

Houma-Terrebonne Regional Planning Commission

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

JUNE 16, 2016, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of May 19, 2016

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
 - a) Rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1; Linton Road Company, LLC, applicant; and call a Public Hearing on said matter for Thursday, July 21, 2016 at 6:00 p.m. (*Council Districts 2 & 3*)

G. STAFF REPORT

1. Discussion and possible action with regards to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
2. Discussion and possible action with regards to revisions to the C-1 zoning district regulations and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.

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. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 19, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 16, 2016 INVOICES AND TREASURER'S REPORT OF MAY 2016

1. Stagni & Company, L.L.C. to present the 2015 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: De Fraites Drive (Extension)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Road Project)
Location: De Fraites Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. De Fraites, Jr. & John M. De Fraites
Surveyor: Providence/GSE Associates, LLC

b) Public Hearing

c) Variance Request: Variance requested for a 40' width for roadway extension versus the required 60'

d) Consider Approval of Said Application
2. a) Subdivision: Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 5040 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Corridor Properties, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Cavco Investments, LLC into Tract A, Tract B, and Tract C
Approval Requested: Process D, Minor Subdivision
Location: 104 Pasture Lane, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Public Hearing

c) Consider Approval of Said Application
4. a) Subdivision: Cameron Isles Subdivision (Master Plan)
Approval Requested: Process C, Major Subdivision-Master Plan
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 & 6 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Surveyor: Delta Coast Consultants, LLC

b) Consider Approval of Said Application
5. a) Subdivision: Cameron Isles Business Park Unit 1
Approval Requested: Process C, Major Subdivision-Preliminary
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 & 6 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing

c) Consider Approval of Said Application
6. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Final
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT:

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2016

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Lots 116, 117, & 118 of Southern Comfort Waterfront Community, Section 37, T20S-R17E, Terrebonne Parish, LA
2. Resubdivision of Lots 16 & 17, Block 8, Southern Estates Subdivision, Addendum No. 2 into Tract 17-A, Section 69, T16S-R17E, Terrebonne Parish, LA
3. Survey of Tracts "A" & "B", A Redivision of Property belonging to Pat M. Olivier, Section 11, T16S-R16E, Terrebonne Parish, LA
4. Survey of Revised Tracts "A" & "B", Redivision of Property belonging to Robyn Paul Gonsoulin, et al, Sections 6, 7, 28, & 29, T18S-R19E, Terrebonne Parish, LA
5. Survey of Tract "E" & Revised Lot 1, Block 1, Add. #3 to Woodlawn Ranch Acres, Sections 6 & 19, T17S-R18E, Terrebonne Parish, LA
6. Resubdivision of Lot 4 of Block 2 of Rebecca Phase 2 First Filing Subdivision into Lot 4 & Lot 5 located within Rebecca Plantation, Sections 10 & 11, T16S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary Engineering
☐ Final
- C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision

☒ Variance(s) (detailed description): REQUEST 40' SERVITUDE FOR ROADWAY EXTENSION

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


1. Name of Subdivision: DE FRAITES DRIVE EXTENSION
ARTHUR A. DE FRAITES, JR. & JOHN M. DE FRAITES
991 GRAND CAILLOU ROAD, HOUMA, LA 70363
2. Developer's Name & Address: ARTHUR A. DE FRAITES, JR. & JOHN M. DE FRAITES
991 GRAND CAILLOU ROAD, HOUMA, LA 70363
*Owner's Name & Address: 991 GRAND CAILLOU ROAD, HOUMA, LA 70363
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR. PLS

SITE INFORMATION:

4. Physical Address: 991 GRAND CAILLOU ROAD
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: EXTEND STREET
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: 5/27/2016, SCALE: 1"=100'
11. Council District: 1 Navy / COH five
12. Number of Lots: 0
13. Filing Fees: \$81.74

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

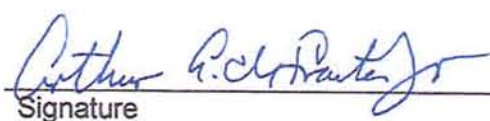
TERRAL J. MARTIN, JR.
Print Applicant or Agent


Signature of Applicant or Agent

5/27/2016
Date

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.

ARTHUR A. DE FRAITES, JR.
Print Name of Signature


Signature

05/27/2016
Date

PC16/ 6 - 1 - 12

GENERAL NOTES:

- ALL BEARINGS ARE GRID AND REFERENCED TO THE LOUISIANA COORDINATE SYSTEM OF NAD 1983, LA 1702 SOUTH ZONE (CORS 11) GEOID 12A. (BEARINGS GRID)
ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLAT:
A. SURVEY OF PROPERTY BELONGING TO CLAY DUPONT ET AL, LOCATED IN LOT 172 HONDURAS PLANTATION SUBDIVISION, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY GULF SOUTH ENGINEERS, INC. AND DATED 12/26/72 REV. 7/28/75.
B. SURVEY SHOWING PROPERTY LINE SHIFT OF PARCELS E, F, G, H, & I, OF PROPERTY BELONGING TO ARTHUR A. DEFRAITES, JR., JOHN M. DEFRAITES AND DEVLAND CORPORATION, BEING A PORTION OF LOT 172 OF HONDURAS PLANTATION SUBDIVISION, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY PROVIDENCE/GSE ASSOCIATES, LLC. AND DATED JUNE 23, 2015 REV JULY 22, 2015.
- 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.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS D" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR ROUTE 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 D SURVEY: INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF FARM LANDS, RURAL AREAS, & ROUTE SURVEYS.

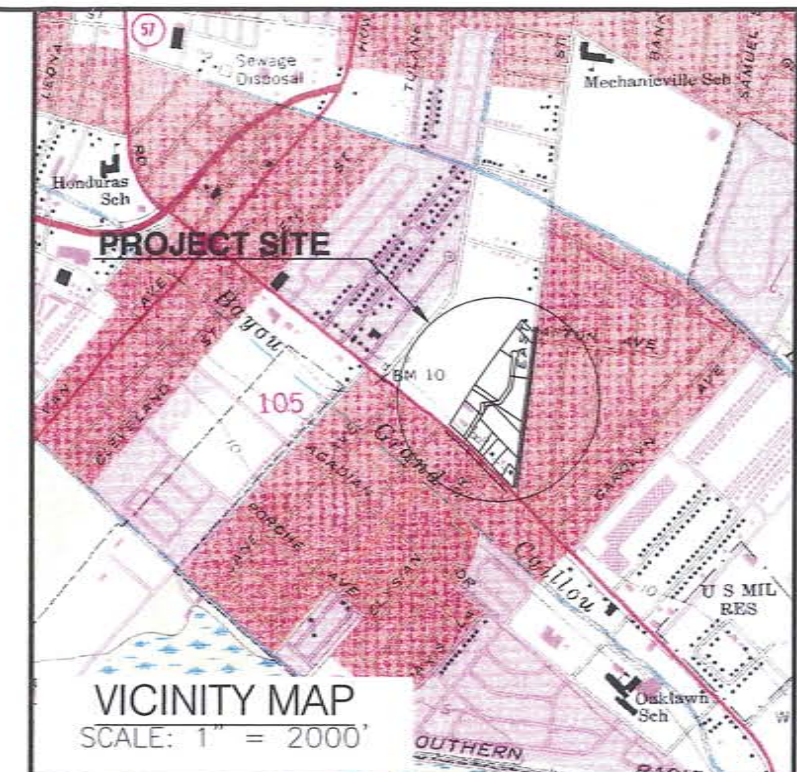
LINE	CURVE	BEARING	DISTANCE	ARC DIST.	RADIUS	CH. BEARING	CH. DIST.
A-B							
B-C		N 32°58'10" E	300.00'	40.58'	3859.72'	N 47°19'46" W	40.58'
C-D				108.11'	165.04'	N 11°20'15" E	106.19'
D-AA		N 83°27'09" E	127.73'				
AA-E		N 83°27'09" E	52.33'				
E-F				9.77'	11.50'	N 59°6'45" E	9.48'
F-G		N 34°46'11" E	172.90'				
G-H				5.47'	11.50'	N 21°08'08" E	5.42'
H-BB		N 07°29'55" E	108.11'				
BB-I		N 07°29'55" E	187.97'				
I-J				9.27'	10.00'	N 19°03'59" W	8.94'
J-K				199.85'	40.00'	S 82°30'05" E	48.00'
K-L				9.27'	10.00'	S 34°03'50" W	8.94'
L-CC		S 07°29'55" W	6.54'				
CC-DD		S 07°29'55" W	181.43'				
DD-M		S 07°29'55" W	108.11'				
M-N				24.52'	51.50'	S 21°08'08" W	24.28'
N-EE		N 34°46'21" E	7.78'				
EE-O		N 34°46'21" E	165.12'				
O-P				43.76'	51.50'	S 59°06'45" W	42.45'
P-FF		S 83°27'09" W	23.48'				
FF-GG		S 83°27'09" W	28.90'				

CERTIFICATION:

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

BY

PRELIMINARY AND CONCEPTUAL APPROVAL



PRELIMINARY & CONCEPTUAL SURVEY SHOWING EXTENSION OF DE FRAITES DRIVE BEING A PORTION OF LOT 172, HONDURAS PLANTATION SUBDIVISION

LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DATE: MAY 27, 2016
SCALE: 1"=100'

LEGEND:

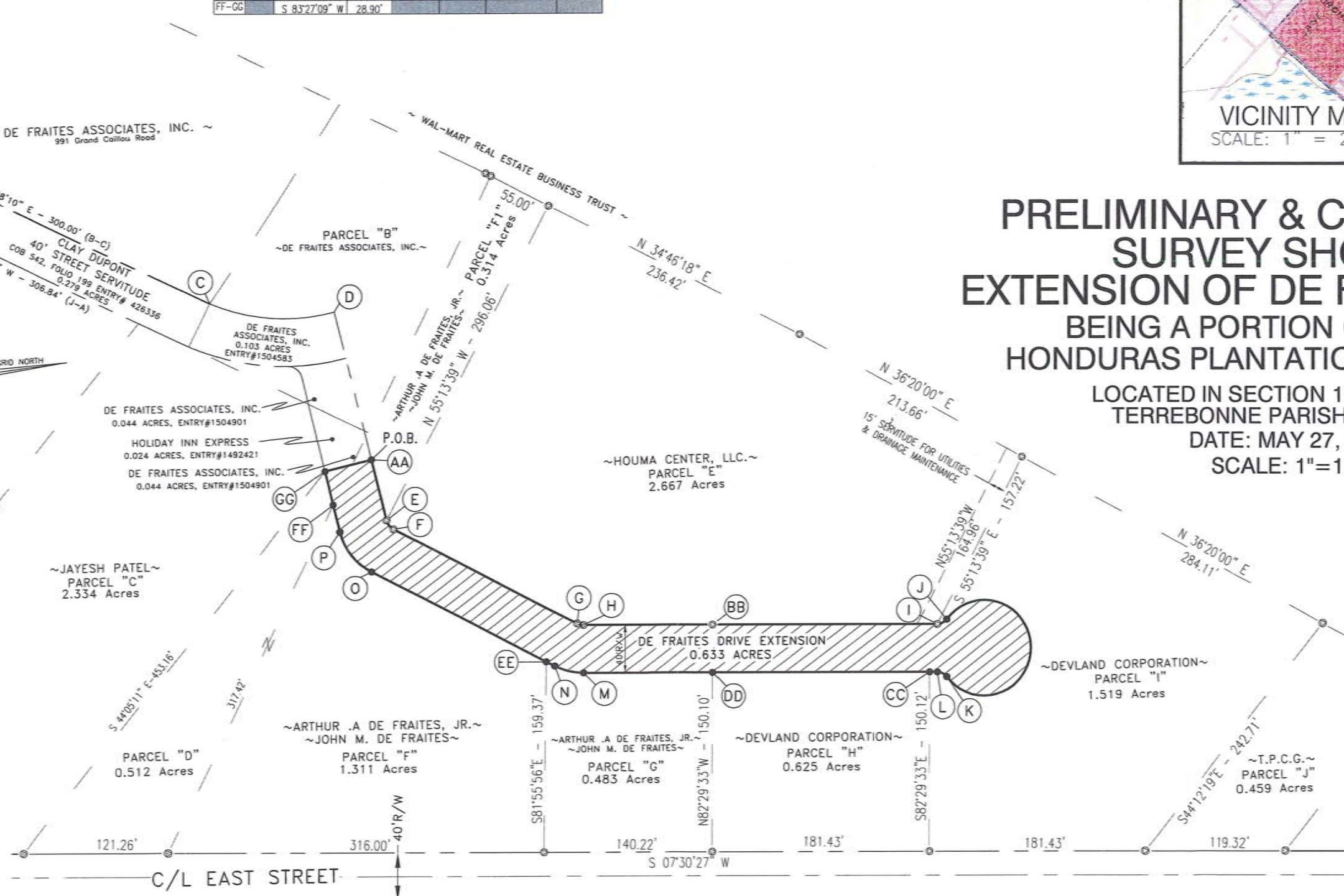
- ⊙ - FOUND 3/4" GALV. IRON PIPE
- - SET 3/4" GALV. IRON PIPE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING



Terral J. Martin, Jr.
TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

Prepared By:
**PROVIDENCE/
GSE Associates, LLC**
Engineers • Architects • Planners • Surveyors

991 Grand Cailou Road
Houma, Louisiana 70363-5705
Phone (985) 876-6380
1201 Main Street
Baton Rouge, LA 70802
Phone (225) 766-7400
2209 Veterans Memorial Blvd. Ste 102
Kenner, LA 70062
(504) 454-1710



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 SHOWING A DIVISION OF TRACT 3 INTO TRACT 3-1 & TRACT 3-2 BELONGING TO CORRIDOR PROPERTIES, LLC LOCATED IN SEC. 7, T16S-R17E
2. Developer's Name & Address: CORRIDOR PROPERTIES, LLC, 604 N. ACADIA ROAD, STE. 101, THIB. 70301
*Owner's Name & Address: CORRIDOR PROPERTIES, LLC 604 N. ACADIA ROAD STE. 101, THIB. 70301
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD J. CHAUVIN JR.

SITE INFORMATION:

4. Physical Address: 5040 WEST MAIN ST. HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 7, T16S - R17E
6. Purpose of Development: CREATE 2 LOTS
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 25, 2016 1" = 50'
11. Council District: DISTRICT 4 - SCOTTY DRYDEN / Bayou Canne Fire
12. Number of Lots: 2
13. Filing Fees: FILING FEE \$296 CERTIFIED \$45.43 47.18

I, LEONARD J. CHAUVIN JR., certify this application including the attached data to be true and correct.

LEONARD J. CHAUVIN JR.
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

Date 5/21/16

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 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.

CLARISSE WAGUESPACK
Print Name of Signature

[Signature]
Signature

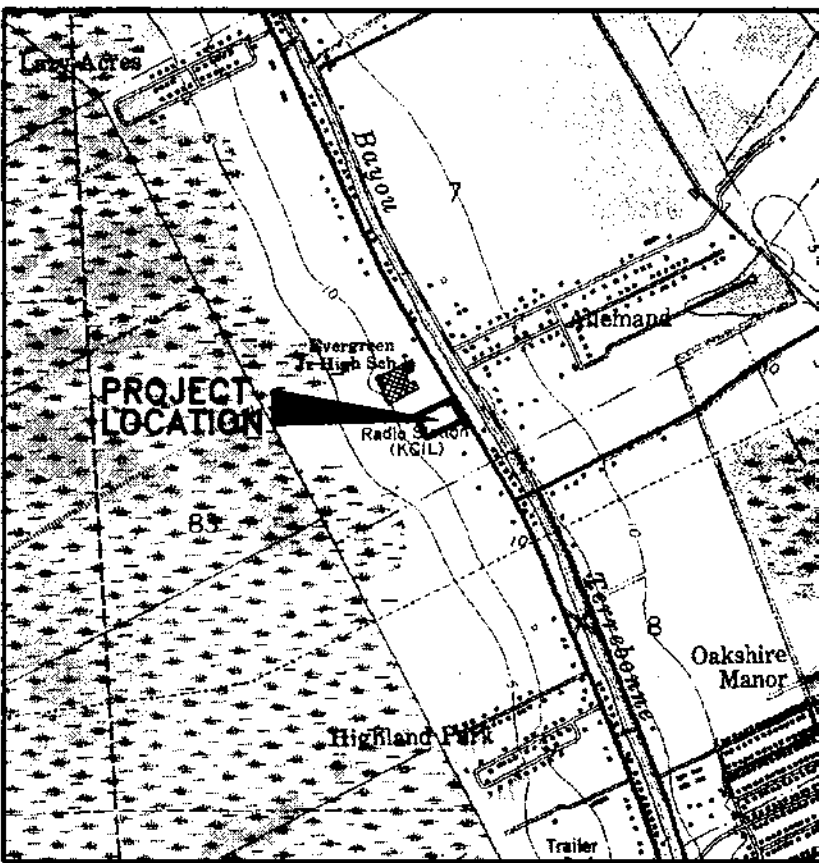
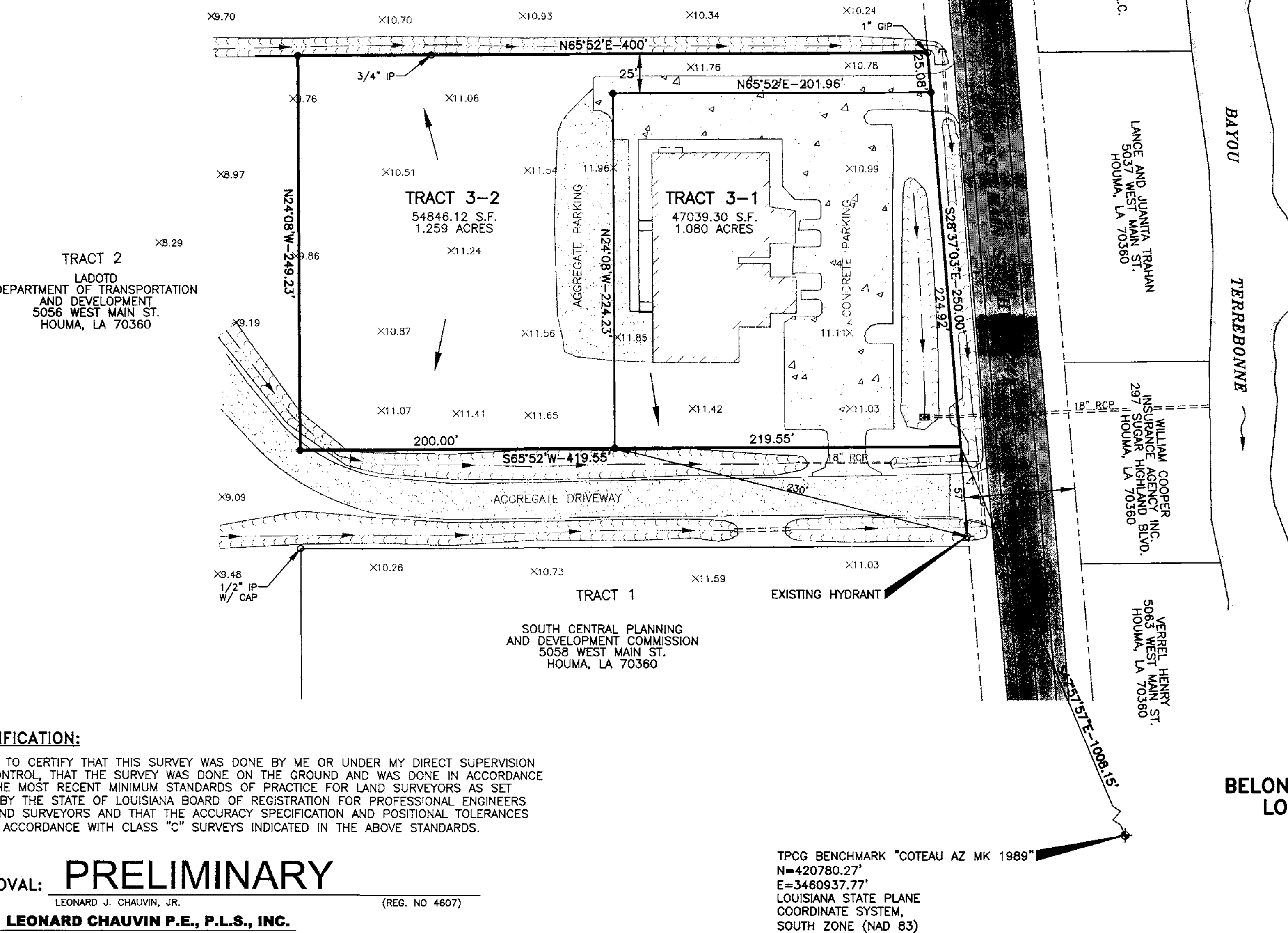
Date 5/26/2016

Revised 3/25/2010

PC16/ 6 - 2 - 13

NOTES:

1. REFERENCE MAPS AND BEARINGS:
- A.) "MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ROUSE / CANDIES INVESTMENT, L.L.C. LOCATED IN SECTION 7 T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: CHARLES L. McDONALD LAND SURVEYOR, INC. DATED: AUGUST 28, 1998
2. FIRM MAP 225206 0410 C DATED, MAY 1, 1985 INDICATES PROPERTY TO BE LOCATED IN ZONE C AREAS OF MINIMAL FLOODING.
3. ABFE MAP #LA-T101 INDICATES PROPERTY TO BE OUTSIDE THE LIMITS OF STUDY. DATE OF EVENT: SEPTEMBER 24, 2005 DATE OF MAP: FEBRUARY 23, 2006
4. STORMWATER FROM TRACT 3-1 AND TRACT 3-2 FLOWS OVERLAND AND INTO DITCHES THAT DRAIN TO AN 18" RCP CROSSING WEST MAIN ST. AND INTO BAYOU TERREBONNE.
5. LAND USE: COMMERCIAL



VICINITY MAP
1"=2000'

LEGEND

- FOUND AS NOTED
- PROPERTY MARKER TO BE SET
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- × SPOT ELEVATION
- EXISTING DITCH
- == EXISTING DRAIN PIPE
- OVERLAND DRAINAGE DIRECTION

APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____

FOR _____

SURVEY SHOWING
A DIVISION OF TRACT 3 INTO
TRACT 3-1 AND TRACT 3-2
BELONGING TO CORRIDOR PROPERTIES, L.L.C.
LOCATED IN SECTION 7, T16S- R17E
TERREBONNE PARISH, LOUISIANA
MAY 26, 2016



CERTIFICATION:

IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET 4 BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES N ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

PRELIMINARY

LEONARD J. CHAUVIN, JR. (REG. NO 4607)
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

TPCG BENCHMARK "COTEAU AZ MK 1989"
N=420780.27'
E=3460937.77'
LOUISIANA STATE PLANE
COORDINATE SYSTEM,
SOUTH ZONE (NAD 83)

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 SHOWING A DIVISION OF PROPERTY BELONGING TO CAVCO INVESTMENTS INTO TRACT A, TRACT B, & TRACT C
2. Developer's Name & Address: CAVCO INVESTMENTS, LLC, 125 MANCHESTER DR., HOUMA, LA 70360
*Owner's Name & Address: DARON CAVANESS, 104 PASTURE LANE, THIBODAUX, LA 70301
GWEN CAVANESS, 125 MANCHESTER DR., HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: LEONARD J. CHAUVIN JR.

SITE INFORMATION:

4. Physical Address: 104 PASTURE LANE, THIBODAUX, LA 70301
5. Location by Section, Township, Range: SECTION 79, T15S - R16E
6. Purpose of Development: CREATE 3 LOTS
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 26, 2016 1"=100'
11. Council District: DISTRICT 2 - ARLANDA WILLIAMS + 4 Dryden Schriever Fire
12. Number of Lots: 3
13. Filing Fees: FILING FEE \$296 CERTIFIED \$377.44

I, LEONARD J. CHAUVIN JR., certify this application including the attached data to be true and correct.

LEONARD J. CHAUVIN JR.
Print Applicant or Agent

Date

5/27/16

[Signature]
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.

Gwendolyn Cavaness
Print Name of Signature

Date

5-27-16

[Signature]
Signature

Revised 3/25/2010

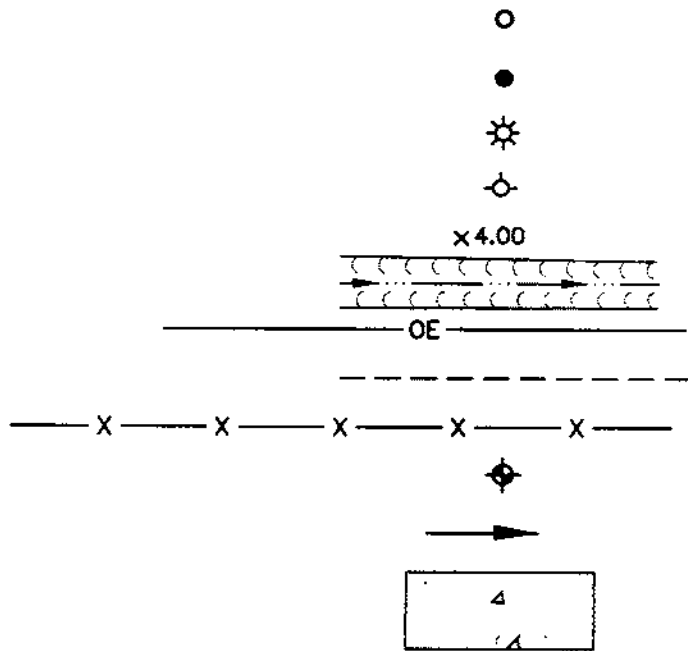
PC16/ 6 - 3 - 14

NOTES:

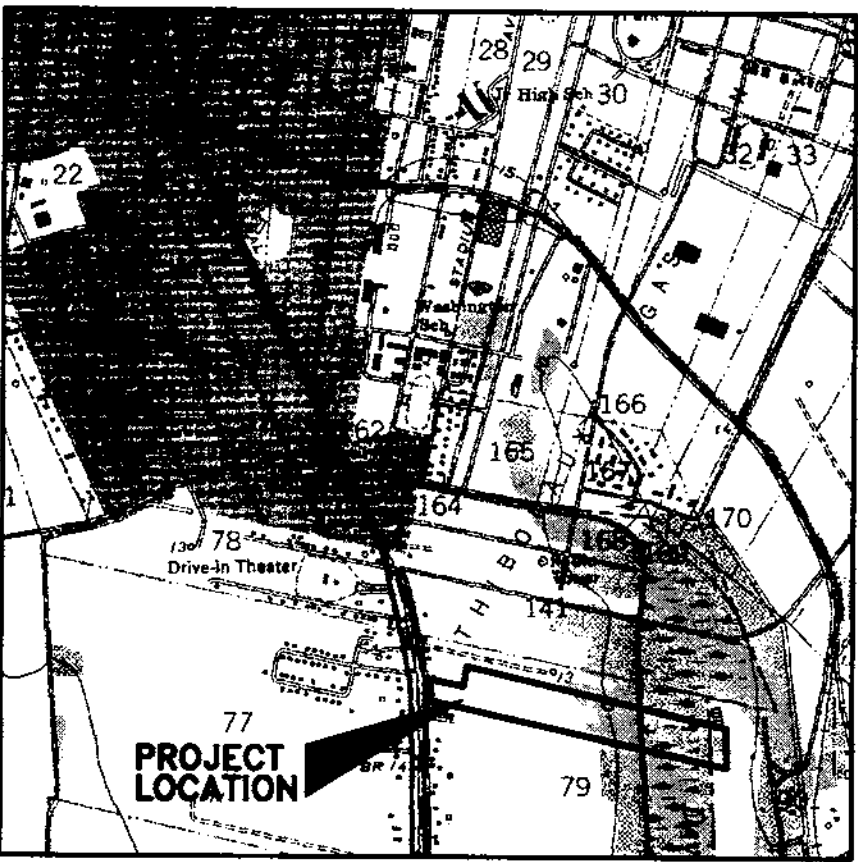
- 1.) REFERENCES:
A.) "A SURVEY OF A 28.01 ACRE TRACT LOCATED IN SECTION 79, T15S - R16E TERREBONNE PARISH, LOUISIANA" PREPARED BY: ALLEN R. WOODARD DATED: APRIL 9, 2007
- 2.) FLOOD INFORMATION:
A.) ACCORDING TO TERREBONNE PARISH FLOOD INSURANCE RATE MAP PANEL NUMBER 225206 0385 C, DATED MAY 1, 1985, THIS PROPERTY IS LOCATED IN ZONE C AND ZONE A.
B.) ABFE MAP #LA-W99 INDICATES PROPERTY OUT OF ABFE LIMITS.
DATE OF EVENT: SEPTEMBER 24, 2005
DATE OF MAP: FEBRUARY 23, 2006
- 3.) A PORTION OF THIS PROPERTY DRAINS INTO SUBSURFACE DRAINAGE LOCATED IN THE R/W OF STATE HWY. 20. THE REMAINING PROPERTY DRAINS OVERLAND AND INTO THE ST. LOUIS CANAL.
- 4.) ELEVATIONS INDICATED ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) - GEOID 12A.
- 5.) LAND USE: RESIDENTIAL



LEGEND

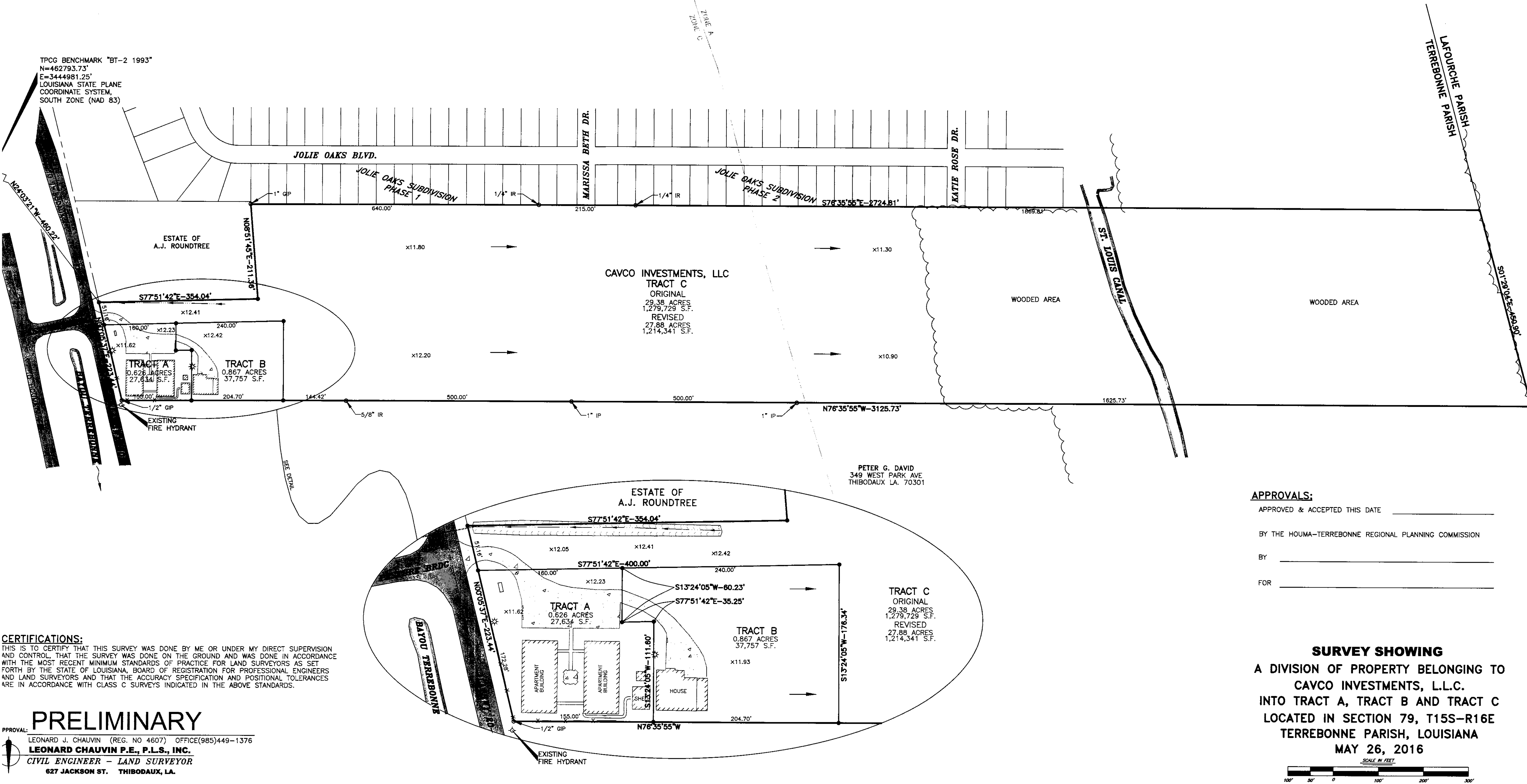


FOUND AS NOTED
5/8" IRON ROD TO BE SET UPON APPROVAL BY
TERREBONNE PARISH PLANNING COMMISSION
EXISTING POWER POLE WITH LIGHT
EXISTING FIRE HYDRANT
SPOT ELEVATION
EXISTING DITCH
OVERHEAD ELECTRICITY
ORIGINAL PROPERTY LINE
FENCE
BENCHMARK AS NOTED
DRAINAGE DIRECTION
CONCRETE



VICINITY MAP
1"=2000'

TPCG BENCHMARK "BT-2 1993"
N=462793.73'
E=3444981.25'
LOUISIANA STATE PLANE
COORDINATE SYSTEM,
SOUTH ZONE (NAD 83)

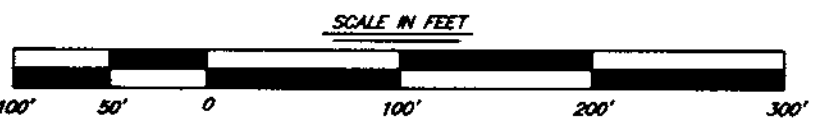


APPROVALS:

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

SURVEY SHOWING

A DIVISION OF PROPERTY BELONGING TO
CAVCO INVESTMENTS, L.L.C.
INTO TRACT A, TRACT B AND TRACT C
LOCATED IN SECTION 79, T15S-R16E
TERREBONNE PARISH, LOUISIANA
MAY 26, 2016



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.

PRELIMINARY
LEONARD J. CHAUVIN (REG. NO 4607) OFFICE(985)449-1376
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.

Houma-Tenochobonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
- C. ☒ Major Subdivision
☒ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision
☐ Conceptual/Preliminary
☐ Engineering
☐ Final

☐ Variance(s) (detailed description): _____

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

- Name of Subdivision: Cameron Isles Subdivision Masterplan
- Developer's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City, LA 71111
*Owner's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City, LA 71111
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

- Physical Address: Westside BLVD. Extension
- Location by Section, Township, Range: Sections 31, 32, and 101 T17S-17E
- Purpose of Development: Commercial and residential development
- 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: May 17, 2016, Scale 1:200
- Council District: 2 and 6
- Number of Lots: 71
- Filing Fees: \$75.00

I, Benjamin Elliott, P.E., certify this application including the attached date to be true and correct.

Benjamin Elliott, P.E.

Print Applicant or Agent

5/27/2016
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 BDE 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.

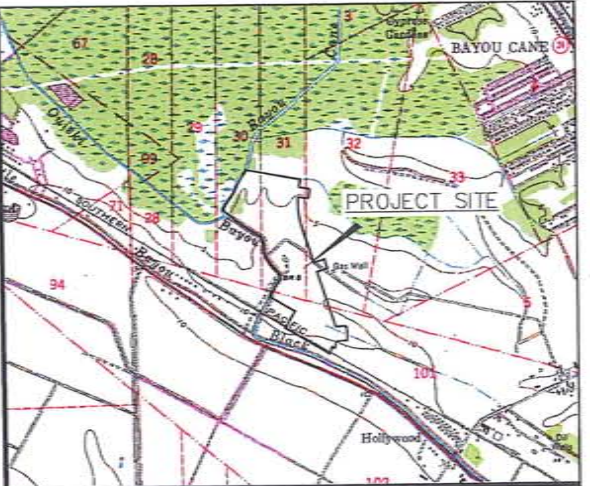
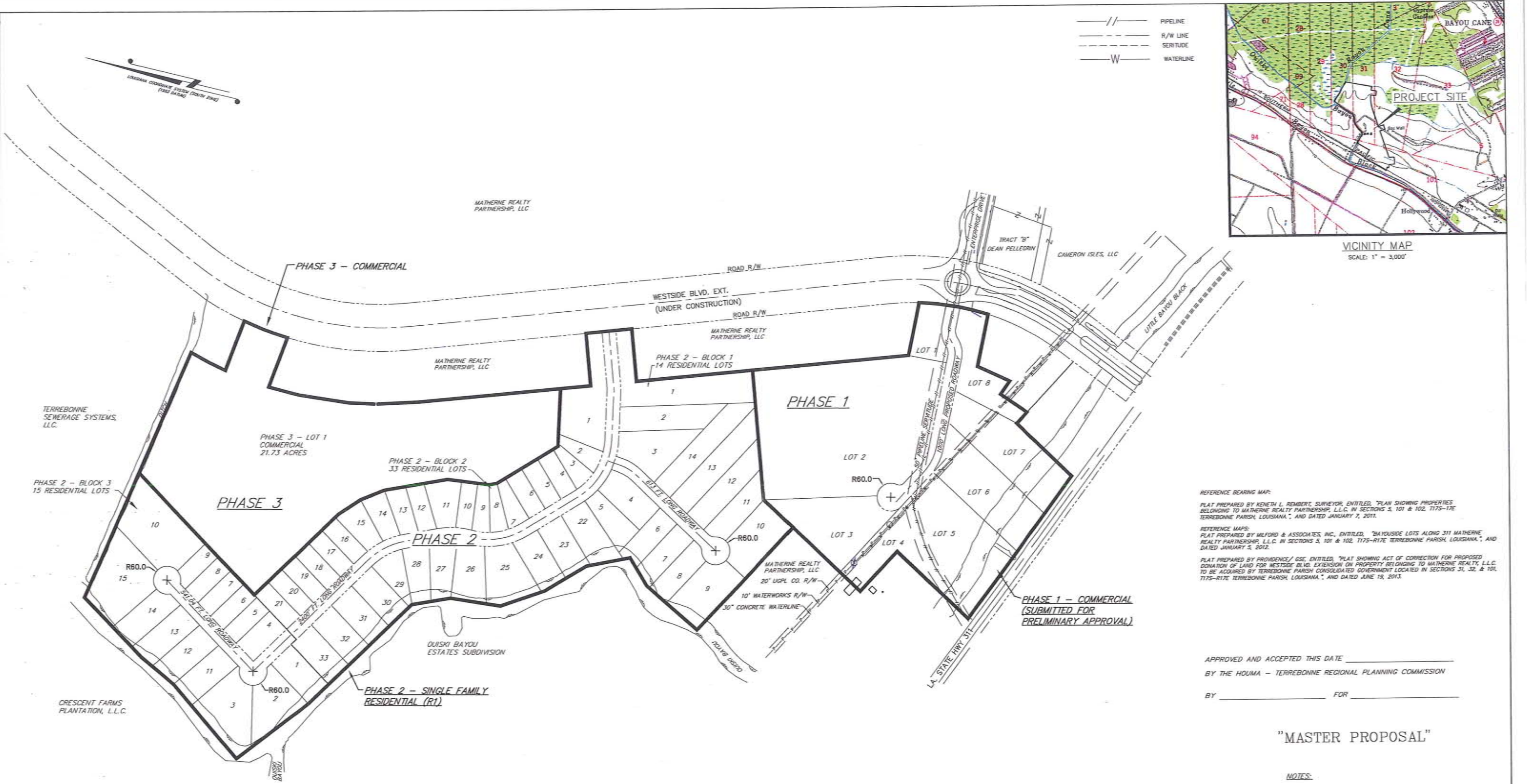
Benjamin Elliott, P.E.

Print Name of Signature

5/27/2016
Date


Signature

PC16/ 6 - 4 - 15



REFERENCE BEARING MAP:
PLAT PREPARED BY KENNETH L. REMBERT, SURVEYOR, ENTITLED, "PLAN SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-17E TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 7, 2011.

REFERENCE MAPS:
PLAT PREPARED BY MILFORD & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-17E TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 5, 2012.

PLAT PREPARED BY PROVIDENCE/GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32, & 101, T17S-17E TERREBONNE PARISH, LOUISIANA," AND DATED JUNE 19, 2013.

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

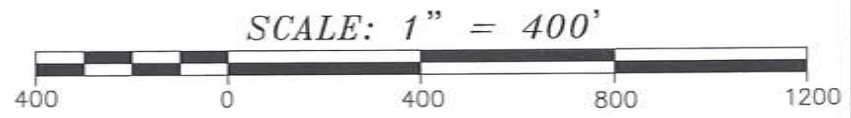
"MASTER PROPOSAL"

- NOTES:
1. DEVELOPER: LINTON ROAD COMPANY, LLC
 2. PROPOSED LAND USE: COMMERCIAL, RESIDENTIAL
 3. DRAINAGE: OPEN DITCH
 4. SEWER: COMMUNITY
 5. DATE: 5/17/2016

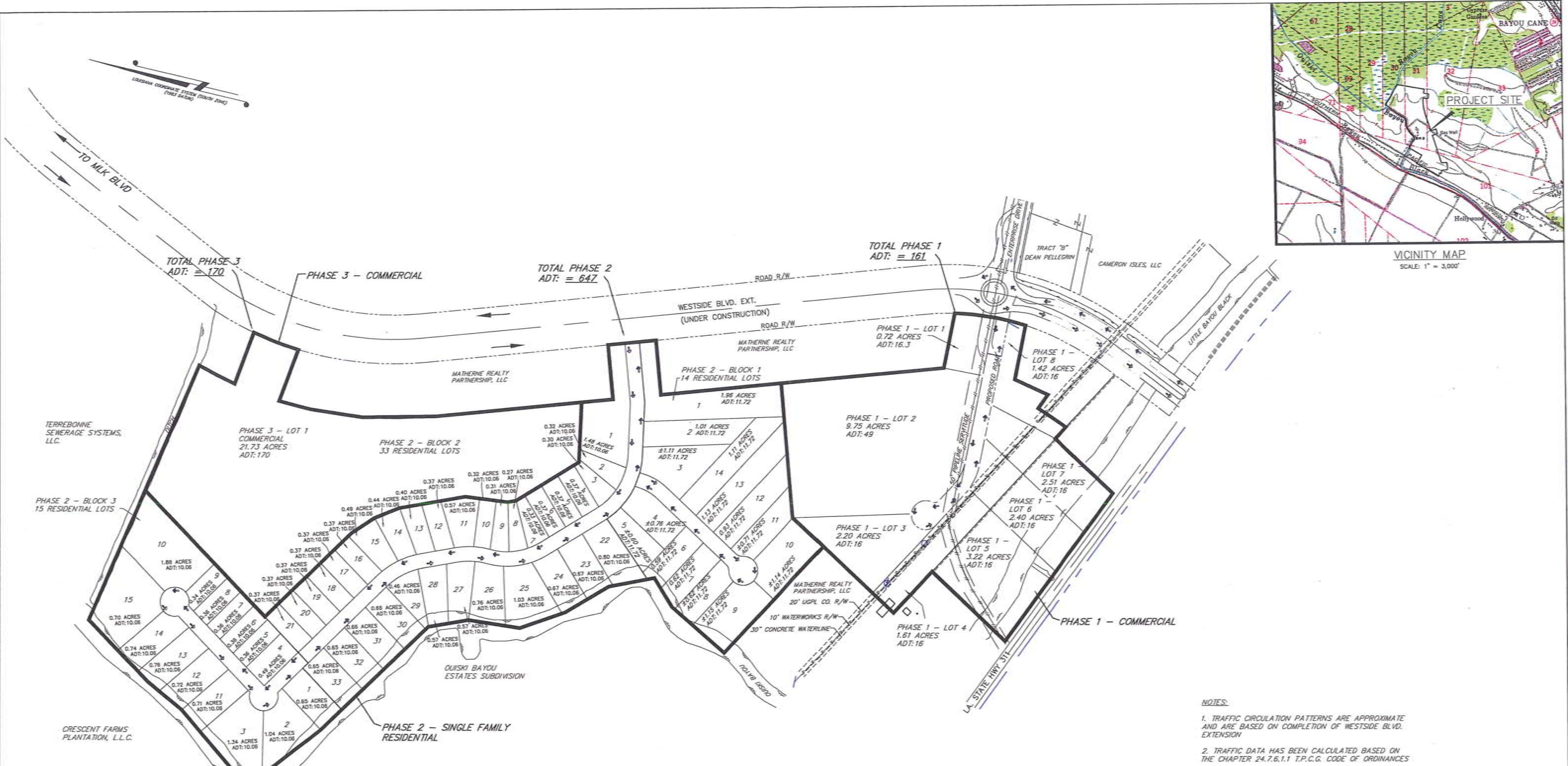
DEDICATION OF STREETS AND SERVICED
THIS STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT
ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVICE
FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN
THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL
HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR
THE CONVENIENCE OF THE PUBLIC.

THE SERVICED 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
OF DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED
BY THE PROPERTY OWNER.

AUTHORIZED OWNER



NO.	REVISION	DATE	<div><div>DELTA COAST CONSULTANTS, LLC 4924 HWY 311 - HOUMA, LA 70360</div><div>PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567</div></div>			SCALE 1"=400'	CAMERON ISLES SUBDIVISION		SHEET NO. 1 OF 3
						DATE 5/17/2016	PROJECT 2016.032	FIELD BOOK	
			DESIGNED BY BDE	DRAWN BY BDE	CHECKED BY BJK		HOUMA, LOUISIANA	TERREBONNE PARISH	



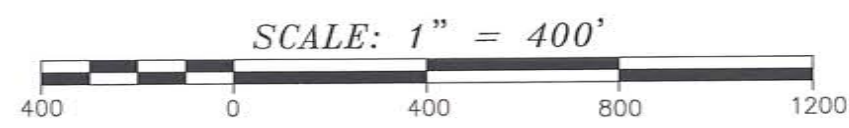
TOTAL TRAFFIC LOADING:

PHASE 1 - 161

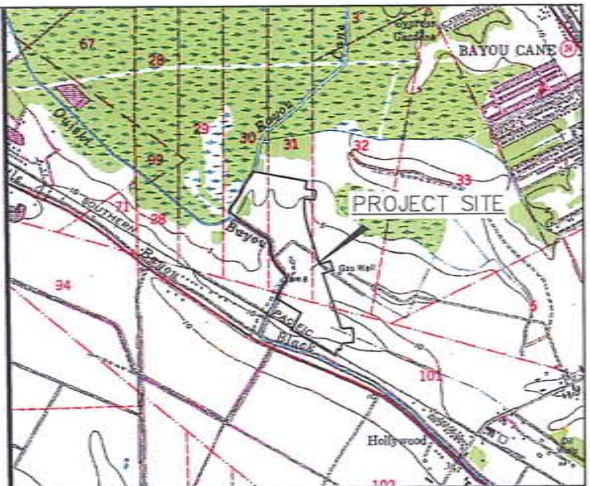
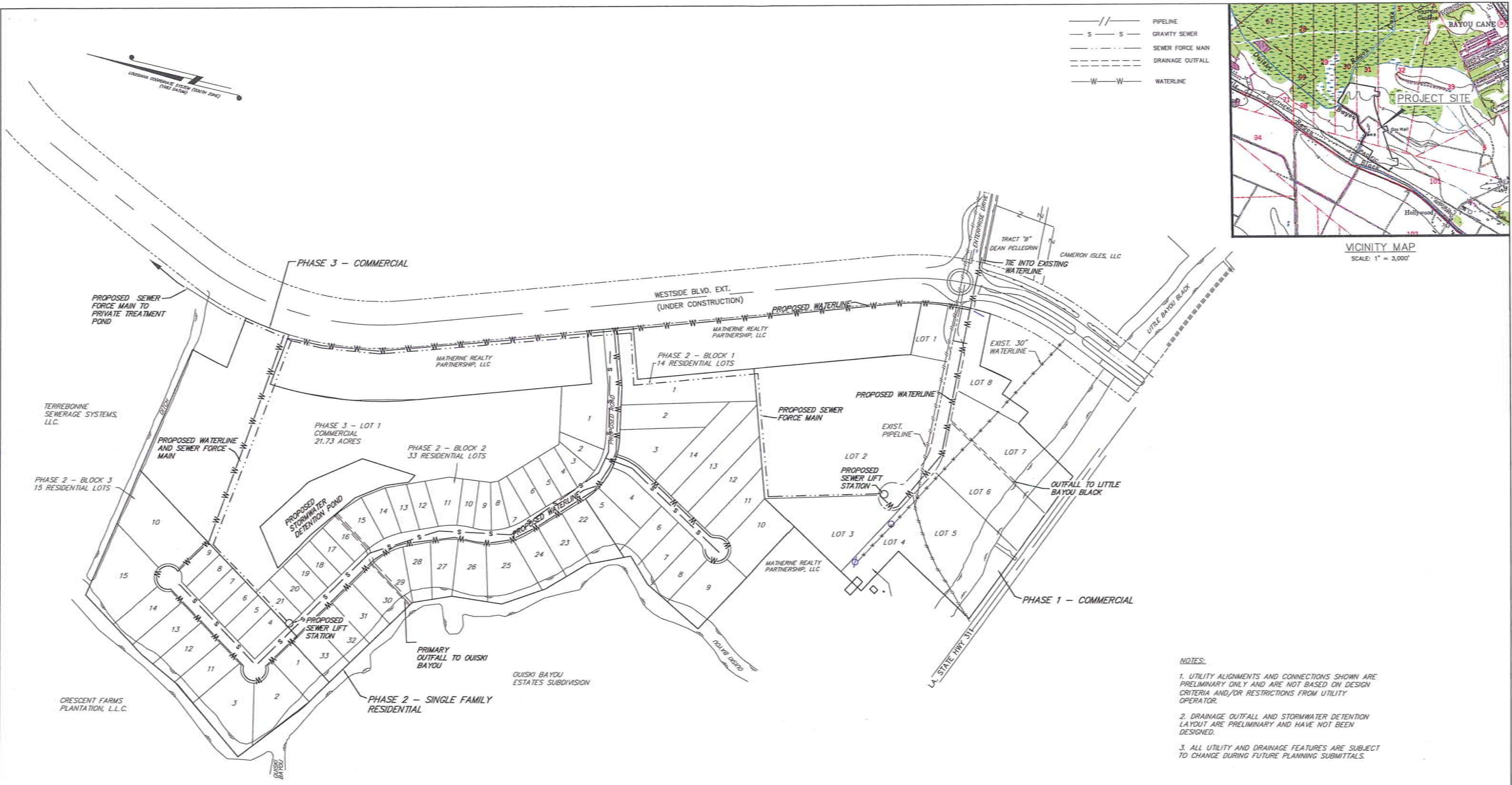
PHASE 2 - 647

PHASE 3 - 170

"MASTER PROPOSAL" VEHICLE CIRCULATION PATTERNS

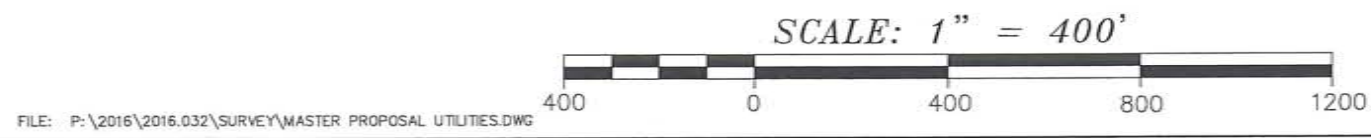


NO.	REVISION	DATE	 DELTA COAST CONSULTANTS, LLC 4924 HWY 311 - HOUMA, LA 70360 PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567			SCALE 1"=200' DATE 5/17/2016 PROJECT 2016.032 FIELD BOOK		CAMERON ISLES SUBDIVISION MASTERPLAN OF PROPOSED CAMERON ISLES SUBDIVISION LOCATED IN SECTIONS 30,31,32, 101, & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. HOUMA, LOUISIANA TERREBONNE PARISH		SHEET NO. 2 OF 3
			DESIGNED BY BDE	DRAWN BY BDE	CHECKED BY BDE					



- NOTES:**
1. UTILITY ALIGNMENTS AND CONNECTIONS SHOWN ARE PRELIMINARY ONLY AND ARE NOT BASED ON DESIGN CRITERIA AND/OR RESTRICTIONS FROM UTILITY OPERATOR.
 2. DRAINAGE OUTFALL AND STORMWATER DETENTION LAYOUT ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED.
 3. ALL UTILITY AND DRAINAGE FEATURES ARE SUBJECT TO CHANGE DURING FUTURE PLANNING SUBMITTALS.

**"MASTER PROPOSAL"
UTILITY AND DRAINAGE PLAN**



NO.	REVISION	DATE	 DELTA COAST CONSULTANTS, LLC 4924 HWY 311 - HOUMA, LA 70360 PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567			SCALE 1"=200'	CAMERON ISLES SUBDIVISION		SHEET NO.
						DATE 5/17/2016	MASTERPLAN OF PROPOSED CAMERON ISLES SUBDIVISION LOCATED IN SECTIONS 30,31,32, 101, & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA.		3
			DESIGNED BY BDE	DRAWN BY BDE	CHECKED BY B.J.K.	PROJECT 2016.032			OF
						FIELD BOOK	HOUMA, LOUISIANA	TERREBONNE PARISH	3

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: Cameron Isles Business Park Unit 1
2. Developer's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City LA 71111
*Owner's Name & Address: Linton Road Company LLC, 300 Benton Road Bossier City LA 71111
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

SITE INFORMATION:

4. Physical Address: Westside BLVD. Extension
5. Location by Section, Township, Range: Sections 31, 32, and 101 T17S-17E
6. Purpose of Development: Commercial development of 8 lots.
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 26, 2016, Scale 1:200
11. Council District: 2 and 6 / Bayou Cane Fire
12. Number of Lots: 8
13. Filing Fees: \$135.66

I, Benjamin Elliott, P.E., certify this application including the attached date to be true and correct.

Benjamin Elliott, P.E.

Print Applicant or Agent

☒ 6/1/2016
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, ☒ BDE 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.

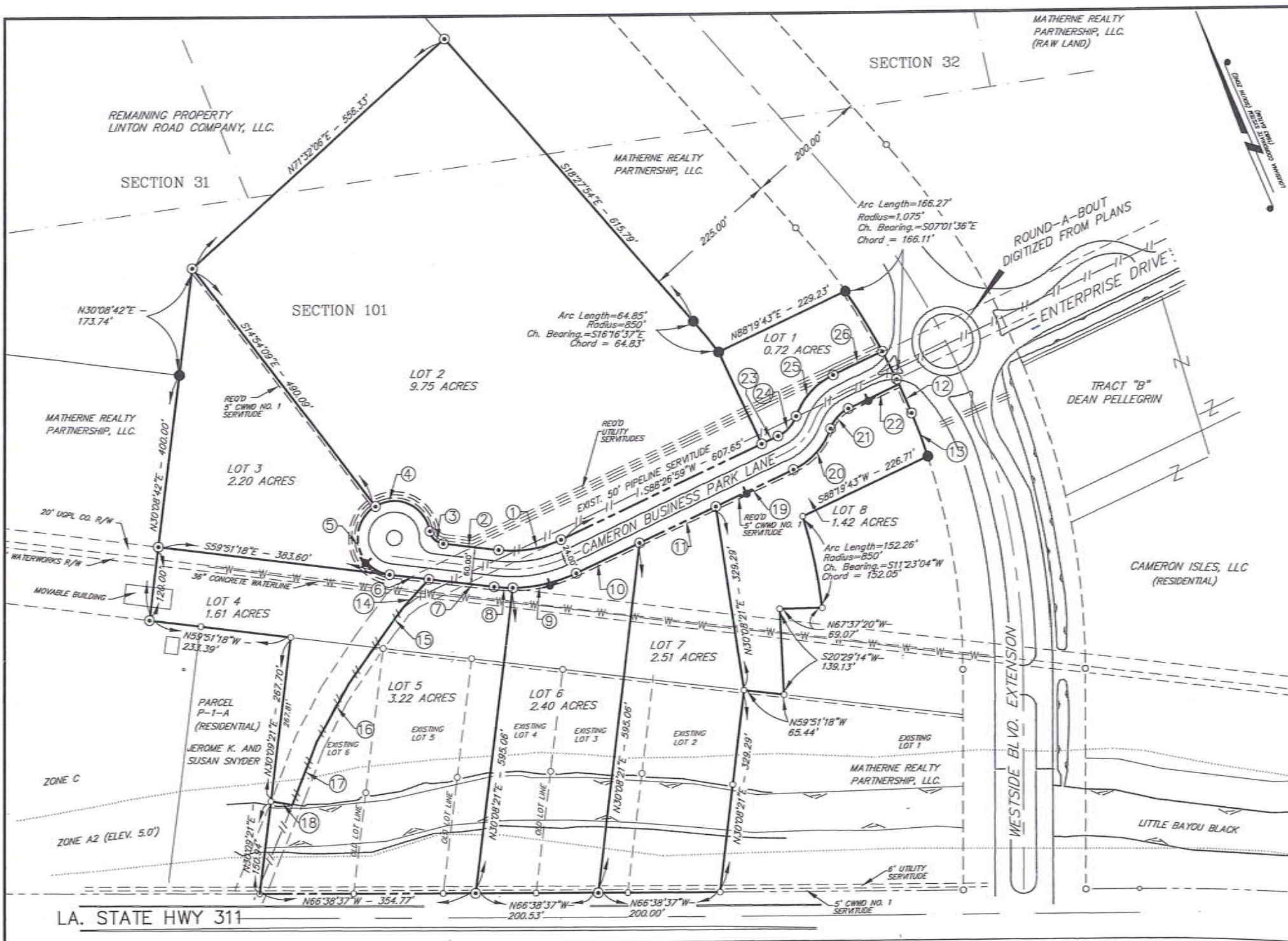
Benjamin Elliott, P.E.

Print Name of Signature

5/26/2016
Date

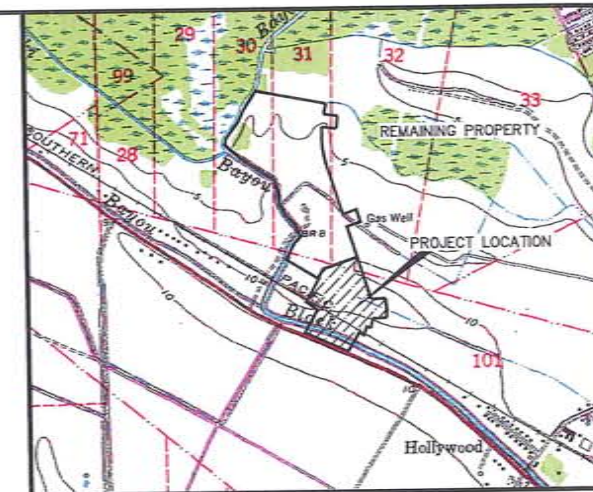
[Signature]
Signature

PC16/ 6 - 5 - 16



LEGEND

- EXISTING POWERPOLE
- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON PIPE
- 3/4" IRON PIPE SET
- PROPOSED FIRE HYDRANT
- PIPELINE
- R/W LINE
- SERVIDE
- WATERLINE
- FEMA ZONE



VICINITY MAP
SCALE: 1" = 3,000'

NOTES:

- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 (CORS). GRID COORDINATES ARE PROVIDED AS LOUISIANA STATE PLANE, SOUTH ZONE (1702), IN U.S. SURVEY FEET.
- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE EITHER LOCATED USING L.A. ONE CALL, OR FROM G.L.S. INFORMATION PROVIDED BY OWNERS. NONE OF THE BURIED UTILITIES WERE PROBED OR EXPOSED FOR THIS SURVEY.
- THESE TRACTS ARE NOT LOCATED WITH THE F.E.M.A. - HURRICANE RITA A.B.F.E. REVISED FLOOD ZONES.
- DEVELOPER: LINTON ROAD COMPANY, LLC
- PROPOSED LAND USE: COMMERCIAL
- DRAINAGE: OPEN DITCH
- SEWER: COMMUNITY
- DATE: 5/26/2016

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

"PRELIMINARY PLAN"

PRELIMINARY PLAT OF CAMERON ISLES BUSINESS PARK UNIT 1 - LOCATED IN SECTIONS 31, 32, AND 101 T17S-R17E, TERREBONNE PARISH, LOUISIANA.

SCALE: 1" = 200'



REFERENCE BEARING MAP:

PLAT PREPARED BY KENNETH L. REMBERT, SURVEYOR, ENTITLED, "PLAN SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 31, 101 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 7, 2011.

REFERENCE MAPS:
PLAT PREPARED BY MURPHY & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 31, 101 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 5, 2012.

PLAT PREPARED BY PROVIDENCE/GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32, & 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED JUNE 18, 2013.

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

THIS PROPERTY IS LOCATED IN ZONES C AND A2 (ELEV. REQUIREMENT = 5.0') AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225206 0430C, DATED MAY 1, 1985. (NO HEIGHT REQUIREMENT FOR ZONES C). FEMA 2006 RITA ADVISORY PANEL NO. R-101 PLACES THIS TRACT OUTSIDE OF THE A.B.F.E. LIMITS (REFER TO COMMUNITY EFFECTIVE FIRM FOR HEIGHT REQUIREMENTS.)

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 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 URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

SECTION 102

COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH
1	N75°42'01"W - 103.78'	190.00'	105.12'
3	N23°24'10"W - 29.70'	25.00'	31.81'
4	N42°18'03"W - 98.71'	60.00'	115.92'
5	S11°15'05"W - 113.53'	60.00'	148.92'
8	S63°20'20"E - 30.42'	250.00'	30.44'
9	S79°11'19"E - 107.04'	250.00'	107.87'
12	S02°59'58"E - 60.17'	1075.00'	60.18'
13	S02°36'00"W - 74.87'	1075.00'	74.89'
20	N65°36'59"E - 92.04'	117.19'	89.69'
21	N65°36'59"E - 43.77'	57.19'	44.92'
24	S65°56'59"W - 43.77'	57.19'	44.92'
25	S65°56'59"W - 92.04'	117.19'	89.69'
2	N59°51'02"W - 90.34'		
6	S59°51'02"W - 65.10'		
7	S59°51'02"W - 106.48'		
10	N88°26'59"E - 115.32'		
11	N88°26'59"E - 138.19'		
14	N66°27'45"E - 64.79'		
15	N59°00'15"E - 148.99'		
16	N52°46'55"E - 108.13'		
17	N44°29'41"E - 108.37'		
18	S57°10'48"E - 36.06'		
19	N88°26'59"E - 138.60'		
22	N88°26'59"E - 91.37'		
23	S88°26'59"W - 29.32'		
26	S88°26'59"W - 89.09'		



DELTA COAST
CONSULTANTS, LLC

4924 HWY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567

APPROVED: _____
PROSPER J. TOUPS, III
LA. LAND SURVEYOR REG. NO. 4967

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 ☐ Residential Building Park
C. ☐ Major Subdivision ☐ Conceptual/Preliminary
☐ Conceptual ☐ Engineering
☐ Preliminary ☒ Final
☐ Engineering D. ☐ Minor Subdivision
☐ Final
☐ Variance(s) (detailed description): _____

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

- Name of Subdivision: BON VILLA MOBILE HOME PARK
- Developer's Name & Address: Mark Guidroz – 6969 Memphis St., New Orleans, La 70124
*Owner's Name & Address: SAME AS ABOVE
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

SITE INFORMATION:

- Physical Address: END OF BON VILLA COURT (GRAY, LA)
- Location by Section, Township, Range: SECTION 7, T16S-R17E
- Purpose of Development: CREATE 10 MOBILE HOME LOTS
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☒ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
May 2, 2016 Scale 1" = 40'
- Council District:
3 4 / Bayou Cane Fire
- Number of Lots: 9
- Filing Fees: \$110.00

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

Floyd E. Milford, III

Print Applicant

Date

5-27-16

[Signature]

Signature of Applicant

The undersigned certifies: MA 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.

Mark Guidroz

Print Name of Signature

Date

5-26-16

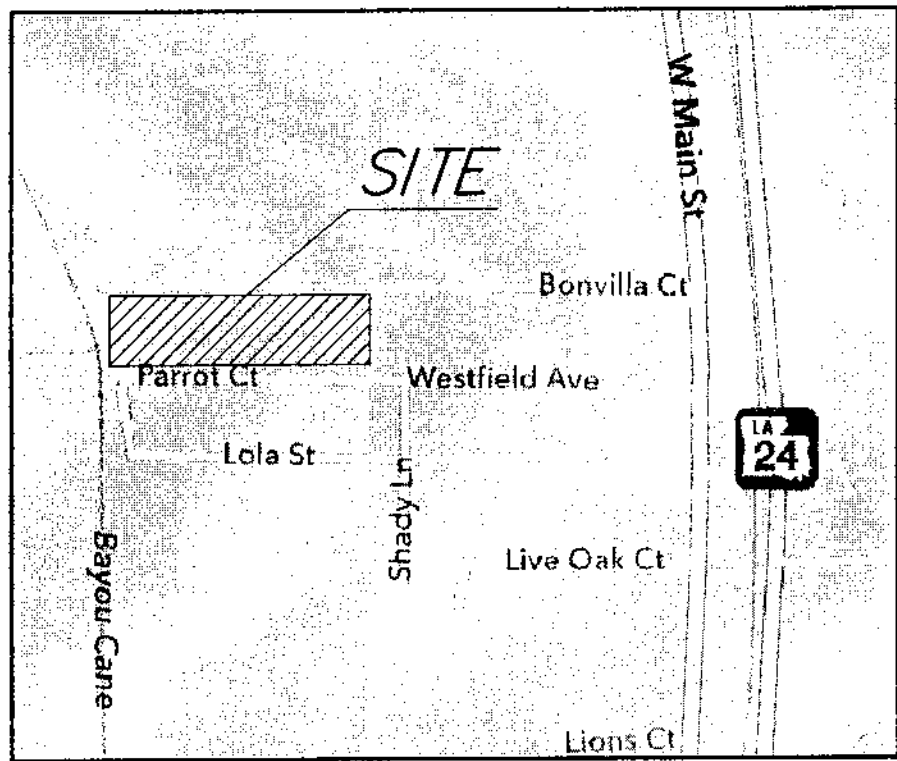
[Signature]

Signature

PC16/ 6 - 6 - 17

Revised 3/25/2010

PROJECT NO.	PARISH	SHEET NO.
15-92	TERREBONNE	2



VICINITY MAP

STATEMENT OF OWNERSHIP:

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

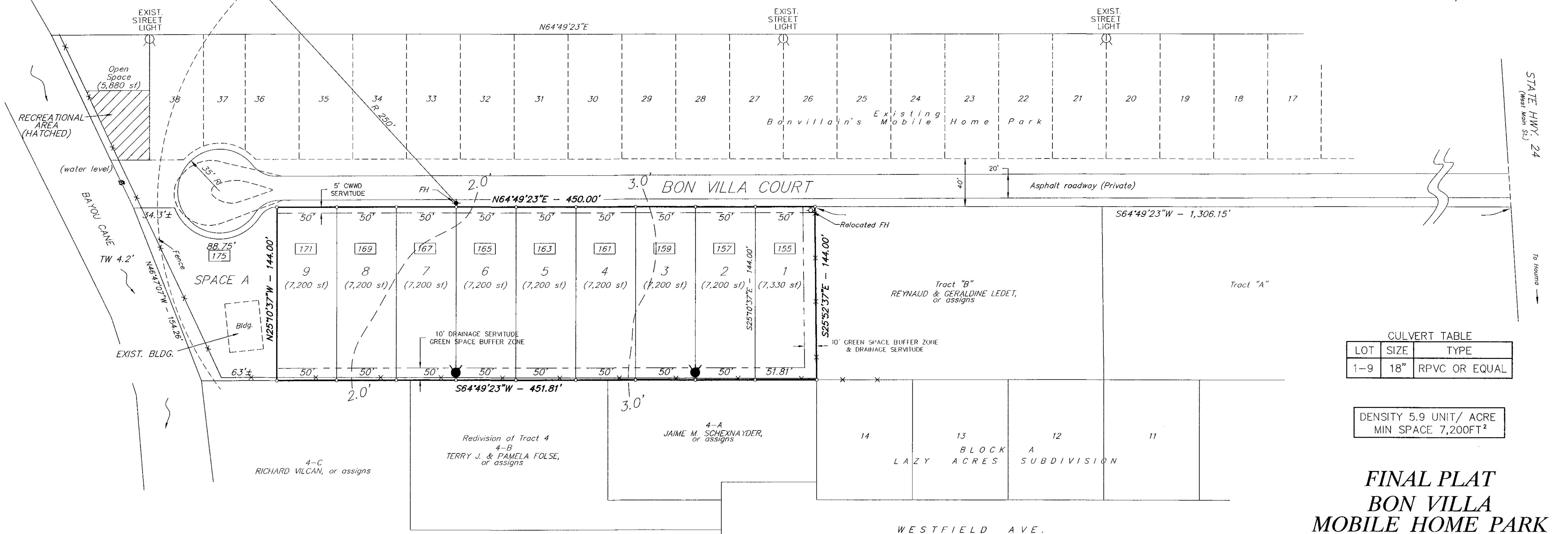
MARK GUIDROZ

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 _____

EMP INVESTMENTS, INC.



CULVERT TABLE		
LOT	SIZE	TYPE
1-9	18"	RPVC OR EQUAL

DENSITY 5.9 UNIT/ ACRE
MIN SPACE 7,200FT²

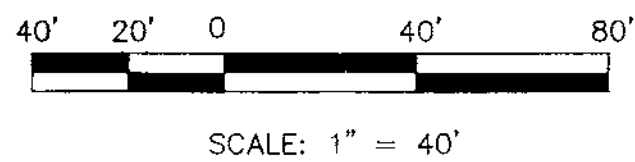
FINAL PLAT
BON VILLA
MOBILE HOME PARK
A MOBILE HOME PARK BELONGING
TO MARK GUIDROZ
LOCATED IN SECTION 7, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 40' 4 AUGUST 2014

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985) 876-4412

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

REG. P.L.S. No. 4850



MINIMUM SETBACKS	
FRONT	15 FT
SIDE	5 FT
REAR	10 FT

LEGEND

- F.H. - EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. - FIRE HYDRANT
- STREET LIGHT
- BM - BENCH MARK
4" BRASS DISC
SET IN CONCRETE
- x5.0 - LOT ELEVATIONS
- 999 - HOUSE NUMBERS

NOTES:

- THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
- MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
- NO MOBILE HOME SHALL ENCR OACH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.

Flood Zone:

This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C) The Advisory Base Flood Elevation Map (ABFE) does not show a panel printed for this property.

Note:

Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.

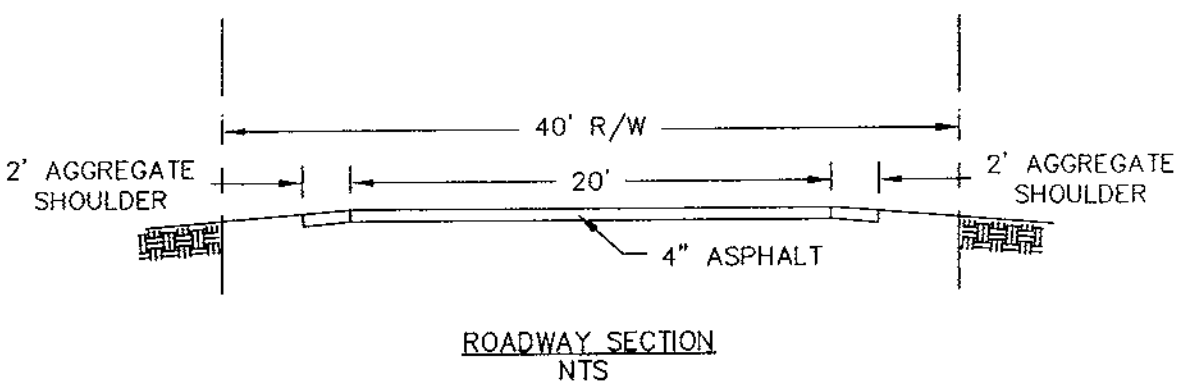
Reference Bearings:

Bearings shown hereon are based on the reference map by Kenneth L. Rembert, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux", dated July 22, 1980.

Reference Maps:

BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.



TOTAL LOTS - 9

9 Mobile Home Lots
Utilizing Public Sewerage

Charles L. McDonald
Land Surveyor, Inc.
P.O. Box 1390
Gray, LA 70359
Tel: (985) 876-4412
Fax: (985) 876-4806
email: clmsurveyor@aol.com

DRAWN BY: G.F.B.
CHECKED: G.L.M.
SCALE: 1" = 40'
DATE: 2MAY16

DATE	REVISION	BY	JOB # 15-92	CAD # 1592-SD_FINAL	FILE #