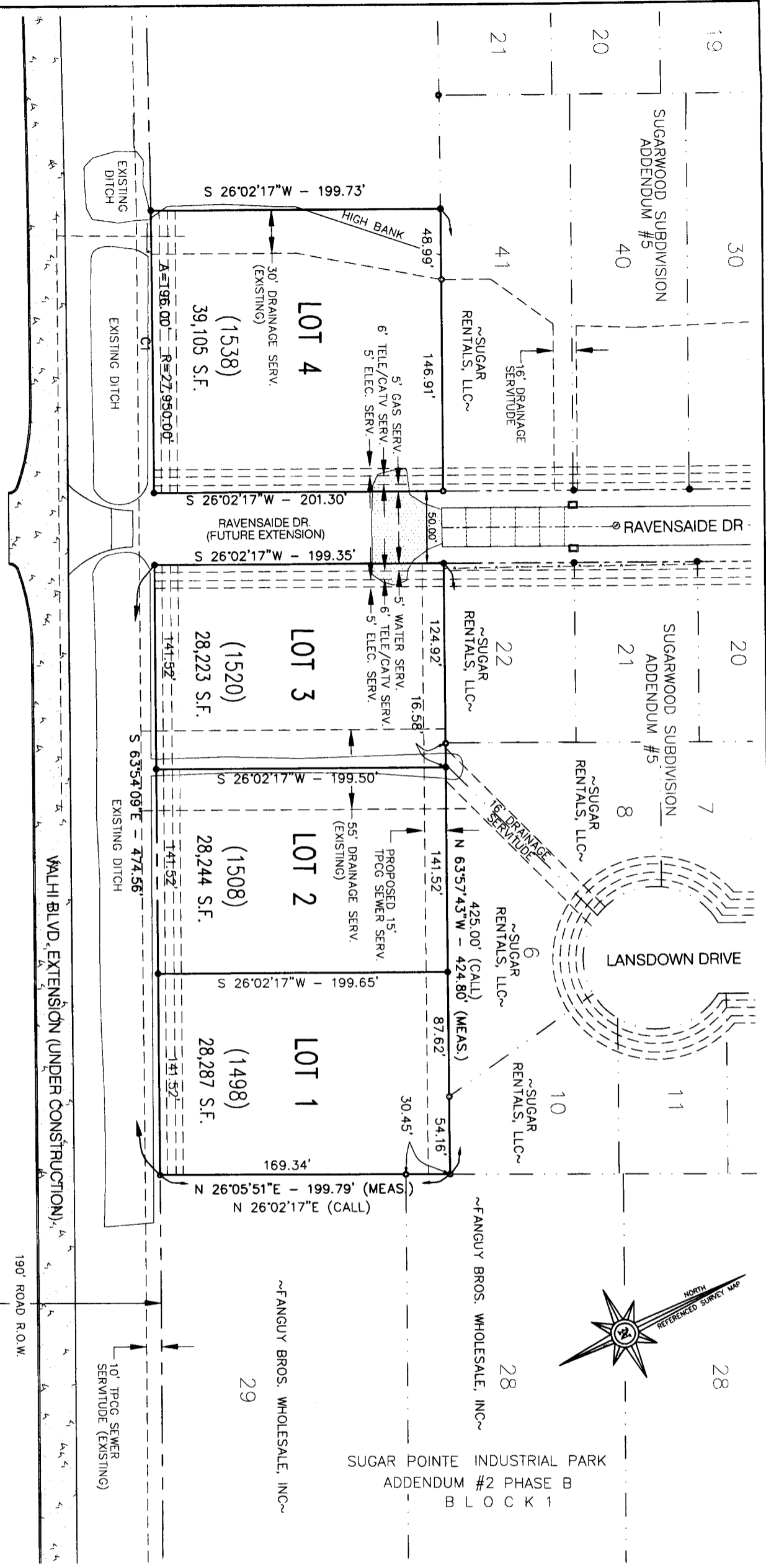
Rodney L. Burns
Print Name


Signature

7-30-12
Date

PC12/ 8 - 2 - 37

Record # 38



GENERAL NOTES:
 1. BEARINGS AND DISTANCES ARE REFERENCED TO THE PLAT ENTITLED: "SUGARWOOD SUBDIVISION ADDENDUM #5, A SUBDIVISION OF LAND SOUTH OF LA HWY 311, LOCATED IN SECTIONS 85 & 86, 717S/R17E, TERREBONNE PARISH, LA," PREPARED BY T. BAKER SMITH & SON, INC. AND DATED DECEMBER 8, 2009.
 2. THIS SURVEY IS IN ACCORDANCE WITH CLASS "C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PRECISION BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS "C" SURVEY INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF RESIDENTIAL AREAS WHICH CANNOT BE CLASSIFIED AS CLASS "A" OR CLASS "B" SURVEYS.
 3. THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. FIRM PANEL #228206 0440 C, DATED MAY 01, 1985. ZONE "C" HAS NO FIRST FLOOR ELEVATION REQUIREMENT. PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE "X" AS DESIGNATED ON HURRICANE H-14 SURVEY REINFORCEMENT AND ADVISORY FLOOD ELEVATION MAP NUMBER LA-14101, DATED FEBRUARY 23, 2006. ZONE "X" ADVISORY BASE FLOOD ELEVATION: +6.0'
 4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 6. PERMANENT BOUNDARY CORNERS AND BENCHMARKS TO BE SET UPON FINAL APPROVAL OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 7. FINAL LOT ELEVATIONS TO BE SHOWN AFTER FINAL LOT GRADING.
 8. LAND USE TO BE COMMERCIAL.

$\Delta = 0.24'06"$
 ARC = 196.00'
 RADIUS = 27,950.00'
 CH. BEARING = S64°05'09"E
 CH. DISTANCE = 196.00'

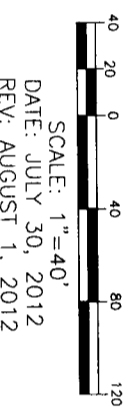
LEGEND
 ● SET 3/4" IRON PIP
 ○ FOUND 3/4" IRON PIP
 ○ DIMITOS PUNCHING PIRE HYDRAUNT

**PRELIMINARY/CONCEPTUAL
 SUGAR POINTE COMMERCIAL PARK
 ON PROPERTY BELONGING TO
 NORTH HOLLYWOOD PLANTATION, L.L.C.**

LOCATED IN SECTIONS 85 & 86, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

PROVIDENCE/GSE

Prepared By:
GSE ASSOCIATES, LLC
 Engineers - Architects - Planners - Surveyors
 2115 North Woodbury Avenue
 Metairie, Louisiana 70002-2022
 Phone (504) 881-1700 Fax (504) 881-1774
 www.gseassociates.com
 400 Young Road Metairie, Louisiana 70001
 (504) 881-2271 Fax (504) 881-2222



DATE: JULY 30, 2012
 REV: AUGUST 1, 2012



WILLIAM D. STRICKLAND
 LICENSE NO. 0088
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 LA. LICENSE NO. 5088

DEDICATION OF STREETS AND UTILITY SERVITUDES
 THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE UTILITY SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

APPROVED BY: NORTH HOLLYWOOD PLANTATION, LLC
 206 VENTURE BOULEVARD
 HOUMA, LA 70360

FOR: M. Rodney L. Burns, Sr. OWNER/DEVELOPER

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 APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

BY: _____ FINAL APPROVAL

DATE	DESCRIPTION
B/1	REVISE PROJECT NAME: ADD 911 ADDRESSES
	REVISIONS

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
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. X Minor Subdivision

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: SONNIER ESTATES
2. Developer's Name & Address: BURNLEY ENTERPRISES, L.L.C.
BURNLEY ENTERPRISES, L.L.C.
*Owner's Name & Address: 606 CHEYENNE DRIVE, HOUMA, LA 70360
[* 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: 5609 WEST PARK AVENUE
5. Location by Section, Township, Range: SECTION 9, T16S-R17E
6. Purpose of Development: RESIDENTIAL DEVELOPMENT
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
_____ Roadside Open Ditches
 X Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: JUNE 4, 2012 1" = 100'
11. Council District: 3 - Hood / Bayou Cane Fire
12. Number of Lots: 6
13. Filing Fees: \$395.25


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

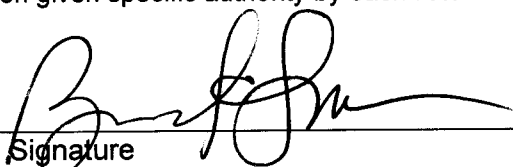

Signature of Applicant or Agent

07/30/2012

Date

The undersigned certifies: _____ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ^{initial} 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.

BURNLEY ENTERPRISES, L.L.C.
BY: RAYMOND SONNIER, MEMBER
Print Name


Signature

07/30/2012

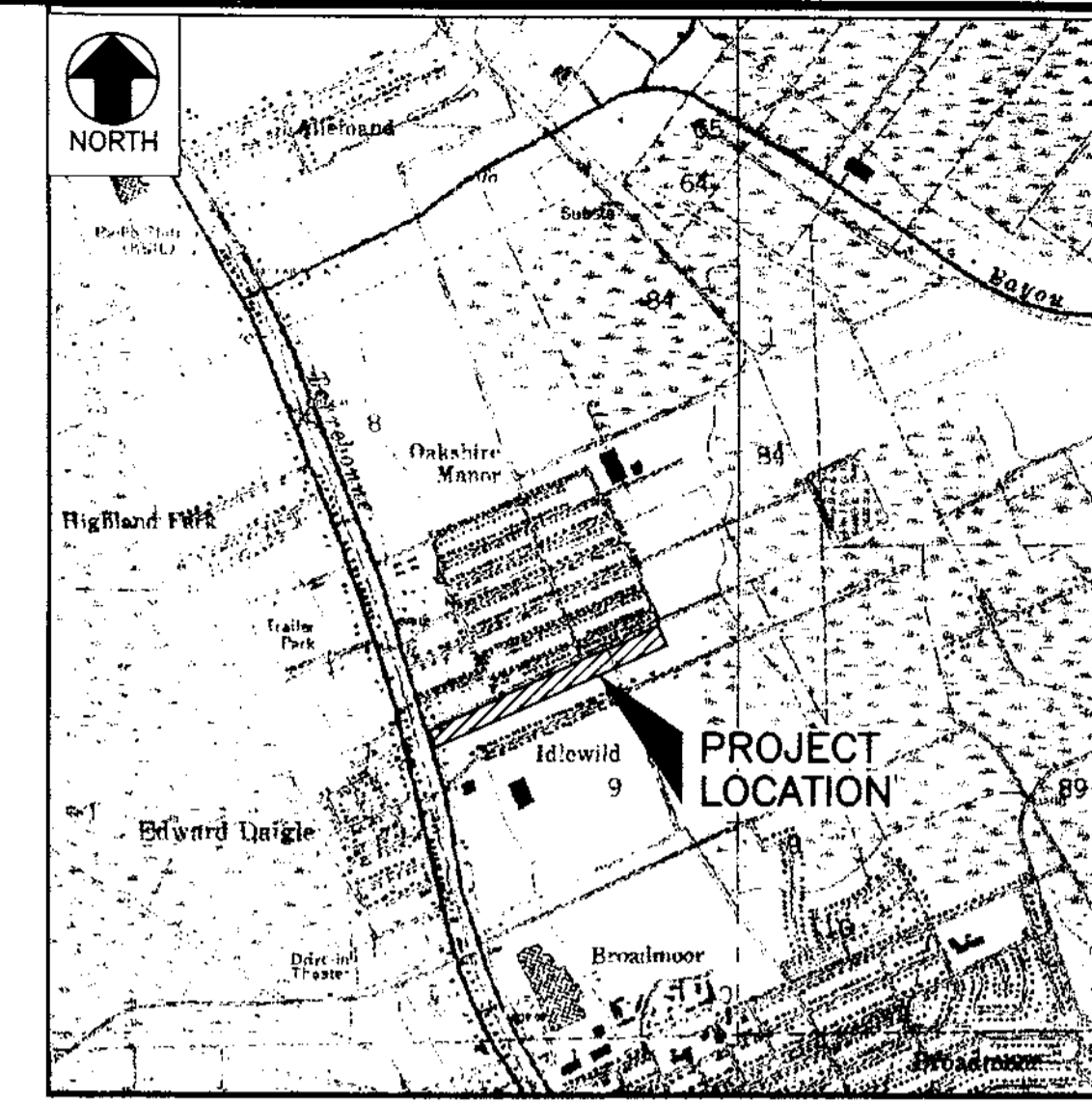
Date

PC12/ 8 - 3 - 38

Record # 39

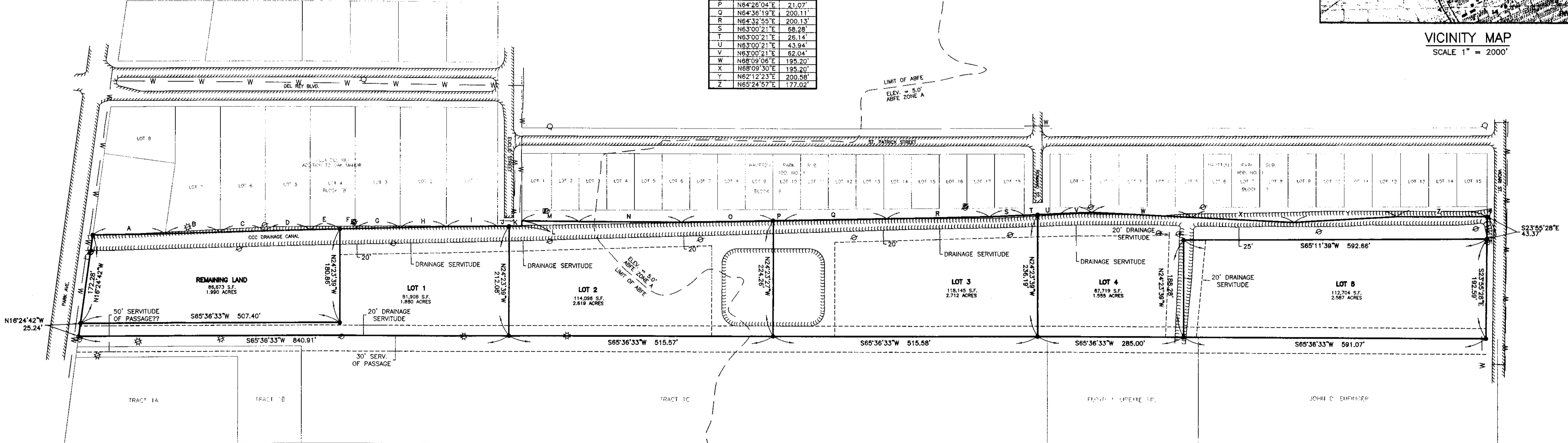
REFERENCE MAPS & BEARINGS:
 1. SURVEY & PARTITION OF PROPERTY BELONGING TO THE ESTATE OF CLARENCE LIRETTE, LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: MAY 10, 1979. BY: CHARLES L. MCDONALD
 2. MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO FLOYD LIRETTE, ET AL LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: AUGUST 31, 1999. BY: GALEN F. BOLLINGER. ENTRY NO.: 1082150
 3. PLAT SHOWING DIVISION OF BLOCKS "A" AND "B" OF VILLA DEL REY ADDITION TO OAKSHIRE MANOR SUBDIVISION, TERREBONNE PARISH, LOUISIANA. DATED: APRIL 26, 1966. BY: BERNARD B. DAVIS. DATED: OCTOBER 12, 2004. ENTRY NO.: 301591
 4. ADDENDUM NO. 1 TO HAMPTON PARK SUBDIVISION AN ADDITION TO OAKSHIRE MANOR SUBDIVISION LOCATED IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA. DATED: JANUARY 7, 1971. ENTRY NO.: 414287

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 # AH6190, STAMPED "DLE" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 415,172.93; EASTING = 3,462,977.81



VICINITY MAP
 SCALE 1" = 2000'

LINE	BEARING	DISTANCE
A	N64°57'16"E	141.41'
B	N64°09'33"E	107.54'
C	N64°09'57"E	88.03'
D	N64°09'57"E	88.03'
E	N64°09'57"E	88.03'
F	N64°09'57"E	29.45'
G	N64°09'57"E	88.03'
H	N64°09'18"E	90.00'
I	N65°09'19"E	100.00'
J	N65°09'19"E	22.57'
K	N65°09'19"E	24.87'
L	N24°23'39"W	10.50'
M	N66°19'28"E	111.68'
N	N65°50'14"E	200.01'
O	N64°26'04"E	179.07'
P	N64°26'04"E	21.07'
Q	N64°36'19"E	200.11'
R	N64°32'55"E	200.13'
S	N63°00'21"E	68.28'
T	N63°00'21"E	26.14'
U	N63°00'21"E	43.94'
V	N63°00'21"E	62.04'
W	N68°09'06"E	195.20'
X	N68°09'30"E	195.20'
Y	N62°12'23"E	200.58'
Z	N65°24'57"E	177.02'



LEGEND

- FOUND 1" G.I.P. (UNLESS NOTED OTHERWISE) ○
- 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 ⊙
- EXISTING FIRE HYDRANT ⊕
- EXISTING WATER METER ⊙
- EXISTING GAS VALVE ⊙
- EXISTING GAS METER ⊙
- EXISTING SEWER MANHOLE ⊙
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE — □ —

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: _____

DEDICATION:

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, BELL SOUTH, TIME WARNER 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: _____
 RAYMOND SONNIER — MANAGER
 BURNLEY ENTERPRISES, L.L.C.

FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING. FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C; DATED: MAY 1, 1985. TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-5101 DATED: FEBRUARY 23, 2006; FLOOD ZONE: A (A.B.F.E. = 5.0') AND 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

PRELIMINARY

APPROVED: David A. Waitz Reg. No. 4744

COPY



DATE	DESCRIPTION	BY

RESIDENTIAL DEVELOPMENT

SONNIER ESTATES
 LOCATED IN SECTION 9, T16S-R17E
 TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED:	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: JUNE 4, 2012	FILE: F:\DWG\2009\09-133\PLAT 7-11-12.DWG	JOB NO: 09-133

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
- B. Mobile Home Park
- Re-Subdivision
- C. Major Subdivision
- 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: CHAUVIN FARMS ESTATES, ADDENDUM I
CHAUVIN BROTHERS, INC. (BY TOMMY CHAUVIN) AND
WESLEY P. CHAUVIN
- 2. Developer's Name & Address: CHAUVIN, LA 70344
CHAUVIN BROTHERS, INC. (BY TOMMY CHAUVIN) AND WESLEY P.
CHAUVIN
P. O. BOX 129, CHAUVIN, LA 70344 & 5417 BAYOUSIDE DR.,
- *Owner's Name & Address: CHAUVIN LA 70344
[* 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: ADJACENT TO 5437 BAYOUSIDE DR., CHAUVIN, LA 70344
- 5. Location by Section, Township, Range: SECTION 53, TOWNSHIP 19 SOUTH, RANGE 18 EAST
- 6. Purpose of Development: DIVISION OF PROPERTY FOR RESIDENTIAL USE
- 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: MAY 2, 2012 1" = 60'
- 11. Council District: # 8 - Boudry / Little Caillon Fire
- 12. Number of Lots: 4
- 13. Filing Fees: \$ 176.75

David A. Waitz, P.E., P.L.S.,

I, 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]
Signature of Applicant or Agent

07/30/2012
Date

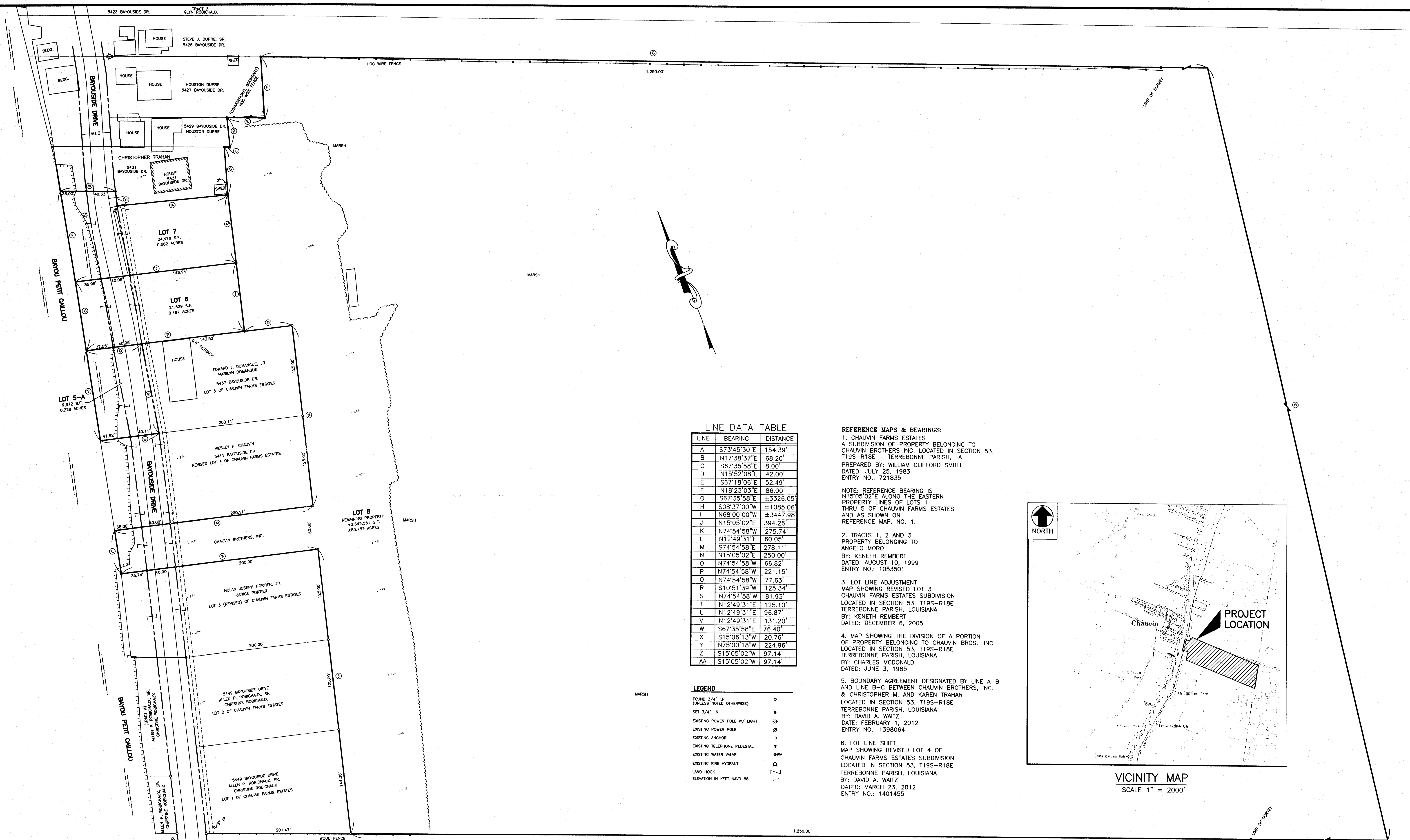
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

CHAUVIN BROTHERS, INC.
BY: TOMMY CHAUVIN
WESLEY P. CHAUVIN
Print Name

[Signature]
Signature

_____ Date

PC12/ 8 - 4 - 39
Record # 40



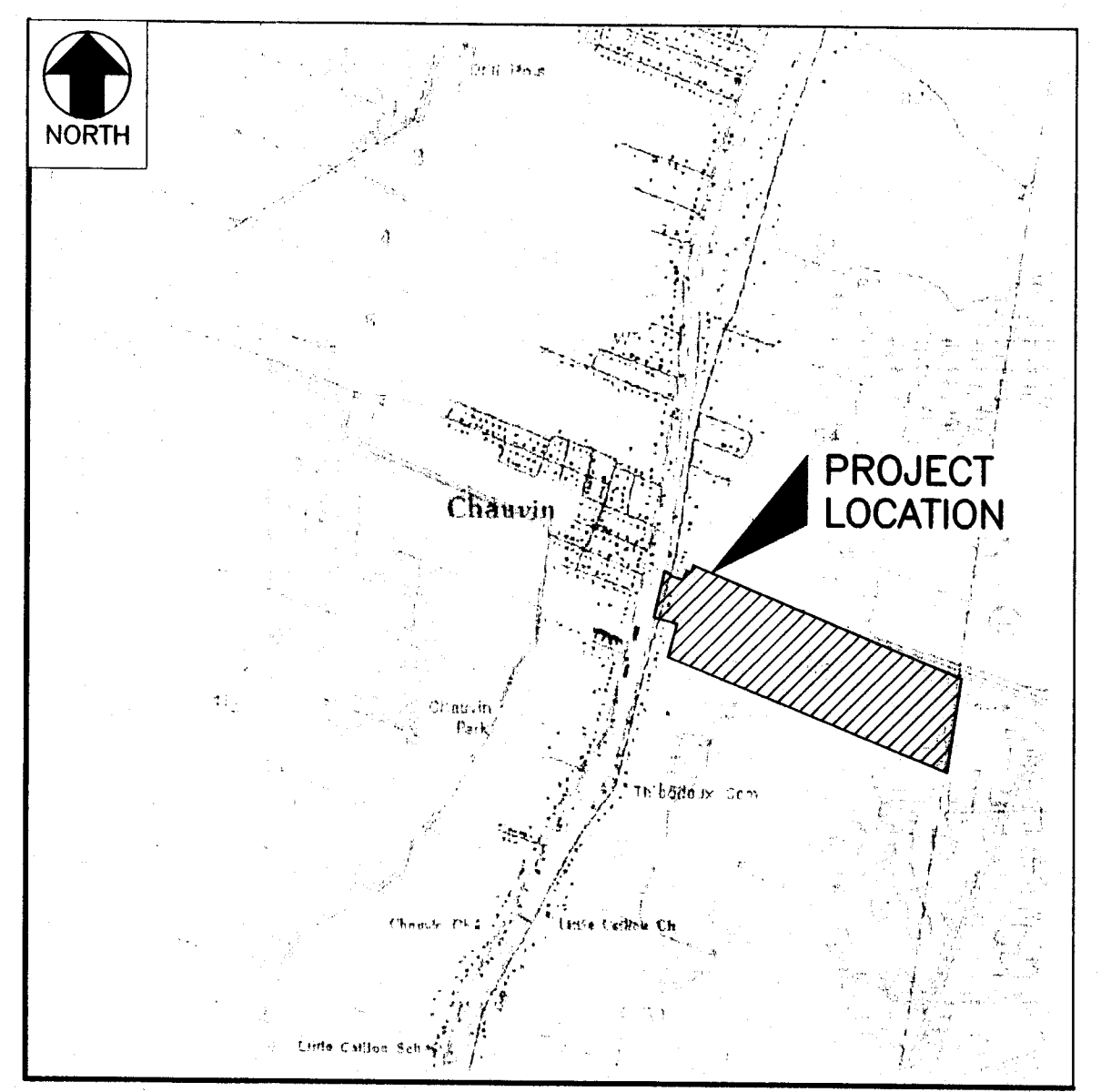
LINE DATA TABLE

LINE	BEARING	DISTANCE
A	S73°45'30"E	154.39'
B	N17°38'37"E	68.20'
C	S67°35'58"E	8.00'
D	N15°52'08"E	42.00'
E	S67°18'06"E	52.49'
F	N18°23'03"E	86.00'
G	S67°35'58"E	±3326.05'
H	S08°37'00"W	±1085.06'
I	N68°00'00"W	±3447.98'
J	N15°05'02"E	394.26'
K	N74°54'58"W	275.74'
L	N12°49'31"E	60.05'
M	S74°54'58"E	278.11'
N	N15°05'02"E	250.00'
O	N74°54'58"W	66.82'
P	N74°54'58"W	221.15'
Q	N74°54'58"W	77.63'
R	S10°51'39"W	125.34'
S	N74°54'58"W	81.93'
T	N12°49'31"E	125.10'
U	N12°49'31"E	96.87'
V	N12°49'31"E	131.20'
W	S67°35'58"E	76.40'
X	S15°06'13"W	20.76'
Y	N75°00'18"W	224.96'
Z	S15°05'02"W	97.14'
AA	S15°05'02"W	97.14'

LEGEND

- FOUND 3/4" I.P. (UNLESS NOTED OTHERWISE) ○
- SET 3/4" I.P. ●
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ◉
- EXISTING FIRE HYDRANT ⦿
- LAND HOOK ↗
- ELEVATION IN FEET NAVD 88

- REFERENCE MAPS & BEARINGS:**
- CHAUVIN FARMS ESTATES
A SUBDIVISION OF PROPERTY BELONGING TO CHAUVIN BROTHERS INC. LOCATED IN SECTION 53, T19S-R18E - TERREBONNE PARISH, LA
PREPARED BY: WILLIAM CLIFFORD SMITH
DATED: JULY 25, 1983
ENTRY NO.: 721835
 - NOTE: REFERENCE BEARING IS N15°05'02"E ALONG THE EASTERN PROPERTY LINES OF LOTS 1 THRU 5 OF CHAUVIN FARMS ESTATES AND AS SHOWN ON REFERENCE MAP. NO. 1.
 - TRACTS 1, 2 AND 3
PROPERTY BELONGING TO ANGELO MORO
BY: KENETH REMBERT
DATED: AUGUST 10, 1999
ENTRY NO.: 1053501
 - LOT LINE ADJUSTMENT
MAP SHOWING REVISED LOT 3 CHAUVIN FARMS ESTATES SUBDIVISION LOCATED IN SECTION 53, T19S-R18E TERREBONNE PARISH, LOUISIANA
BY: KENETH REMBERT
DATED: DECEMBER 6, 2005
 - MAP SHOWING THE DIVISION OF A PORTION OF PROPERTY BELONGING TO CHAUVIN BROS., INC. LOCATED IN SECTION 53, T19S-R18E TERREBONNE PARISH, LOUISIANA
BY: CHARLES MCDONALD
DATED: JUNE 3, 1985
 - BOUNDARY AGREEMENT DESIGNATED BY LINE A-B AND LINE B-C BETWEEN CHAUVIN BROTHERS, INC. & CHRISTOPHER M. AND KAREN TRAHAN LOCATED IN SECTION 53, T19S-R18E TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ
DATE: FEBRUARY 1, 2012
ENTRY NO.: 1398064
 - LOT LINE SHIFT
MAP SHOWING REVISED LOT 4 OF CHAUVIN FARMS ESTATES SUBDIVISION LOCATED IN SECTION 53, T19S-R18E TERREBONNE PARISH, LOUISIANA
BY: DAVID A. WAITZ
DATED: MARCH 23, 2012
ENTRY NO.: 1401455



VICINITY MAP
SCALE 1" = 2000'

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE A15; B.F.E = 10.0'.
FEMA MAP COMMUNITY PANEL NUMBER 225206 0145 C; DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-L106
DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE, A.B.F.E. = 11.0'

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.

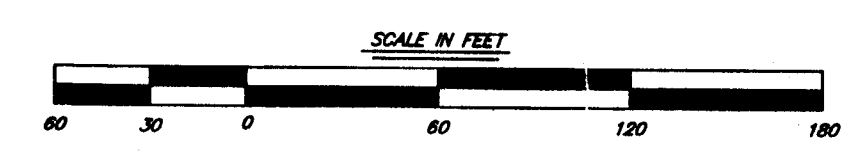
I ALSO CERTIFY THERE ARE NO ENCUMBRANCES ON THE PROPERTY LINES EXCEPT AS SHOWN

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.

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

APPROVED BY: _____
FOR: _____

APPROVALS
OWNER - CHAUVIN BROTHERS, INC. DATE _____
TOMMY CHAUVIN



DATE	DESCRIPTION	BY

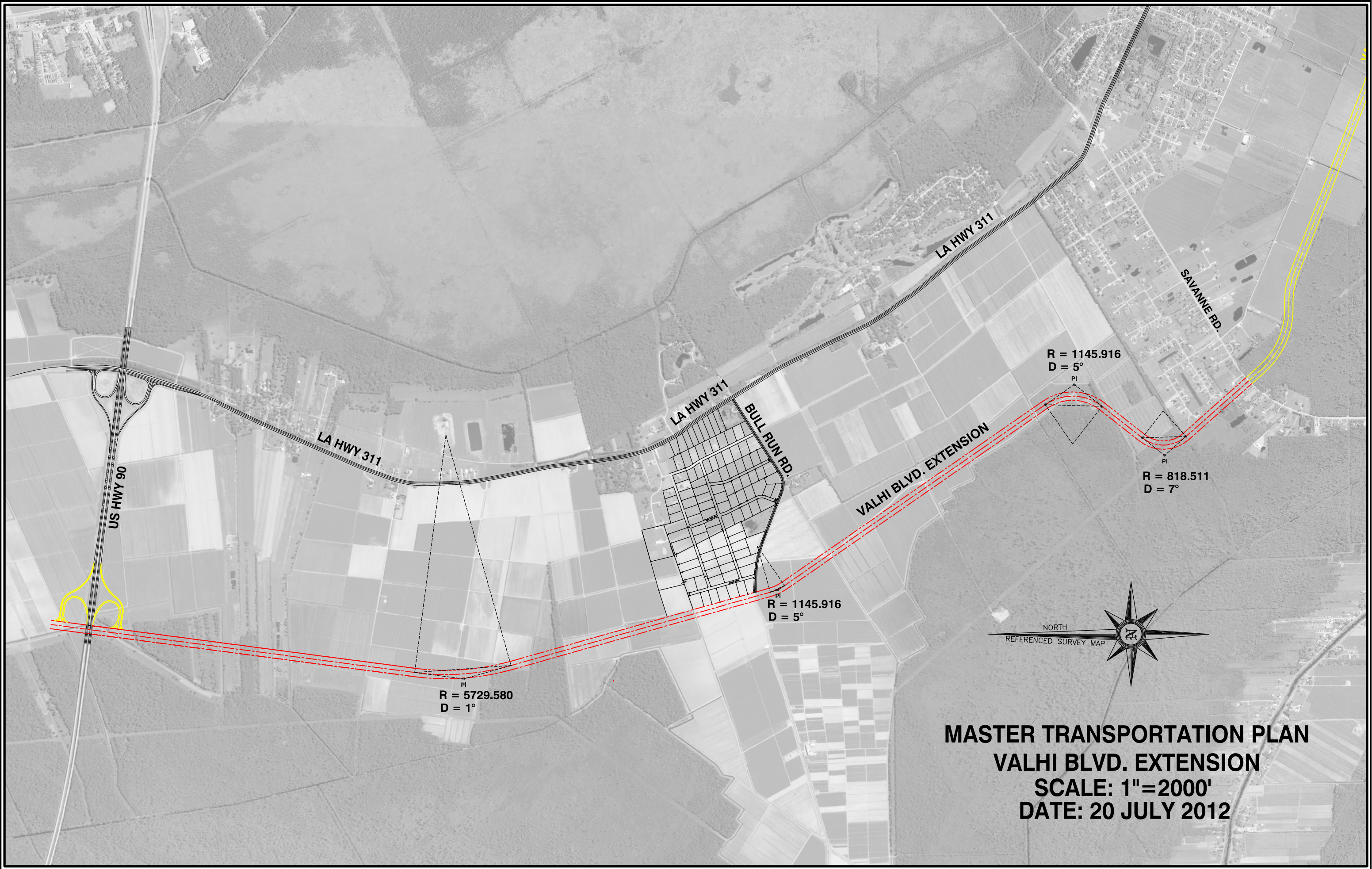
CHAUVIN FARMS ESTATES, ADDENDUM 1
SURVEY AND REDIVISION OF PROPERTY BELONGING TO CHAUVIN BROTHERS, INC. LOCATED IN SECTION 53, T19S-R18E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DETAILED: JMT	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:

DATE: MAY 2, 2012
FILE: F:\DWG\2011\11-04\11-046.DWG
JOB NO: 11-046

APPROVED: David A. Waitz
PRELIMINARY COPY
Reg. No. 4744



MASTER TRANSPORTATION PLAN
VALHI BLVD. EXTENSION
SCALE: 1"=2000'
DATE: 20 JULY 2012