

Houma-Terrebonne Regional Planning Commission

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

JULY 16, 2015, 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 June 18, 2015

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Planned Building Group:
Placement of an additional commercial building; 116 Capital Boulevard; Stephen Darré, applicant
(District 6/City of Houma Fire District)

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 June 18, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 18, 2015

D. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 16, 2015 INVOICES AND TREASURER'S REPORT OF JUNE 2015

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil
Approval Requested: Process D, Minor Subdivision
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

2. a) Subdivision: Redivision of Property belonging to R & R Distributors, Inc.
 Approval Requested: Process D, Minor Subdivision
 Location: 490 West Main Street, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: R & R Distributors, Inc.
 Surveyor: Quality Engineering & Surveying, LLC

b) Consider Approval of Said Application

3. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase E
 Approval Requested: Process D, Minor Subdivision
 Location: End of Trinity Lane, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, LLC
 Engineer: Milford & Associates, Inc.

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Bon Villa Mobile Home Park
 Approval Requested: Process B, Mobile Home Park-Engineering
 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

G. APPLICATIONS:

1. a) Subdivision: Tracts C, D, E, F, & G, Property of JHD Investment & Land Management, LLC
 Approval Requested: Process D, Minor Subdivision
 Location: 6939 Robinson Canal Road thru 6905 Driftwood Drive, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 9 / Little Caillou Fire District
 Developer: JHD Investment & Land Management, LLC
 Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Tract B1C-1 & B1C-2, A Redivision of Tract B1-C belonging to Leon Cox
 Approval Requested: Process D, Minor Subdivision
 Location: Approximately 4100 Block of Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Leon Cox
 Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

3. a) Subdivision: Division of Tract C owned by Edward Richard and Lyle LeBlanc into Tract C-1 & Tract C-2
 Approval Requested: Process D, Minor Subdivision
 Location: 1316 Bull Run Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Edward Richard & Lyle LeBlanc
 Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Division of a 139.75 acre Tract I of land belonging to Robert & Lisa Roger to create Tracts 1, 2, & 3
 Approval Requested: Process A, Re-Subdivision
 Location: 4364 Shrimpers Row, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Robert Roger
 Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.

b) Public Hearing

c) Consider Approval of Said Application

5. a) Subdivision: Beatrous Campsites, Division of Property being a portion of the Morris W. Callahan Succession belonging to Richard C. Davidson, III
 Approval Requested: Process D, Minor Subdivision
 Location: 1735 Doctor Beatrous Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Richard Davidson
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Lot 7 of the Partition of Properties of the Mathilde Daigle Bergeron, et al (Shelly Daigle, et al) Estate
 Approval Requested: Process D, Minor Subdivision
 Location: 3299 Highway 316 (Upper Bayou Blue Road), Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Elphege J. Bergeron
 Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Division of Lot 4 & Proposed Property Corner Adjustment to Lot 3, Block 1, Fesi Court Subdivision
 Approval Requested: Process A, Re-Subdivision
 Location: Del Rio Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / City of Houma Fire District
 Developer: Advanced Homebuilders
 Surveyor: Allen R. Woodard, P.L.S.
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Survey of Property belonging to J.B. Cleophas Duplantis, or assigns
 Approval Requested: Process D, Minor Subdivision
 Location: 4377 Bayouside Drive, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: T.P.C.G.
 Surveyor: Charles L. McDonald Land Surveyors, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to a proposed Council resolution to promote complete streets

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Tracts A, B, C, & D of Property belonging to Robert J. Neil, Section 5, T17S-R18E, Terrebonne Parish, LA
2. Revised Lot 5, A Redivision of Lot 5 and access servitude of Country Lake Estates, Section 103, T17S-R17E, Terrebonne Parish, LA
3. Revised Tracts "D" & "E", Property of James G. Fister, Sr., et al, Section 104, T17S-R17E, Terrebonne Parish, LA
4. Redivision of Tracts A, B, & C of Urbain J. Fournier, et ux Property, Section 26, T17S-R18E, Terrebonne Parish, LA
5. Redivision of Property belonging to A.O. Porche Realty and Development, Inc., into Tract "A" and Tract "B", Section 82, T16S-R17E, Terrebonne Parish, LA
6. Revised Tract 8 and Revised Tract 12, A Resubdivision of Property belonging to DOT, Inc., et als, Section 35, T17S-R16E, Terrebonne Parish, LA
7. Parcels E, F, G, H, & I, Property belonging to Arthur E. DeFraités, Jr., John M. DeFraités, and Devland Corporation being a Portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, 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

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF JUNE 18, 2015

- A. The Chairman, Dr. L.A. "Budd" Cloutier, Jr., called the meeting of June 18, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Ostheimer.
- B. Upon Roll Call, present were: Dr. L.A. "Budd" Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Mr. Jeremy Kelley; Mr. Keith Kurtz; and Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present were Mr. Pat Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Kurtz moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of May 21, 2015."
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. The Chairman stated the next item on the agenda was the discussion and possible action on information submitted by concerned citizens regarding a car wash in the Historic District.
- a) Mr. Gordon read correspondence from Mr. Carl Detiveaux, on behalf of the Concerned Citizens of the Houma Historic District.
- b) The Chairman recognized Mr. Carl Detiveaux, 629 Verret Street, who presented the Commission with 2 booklets: Houma Historic District Design Review Guidelines and another indicating concerned residents near carwashes, zoning codes, and historic district boundaries.
- c) Mr. Detiveaux expressed concerns of safety issues (congested traffic and no fire lanes on Verret), crime, drainage, and runoff. They requested the Commission to take their concerns into consideration, requested an in-depth study of any adverse effects the carwash would have, and consider updating the existing planning and zoning rules and regulations.
- d) The Chairman recognized Mr. Billy Stark, 735 Verret Street, who expressed concerns of noise, C-1 zoning being the least restrictive with a carwash not being listed as an allowable use.
- e) Discussion was held with regard to zoning districts and restrictions that was put into place in 1976 and the way the regulations have been interpreted since then.
- f) The Chairman recognized Mr. Mike LaRussa, 312 Barrios, who indicated that the only C-1 zoning districts were in the historic district of the parish and all carwashes in the parish were located in C-2 zoning districts. He discussed other allowable uses in a C-1 such as bars, gentlemen's clubs, etc.
- g) Mr. Gordon clarified that there are other regulations that protect sexually-oriented business from residences, schools, churches, etc.
- h) The Chairman recognized Ms. Linda Faulk, 406 Barrow Street, who indicated she had a Bed & Breakfast located across the street. She discussed the Downtown Walking Tour in the Houma Historic District and the concerns of walking in front of a carwash with overspray etc. She read correspondence (from the booklets provided by Mr. Detiveaux) indicating other concerned citizens who presently live near carwashes and the negative impact it has on them (loud noise, boom boxes, drugs, fights, raids).
- i) The Chairman thanked everyone for being at the meeting but there was no application on the agenda for said carwash, no permit, or a request for a zoning change. He offered options for them to go to the Downtown Development Commission who have strict codes for the downtown area, creation of an overlay plan for the C-1/historic district, or to speak to their Councilperson for possible rezoning of the area to make it more restrictive.

E. NEW BUSINESS:

1. The Chairman stated the next item under new business was an application by Best Boat &RV Storage II requesting planned building group approval for a proposed boat and RV storage facility at 1097 Valhi Boulevard.
 - a) Mr. Kevin Faulk, applicant, 106 Lansdown Drive, discussed his planned building group request and indicated he would duplicate the existing facility on Highway 311 that had already received approval and constructed.
 - b) Mr. Gordon discussed the Staff Report and stated would recommend approval of the planned building group.
 - c) Mr. Erny moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant planned building group approval for the proposed boat and RV storage at 1097 Valhi Boulevard."
 - d) The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer; and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

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

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

L.A. "Budd" Cloutier, O.D., Chairman
Zoning & Land Use Commission

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

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JUNE 18, 2015.

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

ZLUI5/10
Dist. 6

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

**APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL**

Stephen Darre'
Applicant's Name

2740 North Arnoult Road Metairie LA 70002
Address *City* *State* *Zip Code*

June 26, 2015 / 504- 885-5400
Date *Telephone Number(s)*

Lynn Strahan
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Marine Systems Inc.
2. Location: 116 Capital Blvd. Houma, LA 70360
3. Zoning District: 116 Capital Blvd. Houma, LA 70360
4. Total Land Area: Industrial - 1
5. Total Number of Units: 3
6. Gross Floor Area: 41,377 existing SF. 4,420 SF in proposed building
7. Total Parking Spaces Provided: 46 spaces
Total Parking Spaces Required: 42 spaces between warehouse and office employees
8. Approximate Cost of Work Involved: \$618,336
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
- 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:


- I. 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 3 acres. A sum of 32 dollars is enclosed and made a part of this application.


STEPHEN DARZE



Signature of Applicant

6/26/15
Date

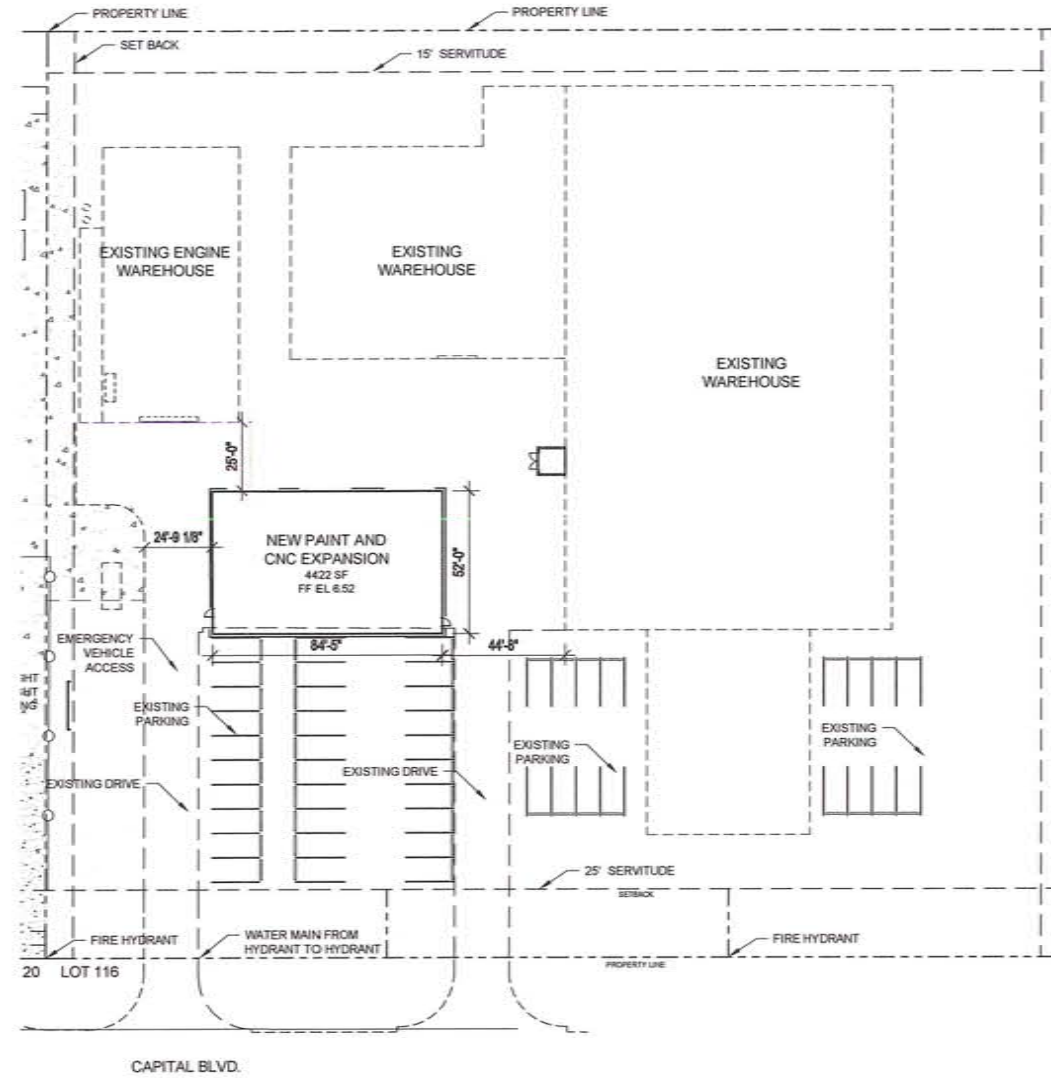
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent

6/26/15
Date

MARINE SYSTEMS INC.,
KIRBY CORPORATION
 120 CAPITAL BLVD.
 HOUMA, LA



NOTES

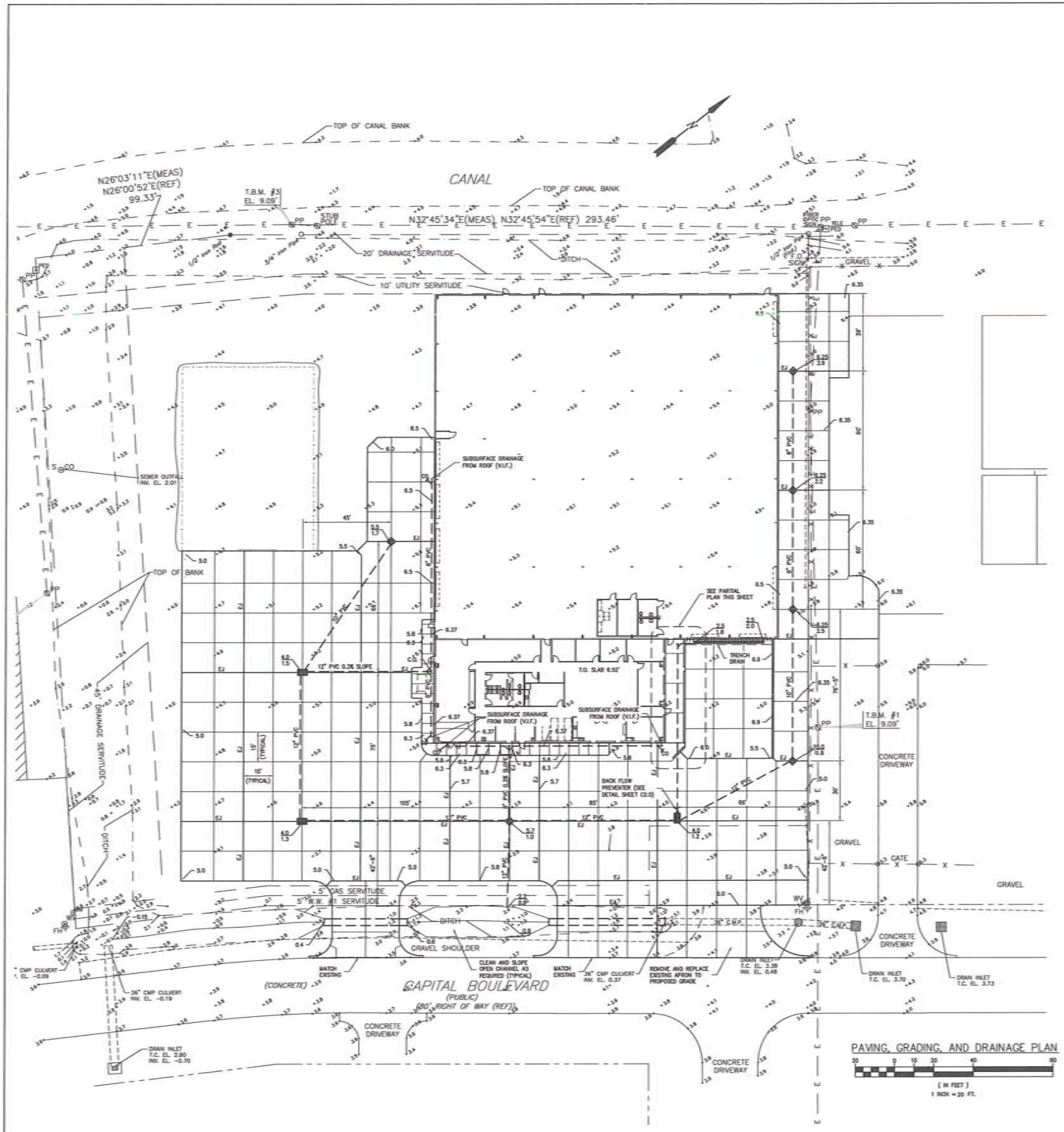
1. LOT 116 TO BE UNDER SEPARATE BUILDING PERMIT THAN LOT 120
2. ALL LIGHTING MOUNTED ON BUILDING WALLS

NO.	DATE	DESCRIPTION
1	4-30-2015	Schematic Design
2	5-12-2015	Design Development
3	8-18-2015	Construction Document

PROJECT NO: 1401401
 DATE: 09/29/2015
 ISSUE: 03

SITE PLAN

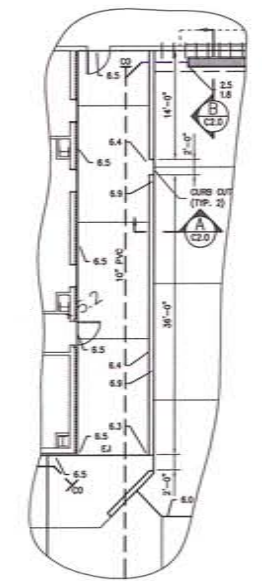
A101



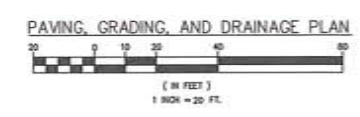
- NOTES**
1. PAVING JOINTS ARE CONTROL JOINTS UNLESS NOTED OTHERWISE.
 2. FINAL PAVE LENGTHS ARE SUBJECT TO CHANGE IN FIELD. LENGTHS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR TO DETERMINE FINAL LENGTHS DURING SD PROCESS.
 3. JOINTS IN CURB TO MATCH PAVING.
 4. PVC FOR DRAINAGE SHALL BE A2000 OR APPROVED EQUAL.
 5. SUB-SURFACE DRAINAGE FROM ROOF (VERIFY LOCATION W/ ARCHITECT PRIOR TO CONSTRUCTION)
 6. TOP OF SLAB ELEVATION IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY REQUIRED TOP OF SLAB ELEVATION WITH SURVEYOR PRIOR TO SETTING FORMS.
 7. PAVING - 5' 3000 PSI 4A 4.0/4.0 WWF
 8. REFER TO ARCHITECTURAL DRAWINGS FOR SITE GEOMETRY.
 9. SEE SHEET C2.0 FOR DETAILS

LEGEND

4.1	EXISTING ELEVATION
1.5	NEW ELEVATION
10C	DROP INLET TOC AND INVERT
2.2E	18"x18" CATCH BASIN
EJ	EXPANSION JOINT
CJ	CONTROL JOINT



PARTIAL PLAN
SCALE: 1/8"=1'-0"



BROADMOOR
DESIGN | BUILD | CONTRACTOR
2740 N. ARNOULT RD. METAIRIE, LA 70002
T 504.885.5400 | F 504.885.8065
WWW.BROADMOORLLC.COM

MARINE SYSTEMS INC.,
KIRBY CORPORATION
120 CAPITAL BLVD.
HOUMA, LA

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION USE

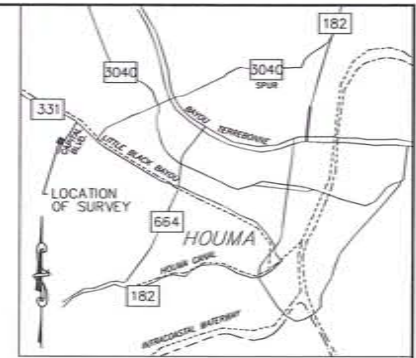
NO.	DATE	DESCRIPTION
1	4-30-2015	Schematic Design
2	5-12-2015	Design Development
3	5-28-2015	For Permit

PROJECT NO. 1491451
DATE: 05/12/2015
ISSUE: 02

PAVING, GRADING, AND DRAINAGE

C1.0

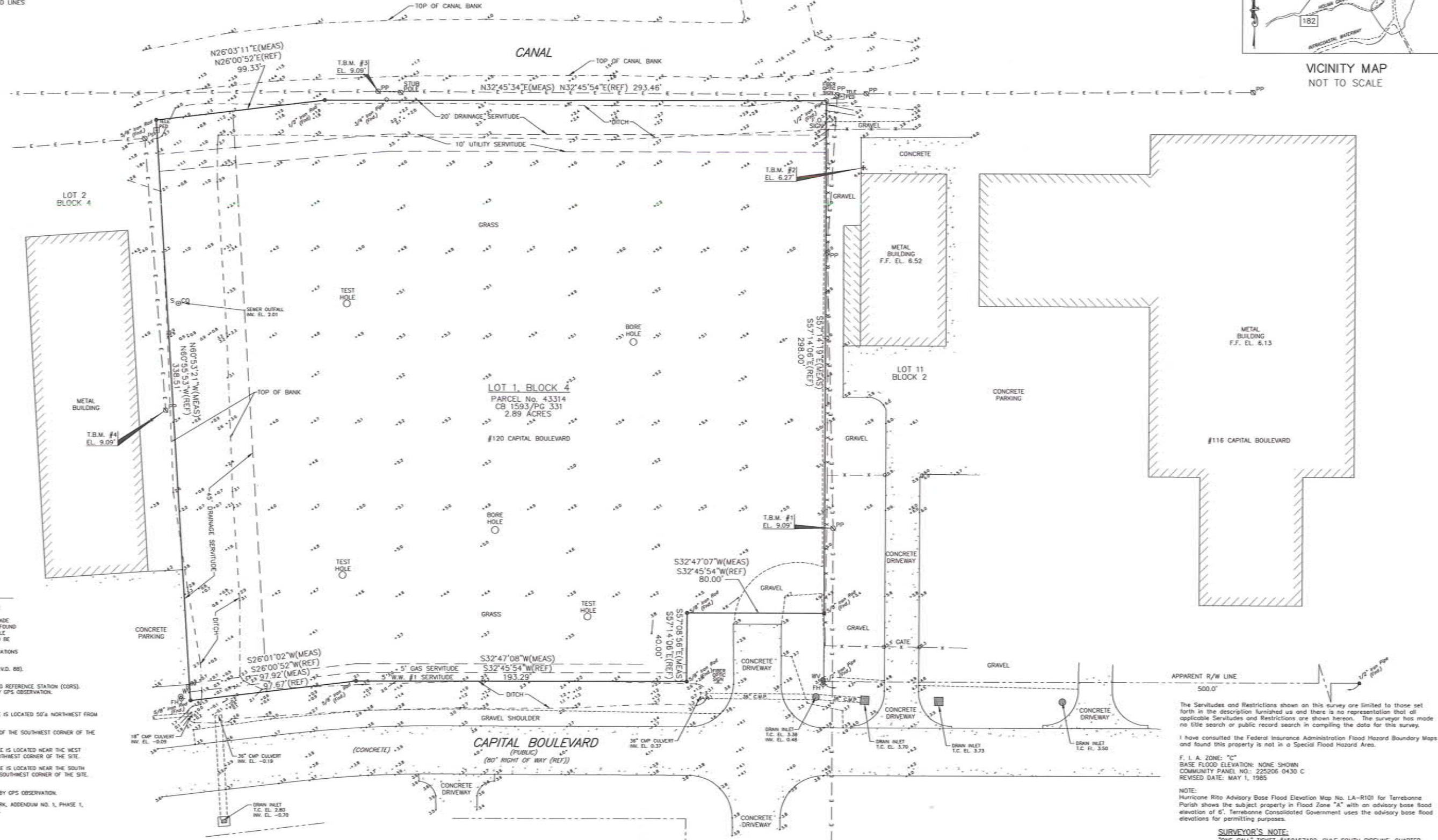
**LOT 1, BLOCK 4
SOUTHDOWN INDUSTRIAL PARK
ADDENDUM 1, PHASE 1
CITY OF HOUMA
TERREBONNE PARISH, LOUISIANA**



VICINITY MAP
NOT TO SCALE

- LEGEND**
- S---S--- SEWER MANHOLE, SEWER LINE
 - W---W--- WATER MANHOLE, WATER LINE
 - D---D--- DRAIN MANHOLE, DRAIN LINE
 - D---D--- DRAIN INLET, DRAIN LINE
 - C---C--- GAS MANHOLE, GAS LINE
 - T---T--- TELEPHONE MANHOLE, U.G. TELEPHONE LINE
 - E T V--- POWER POLE / OVERHEAD LINES
ELECTRIC, TELEPHONE, CABLE TV
 - E T V--- ELEC TOWER / OVERHEAD LINES

- CB CATCH BASIN
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- SCD SEWER CLEANOUT
- DCD DRAIN CLEANOUT
- FH FIRE HYDRANT
- WV WATER VALVE
- ANC ANCHOR
- SIGN
- GP GUARD POST
- SLT STREET LIGHT
- TLT TRAFFIC LIGHT
- TEL PEDESTAL
- TREE
- BUSH
- FENCE
- (MEAS) MEASURED
- (REF) REFERENCE



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
B.M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARKS: LINES, HOUM & DIST. CONTINUOUS OPERATING REFERENCE STATION (CORS).
SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION.

TEMPORARY BENCH MARKS:

T.B.M. #1 = 806 NAIL IN THE SOUTHWEST FACE OF A POWER POLE. POLE IS LOCATED 50± NORTHWEST FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
EL. = 9.09' N.A.V.D.

T.B.M. #2 = CORNER CUT IN A CONCRETE SLAB THAT IS 3± NORTHWEST OF THE SOUTHWEST CORNER OF THE MARINE SYSTEMS SHOP.
EL. = 6.27' N.A.V.D.

T.B.M. #3 = 806 NAIL IN THE SOUTHWEST FACE OF A POWER POLE. POLE IS LOCATED NEAR THE WEST PROPERTY LINE OF THE SITE, 130± NORTHEAST OF THE SOUTHWEST CORNER OF THE SITE.
EL. = 9.09' N.A.V.D.

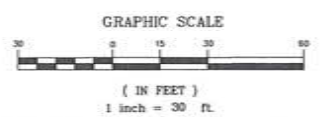
T.B.M. #4 = 806 NAIL IN THE NORTHEAST FACE OF A POWER POLE. POLE IS LOCATED NEAR THE SOUTH PROPERTY LINE OF THE SITE, 170± SOUTHWEST FROM THE SOUTHWEST CORNER OF THE SITE.
EL. = 9.09' N.A.V.D.

NOTE: ALL MEASURED BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.

REFERENCE SURVEYS: 1) SUBDIVISION PLAT OF SOUTHDOWN INDUSTRIAL PARK, ADDENDUM NO. 1, PHASE 1, BY WILFORD & ASSOCIATES, INC., DATED 6/19/97.
2) LEGAL DESCRIPTION OF SUBJECT PARCEL.

MADE AT THE REQUEST OF:
BROADMOOR, LLC

DATE	DESCRIPTION	REVISED
4/29/15	REVISED FLOOD NOTE	DLC



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

Dennis L. Gowin
DENNIS L. GOWIN P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

TURNER SURVEYS, LLC
15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)386-2359
Turnersurveys@turnersurveys.net

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. I. A. ZONE: "C"
BASE FLOOD ELEVATION: NONE SHOWN
COMMUNITY PANEL NO.: 225206 0430 C
REVISED DATE: MAY 1, 1985

NOTE:
Hurricane Rho Advisory Base Flood Elevation Map No. LA-8101 for Terrebonne Parish shows the subject property in Flood Zone "A" with an advisory base flood elevation of 6'. Terrebonne Consolidated Government uses the advisory base flood elevations for permitting purposes.

SURVEYOR'S NOTE:
"ONE CALL" TICKET #150157192, GULF SOUTH PIPELINE, CHARTER COMMUNICATIONS, AT&T DISTRIBUTION, SLECA, TERREBONNE CONSOLIDATED GOVERNMENT WERE TO BE CONTACTED.

BOUNDARY AND TOPOGRAPHIC SURVEY			
LOT 1, BLOCK 4			
SOUTHDOWN INDUSTRIAL PARK			
ADDENDUM 1, PHASE 1			
CITY OF HOUMA			
TERREBONNE PARISH, LOUISIANA			
DATE: 04/20/15	DRAWN BY: DKS	JOB NO. 15-0088	DRAWING NO. 1
SCALE: 1" = 30'	CHECKED BY: DLC		