

Houma-Terrebonne Regional Planning Commission

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

FEBRUARY 20, 2014, 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 January 16, 2014

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Home Occupation:
Establish a home bakery for off-site sales and delivery; 191 Smith Lane; Heidi Steverson, applicant
2. Parking Plan:
Creation of 123 parking spaces for an 82-unit apartment building; 6052 West Main Street; Renaissance Neighborhood Development Corporation, applicant
3. Planned Building Group:
Placement of 5 buildings for an 82-unit apartment building; 6052 West Main Street; Renaissance Neighborhood Development Corporation, applicant
4. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), & C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana; Terrebonne Land Partnership, applicant; and call a Public Hearing for said matter on Thursday, March 20, 2014 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); Proposed 4-unit townhouse; 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision; and call a Public Hearing for said matter on Thursday, March 20, 2014 at 6:00 p.m.

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 16, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 16, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 20, 2014 INVOICES and TREASURER’S REPORT OF JANUARY 2014

E. PLANNING:

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

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 1-D, Property belonging to Dove Development & Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Dove Development & Land, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 380 South Van Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Bennett Porche
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Al's Shrimp Co., LLC (Tracts 1-6)
Approval Requested: Process D, Minor Subdivision
Location: 2163 Brady Road (1.5 miles below Falgout Canal), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Al & Denise Marmande
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 2018 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Clark E. Mackey
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Hillcrest Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Valhi Commercial Park
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Valhi Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Lots "8-1" & "8-2" and Revised Lot 7, Also Southern Portion of Lot 6, A Redivision of Lots 7 & 8, Block 12 of the Town of Houma
Approval Requested: Process D, Minor Subdivision
Location: 821 Goode Street, 515 Academy Street, 810 Roussell Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Solid Rock, LLC
Surveyor: Prosper Toups Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon
Approval Requested: Process D, Minor Subdivision
Location: 222 Old Spanish Trail, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Property belonging to Margaret Minor Shaffer
Approval Requested: Process D, Minor Subdivision
Location: 1863 Highway 55, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Margaret M. Shaffer
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Redivision of Tract "D" of the Redivision of Property of D-M Realty Co., Inc.
Approval Requested: Process D, Minor Subdivision
Location: 143 Tourist Drive, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Oswald Operations, LLC, c/o Mark Oswald
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Crescent Place Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: 1323 Savanne Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Savanne Road Carwash, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application
9. a) Subdivision: Williamsburg Subdivision
Approval Requested: Process C, Major Subdivision-Final
Location: Bayou Gardens Boulevard & Vicari Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Citiplace, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion with regard to the National Planning Conference to be held April 26-30, 2014 in Atlanta, Georgia (authorization to send up to four members was approved at the December 19, 2013 meeting)

J. ADMINISTRATIVE APPROVALS:

1. Tracts "A" and "B" of Property belonging to Jacque F. Mire, Jr., Section 114, T15S-R16E, Terrebonne Parish, LA
2. Parcel 1 and Revised Lot 1, Block 1 of Maurice Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) *Public Hearing* Discussion and possible action with regard to the Proposed Mobile Home Park Regulations

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- 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 property belonging to Al's Shrimp Co., LLC
- Developer's Name & Address: Al & Denise Marmande
*Owner's Name & Address: Al & Denise Marmande 840 Vice Road Houma, LA 70363
[* 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: 2163 Brady Road (1.5mi below Falgout Canal)
- Location by Section, Township, Range: Section 26, T19S-R16E
- Purpose of Development: Creates 6 residential lots fronting Brady Road
- Land Use:
 ** Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 ** Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 xx Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 30 December 2013 1"=30'
- Council District: 7 / Bayou Lafourche Five
- Number of Lots: 6
- Filing Fees: \$ 149.44

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

Galen Bollinger
Print Applicant or Agent

30 December 2013

Date


Signature of Applicant or Agent

The undersigned certifies: ^{initial} 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ^{initial} 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

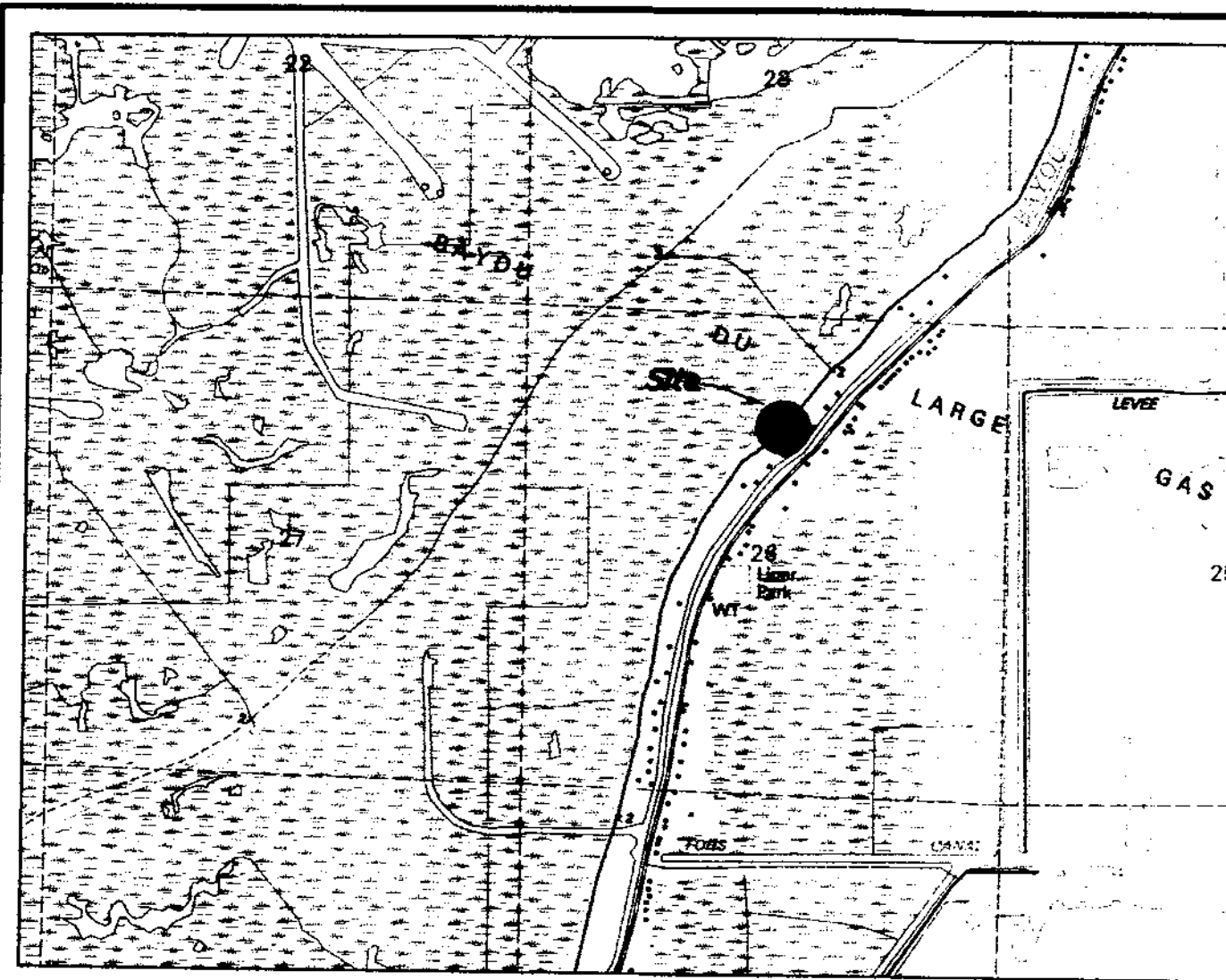
Print Name of Signature

Signature

Date

PC14/1-5-5

PC14/1-5-5



VICINITY MAP

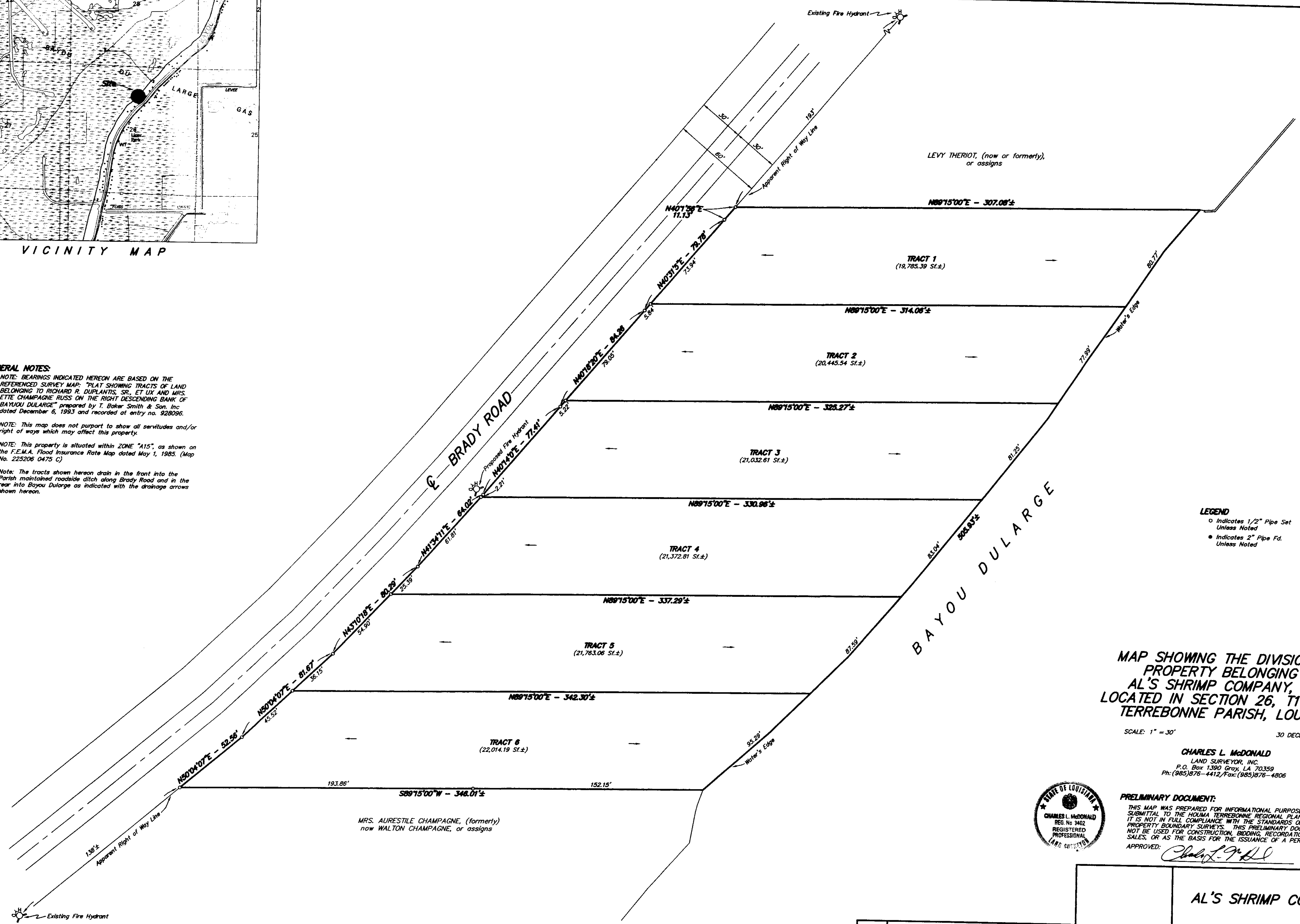
GENERAL NOTES:

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAT SHOWING TRACTS OF LAND BELONGING TO RICHARD R. DUPLANTIS, SR., ET UX AND MRS. ETTIE CHAMPAGNE RUSS ON THE RIGHT DESCENDING BANK OF BAYOU DULARGE" prepared by T. Baker Smith & Son, Inc dated December 6, 1993 and recorded at entry no. 928096.

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "A15", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0475 C)

Note: The tracts shown hereon drain in the front into the Parish maintained roadside ditch along Brady Road and in the rear into Bayou Dularge as indicated with the drainage arrows shown hereon.



LEGEND
 ○ Indicates 1/2" Pipe Set Unless Noted
 ● Indicates 2" Pipe Fd. Unless Noted

MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO AL'S SHRIMP COMPANY, L.L.C. LOCATED IN SECTION 26, T19S-R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30' 30 DECEMBER 2013

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



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

AL'S SHRIMP COMPANY, L.L.C.

CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P.O. Box 1390
 Gray, LA 70359
 Ph: (985) 876-4412

DRAWN: A.M.G.
 CHECKED: C.L.M.
 SCALE: 1" = 30'
 DATE: 30 DEC 13

DATE	REVISION	BY

JOB # 5616 CAD # 5616(Al Marmande) FILE #

Houma-Terbonne 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. X Minor Subdivision

_____ Variance(s) (detailed description):

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

Tracts 1-A Thru 1-D, property of Dove Development & Land, LLC

- 1. Name of Subdivision: _____
- 2. Developer's Name & Address: Dove Development & Land, LLC, P.O.Box 2817, Houma, LA 70361
Same
- *Owner's Name & Address: _____
[* 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: 1258 Valhi Blvd.
- 5. Location by Section, Township, Range: Sections 82 & 102, T17S-R17E
Create tracts for sale
- 6. Purpose of Development: _____
- 7. Land Use:
 - _____ Single-Family Residential
 - _____ Multi-Family Residential
 - x Commercial
 - x Industrial
- 8. Sewerage Type:
 - _____ Community
 - X Individual Treatment
 - _____ Package Plant
 - _____ Other
- 9. Drainage:
 - _____ Curb & Gutter
 - X Roadside Open Ditches
 - X Rear Lot Open Ditches
 - _____ Other
- 10. Date and Scale of Map: 7/26/13 SCALE: 1"=100'
- 11. Council District: 6 / COH Fire District
- 12. Number of Lots: 4
- 13. Filing Fees: \$ 350.99

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

KENETH L. REMBERT
Print Applicant or Agent

Keneth L. Rembert
Signature of Applicant or Agent

7/26/13
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 *KDB* 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.

Dove Development & Land, LLC
Print Name of Signature

Jackie O. Brown
Signature

7/29/13

PC13/ 8 - 1 - 52
Record # 53

Dove Development & Land owners & addresses:

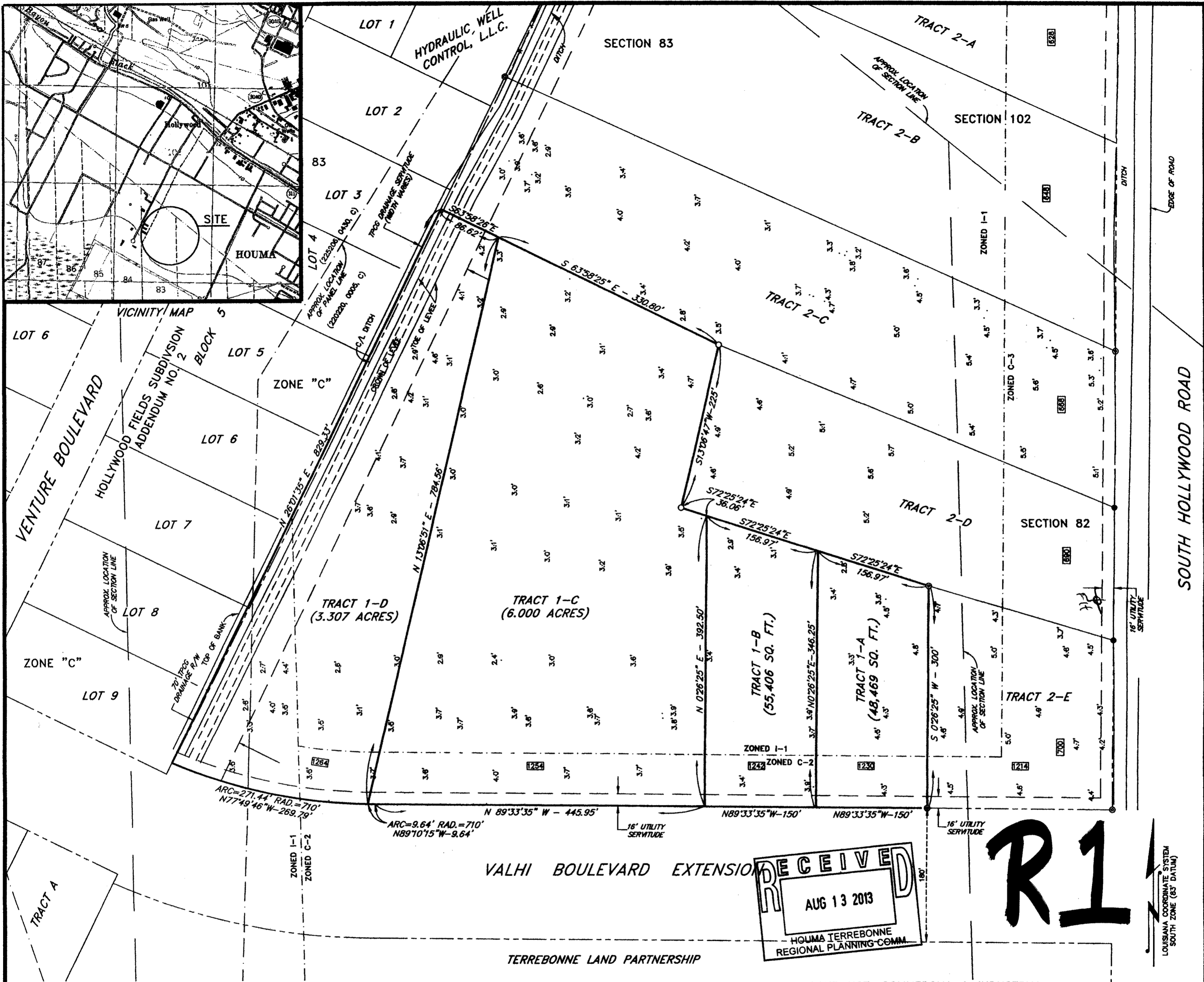
Rachael Ramirez
387 Tigerlily Dr.
Houma, LA 70360

Angelle Marciante
37617 Weiss Road
Denham Springs, LA 70706

Jackie Broussard
204 Arapaho Dr.
Houma 70360

Gordon, Savannah (Mona), and Noelle Dove
5 Glen Oaks Dr.
Houma, LA 70360

Savannah Industries, LLC
Mona Dove: Manager
5 Glen Oaks Dr.
Houma, LA 70360



THIS PROPERTY DRAINS TO HIGHWAYS WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE AND TO THE DRAINAGE DITCH IN THE REAR THAT IS MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES 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.

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

BY _____ FOR _____

LAND USE: COMMERCIAL & INDUSTRIAL
DEVELOPER: DOVE DEVELOPMENT & LAND, LLC
"CONCEPTUAL & PRELIMINARY"

PLAT SHOWING TRACTS 1-A THRU 1-D
PROPERTY BELONGING TO DOVE DEVELOPMENT & LAND, LLC
LOCATED IN SECTIONS 82 & 83, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 26, 2013

SCALE: 1" = 100'

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 4.3' INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)
 - 1214 INDICATES MUNICIPAL ADDRESS

Keneth 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. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description): _____

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

- Name of Subdivision: Belanger Park Subdivision
- Developer's Name & Address: Bennett Porche, 173 Tyler Christian Drive, Houma, LA 70360
A-Cajun Mini Storage, L.L.C.
- *Owner's Name & Address: 173 Tyler Christian Drive, Houma, LA 70360
(* All owners must be listed, attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 380 S. Van Avenue, Houma, LA 70363
- Location by Section, Township, Range: Section 105, T17S-R17E.
- Purpose of Development: to divide existing lot into two separate lots
- Land Use:

<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Industrial
- Sewerage Type:

<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

<input checked="" type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: July 17, 2013 Scale: 1"=30'
- Council District: 1 / Cott Fire Dist.
- Number of Lots: 2
- Filing Fees: 308.22

I, Kim A. Knight, certify this application including the attached date to be true and correct.

Kim A. Knight
Print Applicant or Agent
7-29-13
Date

[Signature]
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.

Bennett M. Porche
Print Name of Signature
7/29/13
Date

[Signature]
Signature

PC13/ 8 - 5 - 56

Record # 57

Kim:

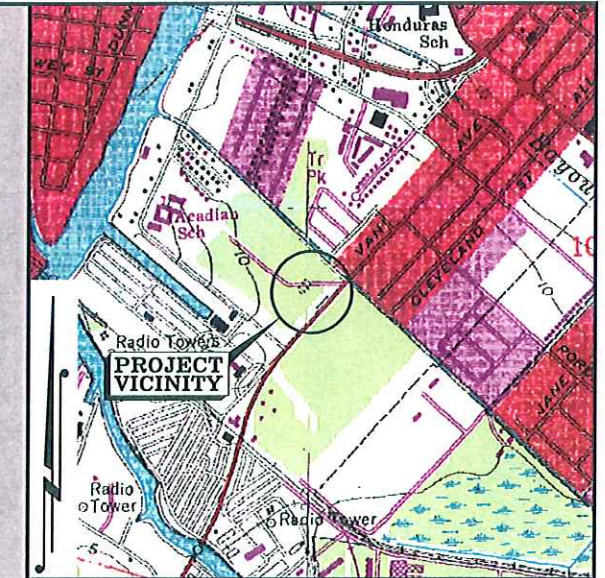
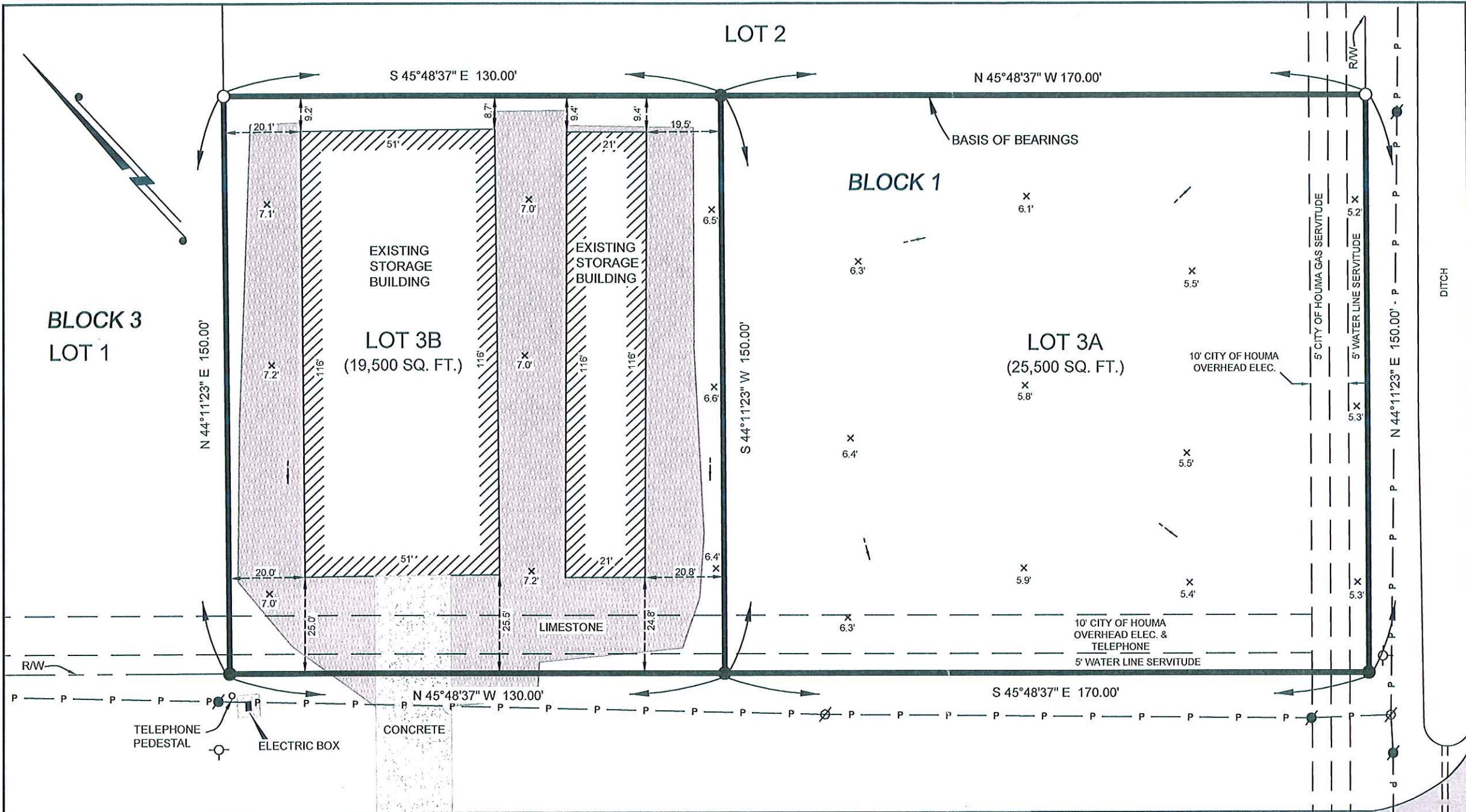
A-Cajun is a partnership with 2 partners.

The other owner is:

BRYAN J PORCHE

3814 Southdown Mandalay Road

Houma LA 70360



- VICINITY MAP**
SCALE 1"=200'
- LEGEND:**
- DENOTES FIRE HYDRANT
 - DENOTES POWER POLE WITH LIGHT
 - DENOTES POWER POLE
 - DENOTES O/H POWER LINE
 - DENOTES FOUND 1/2" IRON ROD
 - DENOTES SET 3/4" G.I.P.
 - DENOTES SPOT ELEVATION (GEOID 12A)
 - DENOTES DRAINAGE ARROW

SET BACK REQUIRED:
25' - FRONT
10' - SIDE/REAR

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY.

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

APPROVED:
DAVID L. MARTINEZ
LA. LAND SURVEYOR REG. NO. 4614



THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 665312 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY T BAKER SMITH, L.L.C. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

BY _____ FOR _____

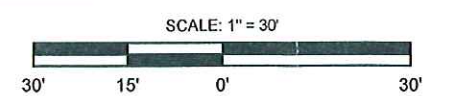
THIS PROPERTY DRAINS TO ROADSIDE DITCH MAINTAINED BY TPCG. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

LAND USE: LIGHT INDUSTRIAL
DEVELOPER: A-CAJUN MINI STORAGE, L.L.C.

NOTES:

TBS
T. BAKER SMITH 1913
A CENTURY OF SOLUTIONS
412 South Van Ave, Houma, LA 70363
(985)868-1050 - tbsmith.com



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

DRAWN BY:	EMC	APPROVED BY:	KAK
DATE:	7/17/13	JOB NO:	2013.0631
DRAWING NAME: BLOCK 1 LOT 3.DWG			
PROJECTION: LA SOUTH ZONE			
GEO. DATUM: NAD83 VERT. DATUM: NAVD88			
GRID UNITS: US SURVEY FEET			
SHEET NO:	1	OF	1

SURVEY OF LOT 3A & 3B
A REDIVISION OF LOT 3, BLOCK 1
BELANGER PARK SUBDIVISION
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

7/29/2013 - P:\Y-2013\2013.0631\DWG\LOT 3 BLOCK 1.DWG