

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

OCTOBER 21, 2010, 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 September 16, 2010

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from C-5 (Commercial Business Park District) to C-3 (Neighborhood Commercial District) 2161 Grand Caillou Road; Terrebonne Parish School Board, applicant (*District 7*)

F. NEW BUSINESS:

1. Planned Building Group:
Placement of one (1) additional building; 1315 Valhi Boulevard; V.J. Caro, Jr., applicant (*District 6*)

G. STAFF REPORT

1. Discussion and possible action with regard to changes proposed by the Houma Board of Adjustment to the Major Corridor Overlay District sign regulations with relation to pole signs
2. Discussion and possible action with regard to accessory structures

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 September 16, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of September 16, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 21, 2010 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2010

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Discussion and possible action with regard to a request by GSE Associates, Inc. to extend the construction start date by 365 days for Burnette Place Subdivision

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Tract 2A belonging to Cajun Lodging, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1800 Martin Luther King Blvd, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Cajun Lodging, LLC; % Kevin Patel
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Survey of Revised Lot 5 of Block 2, Shaffer Road Industrial Development and Lots 10, 11, 12, & 13, Property belonging to Southern Outdoors & Marine, Inc., et al

Approval Requested: Process D, Minor Subdivision
Location: 145 Shaffer Road, Denley Road & Grand Caillou Road, Terrebonne Parish, LA

Government Districts: Council District 7 / Houma/Grand Caillou Fire District
Developer: Southern Outdoors & Marine, Inc.
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tucker Hill Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Technology Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: R.J. Shaw Construction Co., Inc.
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Capital Commercial Development, Phase 4
Approval Requested: Process C, Major Subdivision-Preliminary
Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Aries Builders, Inc.
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Lots 94, 95, 96, and a portion of Lot 93 of Crescent Plantation
Approval Requested: Process D, Minor Subdivision
Location: 105 Munson Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Easy Does It Club
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Palm Gardens Subdivision, Phase "A"
Approval Requested: Process C, Major Subdivision-Final
Location: Christopher Drive & Vicari Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Redivision of Nine Lots totalling 2.667 acres into Four Lots, Section 102, T14S-R17E, Terrebonne Parish, LA
2. Survey of Revised Lots 2-A & 2-B, A Redivision of Lots 2-A & 2-B of Block 4, Ashland Commercial Park Subdivision, Section 79, T18S-R18E, Terrebonne Parish, LA
3. Revised Lots 2 & 3, Block 1 of Enterprise Commercial Place, Addendum No. 1, Phase "C", Section 4, T17S-R17E, Terrebonne Parish, LA
4. Redivision of Lot 2, Block 46 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
5. Revised Tract M, Phase 3 of Denley-Grand Caillou Commercial Subdivision, Revision of Property belonging to Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
6. Survey of Tracts "A" & "B" belonging to Evelyn Authement, et al, Section 14, T19S-R18E, Terrebonne Parish, LA
7. Survey of Batture Tract I-L-M-N-I and Redivision of Tracts A-B-C-D-J-K-A & J-D-E-F-G-H-I-J of Property belonging to Toby Liner, Section 9, T20S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update
 - a) Planning Commissioners needed for Consultant Selection Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

CITY OF HOUMA ZONING COMMISSION
P.O. BOX 6097
HOUMA, LA 70361
(985)873-6563

2/10/23
Dist

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: 8/30/10

Terrebonne Parish School Board

Applicant's Name

P.O. Box 5097

Address

Houma

City

LA

State

70361

Zip

876-7400

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

2161 Grand Caillou Road

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

14.377 Acre tract just south of Woodlawn Ranch Road

Zoning Classification Request:

From: C-5

To: C-3

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. **Acquired property to build school.**

_____ **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 of 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:

Plan to start as soon as possible. Approx. 2 years to complete.

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% ownership

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

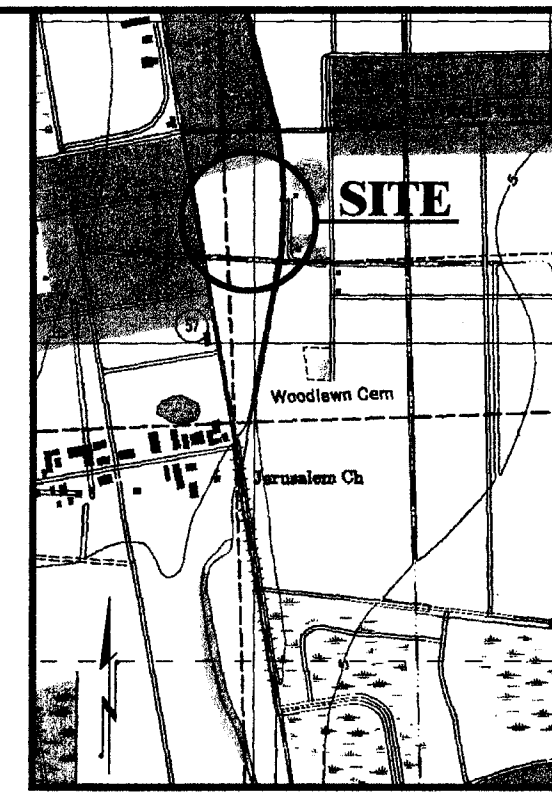
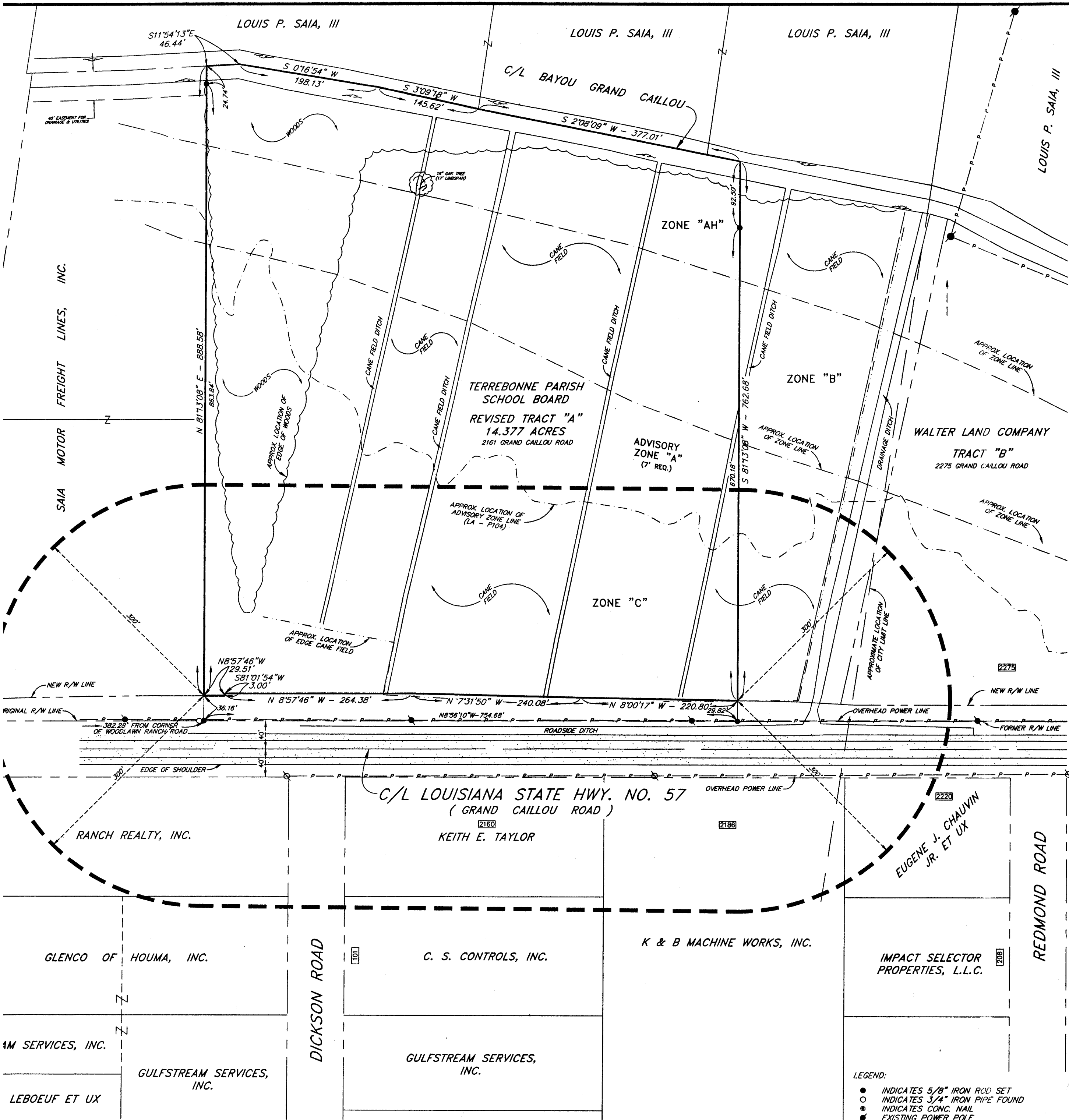
I (We) own 14.377 Acres acres. A sum of \$71,82 dollars is enclosed and made a part of this application.

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



REFERENCE MAPS:

- "SOUTH COAST MAP SHOWING PROPERTY BELONGING TO WALTER LAND COMPANY LOCATED IN SECTION 12, T17S-R17E AND SECTION 20, T17S-R18E TERREBONNE PARISH LOUISIANA" PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 3, 1979.
- "PLAT SHOWING 3.181 ACRES OF PROPERTY BELONGING TO SAIA MOTOR FREIGHT LINE INC. LOCATED IN SECTION 20, T17S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY T. BAKER SMITH & SON, INC.

BEARINGS SHOWN HEREON ARE BASED ON ABOVE REFERENCED MAPS.

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

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), ZONE "B" (AN UNDETERMINED FLOOD HAZARD) AND ZONE "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0010, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-P104 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" (AS SHOWN HEREON) WITH A BASE FLOOD REQUIREMENT OF 7'.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

ZONE C-2 SETBACK REQUIREMENTS:

FRONT - TWENTY-FIVE (25) FEET
 REAR - TWENTY (20) FEET
 SIDE STREET - FIFTEEN (15) FEET
 SIDE - FIVE (5) FEET

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

BY _____ FOR _____

PLAN PREPARED FOR REZONING TO ZONE "C"
 OF REVISED TRACT "A"
 PROPERTY OF TERREBONNE PARISH SCHOOL BOARD,
 LOCATED IN SECTION 12, T17S-R17E,
 IN SECTION 20, T17S-R18E,
 AND IN SECTION 59, T18S-R18E,
 TERREBONNE PARISH, LOUISIANA
 AUGUST 18, 2010 SCALE: 1" = 100'

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES CONC. NAIL
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT

Kenneth L. Rembert
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL STREET, HOUMA, LA

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

Dist. 6

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

V. J. Caro Jr.
Applicant's Name

147 North Lacarpe Circle, Houma LA 70360
Address City State Zip Code

9-23-2010 , 985-876-3032 / 855-6464
Date Telephone Number(s)

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: V. J. Caro Office Bldg
2. Location: 1315 Valhi Blvd, Houma 70360 (formerly 321 venture)
3. Zoning District: _____
4. Total Land Area: 81,998 sq ft
5. Total Number of Units: 2 (1 existing) (1 new)
6. Gross Floor Area: new - 9000 sq ft existing 11,250 sq ft
7. Total Parking Spaces Provided: 21 New Bldg
Total Parking Spaces Required: 20 New Bldg
8. Approximate Cost of Work Involved: \$ 100,000
9. 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
Tract A, Valhi Blvd (see attached)
- 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:

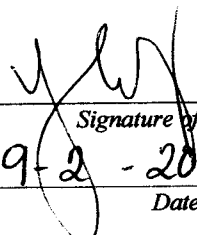
1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 1.9 acres. A sum of \$ 28⁵⁰ dollars is enclosed and made a part of this application.

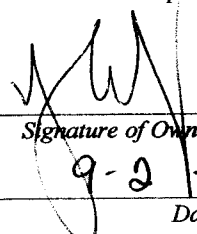


Signature of Applicant

9-2-2010

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

9-2-2010

Date

LOT ELEVEN (11), BLOCK FIVE (5), HOLLYWOOD
FIELDS, ADDENDUM NO.

TWO Lot Eleven (11), Block
Five (5) commencing at the point forming the
common corner between Lots Eleven (11) and
Twelve (12) Block Five, on the Southerly
right of way line of the Venture Boulevard
Circle; thence proceed along the common
boundary between Lots Eleven (11) and Twelve
(12), Block Five (5), $S12^{\circ}19'42''E$, a dis-
tance of 411.30' feet to a point forming a
common corner between Lots Eleven (11) and
Twelve (12), Block Five (5) on the rear line
of Lot Eleven (11), Block Five; thence pro-
ceed along the rear boundary of Lot Eleven
(11), $N26^{\circ}00'52''E$, a distance of 385.0' feet
to a point; said point forming the common
corner between Lots Ten (10) and Eleven
(11), Block Five (5) on the rear boundary;
thence proceed along the common boundary
between Lots Ten (10) and Eleven, Block Five
(5), $N63^{\circ}59'08''W$, a distance of 235.54' feet
to a point, said point forming a common cor-
ner between Lots Ten (10) and Eleven (11),
Block Five (5) on the Southerly right of way
line of Venture Boulevard Circle; thence
proceed along the southerly right of way
line of Venture Boulevard Circle around a
curve to the right having a radius of 80.00'
feet, an arc length of 67.39' feet and a
long chord and distance $N43^{\circ}27'46''E-65.42'$
feet to the POINT OF BEGINNING.

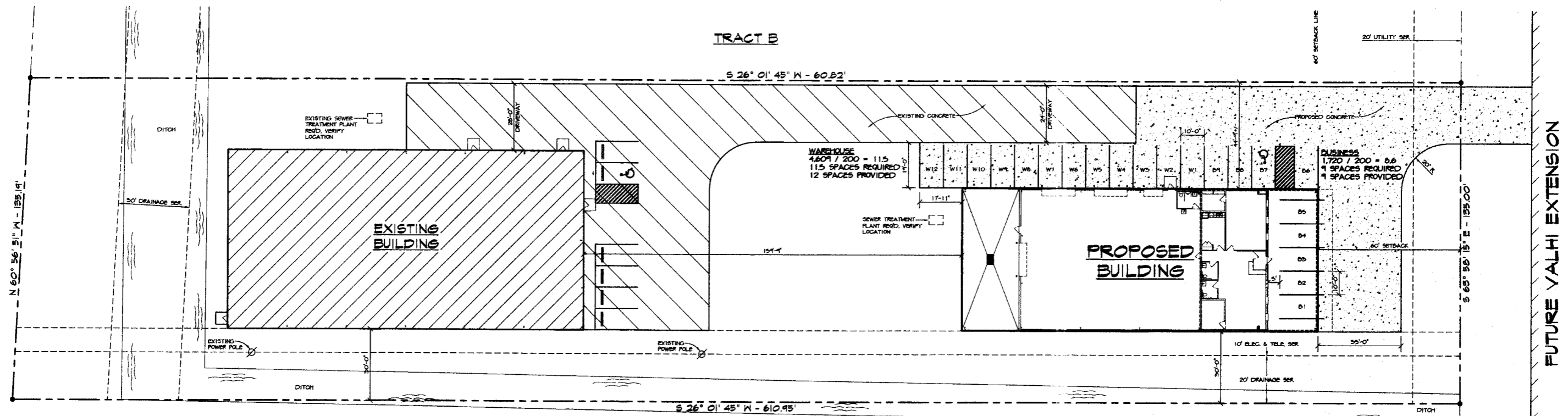
LOT TWELVE (12), BLOCK FIVE (5), HOLLYWOOD
FIELDS, ADDENDUM NO.

TWO Commencing at the
common corner of Lots Eleven (11) and Twelve
(12), Block Five (5) on the Southerly right
of way line of Venture Boulevard Circle,
thence proceed $S12^{\circ}19'42''E$, a distance
~~411.30' feet to a point; said point forming~~
a common corner between Lots Eleven (11) and
Twelve (12), Block Five (5) on the rear line
of Lot Eleven (11), Block Five (5); thence
proceed $S26^{\circ}00'52''W$ along the Easterly side
line of Lot Twelve (12), Block Five (5) a
distance of 250.95' feet to a point, said
point lying on the rear line of Lot Twelve
(12), Block Five (5); thence proceed along
the rear line of Lot Twelve (12), Block Five
(5), $N60^{\circ}57'44''W$; a distance of 315.44' to a
point; said point forming a common corner
between Lots Twelve (12), Block Five (5) and
Lot Twelve (12), Block Six (6) on their rear
line; thence proceed along the common bound-
ary between Lot Twelve (12), Block Five (5)
and Lot Twelve (12), Block Six (6),
 $N26^{\circ}00'52''E$, a distance of 530.0' feet to a
point; said point forming a common corner
between Lot Twelve (12), Block Five (5) and
Lot Twelve (12), Block Six (6) on the South-
erly right of way line of Venture Boulevard
Circle; thence proceed along the southerly
right of way line of Venture Boulevard Cir-
cle around a curve to the left having a
radius of 80.00' feet, an arc length of
67.61' feet and a long chord and distance of
 $S88^{\circ}11'40''E-65.61'$ feet to the Point of
Beginning.

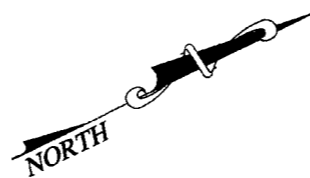
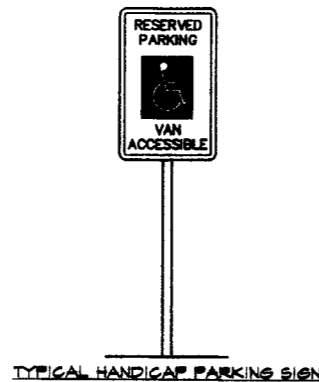
Legal Description

Tract A, Valhi Blvd, formerly Lots 11 + 12, Block 5
Addendum # 2 Hollywood Fields Subdivision

PROJECT NO.	PARISH	SHEET NO.
10-47	TERREBONNE	2



TERREBONNE LAND PARTNERSHIP



TRACT A
ADDENDUM No. 2
HOLLYWOOD FIELDS
TERREBONNE PARISH, LOUISIANA

SITE PLAN
SCALE: 1" = 20'-0"

PROPERTY AREA	= 81,998 SQ. FT.
BUILDING AREA	= 20,359 SQ. FT.
CONCRETE PAVING AREA	= 22,041 SQ. FT.
TOTAL IMPERVIOUS AREA	= 42,400 SQ. FT. 52%
TOTAL PERVIOUS AREA	= 39,598 SQ. FT. 48%

REVISED: 5-23-14, 2010 - ADD PARKING

	A PROJECT OF: V.J. Caro Jr. Building Contractors, Inc.	
	PROPOSED OFFICE/WAREHOUSE FACILITY FOR: V.J. CARO BUILDING CONTRACTOR, INC. 321 VENTURE BLVD. HOUMA, LA.	
	MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: MMS/SL CHECKED: FEM/III SCALE: NOTED DATE: 6/15/10
	APPROVED BY: 	JOB # 10-47 CAD # 1059-SITE FILE #

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:

- Name of Subdivision: REDIVISION OF TRACT 2A BELONGING TO CAJUN LODGING, LLC
- Developer's Name & Address: CAJUN LODGING, L.L.C.
CAJUN LODGING, L.L.C.
*Owner's Name & Address: 4288 MAIN STREET, LAPLACE, LA 70068
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

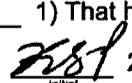
- 1800 MARTIN LUTHER KING BLVD., HOUMA, LA - APPROX. 1,200'
NORTHWEST FROM INTERSECTION OF CORPORATE DR. & MARTIN
LUTHER KING BLVD.
- Physical Address: _____
 - Location by Section, Township, Range: SECTION 33, T-17-S, R-17-E
 - Purpose of Development: DIVISION OF PROPERTY FOR COMMERCIAL LOTS
 - Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
 X Commercial
_____ Industrial
 - Sewerage Type:
 X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
 - Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
 - Date and Scale of Map: 8/24/10 1" = 50'
 - Council District: 3 / Bayou Cane Area
 - Number of Lots: 2
 - Filing Fees: \$ 269.30

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

DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent


Signature of Applicant or Agent

AUGUST 30, 2010
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.

KEVIN PATEL, MEMBER
Print Name


Signature

AUGUST 30, 2010

PC10/ 9 - 7 - 57

Record # 58

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 REVISED LOT 5 OF BLOCK 2 SHAFFER ROAD INDUSTRIAL DEVELOPMENT AND LOTS 10, 11, 12 & 13 PROPERTY BELONGING TO SOUTHERN OUTDOORS & MARINE, INC. ET AL
2. Developer's Name & Address: SOUTHERN OUTDOORS & MARINE, INC. 1308 CANAL BLYD. THIBODAUX LA 70301
SOUTHERN OUTDOORS & MARINE, INC. 1308 CANAL BLYD. THIBODAUX LA 70301
- *Owner's Name & Address: THIBODAUX LA 70301
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

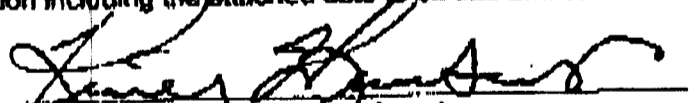
SITE INFORMATION:

4. Physical Address: 145 SHAFFER ROAD, DENLEY ROAD & GRAND CAILLOU ROAD
IN SECTION 12, T17S-R17E, IN SECTION 20, T17S-R18E & IN SECTION 1, T18S-R17E
5. Location by Section, Township, Range: & IN SECTION 1, T18S-R17E
6. Purpose of Development: RECONFIGURE LOTS FOR OWNERS
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: AUGUST 27, 2010 SCALE: 1"=50'
11. Council District: T. C. VOISIN / Houma / Grand Cailloeu Fire
12. Number of Lots: 5
13. Filing Fees: \$ 174.95

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

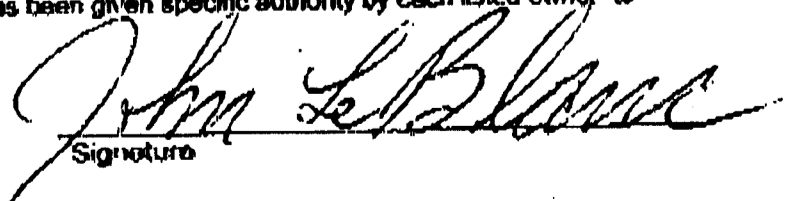
KENETH L. REMBERT
Print Applicant or Agent

SEPTEMBER 30, 2010
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.

JOHN LEBLANC FOR
SOUTHERN OUTDOORS & MARINE INC.
Print Name of Signature


Signature

SEPTEMBER 30, 2010
Date

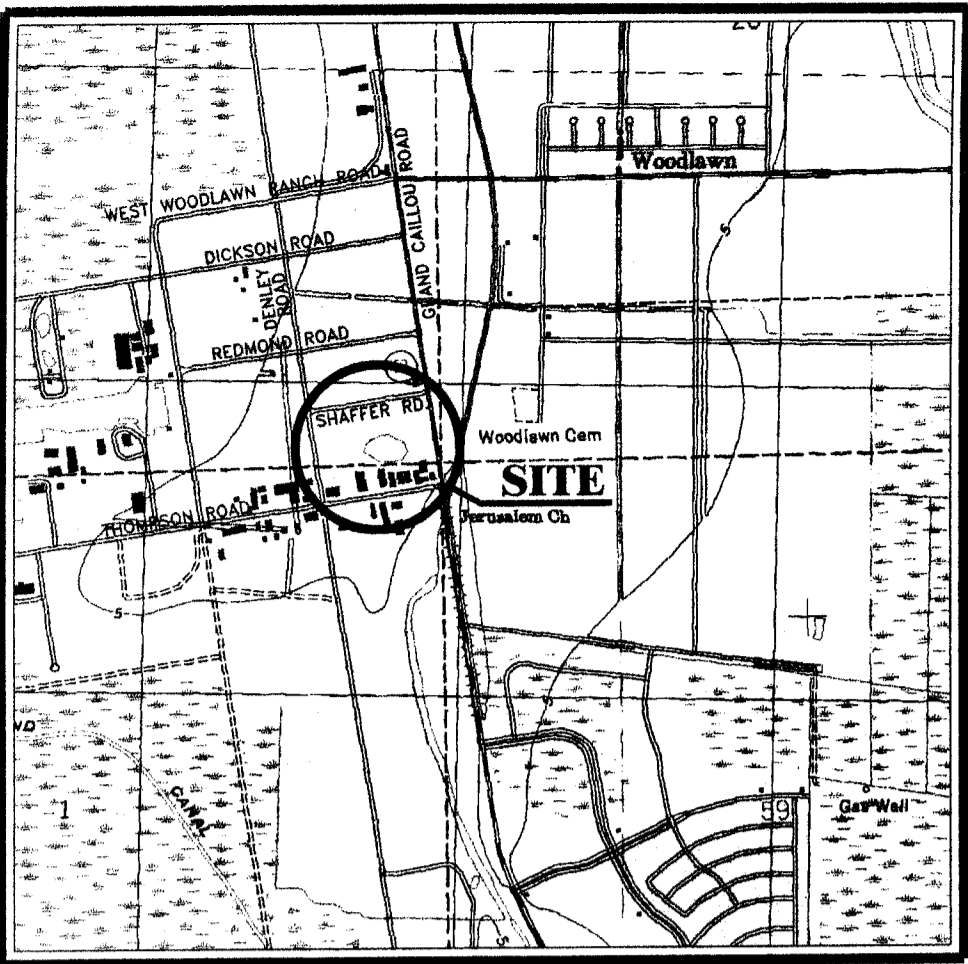
PC10/ 10 - 1 - 58

Record # 59

*ADDITIONAL
OWNER'S NAMES & ADDRESSES:*

*M & G RENTALS, LLC
9739 EAST PARK AVE
HOUMA LA 70363*

*C B M PROPERTIES LLC
PO BOX 1062
BOURG LA 70343*



VICINITY MAP

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 1/2" IRON PIPE FOUND
 - ⊚ INDICATES 3/4" IRON PIPE FOUND
 - ⊛ INDICATES 2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 5.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - ⊕ FIRE HYDRANT (AS SHOWN)
 - 16500 INDICATES MUNICIPAL ADDRESS

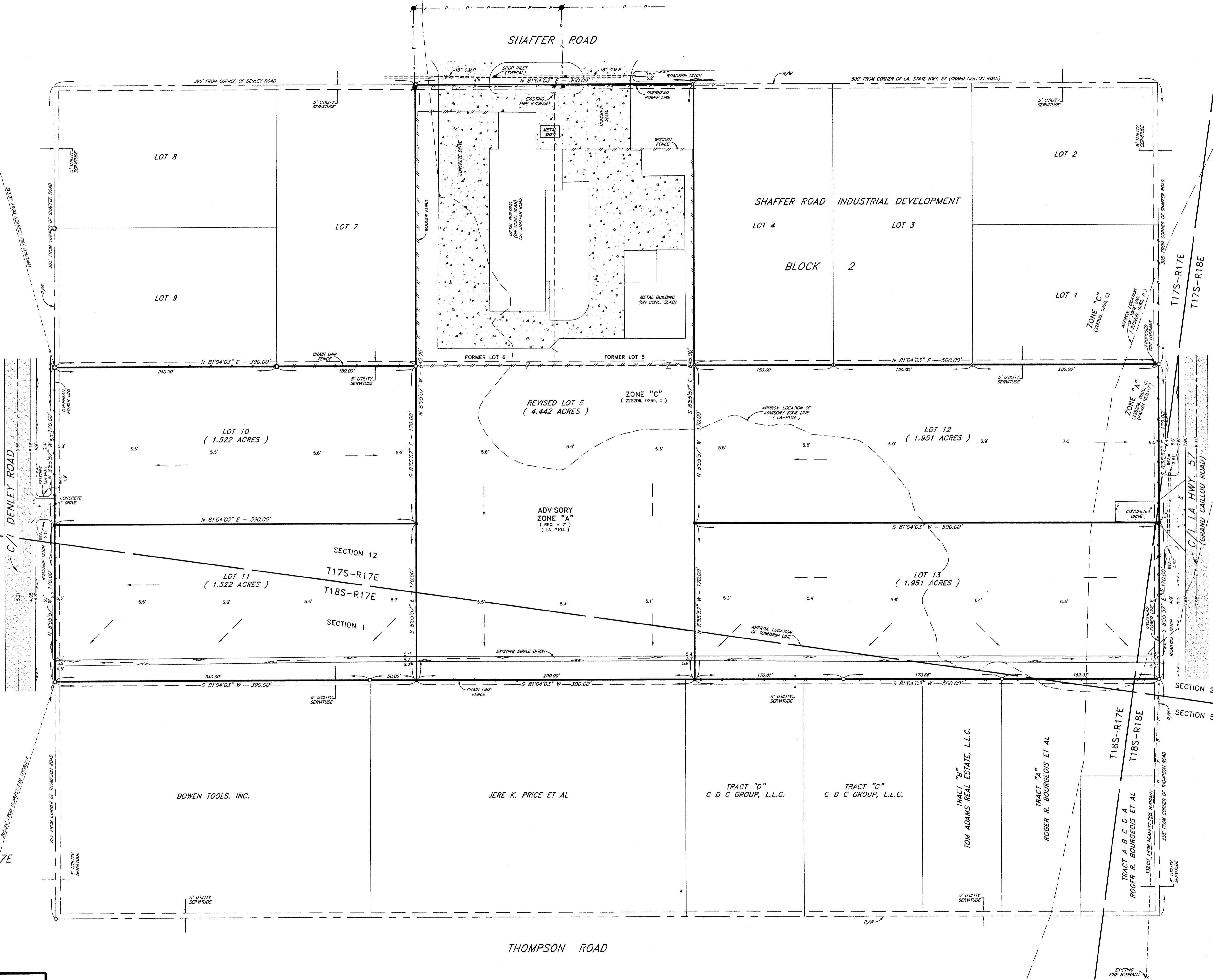
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH ARE MAINTAINED BY THE STATE OF LOUISIANA & TERREBONNE PARISH CONSOLIDATED GOVERNMENT, ALSO TO A SWALE DITCH ON THE PROPERTY AS SHOWN. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0260, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING. ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-PI04 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 7'.

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.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 65,3861 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).



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

BY _____ FOR _____

LAND USE: COMMERCIAL & INDUSTRIAL
 DEVELOPER: SOUTHERN OUTDOORS & MARINE, INC.
**SURVEY OF REVISED LOT 5 OF BLOCK 2
 SHAFER ROAD INDUSTRIAL DEVELOPMENT
 AND LOTS 10, 11, 12 & 13
 PROPERTY BELONGING TO
 SOUTHERN OUTDOORS & MARINE, INC. ET AL
 LOCATED IN SECTION 12, T17S-R17E,
 IN SECTION 20, T17S-R18E & IN SECTION 1, T18S-R17E
 TERREBONNE PARISH, LOUISIANA**

AUGUST 27, 2010 SCALE: 1" = 50'



Kenneth L. Rembert
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.

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: Tucker Hill Subdivision
- Developer's Name & Address: R.J. Shaw Construction Co., Inc., P.O. Box 869, Houma, LA 70361
*Owner's Name & Address: Cropland Investment Group, L.L.C., P.O. Box 869, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

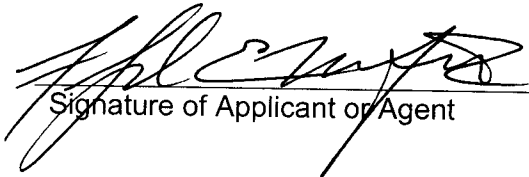
SITE INFORMATION:

- Physical Address: Technology Lane
- Location by Section, Township, Range: Section 4, T16S-R17E
- Purpose of Development: Single Family Residential
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Date and Scale of Map: 10 OCT 10 Scale: 1" = 60'
- Council District: 2 Schriever Fire
- Number of Lots: 53
- Filing Fees: \$86.10 bmb

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

Floyd E. Milford, III
Print Applicant or Agent

4 OCT 10
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, ^{initial} or RJS _{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.

Ronald J. Shaw
Print Name

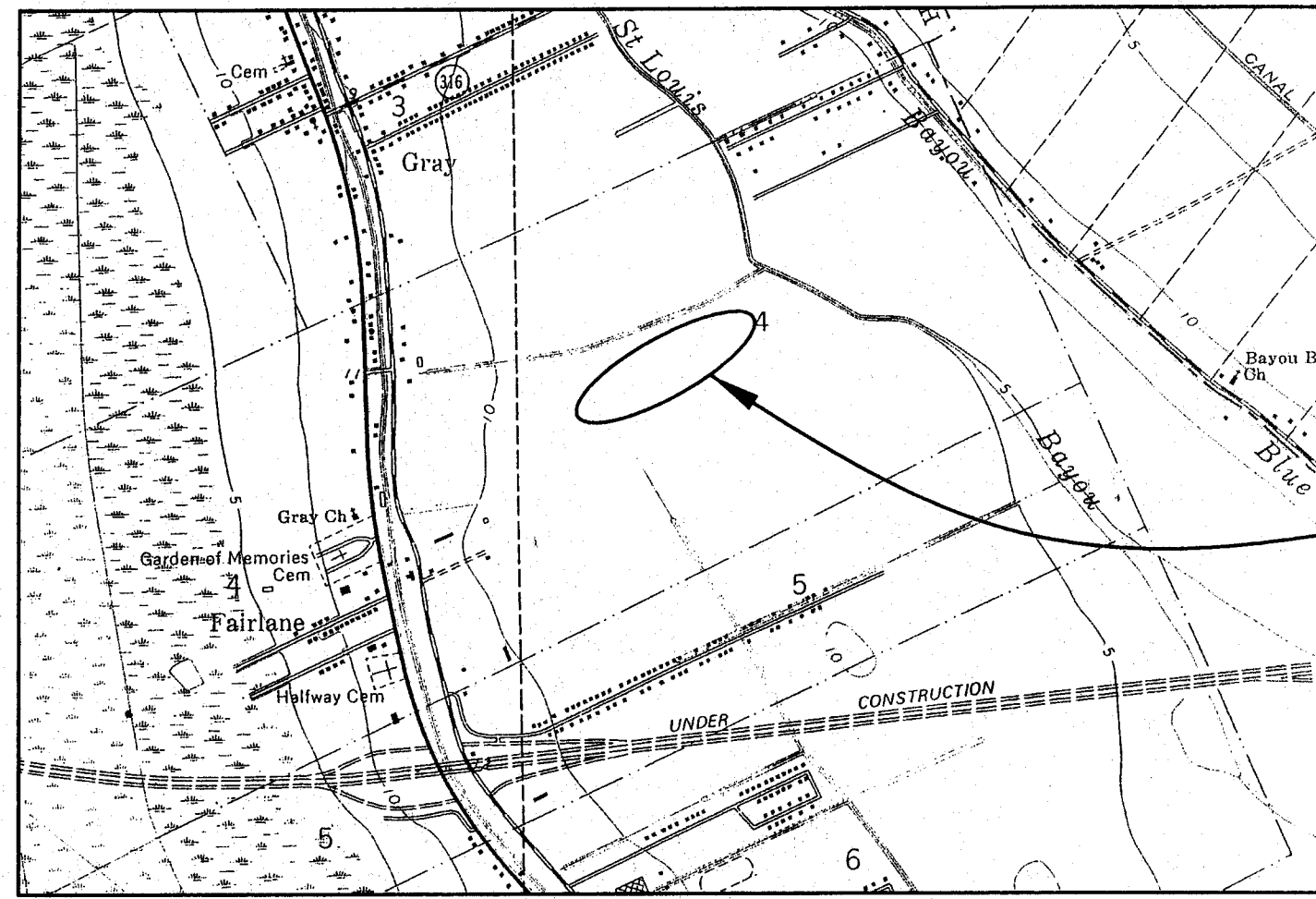
4 OCT 10
Date

Ronald J. Shaw
Signature

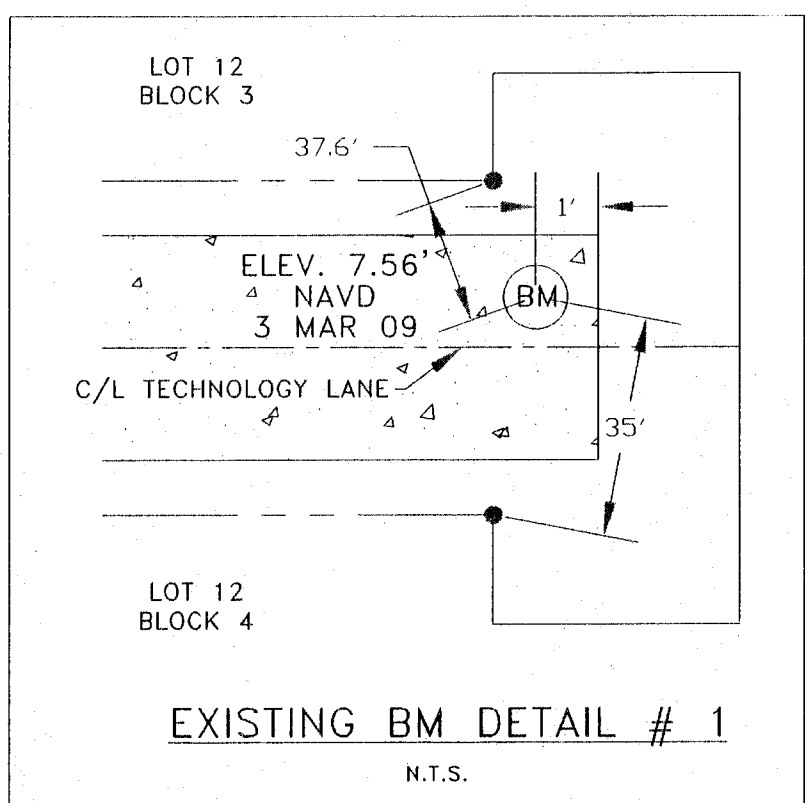
PC10/ 10 - 2 - 59

Record # 60

PROJECT NO.	PARISH	SHEET NO.
10-43	TERREBONNE	1

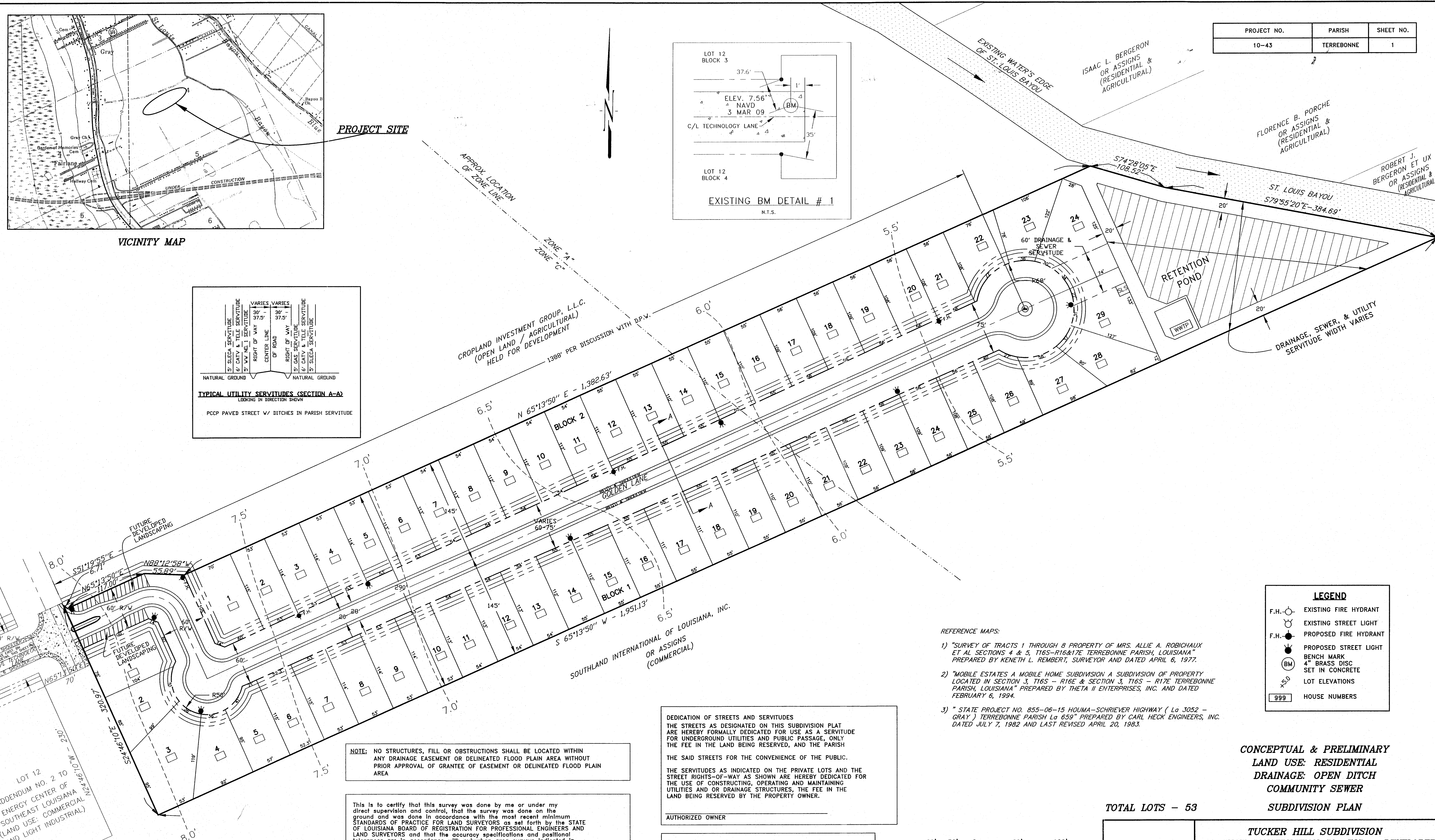


VICINITY MAP



5' SLECA SERVITUDE	VARIES	VARIES
5' CITY & TELE SERVITUDE	VARIES	VARIES
5' 1/2" CITY & TELE SERVITUDE	VARIES	VARIES
5' 1/2" GAS SERVITUDE	VARIES	VARIES
5' 1/2" CITY & TELE SERVITUDE	VARIES	VARIES
5' SLECA SERVITUDE	VARIES	VARIES

TYPICAL UTILITY SERVITUDES (SECTION A-A)
LOOKING IN DIRECTION SHOWN
PCCP PAVED STREET W/ DITCHES IN PARISH SERVITUDE



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

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum standards of practice for land surveyors as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

APPROVED: _____

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

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

AUTHORIZED OWNER _____

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

FLOYD E. MILFORD III., P.E.

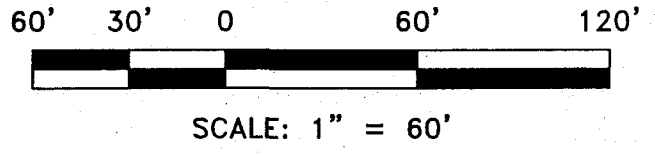
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

_____ FOR _____

- REFERENCE MAPS:
- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
 - "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
 - "STATE PROJECT NO. 855-06-15 HOUMA-SCHRIEVER HIGHWAY (La 3052 - GRAY) TERREBONNE PARISH La 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

LEGEND

F.H. - ○	EXISTING FIRE HYDRANT
○	EXISTING STREET LIGHT
F.H. - ●	PROPOSED FIRE HYDRANT
●	PROPOSED STREET LIGHT
BM	BENCH MARK
4"	BRASS DISC SET IN CONCRETE
5.0	LOT ELEVATIONS
999	HOUSE NUMBERS



DATE	REVISION	BY

TOTAL LOTS - 53

CONCEPTUAL & PRELIMINARY LAND USE: RESIDENTIAL DRAINAGE: OPEN DITCH COMMUNITY SEWER SUBDIVISION PLAN

TUCKER HILL SUBDIVISION
R.J. SHAW CONSTRUCTION CO., INC. - DEVELOPER
LOCATED IN SECTION 4, T16S - R17E
TERREBONNE PARISH, LOUISIANA

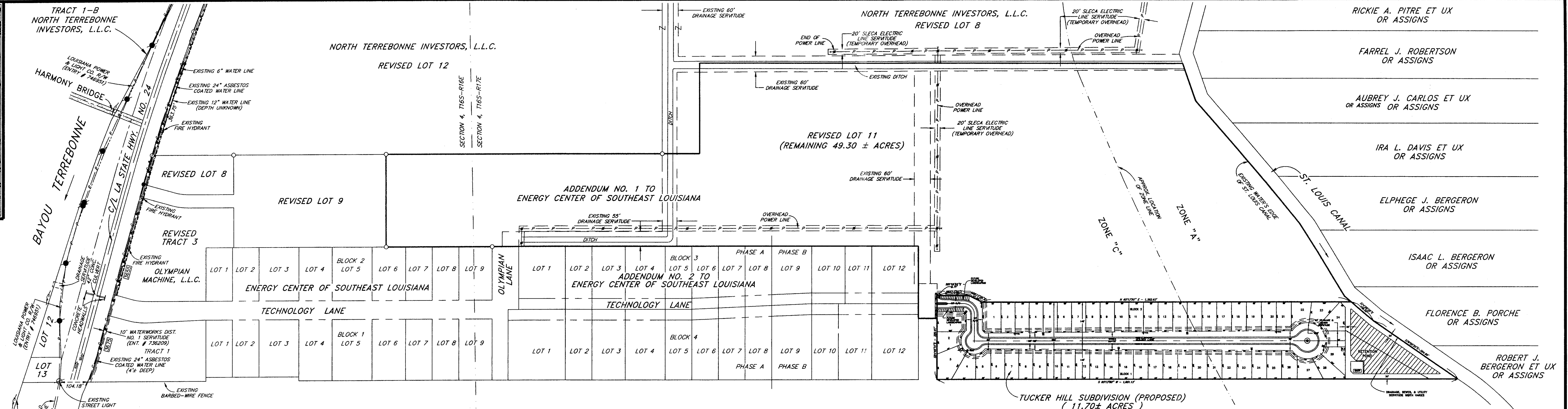
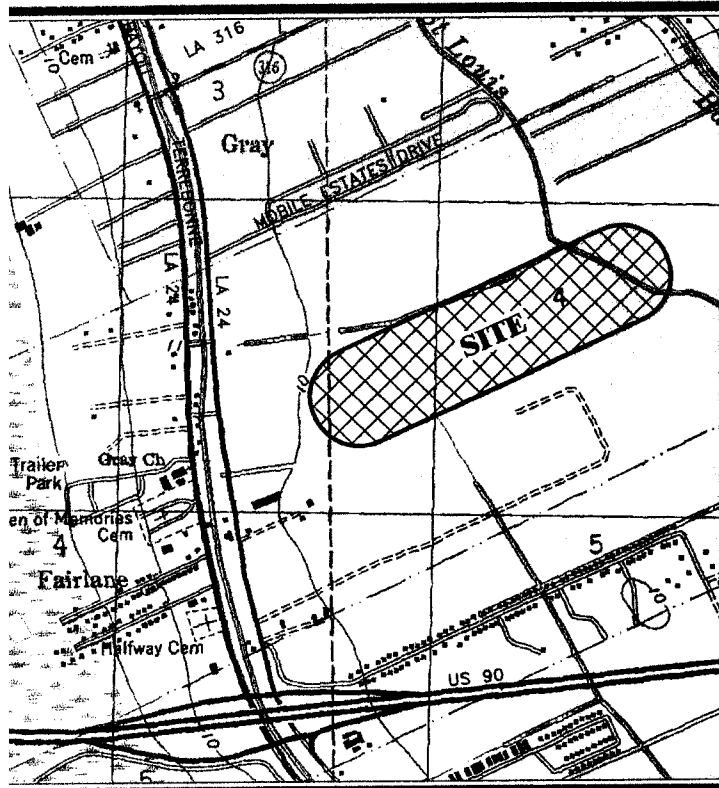
MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 10-43 CAD # 1043-CP1 FILE #

DRAWN: L.A.T.
CHK'D.: F.E.M. III
SCALE: 1" = 60'
DATE: 10CT10

THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PARISH NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" PARISH REQUIREMENT IS 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.



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

THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL 10, 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" PARISH REQUIREMENT IS 5'). E.M.A. 2006 ADVISORY PANEL NO. LA-1101 DOES NOT AFFECT THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

- REFERENCE MAPS:
- "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ET AL SECTIONS 4 & 5, T16S-R16&17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.
 - "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S - R16E & SECTION 3, T16S - R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.
 - "STATE PROJECT NO. 855-06-15 HOUMA-SCHIREVER HIGHWAY (La 3052 - GRAY) TERREBONNE PARISH La 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON MAP ENTITLED "SURVEY OF TRACT "A", "B", "C" & "D" A REDIVISION OF TRACT 2-A BELONGING TO CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR.

SOUTHLAND INTERNATIONAL OF LOUISIANA, INC.
OR ASSIGNS

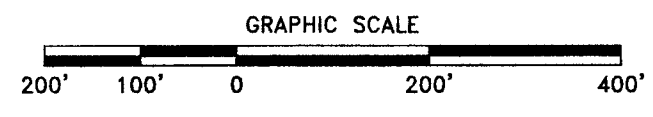
MASTER PLAN
PROPERTY OF CROPLAND INVESTMENT GROUP, L.L.C.
IN SECTION 4, T16S-R16E & SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 4, 2010

SCALE: 1" = 200'



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



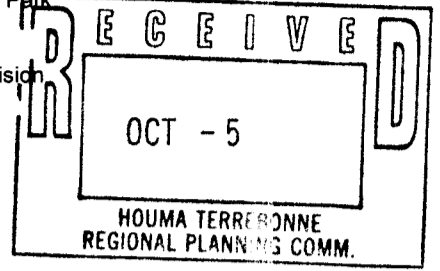
Houma-Terrebonne Regional Planning Commission

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):

See Attached Letter

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

- Name of Subdivision: CAPITAL COMMERCIAL DEVELOPMENT, PHASE 4
- Developer's Name & Address: ARIES BUILDERS, INC., P.O. BOX 1415, HOUMA, LA 70361
*Owner's Name & Address: ARIES BUILDERS, INC., P.O. BOX 1415, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: VALHI BOULEVARD & CAPITAL BOULEVARD
- Location by Section, Township, Range: IN SECTIONS 84 & 85, T17S-R17E
- Purpose of Development: CREATE 20 LOTS FOR SALE PURPOSES
- 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: 29 SEPT 10 SCALE: 1" = 60'
- Council District: 6 / Bayou Cane Fire
- Number of Lots: 20
- Filing Fees: 75.00

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

FLOYD E. MILFORD, III
Print Applicant or Agent

4 OCT 10
Date

Signature of Applicant or Agent

The undersigned certifies: Rae 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.

ROBERT A. BURNS
Print Name

10/04/10
Date

ARIES BUILDERS BY

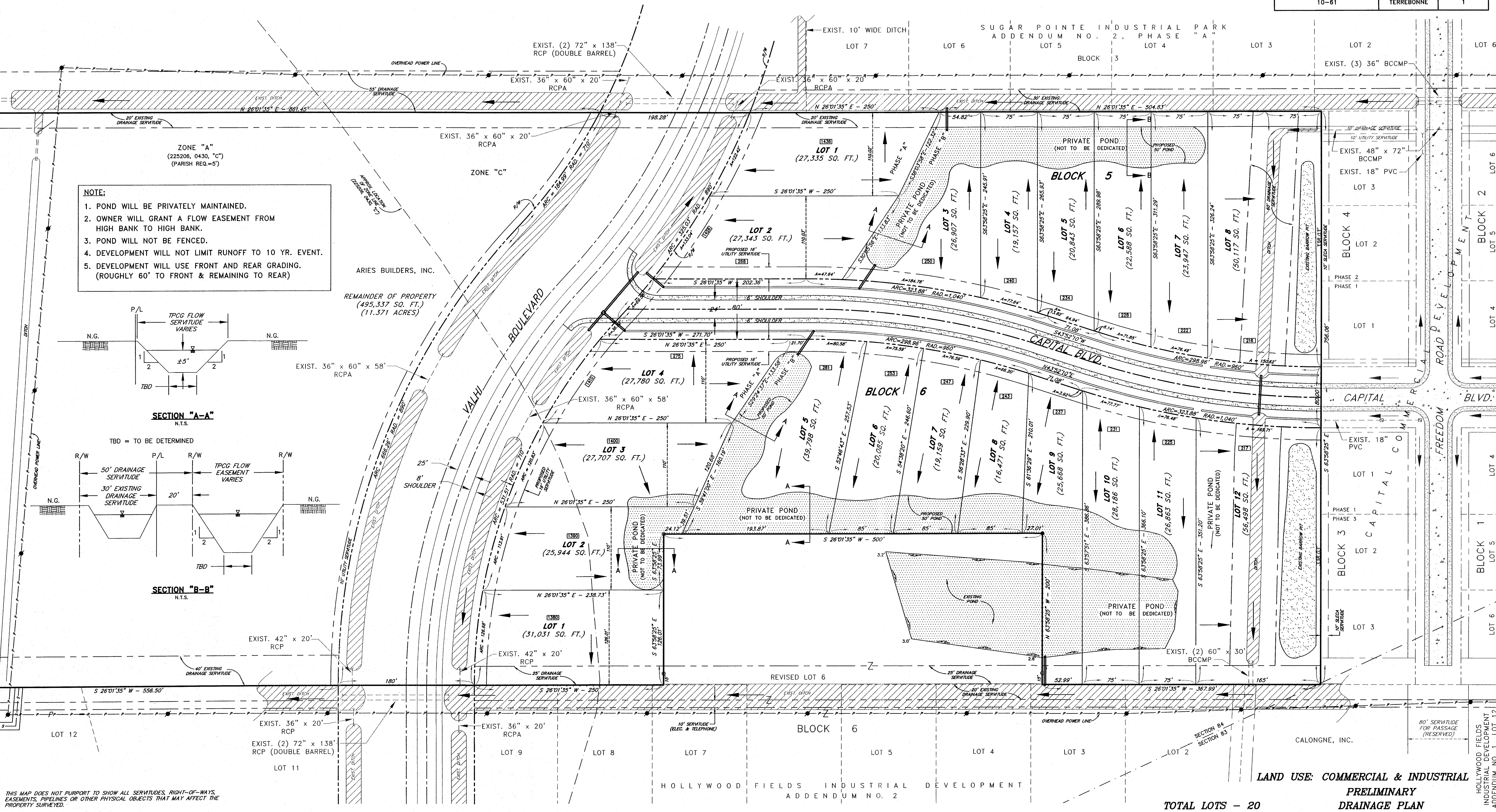
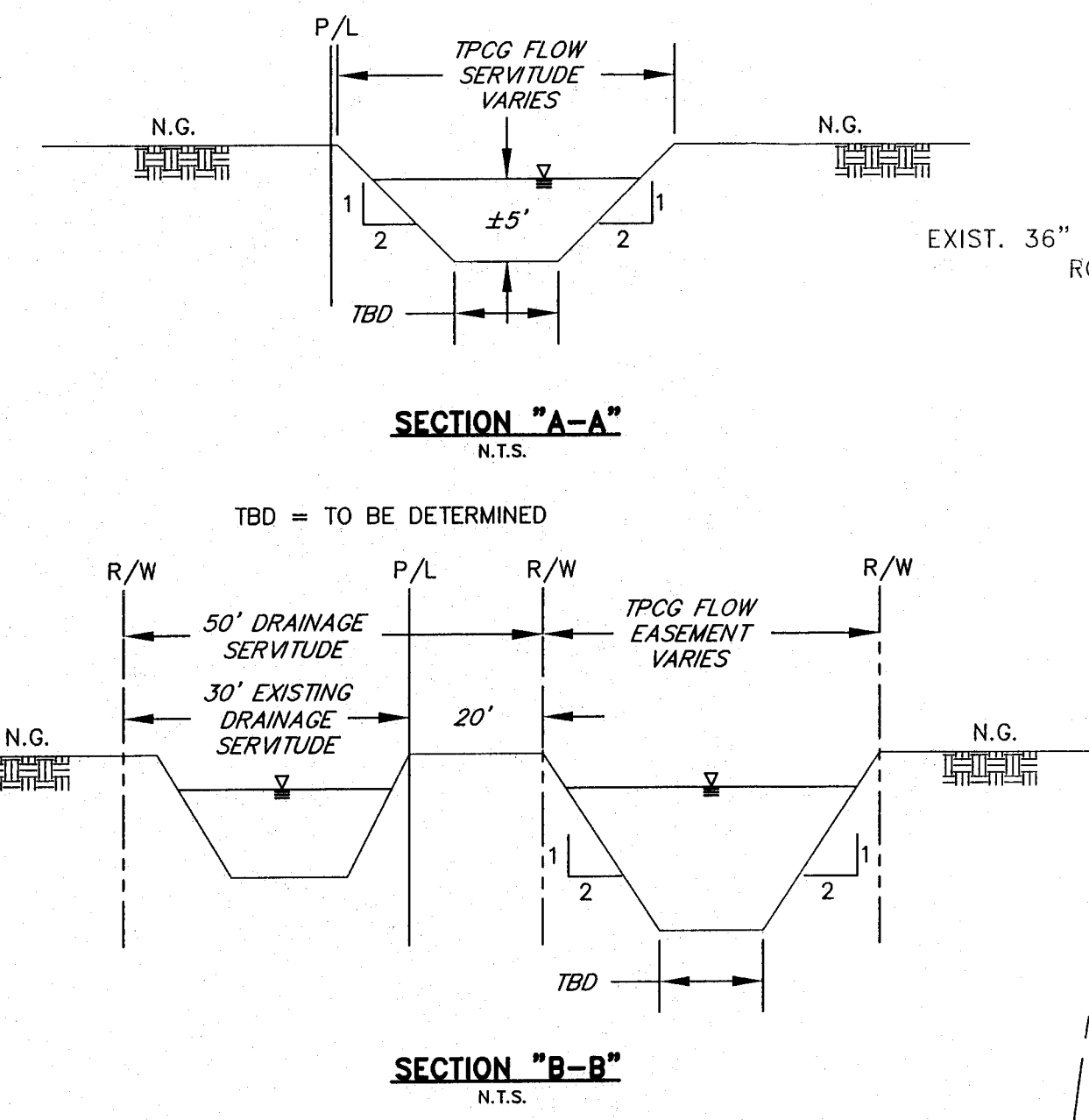
Signature PRESIDENT

Revised 5/3/07

PC10/ 10 - 3 - 60
Record # 61

NOTE:

- POND WILL BE PRIVATELY MAINTAINED.
- OWNER WILL GRANT A FLOW EASEMENT FROM HIGH BANK TO HIGH BANK.
- POND WILL NOT BE FENCED.
- DEVELOPMENT WILL NOT LIMIT RUNOFF TO 10 YR. EVENT.
- DEVELOPMENT WILL USE FRONT AND REAR GRADING. (ROUGHLY 60' TO FRONT & REMAINING TO REAR)



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

THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING. ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-1901 & LA-0101 BOTH PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

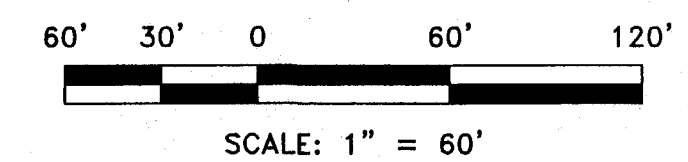
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

LAND AREA ON ALL LOTS EXCEED 12,000 SQ. FT.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
- INDICATES DRAINAGE ARROWS
- EXISTING FIRE HYDRANT
- INDICATES MUNICIPAL ADDRESS



DATE	REVISION	BY

TOTAL LOTS - 20

LAND USE: COMMERCIAL & INDUSTRIAL
PRELIMINARY DRAINAGE PLAN

CAPITAL COMMERCIAL DEVELOPMENT
PHASE 4
PROPERTY BELONGING TO ARIES BUILDERS, INC.
LOCATED IN SECTIONS 84 & 85, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

DATE: 29SEPT10

JOB # 10-61 CAD # 1061-PRE_DR FILE #

HOLLYWOOD FIELDS INDUSTRIAL DEVELOPMENT ADDENDUM NO. 1 LOT 12

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 60'
DATE: 29SEPT10

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
PA. (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:

- Name of Subdivision: Rediv. Lots 94, 95, 96 & portion of 93 of Crescent Plantation
- Developer's Name & Address: Easy Does It Club - 101 Munson Drive, Houma, LA 70360
 *Owner's Name & Address: Easy Does It Club
 (* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 105 Munson Drive
- Location by Section, Township, Range: Section 101, T17S-R17E
- Purpose of Development: Divides property into Tracts "A" & "B"
- 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: 9 September 2010 1" = 60'
- Council District: _____
- Number of Lots: 2
- Filing Fees: _____

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

Galen Bollinger
Print Applicant or Agent


Signature of Applicant or Agent

1 October 2010
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.

Kenny L. Verret
Print Name

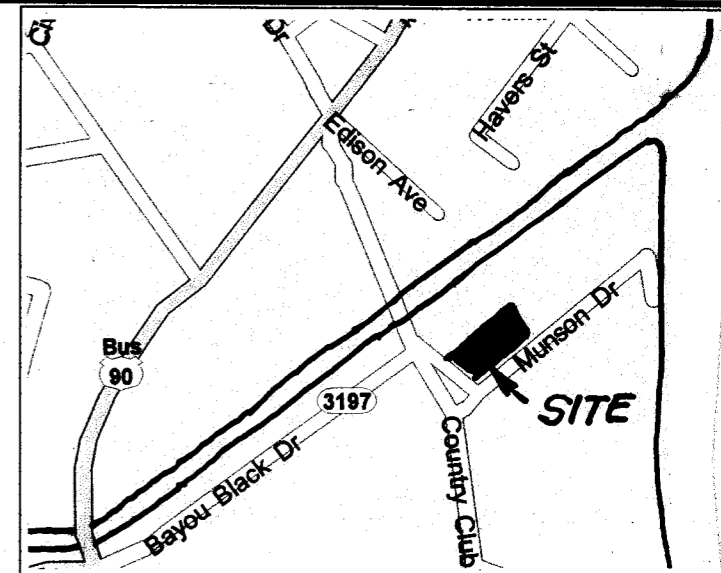

Signature

8-08-10
Date

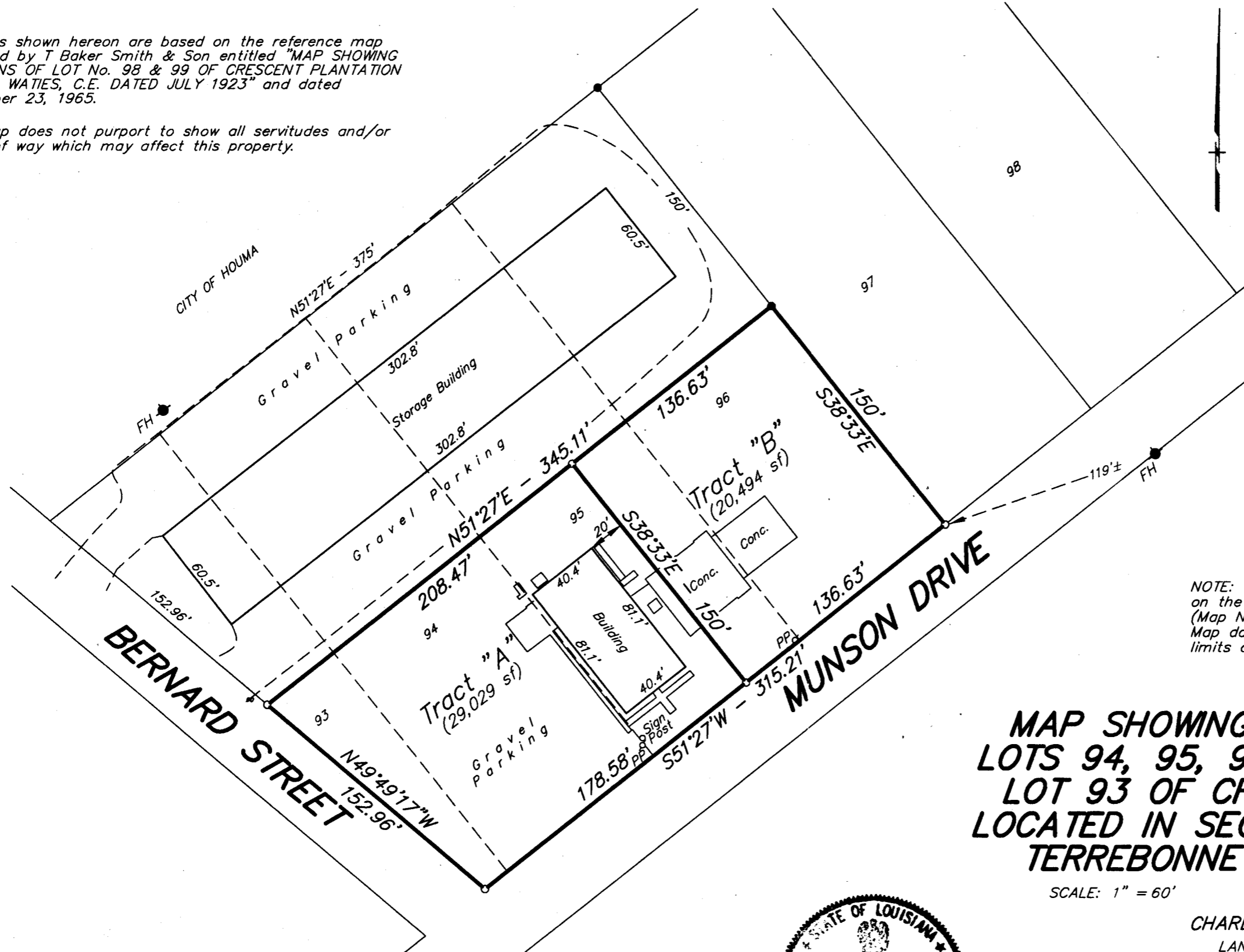
Notes:

Bearings shown hereon are based on the reference map prepared by T Baker Smith & Son entitled "MAP SHOWING PORTIONS OF LOT No. 98 & 99 OF CRESCENT PLANTATION BY J.C. WATIES, C.E. DATED JULY 1923" and dated November 23, 1965.

This map does not purport to show all servitudes and/or rights of way which may affect this property.



Vicinity Map



NOTE: This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 220220 0005 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property outside of the limits of the ABFE's (See ABFE Map No. LA-Q102).

MAP SHOWING THE REDIVISION OF LOTS 94, 95, 96 AND A PORTION OF LOT 93 OF CRESCENT PLANTATION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

9 SEPTEMBER 2010

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



Legend:

- Indicates 1/2" iron rod set
- Indicates 3/4" iron pipe found
- FH ● Indicates Fire Hydrant

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

By: _____ For: _____

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

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

_____ Variance(s) (detailed description):

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

1. Name of Subdivision: PALM GARDENS SUBDIVISION, PHASE "A"
2. Developer's Name & Address: CYPRESS GARDENS DEVELOPMENT, L.L.C.
CYPRESS GARDENS DEVELOPMENT, L.L.C.
GEORGE INGLE & ROBERT L. BROGGI
- *Owner's Name & Address: 7 GOLF VILLA, NEW ORLEANS, LA 70131
[* 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: CHRISTOPHER DRIVE & VICARI DRIVE, HOUMA, LA
5. Location by Section, Township, Range: SECTION 9, T-16-S, R-17-E
6. Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
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
X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: 2/18/10 1" = 60'
11. Council District: 4 Bayou Cane Fire
12. Number of Lots: 36
13. Filing Fees: \$515.00

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

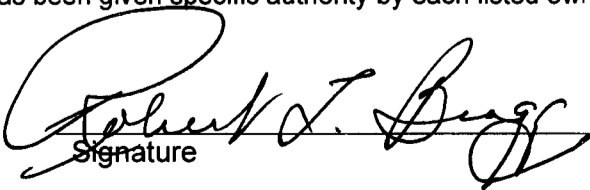
DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent


Signature of Applicant or Agent

OCTOBER 4, 2010
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 RLB 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.

ROBERT L. BROGGI, MANAGER
Print Name


Signature

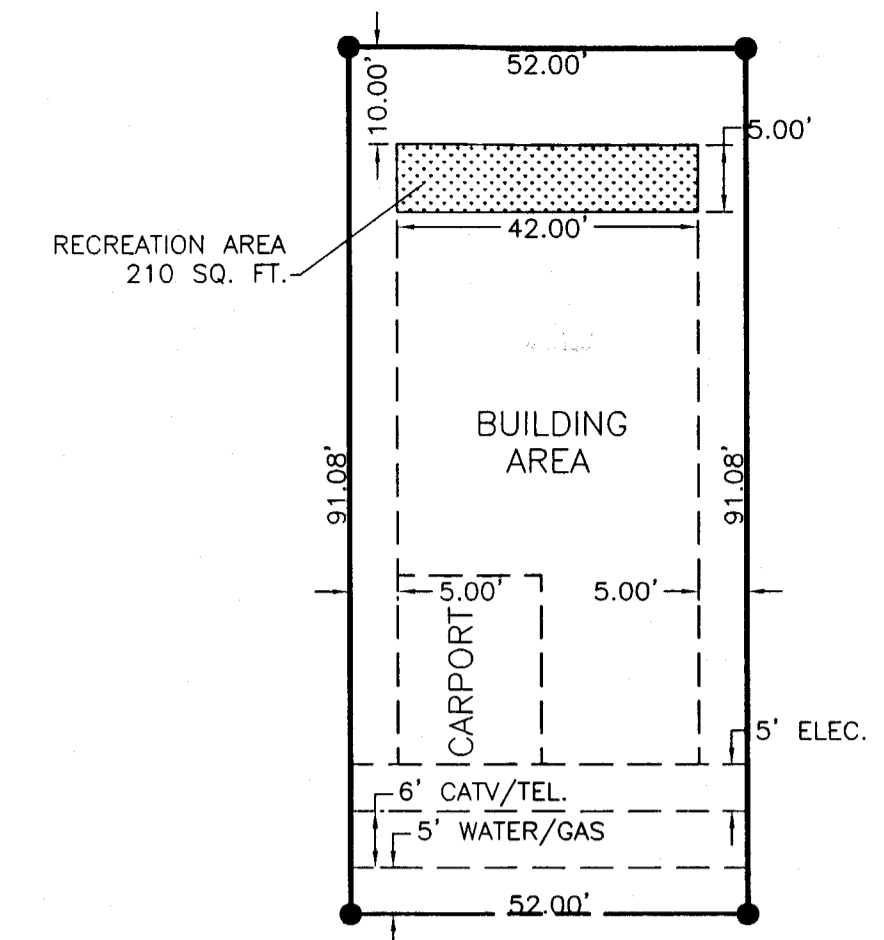
OCTOBER 4, 2010
Date

PC10/ 10 - 5 - 62
Record # 63

REFERENCE MAPS & BEARINGS:
 1) A MAP ENTITLED:
 "BAYOU GARDENS SUBDIVISION - ADDENDUM NO.8"
 PREPARED BY: T. BAKER SMITH AND SON INC.
 DATED: DECEMBER 20, 1979
 2) A MAP ENTITLED:
 "MAP SHOWING PROPERTY OF HAYNES GUIDRY,
 MAGNEL HEBERT, ILEY A. HEBERT AND IRENE WALLACE
 IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA"
 PREPARED BY: T. BAKER SMITH AND SON INC.
 DATED: JANUARY 9, 1962

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊙ W
EXISTING FIRE HYDRANT	⊙ H
EXISTING WATER METER	⊙ M
EXISTING GAS VALVE	⊙ V
EXISTING GAS METER	⊙ G
EXISTING SEWER MANHOLE	⊙ S
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
2" DISK	△

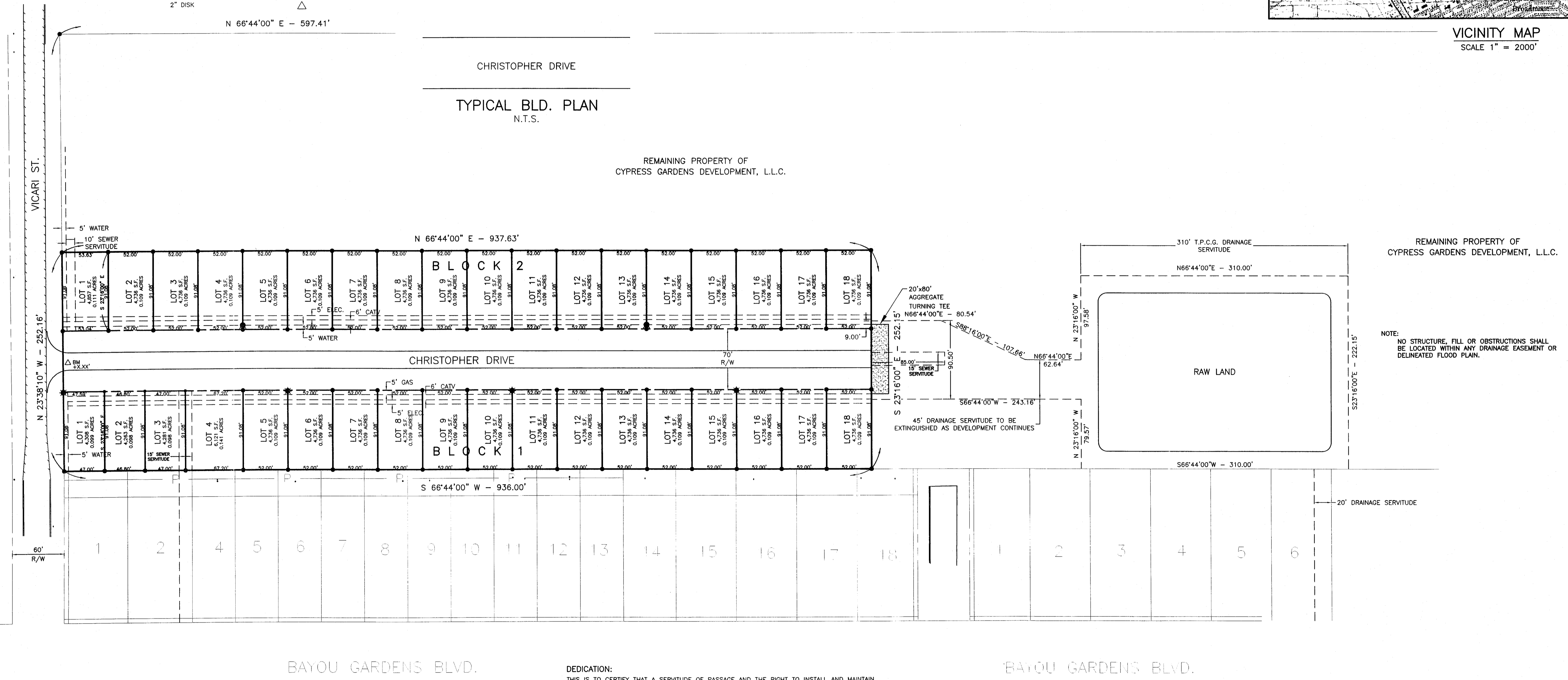
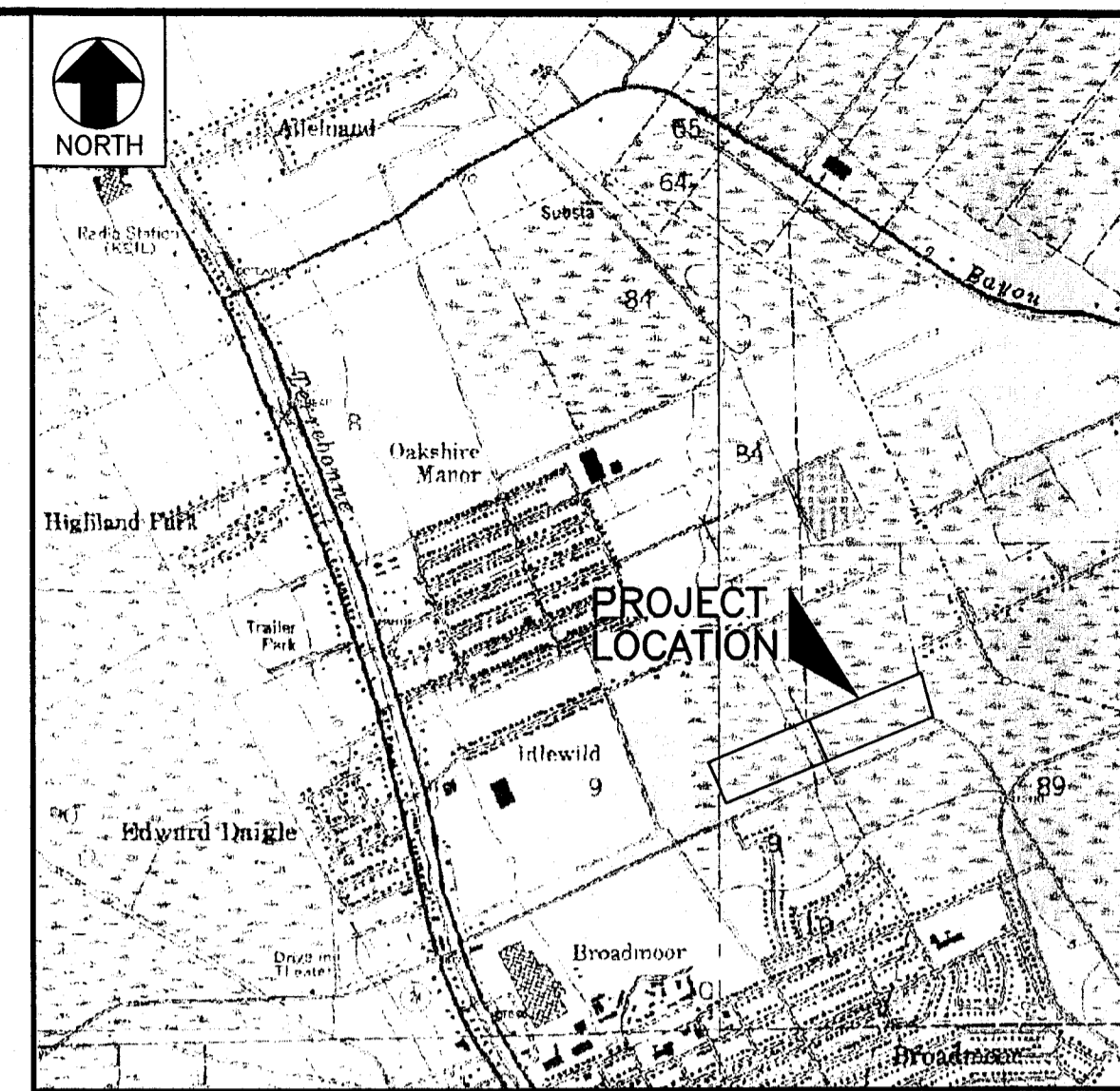


MINIMUM DRIVEWAY CULVERT REQUIREMENTS:

BLOCK 1	
LOTS 1-2	15" DIA. CULVERT
LOTS 3-10	18" DIA. CULVERT
LOTS 13-18	24" DIA. CULVERT
BLOCK 2	
LOTS 1-2	15" DIA. CULVERT
LOTS 3-10	18" DIA. CULVERT
LOTS 11-18	24" DIA. CULVERT

NOTE: ALL DRAIN PIPE SHALL BE PVC, HDPE, RCP, OR PCPA.
 NOTE: BENCHMARK IS A 2" BRASS DISK SET IN CONCRETE PAVEMENT WITH ELEVATIONS BASED ON NAVD88 DATUM.

ILEY A. HEBERT
 OR ASSIGNS



FEMA FLOOD ZONE AND HAZARDS
 THIS DEVELOPMENT IS LOCATED IN ZONE A2, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. (B.F.E. +4.0')
 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.
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1995
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102
 DATED: FEBRUARY 23, 2006 FLOOD ZONE: AE A.B.F.E. = 5.0'

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 ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN
PRELIMINARY COPY
 APPROVED: David A. Waitz Reg. No. 4744

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.

DEDICATION:
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL AND MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, SOUTH CENTRAL BELL, TIME WARNER CABLE, AND SLECA 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: CYPRESS GARDENS DEVELOPMENT, LLC
 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:
 APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED:
 FOR: _____

BUILDING SETBACK NOTE:
 FRONT LINE: 16' SETBACK
 SIDE LINE: 5' SETBACK
 REAR LINE: 10' SETBACK

SCALE IN FEET
 0 30 60 120 180

REVISION	DATE	DESCRIPTION	BY	CHECKED
10-1-10		RECORD DRAWING	SMB	
7-26-10		ADDED SEWER SERVITUDE ON LOT 1 OF BLOCK 2	JED	
2-18-10		REVISED RETENTION POND & DRAINAGE SERVITUDE	SMB	

RECORD DRAWING
RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
PALM GARDENS SUBDIVISION (PHASE A)
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: TFR	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: FEBRUARY 18, 2010	FILE: F:\DWG\2005\05-1146\PLAT(PHASE A).DWG	JOB NO: 05-1146