

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
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

NOVEMBER 17, 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 October 20, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue; Motivativ Seafoods, LLC, applicant (*Council District 5/City of Houma Fire District*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of five (5) storage buildings, 2335 St. Louis Canal Road; J-Bomm, LLC, applicant (*Council District 3/Bayou Cane Fire District*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

I. 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 Special Meeting of October 13, 2016 and the Regular Meeting of October 20, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 17, 2016 INVOICES AND TREASURER'S REPORT OF OCTOBER 2016

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1
Approval Requested: Process A, Raw Land Division
Location: 1860 Highway 665, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Barry Boudreaux, Sr. & Stacy Boudreaux
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC
Approval Requested: Process D, Minor Subdivision
Location: 6939 Robinson Canal Road, Cocodrie, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: J.H.D. Investment & Land Management, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, L.L.C., et al
Approval Requested: Process D, Minor Subdivision
Location: 3628 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cropland Investment Group, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Revised Phases C & D, A Portion of Trinity Commercial Park, Addendum No. 2
Approval Requested: Process D, Minor Subdivision
Location: Trinity & Deep Water Lanes, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1
Approval Requested: Process D, Minor Subdivision
Location: Intersection of North Eagle Drive & St. Louis Canal Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: J-Bomm, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne
Approval Requested: Process D, Minor Subdivision
Location: 1647 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 2 & 3 / Bayou Cane Fire District
Developer: Viking Partners, L.L.C.
Surveyor: Acadia Land Surveying, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

- 6. a) Subdivision: Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carol J. Matherne
 Approval Requested: Process D, Minor Subdivision
 Location: 1539 Martin Luther King Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Viking Partners, L.L.C.
 Surveyor: Acadia Land Surveying, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

- 1. Revised Lot D and Adjacent Raw Land Property of North Terrebonne Commercial Park, Section 4, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
- 2. Parcels F & G, Property belonging to Norman J. Price, Jr., et al, Section 5, T18S-R19E, Terrebonne Parish, LA
- 3. Tracts A & B, A Redivision of Tracts 5, 7, & 11 of Former O'Neal J. Naquin, Jr., et al Property, Section 85, T15S-R16E, Terrebonne Parish, LA
- 4. Lot Line Shift between Tract D-1 and Property belonging to Diana Trahan Hall Milstead, Section 4, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Tracts 3 & 4, Property belonging to Severy P. Berger, et ux, Section 32, T18S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

SPECIAL MEETING OF OCTOBER 13, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the special meeting of October 13, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 2:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; 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 was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.

C. APPLICATIONS:

1. The Chairman called to order an application by Westgate Development, Inc. requesting final approval for Process C, Major Subdivision, for Parkwood Place Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc. requested conditional final approval.
- b) Mr. Pulaski discussed his Staff Report and stated Staff would recommend conditional approval provided the applicant complete the work identified and as per the terms in the Settlement Agreement with TPCG dated September 26, 2016; that the applicant provide a Letter of Credit issued in favor of and acceptable (In the event no Letter of Credit issued in favor of and acceptable to TPCG is provided by 4:00 p.m. cst on October 20, 2016, then this conditional final approval shall be null and void.); and submittal of an approval letter from Consolidated Waterworks District No. 1.
- c) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Parkwood Place Subdivision conditioned the applicant complete the work identified and as per the terms in the Settlement Agreement with TPCG dated September 26, 2016; that the applicant provide a Letter of Credit issued in favor of and acceptable (In the event no Letter of Credit issued in favor of and acceptable to TPCG is provided by 4:00 p.m. cst on October 20, 2016, then this conditional final approval shall be null and void.); and submittal of an approval letter from Consolidated Waterworks District No. 1.”

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

- D. Mr. Erny moved, seconded Mr. Ostheimer: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the special meeting be adjourned at 2:08 p.m.”

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

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF OCTOBER 20, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of October 20, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny & Mr. Jeremy Kelley. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 15, 2016.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the October 20, 2016 invoices and approve the Treasurer’s Report of September 2016.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from Council Chairman John Navy and Council Vice-Chairman Dirk Guidry dated October 3, 2016 requesting support for a Seafood Festival to help Houma Airbase Revitalization efforts [See *ATTACHMENT A*].
 - a) The Chairman indicated he selected Mrs. Gloria Foret to represent the Planning Commission for this committee due to her knowledge and expertise on the Rougarou Festival and a response was sent back to the Council.
 2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated October 17, 2016 requesting to withdraw Item G.1 for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al [See *ATTACHMENT B*]. This matter was handled administratively.
 - a) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
- Mr. Ostheimer moved, seconded by Mrs. Falgout: “That the Old Business be removed from the table and considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny & Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. WITHDRAWN. *Tracts A-1, A-2, B-1, & B-2 belonging to Kay Naquin Olds, et al* [See *ATTACHMENT B*]

2. The Chairman called to order an application by Hugh R. Grimes requesting approval for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the application that was tabled at the last meeting. He stated he has since provided information with other properties in the subdivision being divided and depicted a sewer servitude on the plat.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - c) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots “5-A” & “5-B”, A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes.”

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

3. The Chairman called to order an application by Joni Fanguy Sanders requesting approval for Process D, Minor Subdivision, for the Partition of property belonging to Albert J. Luke, III, et al.
 - a) Ms. Lori Rowley, 191 Dularge Street, one of the property owners, discussed the application that was tabled last year and stated they wanted to divide the property and have installed the required fire hydrant.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
 - c) The Chairman recognized Mr. Blaine Falgout, 4310 Highway 56, indicated 10' of property had been left off of the property when previously purchased from Mr. Luke and it was being given to him with this application.
 - d) Mr. Kurtz moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Partition of property belonging to Albert J. Luke, III, et al.”

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

H. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application by Barry Boudreaux, Sr. and Stacy Boudreaux requesting approval for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1.
 - a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the location and division of property.
 - b) Mrs. Myra Naquin, 102 Clayton Drive, stated she owner-financed the property to the Boudreaux’s and they were not making payments so she wants to decrease the size of the homesite.
 - c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the land use being depicted on the plat, address being depicted on the raw land tract, submittal of all utility letters, raw land tract be labeled “Tract 1-B, Raw Land”, method of sewerage disposal be depicted on the plat, location and description of at least one benchmark be

depicted on the plat, a letter of no objection from the Board of Health be submitted, an approval letter from Waterworks be submitted, and the installation of a fire hydrant within the requirements.

- e) Discussion was held with regard the possibility of a dry hydrant being installed rather than a traditional fire hydrant.
- f) Mr. Thibodeaux moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 until the next regular meeting of November 17, 2016."

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

- 2. The Chairman called to order a Public Hearing for an application by Jon Mohon, Sr. requesting approval for Process D, Minor Subdivision, for the Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K.

- a) The Surveyor, applicant, or property owner was not present at the meeting.
- b) Mr. Charlie Wagner, 115 Jerusalem Baptist Church Road, proposed property buyer, discussed the location and division of property.
- c) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval provided a letter of no objection from the Board of Health was submitted.
- e) Discussion was held with regard to proper labeling of all tracts involved.
- f) Mr. Ostheimer moved, seconded by Mrs. Foret: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K conditioned upon a letter of no objection from the Board of Health and lots be re-labeled."
- g) Discussion was held with regard to drainage.
- h) *Motion as amended.* Mr. Ostheimer moved, seconded by Mrs. Foret: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of portion of the Jon Mohon, Sr. Property into Lot F-B-I-K conditioned upon a letter of no objection from the Board of Health, lots be re-labeled, and drainage arrows and ditch be shown."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Cehan moved, seconded by Mr. Kurtz: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-3."

- 1. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Tracts A-3 & A-4, A Redivision of Revised Tract A-3 & Tract A-4, Property belonging to Henry J Richard, et ux, Section 3, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Adjustment of the Eastern Property Line of Property belonging to Bessie Touns Beason, et al, or assigns, Section 45, T16S-R15E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski discussed the Committee's desire to leave the mobile home park regulations as is.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Thibodeaux: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:38 p.m."

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

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

JOHN NAVY, CHAIRMAN

DISTRICT 1
JOHN NAVY
DISTRICT 3
GERALD MICHEL
DISTRICT 5
CHRISTA M. DUPLANTIS-PRATHER, RN
DISTRICT 7
ALIDORE "AL" MARMANDE
DISTRICT 9
STEVE TROSCLAIR

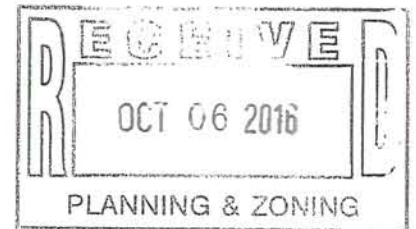


DIRK GUIDRY, VICE CHAIRMAN

DISTRICT 2
ARLANDA J. WILLIAMS
DISTRICT 4
SCOTTY DRYDEN
DISTRICT 6
DARRIN W. GUIDRY, Sr.
DISTRICT 8
DIRK J. GUIDRY
COUNCIL CLERK
VENITA H. CHAUVIN

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Telephone: (985) 873-6519 • FAX: (985) 873-6521
vchauvin@tpcg.org www.tpcg.org

October 3, 2016



Mr. Christopher Pulaski, Director
Terrebonne Parish Consolidated Government
Planning & Zoning Department
8026 Main Street, Suite 400
Houma, LA 70360

RE: Seafood Festival - Houma Airbase Revitalization

Dear Mr. Pulaski:


Although economic conditions have indicated a downturn in the economy, Terrebonne Parish has been fortunate in that there have been many local events that have brought in tourists from near and far. Terrebonne Parish has been recognized over the last few years for the Best of the Bayou Festival, Downtown Live After Five, and the "Rou Ga Rou" Festival.

In an effort to revitalize East Houma and the Houma Airbase, we would like your support of establishing an annual Seafood Festival and other activities similar to that of City Park in New Orleans. It is the intent that other local activities such as the Seafood Festival and "A Cajun Christmas" of lights will draw visitors to the underutilized airbase. This once abandon area can become the staple of what it use to represent years ago when families sought prime locations there with their families.

We are asking for your support of this revitalization effort to not only support and promote our local seafood vendors, but to bring the family atmosphere back to the Houma airbase. With the assistance of a local committee consisting of the Parish Council, Administration, and representatives from the Houma-Terrebonne Chamber of Commerce, South Central Industrial Association, South Central Planning & Development Commission, the Terrebonne Economic Development Authority, Houma-Terrebonne Planning Commission, the Terrebonne Parish Planning & Zoning Department, the Houma Police Department, Recreation District No. 11, and the Houma Area Convention and Visitors Bureau, we hope to formulate a committee to begin discussions of how we can begin this initiative.

Each of the aforementioned agencies are requested to submit the name of one representative from their organization to be a part of the planning process for this historical revitalization event. All representative names and contact information should be submitted to the Office of the Terrebonne Parish Council, Post Office Box 2768, Houma, LA 70361 and received no later than November 30, 2016. Should you have any questions, please feel free to contact the Council Office at (985) 873-6519.

Sincerely,



John Navy, Council Chairman
District 1



Dirk Guidry, Council Vice Chairman
District 8

/st

cc: Terrebonne Parish Council
Mrs. Venita H. Chauvin, Council Clerk
Council Reading File

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item G.1

October 17, 2016

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris ~~Plaski~~

Re: OLD BUSINESS-Item 1 Property of Kay Naquin Olds

Dear Chris:

Please remove the above item from the agenda October 20, 2016.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Houma-Terrebonne Regional Planning Commission

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

Dist. 9
Montegut Fire

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

Variance(s) (detailed description): _____

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

SURVEY AND REDIVISION OF TRACT 1 OF THE REDIVISION OF PROPERTY OWNED BY MYRA NAQUIN, ET AL BELONGING TO BARRY BOUDREAUX, SR. AND STACY BOUDREAUX CREATING TRACT 1-A AND

- Name of Subdivision: RAW LAND TRACT 1
- Developer's Name & Address: BARRY BOUDREAUX, SR. & STACY BOUDREAUX
BARRY BOUDREAUX, SR. & STACY BOUDREAUX, 1860
*Owner's Name & Address: HIGHWAY 665, MONTEGUT, LA 70377
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: 1860 HIGHWAY 665, MONTEGUT, LA 70377
- Location by Section, Township, Range: SECTIONS 52 & 55, T18S-R19E
- Purpose of Development: REDIVISION TO DECREASE SIZE OF HOMESITE
- 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: SEPTEMBER 8, 2016 1" = 100'
- Council District: _____
- Number of Lots: 2
- Filing Fees: \$125.00

BARRY BOUDREAUX, SR.
I, & STACY BOUDREAUX, certify this application including the attached date to be true and correct.

BARRY BOUDREAUX, SR. & STACY BOUDREAUX

Print Applicant or Agent

9-20-2016

Date

Stacy Boudreaux
Barry Boudreaux

Signature of Applicant or Agent

The undersigned certifies: BB BC 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.

BARRY BOUDREAUX, SR. & STACY BOUDREAUX

Print Name of Signature

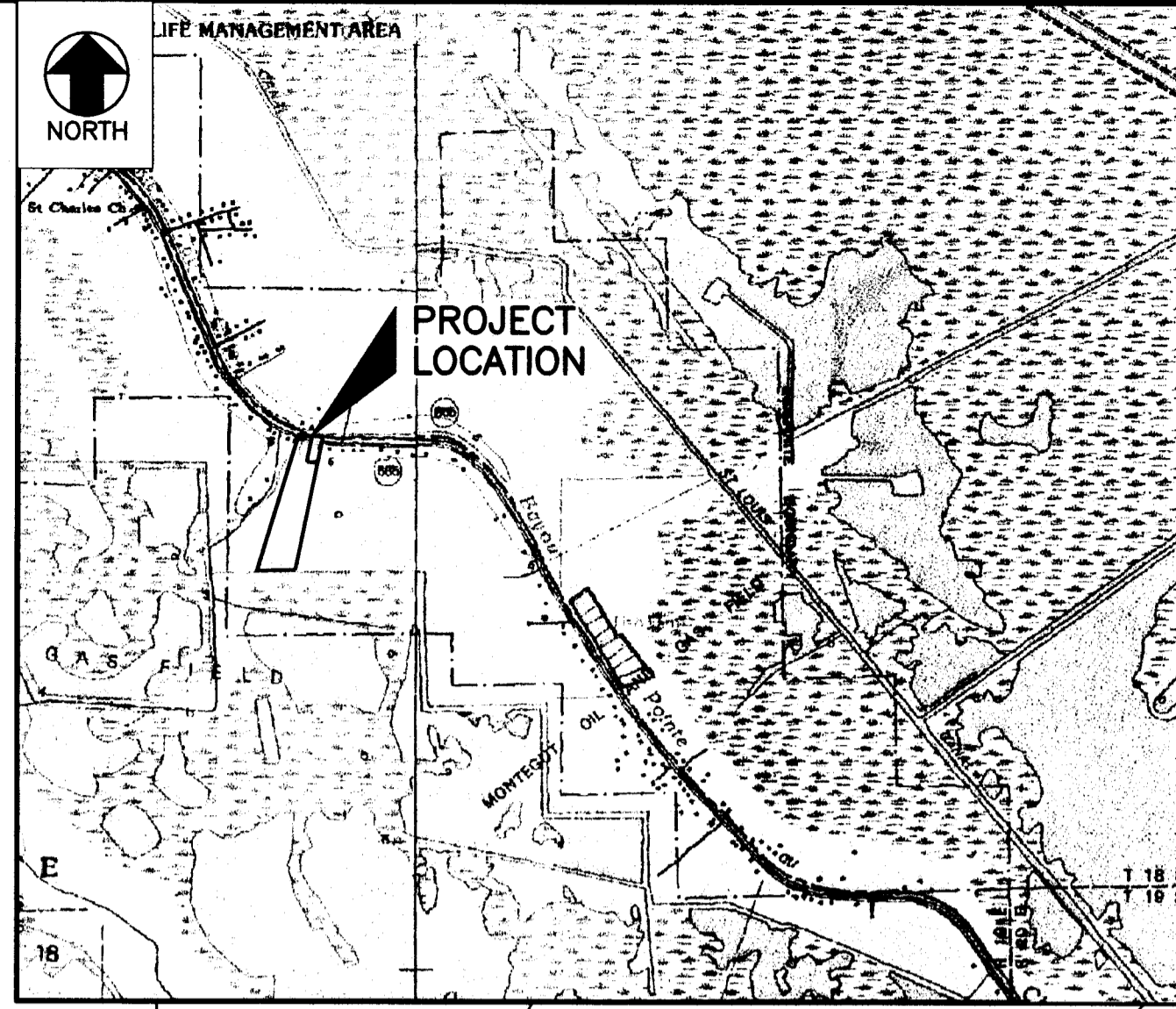
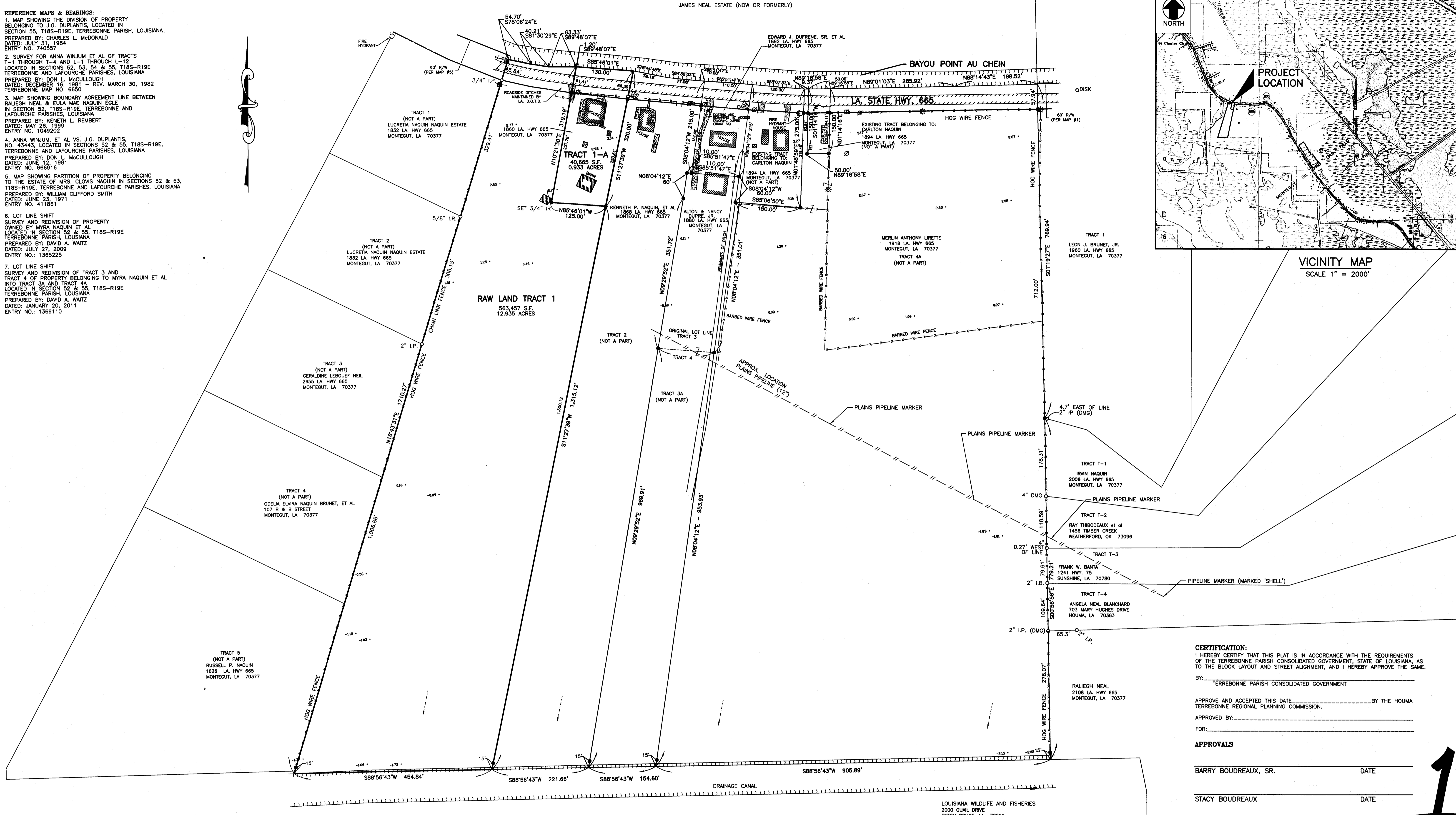
9-20-2016

Date

PC16/ 10 - 1 - 37

REFERENCE MAPS & BEARINGS:

- MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO J.G. DUPLANTIS, LOCATED IN SECTION 55, T18S-R19E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: CHARLES L. McDONALD. DATED: JULY 31, 1984. ENTRY NO. 740557.
- SURVEY FOR ANNA WINJUM ET AL OF TRACTS T-1 THROUGH T-4 AND L-1 THROUGH L-12 LOCATED IN SECTIONS 52, 54 & 55, T18S-R19E, TERREBONNE AND LAFOURCHE PARISHES, LOUISIANA. PREPARED BY: DON L. McCULLOUGH. DATED: DECEMBER 16, 1981 - REV. MARCH 30, 1982. TERREBONNE MAP NO. 6650.
- MAP SHOWING BOUNDARY AGREEMENT LINE BETWEEN RALIEGH NEAL & EULA MAE NAQUIN EGLE IN SECTION 52, T18S-R19E, TERREBONNE AND LAFOURCHE PARISHES, LOUISIANA. PREPARED BY: KENNETH L. REMBERT. DATED: MAY 26, 1999. ENTRY NO. 1049202.
- ANNA WINJUM, ET AL VS. J.G. DUPLANTIS, NO. 43443, LOCATED IN SECTIONS 52 & 55, T18S-R19E, TERREBONNE AND LAFOURCHE PARISHES, LOUISIANA. PREPARED BY: DON L. McCULLOUGH. DATED: JUNE 12, 1981. ENTRY NO. 666916.
- MAP SHOWING PARTITION OF PROPERTY BELONGING TO THE ESTATE OF MRS. CLOVIS NAQUIN IN SECTIONS 52 & 53, T18S-R19E, TERREBONNE AND LAFOURCHE PARISHES, LOUISIANA. PREPARED BY: WILLIAM CLIFFORD SMITH. DATED: JUNE 23, 1971. ENTRY NO. 411861.
- LOT LINE SHIFT SURVEY AND REDIVISION OF PROPERTY OWNED BY MYRA NAQUIN ET AL LOCATED IN SECTION 52 & 55, T18S-R19E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ. DATED: JULY 27, 2009. ENTRY NO.: 1365225.
- LOT LINE SHIFT SURVEY AND REDIVISION OF TRACT 3 AND TRACT 4 OF PROPERTY BELONGING TO MYRA NAQUIN ET AL INTO TRACT 3A AND TRACT 4A LOCATED IN SECTION 52 & 55, T18S-R19E, TERREBONNE PARISH, LOUISIANA. PREPARED BY: DAVID A. WAITZ. DATED: JANUARY 20, 2011. ENTRY NO.: 1369110.



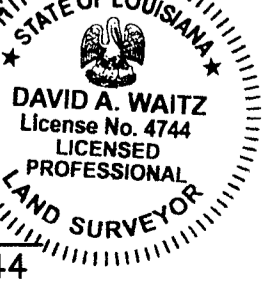
FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE A15. (ZONE A15 = 10' B.F.E.)
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0130 C; DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-N109
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE; A.B.F.E. = 11.0'
 NOTE: FOR AREAS OUTSIDE THE AFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

LOUISIANA WILDLIFE AND FISHERIES
 2000 QUAL DRIVE
 BATON ROUGE, LA 70808

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.

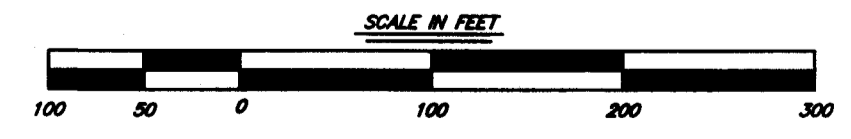
I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: *David A. Waitz* 9/23/16
 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.

- LEGEND**
- FOUND PROPERTY MARKER (AS LABELED) ○
 - FOUND 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
 - EXISTING FENCE — X —
 - EXISTING POWER POLE W/ LIGHT ⚡
 - EXISTING POWER POLE ⚡
 - EXISTING TELEPHONE PEDESTAL □
 - EXISTING FIRE HYDRANT 🔍
 - EXISTING WATER METER ○WM
 - LAND HOOK Z
 - NATURAL GROUND ELEVATION (IN FEET, NAVD 88, GEOID 12B) 125.0



DATE	DESCRIPTION	BY

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

BY: _____
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

APPROVED BY: _____
 FOR: _____

APPROVALS

BARRY BOUDREAUX, SR. _____ DATE _____

STACY BOUDREAUX _____ DATE _____

SURVEY AND REDIVISION OF TRACT 1 OF THE REDIVISION OF PROPERTY OWNED BY MYRA NAQUIN, ET AL BELONGING TO BARRY BOUDREAUX, SR. AND STACY BOUDREAUX CREATING TRACT 1-A AND RAW LAND TRACT 1 LOCATED IN SECTIONS 52 & 55, T18S-R19E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: JMT	CHECKED:
DATE: SEPTEMBER 8, 2016	FILE: F:\DWG\2008\08-110\RAWLAND TRACT 1.DWG	JOB NO: 08-110

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: TRACTS C THRU H, PROPERTY OF J.H.D. INVESTMENT AND LAND MANAGEMENT, LLC
2. Developer's Name & Address: J.H.D. INVESTMENT & LAND MANAGEMENT, LLC, P.O. BOX 627, PLAQUEMINE, LA 70764
- *Owner's Name & Address: SAME
[* 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: 6939 ROBINSON CANAL RD., COCODRIE, LA
5. Location by Section, Township, Range: SECTIONS 73 & 74, T20S-R18E
6. Purpose of Development: CAMPSITES
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: 9/9/16 SCALE: 1"=30'
11. Council District: 9 Rosclair / Little Caillon Ave
12. Number of Lots: 6
13. Filing Fees: \$

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

KENETH L. REMBERT
Print Applicant or Agent
10/20/16

Keneth L. Rembert
Signature of Applicant or Agent

Date _____

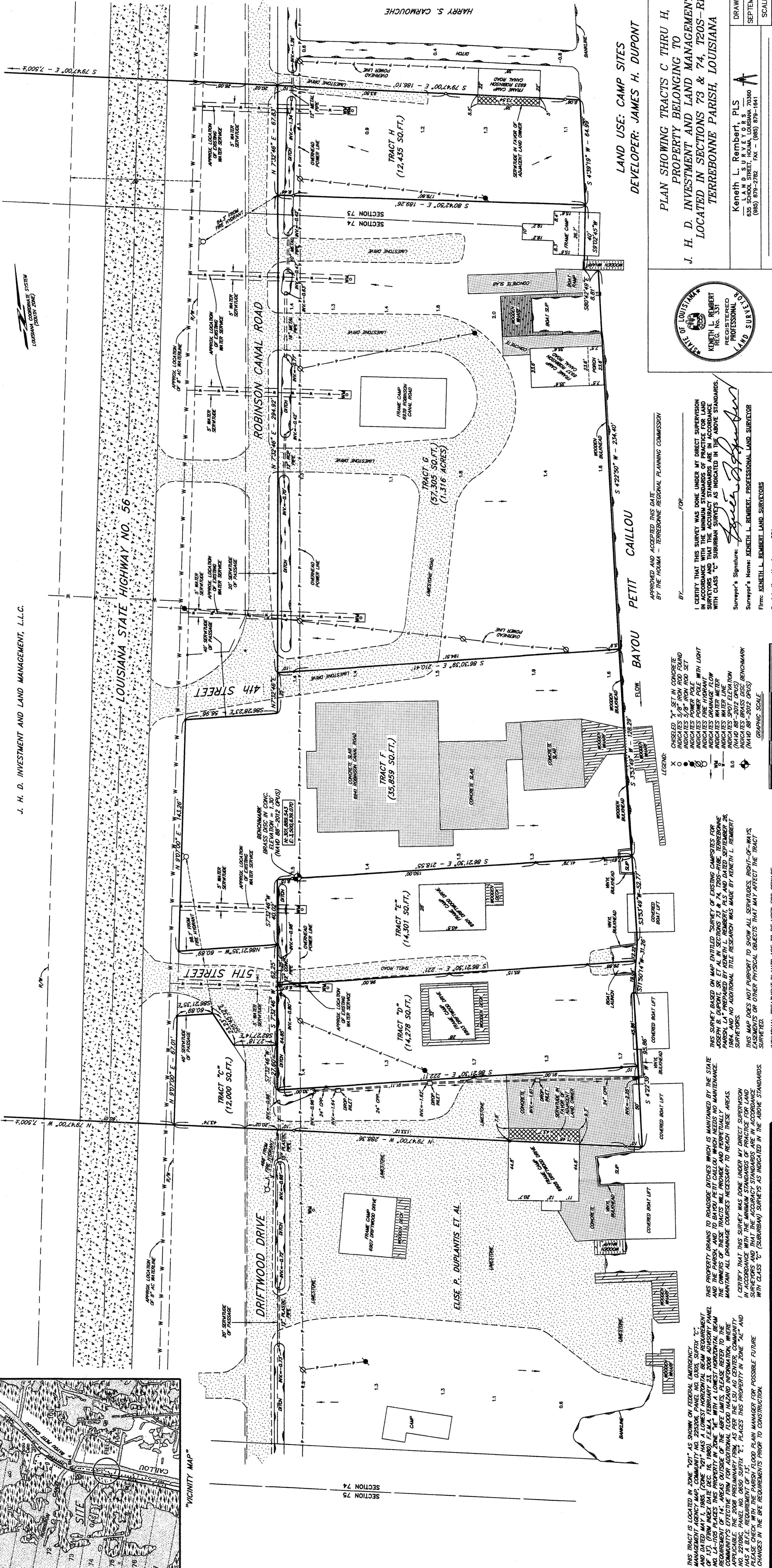
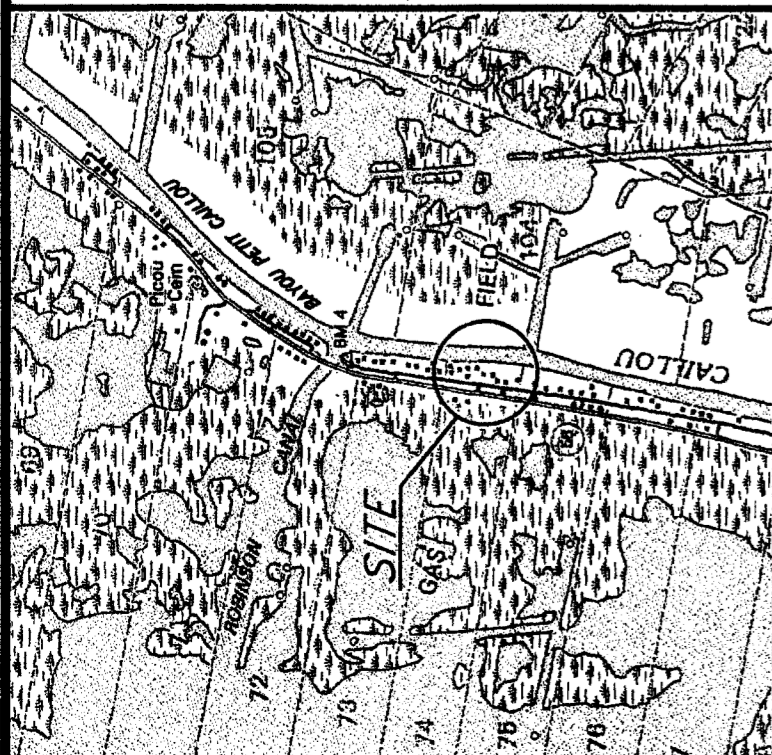
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or JHD 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

J.H.D. INVESTMENT & LAND MANAGEMENT, LLC BY: JAMES H. DUPONT

Print Name of

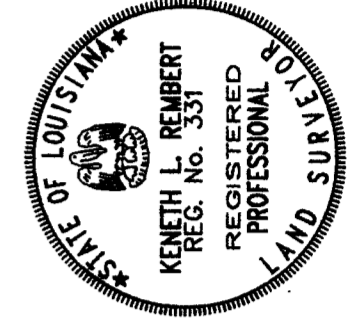
PC16/ 11 - 1 - 39

James H. Dupont
Signature



LAND USE: CAMP SITES
DEVELOPER: JAMES H. DUPONT

PLAN SHOWING TRACTS C THRU H,
PROPERTY BELONGING TO
J. H. D. INVESTMENT AND LAND MANAGEMENT, L.L.C.
LOCATED IN SECTIONS 73 & 74, T20S-R18E,
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
L.A.N.D.S.U.R.V.E.Y.O.R.S.
632 SCHWAB STREET, HOUMA, LOUISIANA 70360
(985) 979-2782 FAX: (985) 979-1641

DRAWN: B.MARTIN
SEPTEMBER 9, 2016
SCALE: 1" = 30'

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

BY: _____ FOR: _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE ACCURACY STANDARDS FOR SURVEYS AND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

LEGEND:

- X CHAINED 1/4" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD SET
- INDICATES POWER POLE WITH LIGHT
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES WATER LINE
- INDICATES SPOT ELEVATION (NAVD 88-2012 OPUS)
- INDICATES BRASS DISC BENCHMARK (NAVD 88-2012 OPUS)

INDIVIDUAL TREATMENT PLANTS ARE TO BE USED FOR SEWAGE

THIS SURVEY BASED ON MAP ENTITLED "SURVEY OF EXISTING CAMP SITES FOR
THE PARISH OF TERREBONNE, LOUISIANA," DATED SEPTEMBER 26,
1984, AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT,
SURVEYOR.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE ACCURACY 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 TRACT IS LOCATED IN ZONE "2" AS SHOWN ON FEDERAL EMERGENCY
DISASTER PLAN NO. 157, WHICH WAS EFFECTIVE FEBRUARY 23, 2008 (ADVISORY PANEL
NO. 157) (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FIRM NO. 22008-0101-001
AND DATED MAY 19, 2008. THIS TRACT IS IN ZONE "2" WITH A LOWEST HORIZONTAL BEAM
REQUIREMENT OF 14'. AREAS OUTSIDE OF THE ABE LIMITS, PLEASE REFER TO THE
COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION. WHERE
APPLICABLE, THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY
HAS A B.F.E. REQUIREMENT OF 13'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH IS MAINTAINED BY THE STATE
AND THE PARISH, AND TO BAYOU PETIT CAILLOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE ACCURACY 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.

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: PLAN SHOWING LOTS 12-A THRU 12-E A REDIVISION OF LOT 12
PROPERTY OF CROPLAND INVESTMENT GROUP, L.L.C. ET AL
2. Developer's Name & Address: CROPLAND INVESTMENT GROUP, L.L.C. P.O. BOX 869, HOUMA,
LA 70361
- *Owner's Name & Address: SAME
[* 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: 3628 WEST PARK AVE.
5. Location by Section, Township, Range: SECTION 4, T16S-R16E
6. Purpose of Development: _____
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: OCTOBER 14, 2016 SCALE: 1"=40'
11. Council District: 2 / Schriever Jr
12. Number of Lots: 5
13. Filing Fees: \$13174

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

KENETH L. REMBERT
Print Applicant or Agent

[Signature]
Signature of Applicant or Agent

OCTOBER 17, 2016
Date

The undersigned certifies: AR 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.

CROPLAND INVESTMENT GROUP, L.L.C.
Print Name of Signature

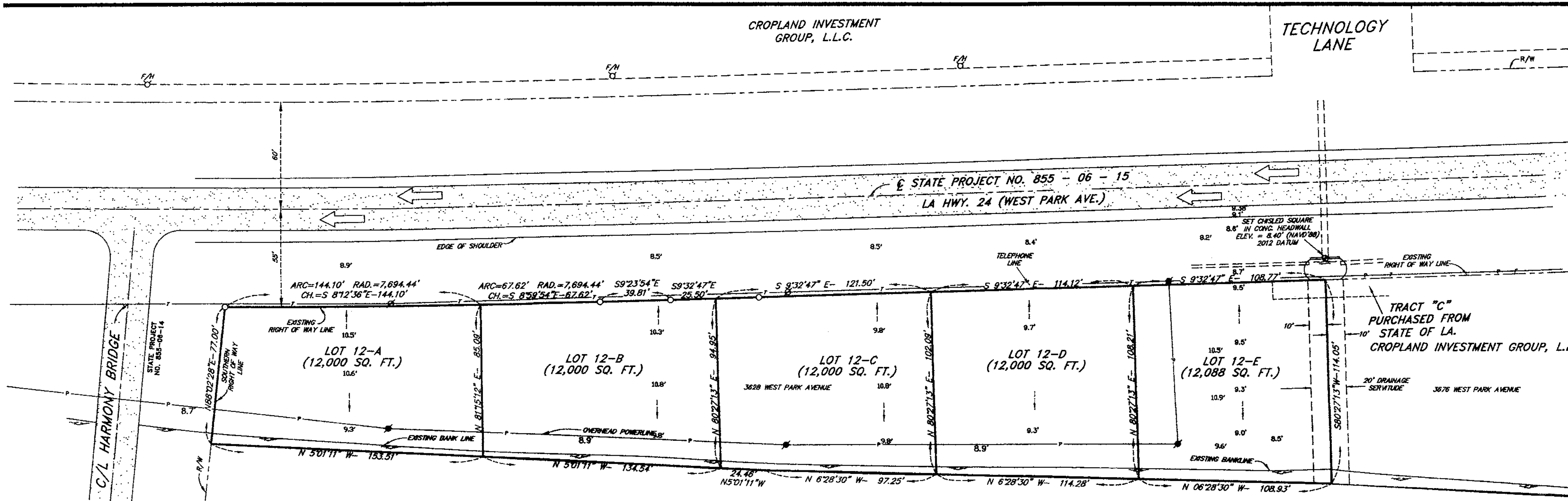
[Signature]
Signature

OCTOBER 17, 2016

PC16/ 11 - 2 - 40

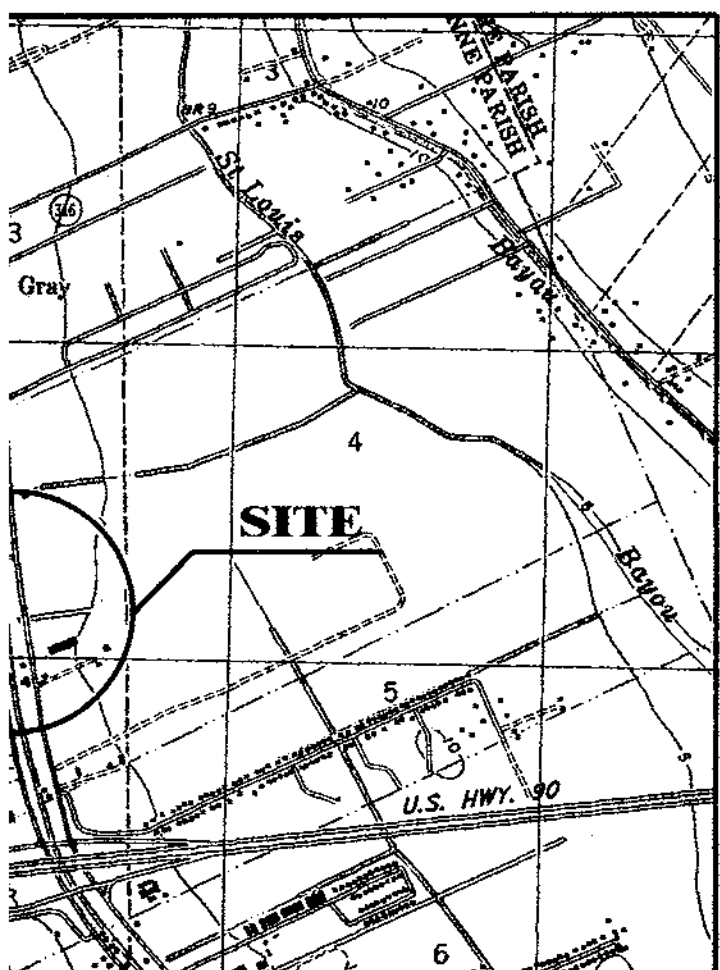
CROPLAND INVESTMENT GROUP, L.L.C.

TECHNOLOGY LANE



BAYOU TERREBONNE FLOW

VICINITY MAP



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

MINOR SUBDIVISION LAND USE: RESIDENTIAL

BY _____ FOR _____

PLAN SHOWING LOTS 12-A THRU 12-E A REDIVISION OF LOT 12 PROPERTY OF CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E, TERREBONNE PARISH, LOUISIANA

OCTOBER 14, 2016 SCALE: 1" = 40'

SEWERAGE: INDIVIDUAL TREATMENT PLANTS

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0405 & 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANELS DO NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT SURVEYOR ENTITLED, ENERGY CENTER OF SOUTHEAST LOUISIANA ADDENDUM NO. 1 PROPERTY OF CROPLAND INVESTMENT GROUP, L.L.C. LOCATED IN SECTION 4, T16S-R16E AND SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA AND DATED JUNE 24, 2008. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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 DRAINS TO HIGHWAY ROAD SIDE DITCH AND TO BAYOU TERREBONNE WHICH IS MAINTAINED BY THE STATE OF LA. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

- LEGEND:
- INDICATES 5/8" IRON ROD TO BE SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊕ INDICATES POWER POLE
 - ⊕ INDICATES TELEPHONE POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 3.3 INDICATES SPOT ELEVATION (NAVD'88, 2012 DATUM)
 - INDICATES DRAINAGE FLOW
 - INDICATES BENCH MARK (ELEV. 8.40')



Kenneth L. Rembert
 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 PHONE: 985-879-2782

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: TRINITY COMMERCIAL PARK ADD. #2, PHASES "C & D"
- Developer's Name & Address: ANNIE I, L.L.C. P.O. BOX 869 HOUMA, LA 70361
*Owner's Name & Address: ANNIE I, 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: KENETH L. REMBERT, PLS

SITE INFORMATION:

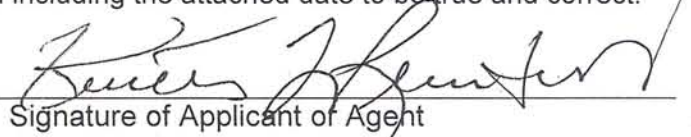
- Physical Address: TRINITY & DEEP WATER LANES GRAY, LA 70359
- Location by Section, Township, Range: SECTION 4, T16S-R17E
- Purpose of Development: _____
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: DATE: 10/18/2016 SCALE: 1"=60'
- Council District: _____
- Number of Lots: 10
- Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent

10/26/16

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, KJR 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.

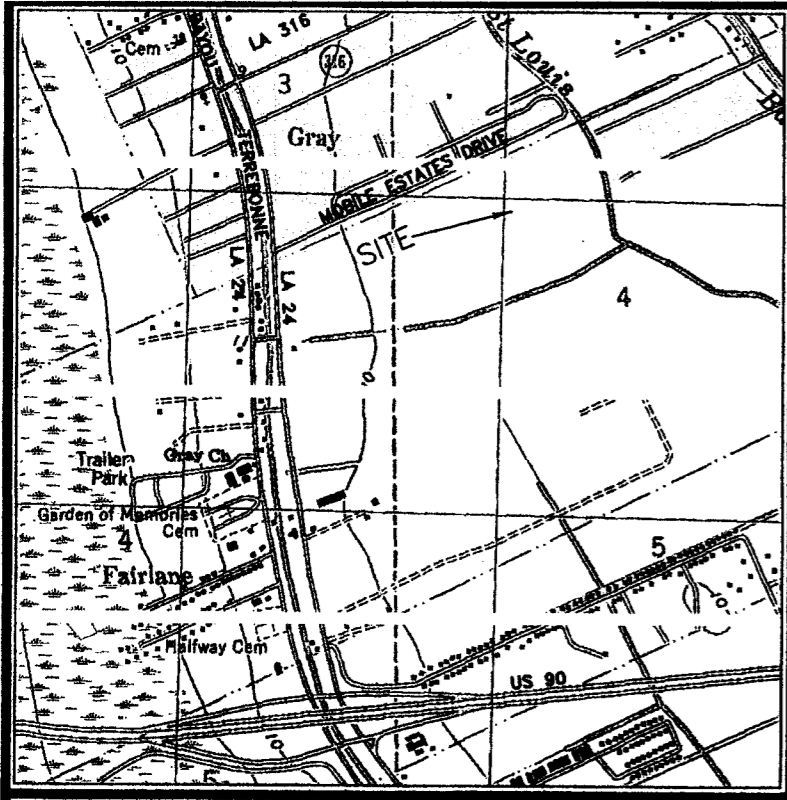
ANNIE I, L.L.C.
Print Name of Signature

10/26/16

Date


Signature

PC16/ 11 - 3 - 41



VICINITY MAP

SEWERAGE: INDIVIDUAL TREATMENT PLANTS

THIS PROPERTY DRAINS TO ROAD SIDE OPEN DITCHES AND TO THE RETENTION POND IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP IS BASED ON MAP ENTITLED "TRINITY COMMERCIAL PARK ADDENDUM 2 PHASE C PROPERTY OF NORTH TERREBONNE INVESTORS, LLC LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 23, 2015 PREPARED BY MILFORD & ASSOCIATES, INC. AND ALSO ON A MAP ENTITLED "TRINITY COMMERCIAL PARK ADDENDUM 2 PHASE D PROPERTY OF NORTH TERREBONNE INVESTORS, LLC LOCATED IN SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MAY 3, 2015 PREPARED BY MILFORD & ASSOCIATES, INC. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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 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 NOS. 0405 & 0410, 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.

DEVELOPER: ANNIE 1, L.L.C.

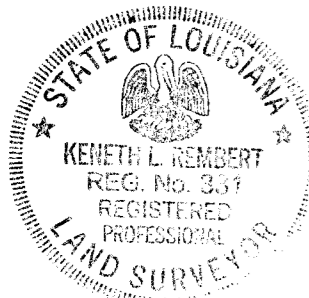
LAND USE: COMMERCIAL, LIGHT INDUSTRIAL, AND/OR RESIDENTIAL

"MINOR SUBDIVISION"

PLAT SHOWING REVISED PHASES C & D
A PORTION OF TRINITY COMMERCIAL PARK ADD. 2
IN SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

OCTOBER 18, 2016

SCALE: 1" = 60'

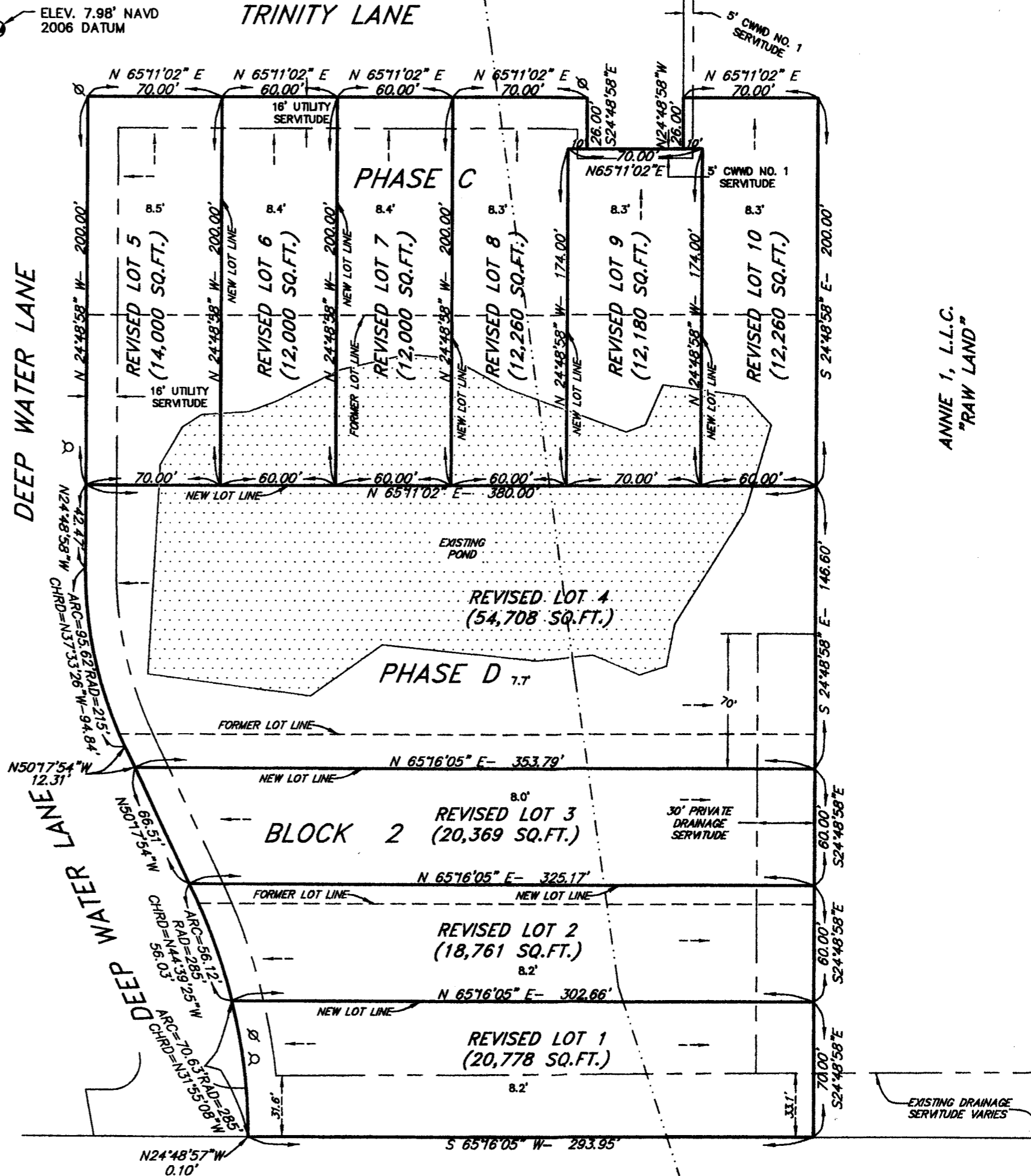


Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. 985-879-2782

ELEV. 7.98' NAVD
2006 DATUM

TRINITY LANE



ANNIE 1, L.L.C.
"RAW LAND"

CROPLAND INVESTMENT GROUP, LLC

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

BY _____ FOR _____

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊕ EXISTING POWER POLE WITH LIGHT (TO BE RELOCATED BY SLECA)
- ♁ INDICATES EXISTING FIRE HYDRANTS
- 3.3' INDICATES SPOT ELEVATION (NAVD'88, 2006 DATUM)
- INDICATES DRAINAGE FLOW
- ⊗ INDICATES BENCH MARK (ELEV. 7.98')

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:

- SURVEY AND REDIVISION OF RAW LAND TRACT 1 BELONGING TO J-BOMM, L.L.C. INTO TRACT 1*
1. Name of Subdivision: BOMM, L.L.C. INTO TRACT 1
2. Developer's Name & Address: J-BOMM, L.L.C., 151 TOURIST DRIVE, GRAY, LA 70359
*Owner's Name & Address: J-BOMM, L.L.C., 151 TOURIST DRIVE, GRAY, LA 70359
[* 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: AT THE INTERSECTION OF NORTH EAGLE LAKE DRIVE AND ST. LOUIS CANAL ROAD
5. Location by Section, Township, Range: SECTION 89, T-16-S, R-17-E
6. Purpose of Development: TO CONVERT RAW LAND TO A MINOR SUBDIVISION FOR COMMERCIAL USE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 10/31/16 1" = 60'
11. Council District: 3 / Bayou Cane Fire
12. Number of Lots: 1
13. Filing Fees: \$125.00 #13848

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

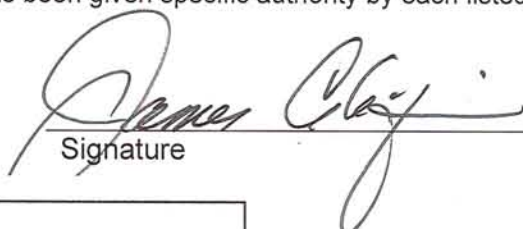
DAVID A. WAITZ, P.E., P.L.S., AGENT
Print Applicant or Agent


Signature of Applicant or Agent

OCTOBER 31, 2016
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.

JAMES CHAFIN, III
Print Name of Signature

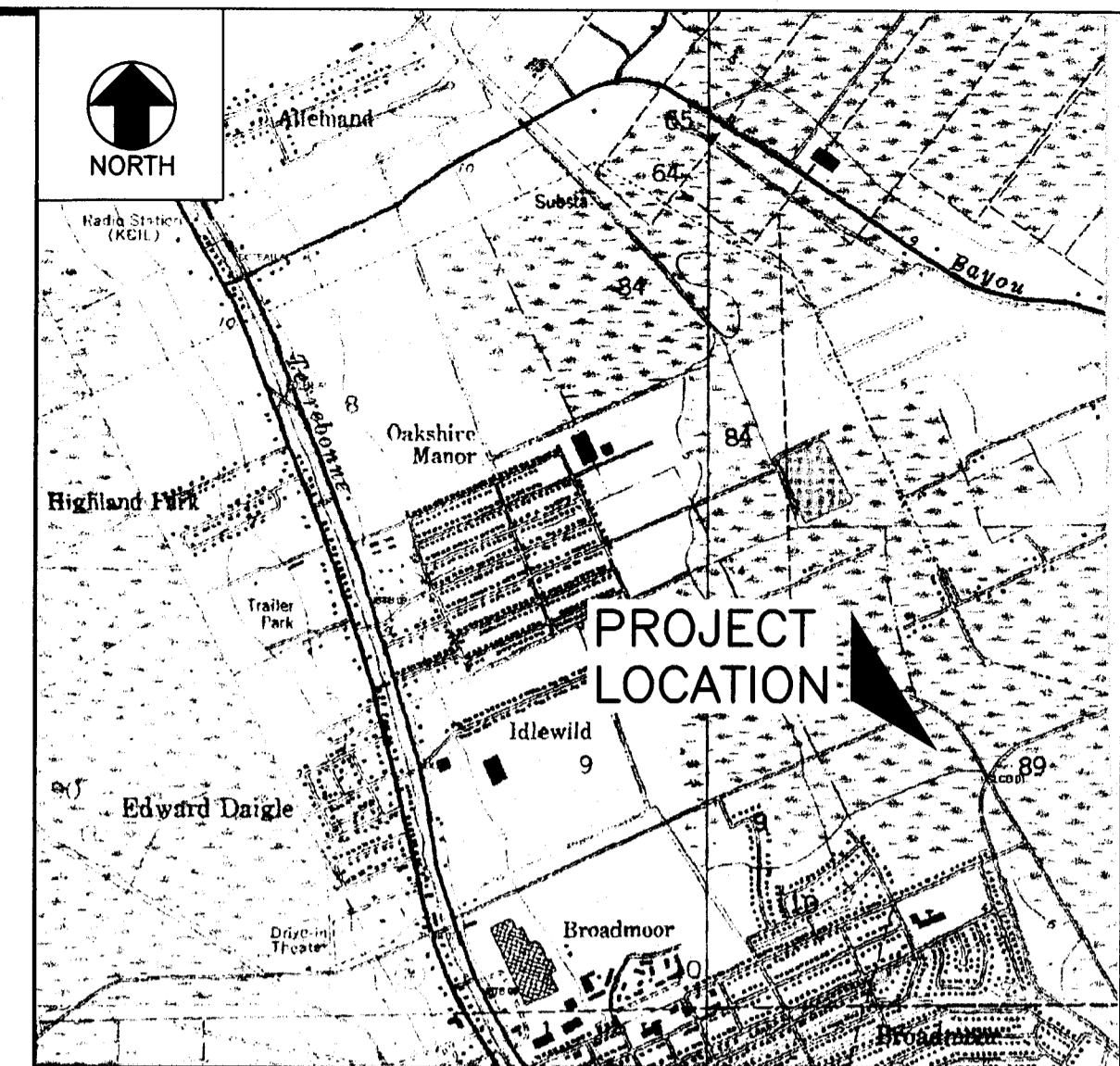

Signature

OCTOBER 31, 2016
Date

PC16/ 11 - 4 - 42

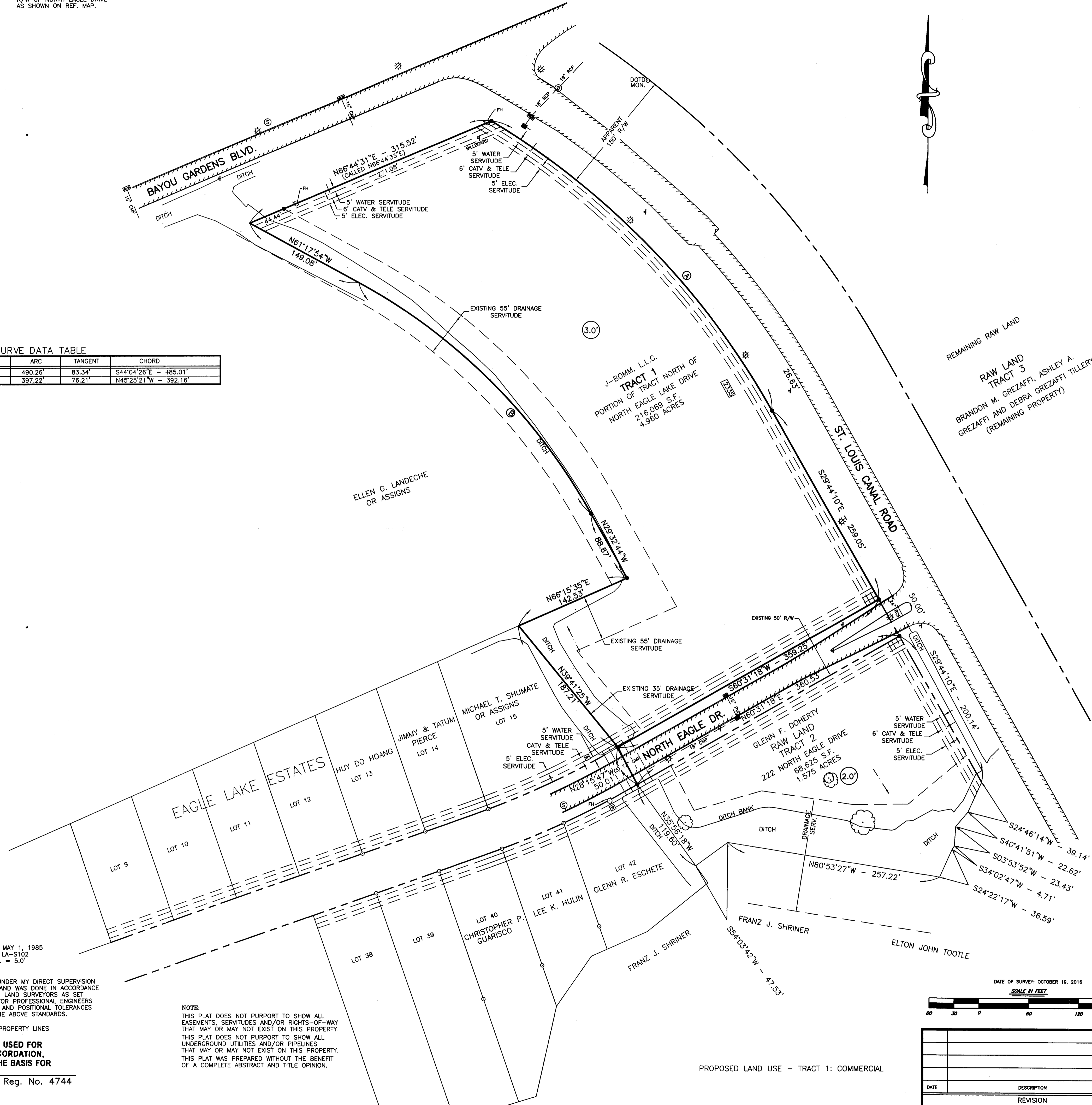
REFERENCE MAPS & BEARINGS:
 RAW LAND SURVEY AND REDIVISION OF PROPERTY BELONGING TO BRANDON M. GREZZAFFI, ASHLEY A. GREZZAFFI AND DEBRA GREZZAFFI TILLERY INTO RAW LAND TRACT 1, RAW LAND TRACT 2 & RAW LAND TRACT 3 LOCATED IN SECTION 89, T16S-R17E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 12, 2015 BY: DAVID A. WAITZ ENTRY # 1495398

NOTE: REFERENCE BEARING IS S60°31'18"W ALONG THE NORTHERNMOST R/W OF NORTH EAGLE DRIVE AS SHOWN ON REF. MAP.



VICINITY MAP
 SCALE 1" = 2000'

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
A	09°51'31"	966.30'	490.26'	83.34'	S44°04'26"E - 485.01'
B	09°01'06"	716.74'	397.22'	76.21'	N45°25'21"W - 392.16'



LEGEND

- FOUND 3/4" IP (UNLESS NOTED OTHERWISE) ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT OR LIGHT POLE ⊗
- EXISTING TELEPHONE PEDESTAL ⊠
- EXISTING FIRE HYDRANT ⊙
- EXISTING SEWER MANHOLE ⊕
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE SIGN ⊕
- ADDRESS [219]
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 12) (2.5)
- DRAINAGE FLOW ARROW →
- BENCH MARK [M]

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: CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVALS
 J-BOMM, L.L.C. DATE _____
 (JAMES CHAFIN III)

4

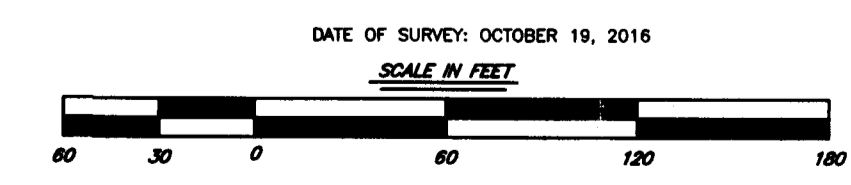
FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE A2, (B.F.E. = 4.0')
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-S102
 FEBRUARY 23, 2006 FLOOD ZONE: AE A.B.F.E. = 5.0'

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 - O.I.Y.
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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.

PROPOSED LAND USE - TRACT 1: COMMERCIAL



DATE	DESCRIPTION	BY

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

1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (985) 447-4017 OFFICE
 (985) 447-1998 FAX
 DWAITZ@WAITZENGINEERING.COM

DESIGNED: DAW CHECKED: DAW DATED: OCTOBER 31, 2016

DATE: DESCRIPTION: BY: CHECKED: DAW

FILE: F:\DWG\2016\16-096\16-096.dwg JOB NO: 16-096

APPROVED: David A. Waitz Reg. No. 4744

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

16-733

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building 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: Estate of Carrol J. Matherne Resub. of Tract D into Tracts D-1 & D-2
- Developer's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet)
*Owner's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet)
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C. (Byron J. Oncale, P.L.S.)

SITE INFORMATION:

- Physical Address: 1647 Martin Luther King Boulevard
- Location by Section, Township, Range: Section 5, Township 17 South, Range 17 East
- Purpose of Development: Commercial Development to create legal outparcel
- 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: 31-October-2016 / 1" = 60'
- Council District: 3 #2 / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$ 151.96

I, Byron J. Oncale, P.L.S., certify this application including the attached date to be true and correct.

Byron J. oncale, P.L.S.
Print Applicant or Agent


Signature of Applicant or Agent

31-October-2016
Date

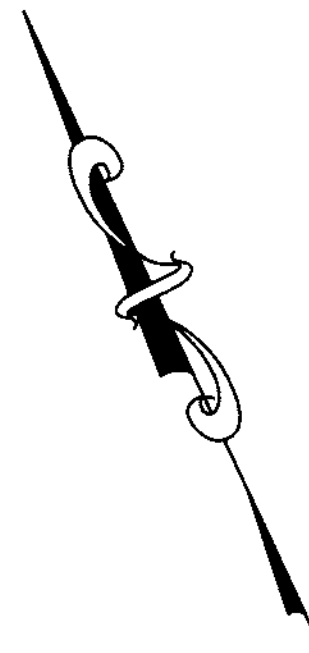
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ECO 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal,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

Byron J. Oncale, P.L.S.
Print Name of Signature

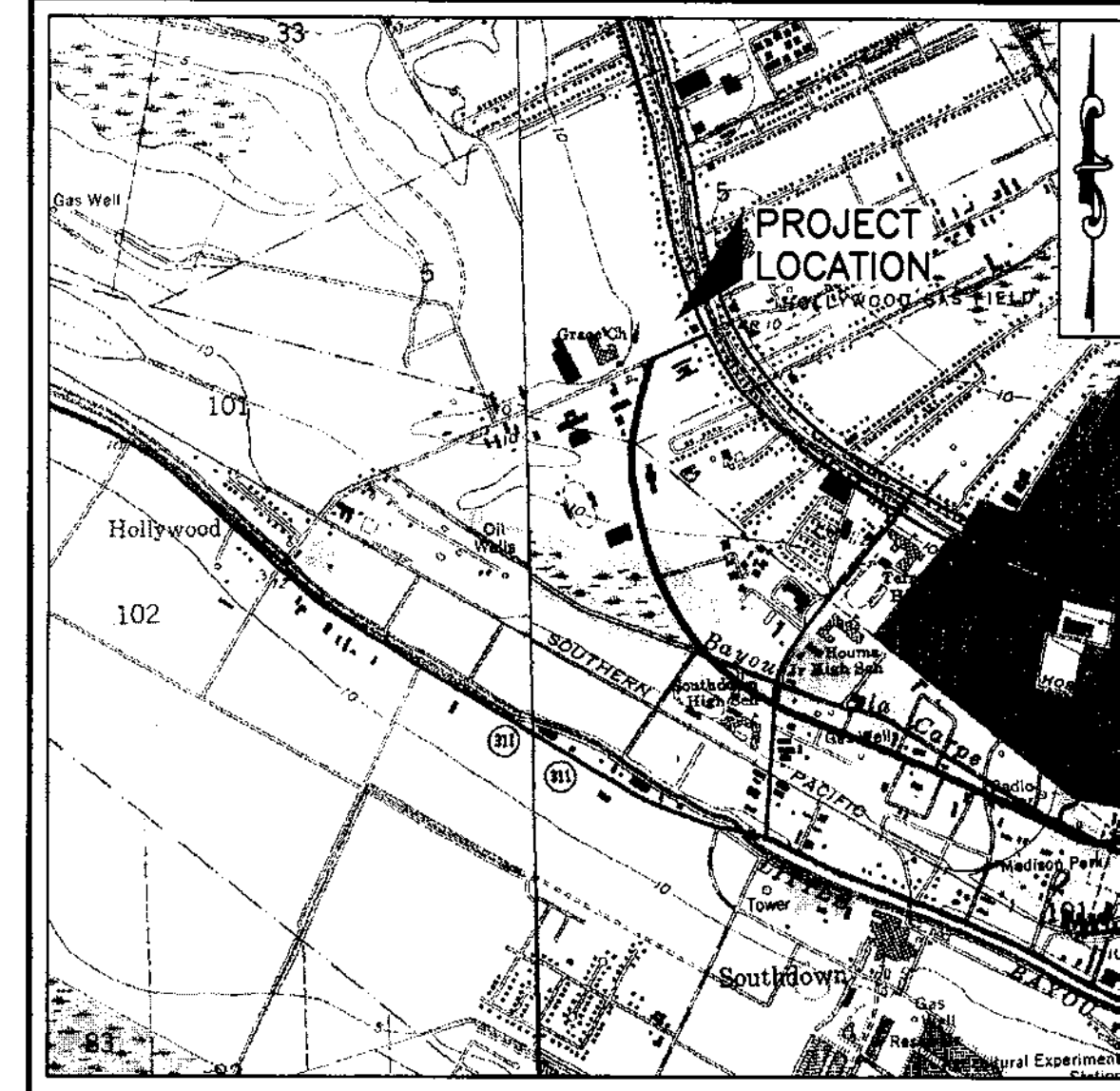
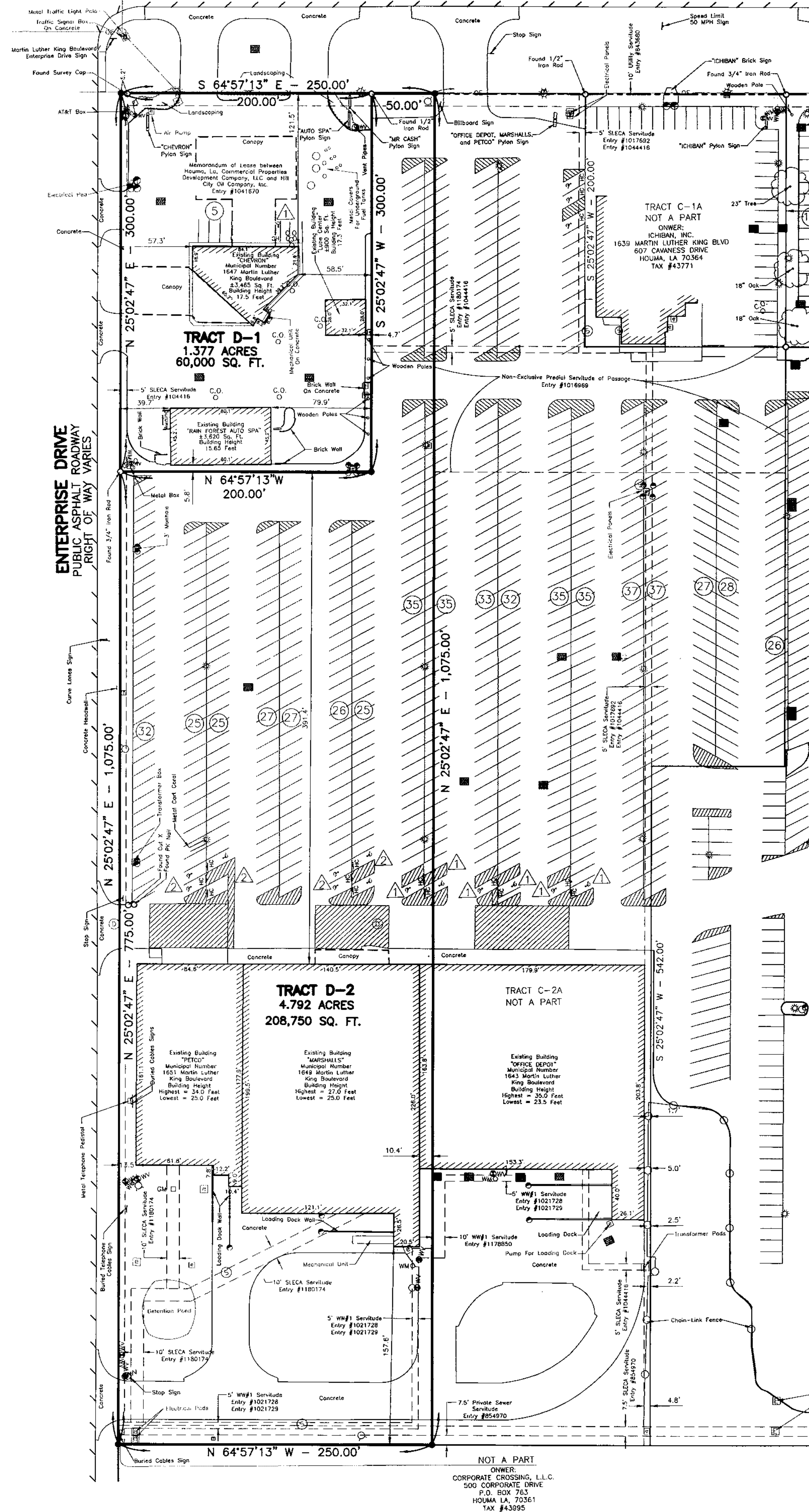

Signature

31-October-2016
Date

PC16/ 11 - 5 - 43



MARTIN LUTHER KING BOULEVARD -
LOUISIANA STATE HIGHWAY NO. 3040
PUBLIC ASPHALT ROADWAY
RIGHT OF WAY VARIES



VICINITY MAP
SCALE 1" = 2000'

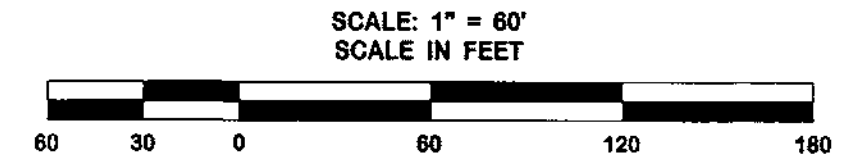
PLAT SHOWING RESUBDIVISION
OF
TRACT D
ESTATE OF CARROL J. MATHERNE
INTO
TRACTS D-1 & D-2
ESTATE OF CARROL J. MATHERNE
LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
PROPERTY CORNER TO BE SET UPON APPROVAL	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗*
EXISTING PARKING LOT LIGHT	⊗*
EXISTING GUY ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING OVERHEAD POWER LINE	—○—
EXISTING GAS METER	GM □
EXISTING GAS VALVE	GV
EXISTING DRAINAGE MANHOLE	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING CATCH BASIN/DROP INLET	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	WM ○
EXISTING WATER VALVE	WV
EXISTING HANDICAP PARKING SIGN	⊙
EXISTING PIPE BOLLARD	⊙
NUMBER OF EXISTING PARKING SPACES	⊙
NUMBER OF EXISTING HANDICAP PARKING SPACES	⊙
EXISTING CHAIN LINK FENCE	—○—
EXISTING MAILBOX	⊙
EXISTING PLASTIC FENCE	—x—
EXISTING IRON FENCE	—□—

- NOTES:**
- Zoning: C-2 General Commercial District
Front Setback: Twenty-five (25) feet
Side Setback: Five (5) feet
Rear Setback: Twenty (20) feet
Building Height Limit: Thirty-five (35) feet.
Zoning information accessed from <https://library.municode.com> on September 23, 2014. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps:
A.) Map showing Tract "D" containing 6.169 acres and belonging to Matherne Realty Partnership, located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana. Prepared by: Charles L. McDonald. Dated: July 24, 1992. Entry #907320.
B.) Plat showing Estate of Carrol J. Matherne, Section 5, T-17-S, R-17-E, Terrebonne Parish, Louisiana. Prepared by: Dufrene Surveying & Engineering Inc. Last Revised: January 25, 1994. Entry #930845.
C.) ALTA/ACSM Land Title Survey of property belonging to Section 5, T17S, R17E, Terrebonne Parish, Louisiana. Prepared by: Charles L. McDonald. Last Revised: July 23, 2004.
 - Bearings are based on Reference Map "C."
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0265 C, dated May 1, 1985, for Terrebonne Parish, Louisiana; the property hereon is located in Flood Zone Zone "C".
 - Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. 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.
 - Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.



CERTIFICATION:
This is to certify to VIKING PARTNERS, LLC, 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 Standards of Practice for Boundary Surveys 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 the standards indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
REG. NO. 4864
PROFESSIONAL
LAND SURVEYOR

10/3/2016
Reg. No. 4861

This plat is void without the raised or colored seal and signature of the Registered Professional Land Surveyor.

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: JDP	CHECKED BY: DPC	APPROVED BY: XXX
FIELD WORK COMPLETED ON: JUNE 17, 2016		ALS FILE: 2016/16-1336/16-133RESUB.dwg

Houma-Terrebonne Regional Planning Commission

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

16-133

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

Variance(s) (detailed description): _____

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

- Name of Subdivision: Estate of Carrol J. Matherne Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B,
- Developer's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet) B-3-C, &
*Owner's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet) E-2-A
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C. (Byron J. Oncale, P.L.S.)

SITE INFORMATION:

- Physical Address: 1539 Martin Luther King Boulevard
- Location by Section, Township, Range: Section 5, Township 17 South, Range 17 East
- Purpose of Development: Commercial Development to create legal outparcels
- 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: 31-October-2016 / 1" = 60'
- Council District: 3 / Bayou Care Five
- Number of Lots: 4
- Filing Fees: \$ 145.00

I, Byron J. Oncale, P.L.S., certify this application including the attached data to be true and correct.

Byron J. oncale, P.L.S.
Print Applicant or Agent


Signature of Applicant or Agent

31-October-2016
Date

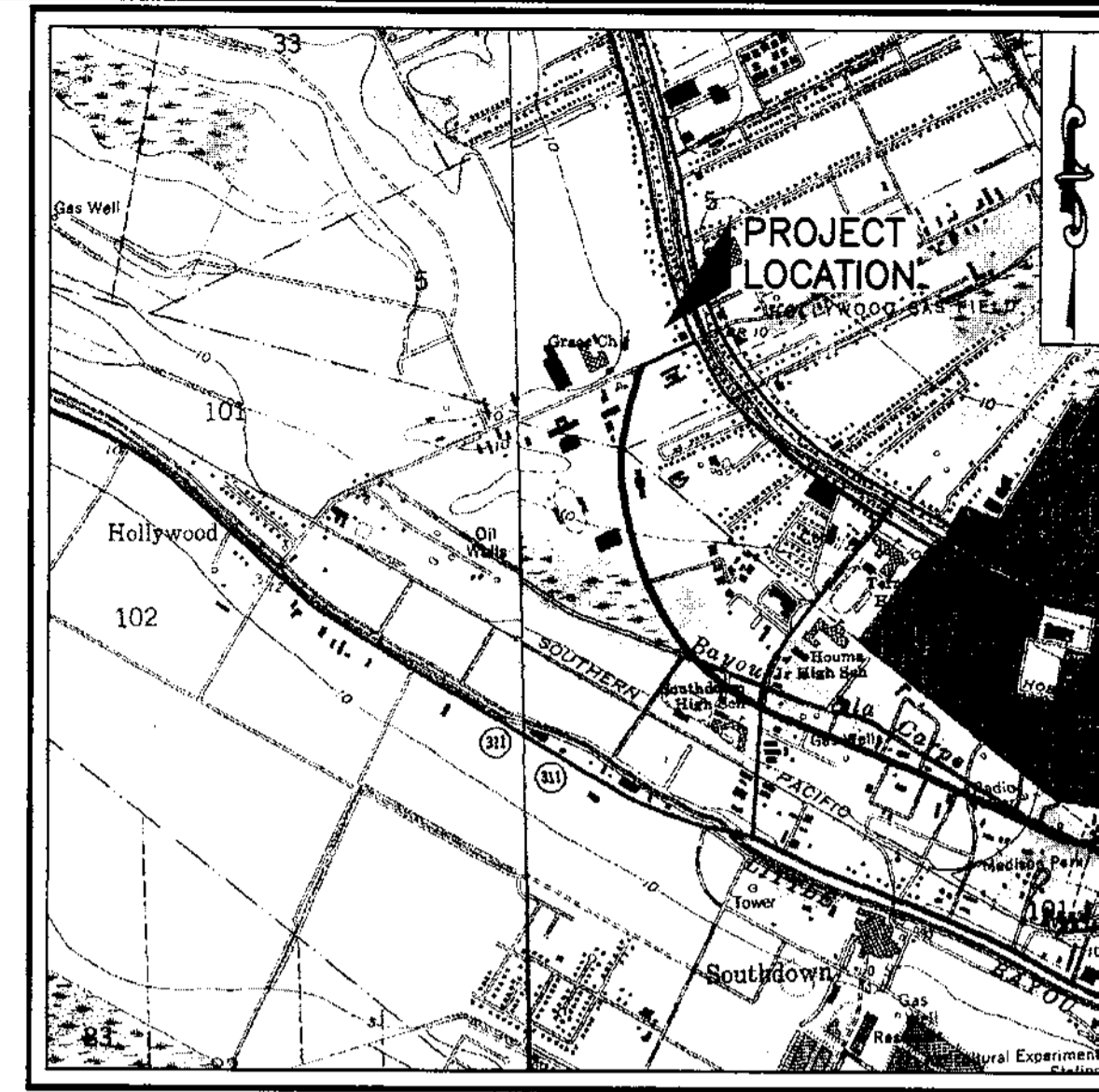
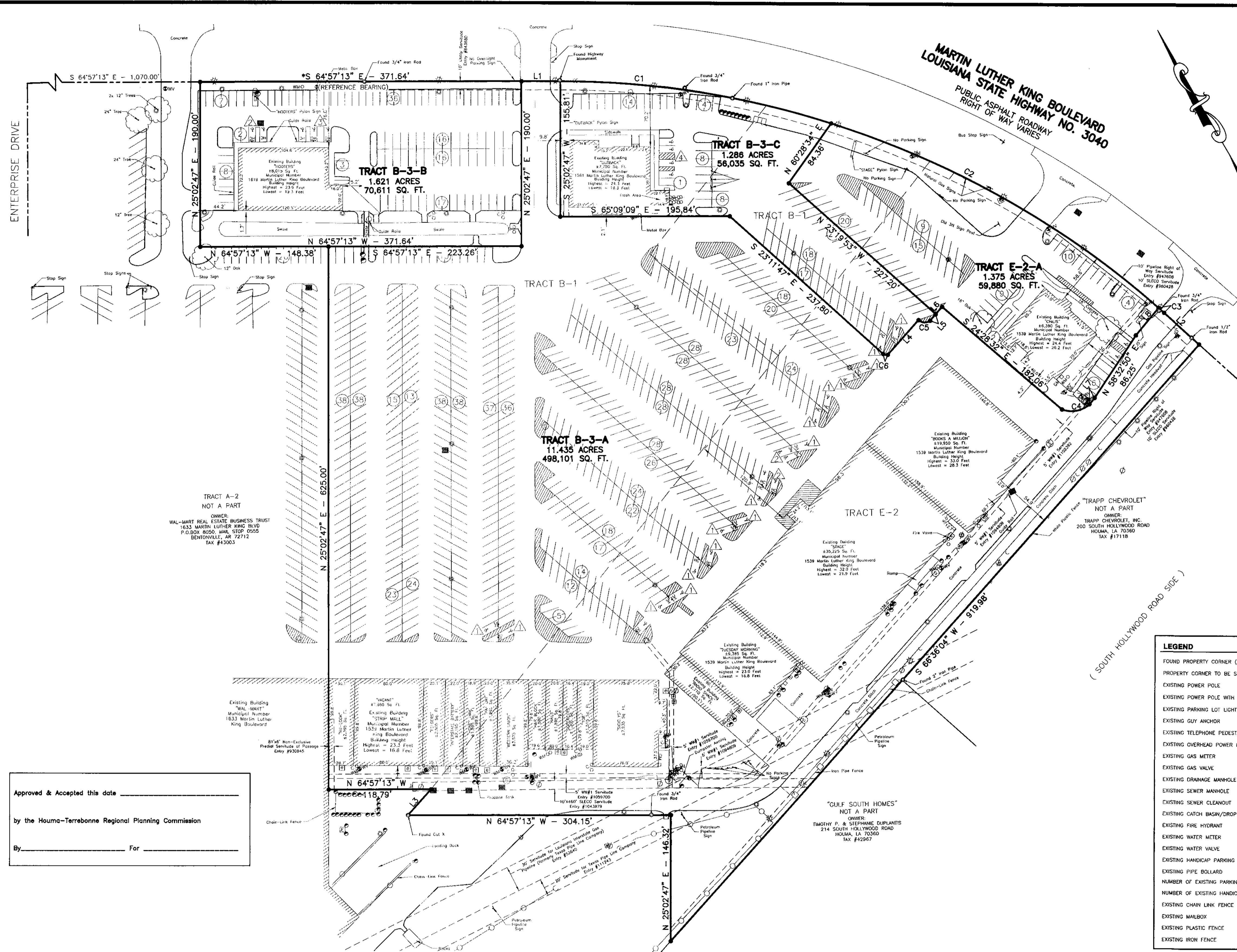
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, RTG 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that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

Byron J. Oncale, P.L.S.
Print Name of Signature


Signature

31-October-2016
Date

PC16/ 11 - 6 - 44



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- Zoning: C-2 General Commercial District
Front Setback: Twenty-five (25) feet
Side Setback: Five (5) feet
Rear Setback: Twenty (20) feet
Building Height Limit: Thirty-five (35) feet.
Zoning information accessed from <https://library.municipal.com> on September 23, 2014. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- Reference Maps:
A) Map showing Tract "D" containing 6,169 acres and belonging to Motherine Realty Partners, located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana.
Prepared by: Charles L. McDonald Dated: July 24, 1992 Entry #907320
B) Plat showing Estate of Carol J. Matherne, Section 5, T-17-S, R-17-E, Terrebonne Parish, Louisiana.
Prepared by: Dufrene Surveying & Engineering Inc.
Last Revised: January 25, 1994. Entry #930845
C) ALTA/ACSM Land Title Survey of property belonging to Houma, LA, Commercial Properties Development Company, L.L.C., located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana.
Prepared by: Charles L. McDonald Last Revised: July 23, 2004
- Bearings are based on Reference Map "C."
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0265 C, dated May 1, 1985, for Terrebonne Parish, Louisiana; the property hereon is located in Flood Zone Zone "C".
- Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. 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.
- Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
PROPERTY CORNER TO BE SET UPON APPROVAL	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗*
EXISTING PARKING LOT LIGHT	⊙
EXISTING GUY ANCHOR	⊙
EXISTING TELEPHONE PEDESTAL	⊙
EXISTING OVERHEAD POWER LINE	—○—
EXISTING GAS METER	GM ⊙
EXISTING GAS VALVE	⊙GV
EXISTING DRAINAGE MANHOLE	⊙
EXISTING SEWER MANHOLE	⊙S
EXISTING SINKER CLEANOUT	⊙SC
EXISTING CATCH BASIN/DROP INLET	⊙CB
EXISTING FIRE HYDRANT	⊙FH
EXISTING WATER METER	WM ⊙
EXISTING WATER VALVE	⊙WV
EXISTING HANDICAP PARKING SIGN	⊙HPS
EXISTING PIPE BOLLARD	⊙PB
NUMBER OF EXISTING PARKING SPACES	⊙N
NUMBER OF EXISTING HANDICAP PARKING SPACES	⊙NH
EXISTING CHAIN LINK FENCE	—○—
EXISTING MAILBOX	⊙M
EXISTING PLASTIC FENCE	—X—
EXISTING IRON FENCE	—□—

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

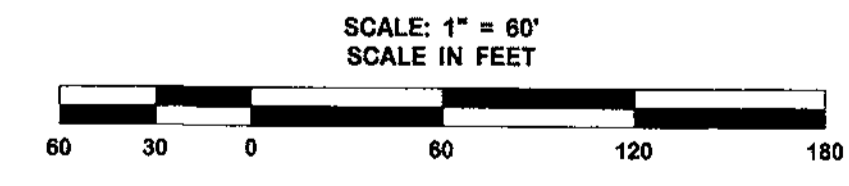
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	17°24'40"	1,045.90'	317.83'	S 56°14'53" E - 316.61'
C2	23°56'52"	1,045.90'	437.15'	S 35°34'08" E - 433.98'
C3	00°28'27"	1,045.90'	8.66'	S 23°21'28" E - 8.66'
C4	63°16'24"	30.81'	34.02'	S 75°32'23" E - 32.32'
C5	90°23'51"	9.64'	15.20'	S 63°19'14" E - 13.67'
C6	63°13'22"	5.31'	5.86'	S 58°33'10" E - 5.57'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 64°57'13" E	44.97'
L2	S 23°07'13" E	54.38'
L3	N 66°53'19" E	40.27'
L4	N 66°43'34" E	53.31'
L5	N 65°15'37" E	9.32'
L6	N 66°55'59" E	11.03'
L7	N 64°03'58" E	9.32'
L8	N 64°38'06" E	40.98'


PLAT SHOWING RESUBDIVISION
OF
TRACTS B-1, B-3, AND E-2
ESTATE OF CAROL J. MATHERNE
INTO
TRACTS B-3-A, B-3-B, B-3-C AND E-2-A
ESTATE OF CAROL J. MATHERNE
LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA



CERTIFICATION:
This is to certify to VIKING PARTNERS, LLC, 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 Standards of Practice for Boundary Surveys 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 of Accuracy indicated in the above standards. I also certify there are no visible encroachments or any property lines except as shown.

MICHAEL P. BLANCHARD
REG. NO. 4861
PROFESSIONAL LAND SURVEYOR
MICHAEL P. BLANCHARD, P.L.S.
This survey plat is not valid without the raised or colored seal and signature of the Registered Professional Land Surveyor.

10/31/2016
Reg. No. 4861

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
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EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE:	REVISION DESCRIPTION:	INT.:
DRAWN BY: DAT	CHECKED BY: DPC	APPROVED BY: MPB
DATE: OCTOBER 31, 2016		ALS FILE: 2016/16-1335/16-1335R.0WG