



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Tyler Legnon, Secretary
Joe Harris

Willie Newton, Vice Chair
A'ron Wolfe
Connie Bourg, Alternate Member

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday, August 17, 2026
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of July 20, 2026
5. Old Business:
 - a. Variance: Placement of a permanent 9'6" flood wall/barrier around the perimeter of the Entergy substation on an R-1 zoned lot located at 290 Grande Street. (Council District 1 & Council District 8; City of Houma Fire Department) *Entergy Louisiana, LLC, applicant.*
6. New Business:
 - a. Variance: Placement of an off-premise advertising sign on a C-2 zoned lot within the Overlay District located at 5671 Highway 311. (Council District 6; Bayou Cane Fire Department) *Big Mike's BBQ Smokehouse / Judith Lewis, applicant.*
7. Next Meeting Date: Monday September 21, 2026
8. Board of Adjustment Member's Comments
9. Public Comments
10. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF July 20, 2026

1. The Vice Chairman, Mr. Willie Newton, called the meeting of July 20, 2026, of the Board of Adjustment to order at 5:14 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Tyler Legnon.
2. Upon Roll Call, present were: Mr. Willie Newton, Vice Chairman Mr. Tyler Legnon, Secretary, Mr. A'ron Wolfe, and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, and Mr. Joe Harris. Also present was Mr. Henri Lucio, Planner I, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: The Vice Chairman asked for a moment of silence for Board Member Mr. Joe Harris.
4. APPROVAL OF THE MINUTES:

Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting June15, 2026."

The Vice Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Wolfe and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Newton; ABSENT: Mr. Chatagnier and Mr. Harris. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Variance: Placement of a permanent 9'6" flood wall/barrier around the perimeter of the Entergy substation on an R-1 zoned lot located at 290 Grande Street.
 - 1) The Vice Chairman recognized that no one was in attendance to represent the application or in the audience and entertained a motion to continue the item until the next scheduled Board of Adjustment Meeting.
 - 2) Mr. Wolfe moved, seconded by Mrs. Bourg: "THAT the variance request for the placement of a permanent 9'6" flood wall/barrier around the perimeter of the Entergy substation located at 290 Grande Street be continued to the next scheduled meeting."
The Vice Chairman called for a vote on the motion offered by Mr. Wolfe. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Wolfe and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Newton; ABSENT: Mr. Chatagnier and Mr. Harris. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. NEXT MEETING DATE:
 - a) The Vice Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, August 17, 2026.
7. BOARD OF ADMUSTMENT MEMBER COMMENT: None
8. PUBLIC COMMENT: None
9. Mr. Legnon moved, seconded by Mrs. Bourg: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:19 p.m."

The Vice Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Wolfe and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Newton; ABSENT: Mr. Chatagnier and Mr. Harris. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Tyler Legnon, Secretary
Board of Adjustment

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|---|--|--|
| ☒ Special Exception | ☒ Structure Variance | ☐ Administrative Review |
| ☐ Interpretation | ☐ Use Variance | ☐ Non-Conforming Structure Variance |

2. Applicant's Name:

Entergy Louisiana, LLC

3. Applicant's Address:

5800 Highway 90 East, Broussard, LA 70518

4. Applicant's Phone:

337-272-3112

5. Applicant's Email:

cmill17@entergy.com

6. Physical Address
Of Request:

290 Grande St, Houma LA

7. Interest in Ownership:

100%

7. Date of
Application:

6/30/26

8. Explanation of
Request:

The project will install/build a permanent flood wall/barrier at the Houma substation. The value gained from the storm hardening being proposed is two-fold in that Entergy will incur less damage to be repaired from storm events and the severity and frequency of any outage event will be reduced. The project scope is to install a 9'6" Sheet Pile Wall around the perimeter of the substation to inhibit water infiltration during a storm event along with internal drainage infrastructure to discharge water out of the substation during a storm event.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Entergy Louisiana, LLC

By: Cory Miller

Signature of Applicant or Agent

Cory Miller, Project Manager

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

CM _____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.

Cory Miller on behalf of Entergy Louisiana, LLC
Signature of Owner

Cory Miller, Project Manager

Printed Name of Owner

06/30/2026

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

File # 26-03

Address- 290 Grande Street Houma, LA 70363

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

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- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

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Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

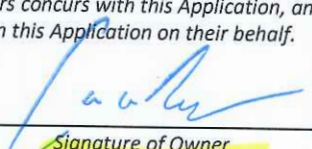
Signature of Applicant or Agent

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.



Signature of Owner

Jason W. Bergeron

Printed Name of Owner

07/08/2026

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



290 Grande Street

ITEM	COMMITMENT	SUBJECT'S COMMENTS
10	THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A" IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP NUMBER 22109C 0254 E, DATED SEPTEMBER 07, 2023, FOR TERRERBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.	Does not affect subject 0.132 acre parcel.

LEGAL DESCRIPTION OF PARENT TRACT AS PER TITLE COMMITMENT:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SECTION 105, T17S, R17E, TERREBONNE PARISH, LOUISIANA:

A CERTAIN PARCEL OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, COMPRISED IN AND FORMING PARTS OF LOTS NOS. ONE HUNDRED SIXTY-ONE (161), ONE HUNDRED SIXTY-TWO (162), ONE HUNDRED SIXTY-THREE (163) AND ONE HUNDRED SIXTY-FOUR (164) OF THE SUBDIVISION OF THE HONDURAS PLANTATION, SAID LOTS BEING MORE PARTICULARLY SHOWN ON A PLAN OF SAID SUBDIVISION MADE BY J.C. WATKINS, C.E., IN JANUARY 1923, ON FILE IN THE OFFICE OF THE CLERK OF COURT OF THIS PARISH, SAID TRACT COMPRISING A SUPERFICIAL AREA OF ONE AND 512/1000 (1.512) ACRES OF LAND, AND CONSISTING OF 0.012 ACRES OF LOT NO. 161, 0.54 ACRES OF LOT NO. 162, 0.68 ACRES OF LOT NO. 163 AND 0.30 ACRES OF LOT NO. 164, ALL AS MORE PARTICULARLY SET FORTH IN A SKETCH ATTACHED TO THAT SALE DATED SEPTEMBER 30, 1930 BY AND BETWEEN THE PEOPLES BANK AND TRUST COMPANY (IN LIQUIDATION) AND THE CITY OF HOUMA, RECORDED OCTOBER 11, 1930 AT BOOK 95, PAGE 75, ENTRY NO. 10381, OFFICIAL RECORDS OF TERREBONNE PARISH, LOUISIANA.

TAX PARCEL NO.: 111659 (A PORTION OF)

ALTA TABLE A ITEMS

- A1** MONUMENTS PLACED (AS SHOWN)
- A3** THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A" IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP NUMBER 22109C 0254 E, DATED SEPTEMBER 07, 2023, FOR TERRERBONNE PARISH, LOUISIANA. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.
- A4** THE SUBJECT PROPERTY CONTAINS 5,749.19 SQUARE FEET, OR 0.132 ACRES.
- A5** SQUARE FOOTAGE OF EXTERIOR FOOTPRINT IS AS SHOWN.
- A6.a** THE SUBJECT PARCEL IS ZONED R-1 (SINGLE-FAMILY RESIDENTIAL). SETBACKS OF FRONT-20, SIDES-5, AND REAR 25' SHOWN ON MAP ARE PER TERRERBONNE PARISH ARTICLE II SEC. 28-47 (a). ZONING REPORT PROVIDED TO THE SURVEYOR DOES NOT CALL OUT SETBACK REQUIREMENTS.
- A6.b** THE SUBJECT PARCEL IS ZONED R-1 (SINGLE-FAMILY RESIDENTIAL). SETBACKS OF FRONT-20, SIDES-5, AND REAR 25' SHOWN ON MAP ARE PER TERRERBONNE PARISH ARTICLE II SEC. 28-47 (a). ZONING REPORT PROVIDED TO THE SURVEYOR DOES NOT CALL OUT SETBACK REQUIREMENTS.
- A7.a** EXTERIOR DIMENSIONS OF EXISTING BUILDINGS ARE AS SHOWN.
- A8** SUBSTANTIAL FEATURES AS SHOWN.
- A9** NO PARKING SPACES OBSERVED ON SITE.
- A11.a** PUBLIC RECORD DOCUMENTS, TITLE INFORMATION AND MAPS UTILIZED FOR ESTABLISHING THE PROPERTY BOUNDARIES AS DEPICTED ON THIS PLAT WERE PROVIDED BY LAND MANAGEMENT SERVICES, L.L.C.
- A11.b** LOCATION OF UTILITIES SHOWN IN ACCORDANCE TO ONECALL MARKINGS.
- A13** NAMES OF ADJOINERS AS SHOWN IN ACCORDANCE WITH CURRENT TAX RECORDS.
- A14** SUBJECT PARCEL IS 768' FROM THE INTERSECTION OF EAST ST. AND NORMAN ST.
- A16** NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, NOR ADDONS OBSERVED.
- A18** NO EVIDENCE OF OFFSITE EASEMENTS DISCLOSED.

LEGAL DESCRIPTION AS PER SURVEY:

A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND SITUATED IN THE CITY OF HOUMA, SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 1-1/2" G.L.P. FND. LOCATED ON THE NORTHEAST PROPERTY CORNER OF LOT 10 OF CATHERINE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY RECORDED IN COB 364, FOLD 187 IN THE CONVEYANCE RECORDS OF TERREBONNE PARISH, SAID POINT HAVING LOUISIANA STATE PLANE COORDINATES OF N = 395,934.47 AND E = 3,484,480.17;

THENCE, NORTH 18° 29' 19" WEST A DISTANCE OF 671.16' OVER AND ACROSS PLOT "A" AS SHOWN ON THAT SAME PLAT OF SURVEY TO POINT OF BEGINNING (P.O.B.), SAID POINT HAVING LOUISIANA STATE PLANE COORDINATES OF N = 396,970.99 AND E = 3,484,480.17;

THENCE, OVER AND ACROSS SAID SUBJECT PLOT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 01° 18' 48" EAST A DISTANCE OF 419.40 FEET TO A SET 3/4" IRON ROD;

SOUTH 15° 48' 53" WEST A DISTANCE OF 28.07 FEET TO A SET 3/4" IRON ROD AT THE NORTHEAST CORNER OF PLOT "A";

NORTH 57° 53' 08" WEST A DISTANCE OF 426.53 FEET TO THE SAID "POINT OF BEGINNING" (P.O.B.);

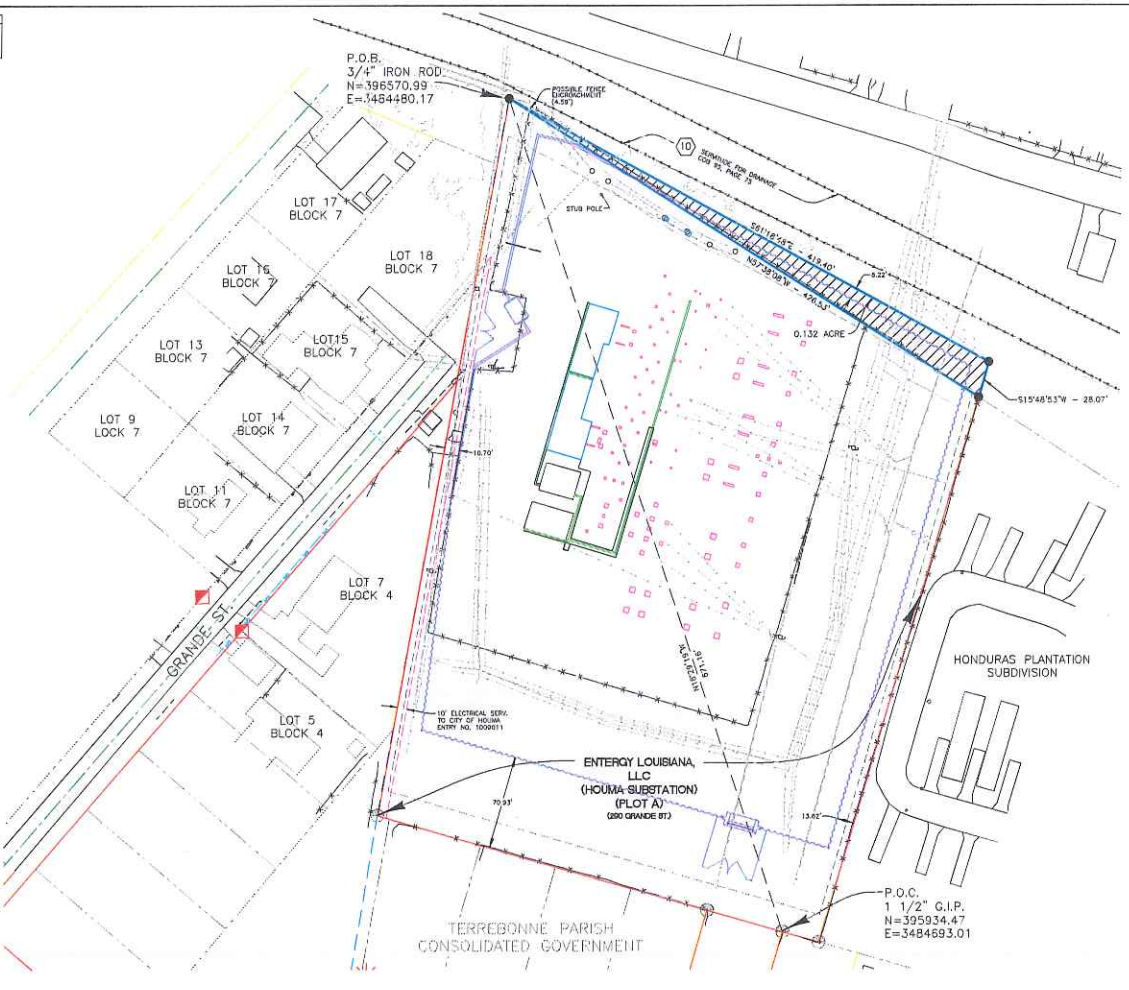
THE TOTAL AREA OF THE SUBJECT TRACT OF LAND IS 0.132 ACRES, MORE OR LESS.

BEING A PART OF THAT SAME PROPERTY OWNED BY THE CITY OF HOUMA AS SHOWN ON A PLAT OF SURVEY RECORDED IN COB 364, FOLD 187 IN THE CONVEYANCE RECORDS OF TERREBONNE PARISH, LA.

NOTES:

BEARINGS AND DISTANCES INDICATED HEREIN ARE GRID DERIVED AND ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), US SURVEY FOOT, AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) STATIC SURVEY.

TITLE AND OWNERSHIP INFORMATION INDICATED HEREIN IS BASED ON A SEARCH OF THE OFFICIAL RECORDS OF TERREBONNE PARISH, LOUISIANA AND WAS FURNISHED BY LAND MANAGEMENT SERVICES, L.L.C.



LEGEND:

- FOUND 1 1/2" G.L.P. FND.
SET 3/4" IRON ROD
FOUND 3/8" IRON ROD
FOUND 1/2" IRON ROD
FOUND CORNER (WAS SIGNAL)
FOUND 1" IRON PIPE
EXISTING POWER POLES
TITLE/CONVEYANCE ITEM
SUBJECT PROPERTY
EXISTING GAS LINE
EXISTING OVERHEAD POWER LINE
PROPERTY LINE
EXISTING SEWER LINE
EXISTING SERVITUDE
EXISTING ROAD ROW
SETBACK LINES
PROPOSED IMPROVEMENTS

CERTIFICATION

TO: ENTERGY LOUISIANA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE, PHELPS TITLE AGENCY, L.L.C., AND PHELPS DUNBAR L.L.P.:

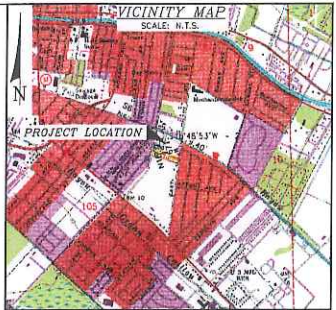
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/HPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8A, 8B, 7A, 8, 9, 11A, 11B 13, 14, 16, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/24/2026.

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND UNLESS OTHERWISE NOTED, THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

PRELIMINARY COPY

THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, RECORD, RECORDING, OR FOR ANY OTHER PURPOSE. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN A FINAL COPY OF THE SURVEY FROM THE SURVEYOR OR THE TITLE COMPANY. ANY CHANGES OR CORRECTIONS TO THIS DOCUMENT MUST BE MADE BY THE SURVEYOR OR THE TITLE COMPANY. ANY CHANGES OR CORRECTIONS TO THIS DOCUMENT MUST BE MADE BY THE SURVEYOR OR THE TITLE COMPANY.

WILLIAM D. STRECKLAND P.E.
LA. LAND SURVEYOR LICENSE NO. 506
1001 PINE STREET, SUITE 100, HOUMA, LA 70309
TELEPHONE: (847) 414-1111
FAX: (847) 414-1112
WWW.MPH-SURVEYING.COM



GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983, AS DETERMINED BY GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET.
- PUBLIC RECORD DOCUMENTS, TITLE INFORMATION AND MAPS UTILIZED FOR ESTABLISHING THE PROPERTY BOUNDARIES AS DEPICTED ON THIS PLAT WERE PROVIDED BY LAND MANAGEMENT SERVICES, L.L.C.
- FIELD SURVEY FOR ALTA, COMPLETED ON 01/24/2026, UAS OPERATIONS FOR AERIAL IMAGERY WERE CONDUCTED ON 10/28/2024.
- AN ON-THE-GROUND EFFORT WAS MADE TO LOCATE AND INDICATE CABLES, PIPELINES, UTILITIES OR ANY OTHER UNDERGROUND FERROUS STRUCTURES CROSSING THE SUBJECT PROPERTY. HOWEVER, DUE TO THE INHERENT LIMITATIONS OF ELECTRONIC MAGNETIC LOCATING EQUIPMENT, MORRIS P. HEBERT, INC. IS NOT RESPONSIBLE FOR THE LOCATION OF ANY EXISTING CABLES, PIPELINES, UTILITIES, OR ANY OTHER UNDERGROUND FERROUS, OR NON-FERROUS STRUCTURES NOT LOCATED DURING THE COURSE OF THE SURVEY AND DOES NOT MAKE ANY GUARANTEES AS TO THE LOCATION OF ANY UNDERGROUND STRUCTURES THAT COULD POSSIBLY IMPACT THIS PROJECT. MPH'S EFFORTS DO NOT RELIEVE THE ONE CALL RESPONSIBILITY PRIOR TO CONSTRUCTION AND/OR EXCAVATION ACTIVITIES.
- THIS SURVEY COMPLIES WITH CLASS "C" SURVEY REQUIREMENTS AS DESCRIBED IN THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.
- SUBJECT PROPERTY SITUATED IN SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE INSURANCE COMMITMENT NO. 11302-0208 DATED EFFECTIVE AS OF JANUARY 5, 2026.
- THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD, NAMELY ACCESS THROUGH ENTERGY PARCEL "A" TO NORMAL STREET, OR THROUGH THE EXISTING SUBSTATION TO GRANDE STREET.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- ALL APPARENT SERVITUDES, RIGHT OF WAY, ENCROACHMENTS, ENCUMBRANCES, IMPROVEMENTS AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY HAVE BEEN SHOWN ON THE SURVEY, TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.
- THE SUBJECT PROPERTY IS CONTIGUOUS TO THE TRACT CURRENTLY OWNED BY ENTERGY LOUISIANA, L.L.C. LABELED AS "PLOT A" ON THE SURVEY, WITHOUT GAPS OR GORES.
- IS THERE A DRAWING OF ANY PROPOSED IMPROVEMENTS WITH RESPECT TO THE SUBJECT PROPERTY THAT CAN BE OVERLAIN ONTO THE ALTA? IF ENTERGY IS GOING TO REQUEST THE ALTA 30 SERIES ENDORSEMENTS, WE WILL NEED THIS ADDED (PLEASE NOTE THAT, IF REQUESTED, WE WILL HAVE TO CONFIRM WITH THE TITLE COMPANY WHETHER THESE ENDORSEMENTS ARE AVAILABLE FOR THIS TRANSACTION).
- EXISTING ENTERGY FENCE APPEARS TO ENCRACH INTO TPCO PROPERTY BY 4.59'.

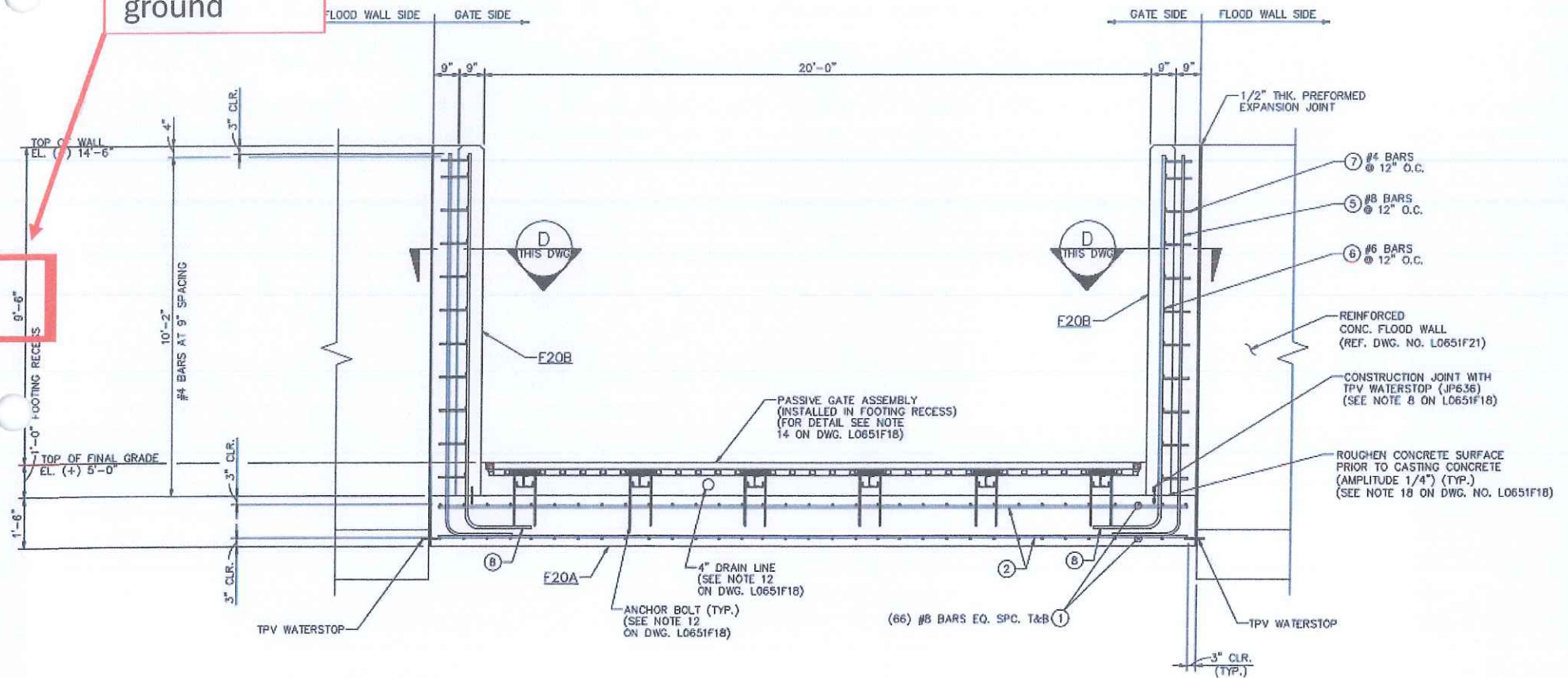
REFERENCE PLATS:

- SURVEY FOR LA. POWER AND LIGHT CO. OF PLOT "A" AND LOT 10, BLK. 2 OF CATHERINE S/D III SECT. 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA, PREPARED BY WM. CLIFFORD SMITH DATE JULY 11, 1963, RECORDED AT COB #364 FOLD #187.

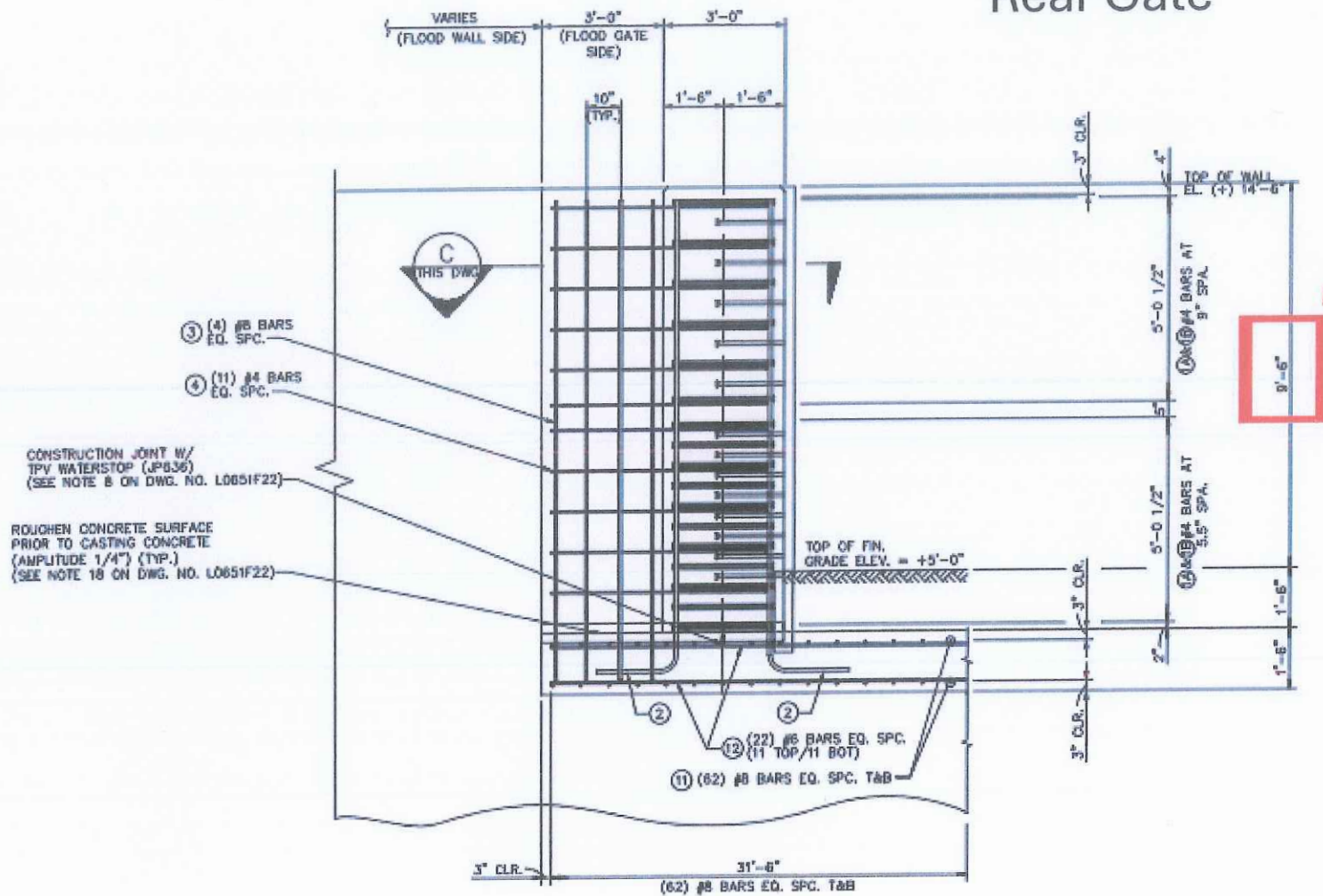
1. 01/24/26 MPH AND-ENTERGY 2. 01/24/26 MPH	
ENTERGY LOUISIANA, L.L.C.	
ALTA/HPS LAND TITLE SURVEY OF A 0.132-ACRE PARCEL ON PROPERTY BELONGING TO THE CITY OF HOUMA APPEARING THROUGH THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA	
DRAWN BY: LPV	SHEET: 1 OF 1
CHKD./APPD. BY: WGS	SCALE: 1"=50'
UPDATED BY:	DATE: 05/27/2026
DATA BASE:	JOB NO. 15477-01
MPH CAD FILE: 15477-01 HOUMA ALTA	

Main Gate

Height above
ground



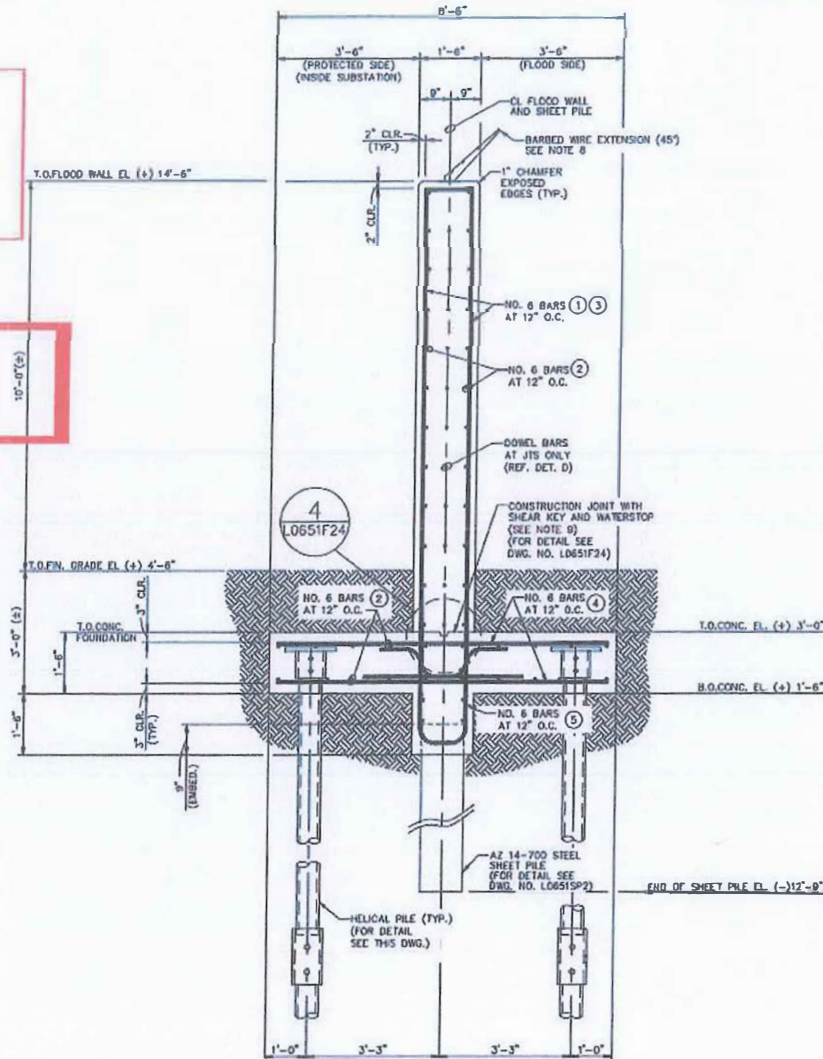
Rear Gate



Height above ground



Height above
ground, excluding 6
inches of gravel





290 Grande Street



290 Grande Street



290 Grande Street



290 Grande Street

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

☐ Special Exception	☐ Structure Variance	☐ Administrative Review
☐ Interpretation	☒ Use Variance	☐ Non-Conforming Structure Variance

2. Applicant's Name:

Judith Lewis
Big Mikes BBQ Smokehouse

3. Applicant's Address:

701 Pine Ave
Houma, LA 70360

4. Applicant's Phone:

<u>OFFICE</u>	<u>CELL</u>
985-655-6453	985-628-2114

5. Applicant's Email:

office@bigmikesbbqsh.com

6. Physical Address
Of Request:

5671 Hwy 311
Houma, LA 70360

7. Interest in Ownership:

51%

7. Date of
Application:

7/31/24

8. Explanation of
Request:

USE VARIANCE

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

Variance

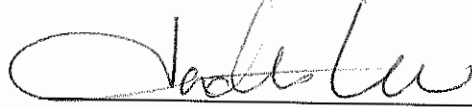
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent



Print Name of Applicant or Agent

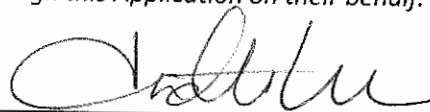
The undersigned certifies one of the following by placement of their initials:



1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,



2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.



Signature of Owner

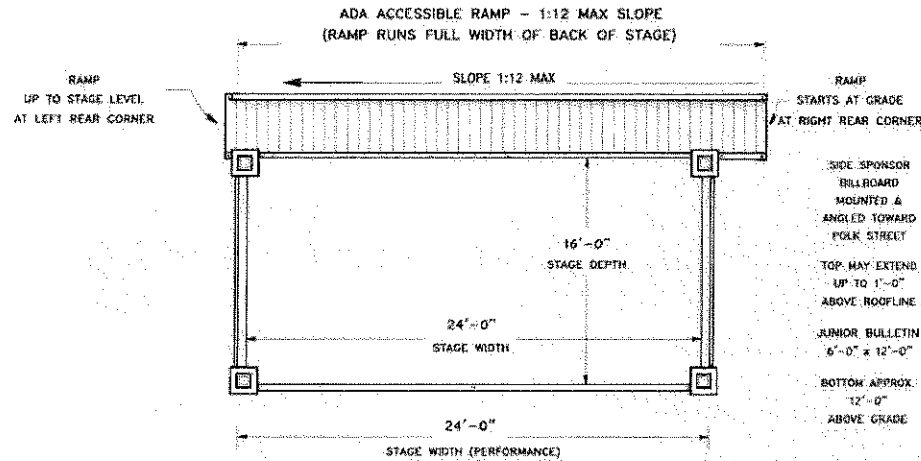


5671 Highway 311

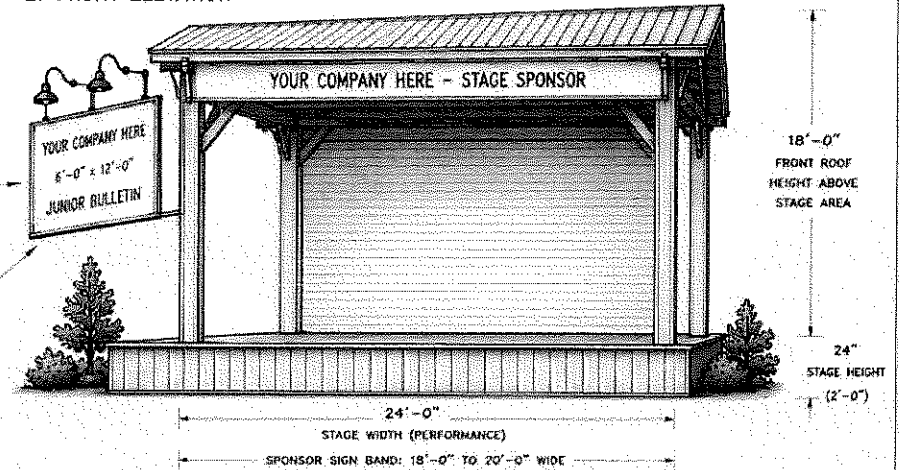
OUTDOOR PERFORMANCE STAGE CONCEPT

CONCEPT ONLY - VALU-VALUE-ENGINEERED APPROX. \$40,000 CONSTRUCTION BUDGET

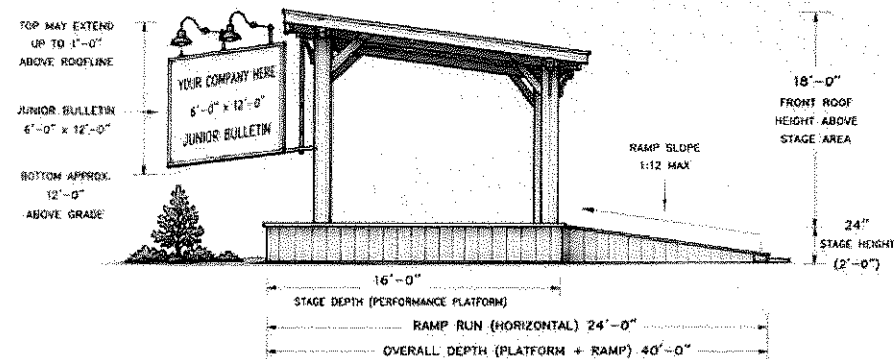
1. FLOOR PLAN



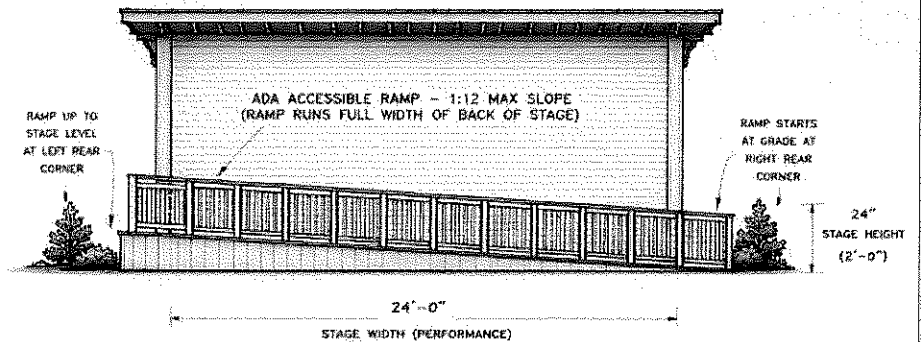
2. FRONT ELEVATION



3. LEFT SIDE ELEVATION



4. REAR ELEVATION (RAMP VIEW)



MATERIALS / FINISH (TYPICAL)

- PRESSURE-TREATED WOOD FRAMING & DECKING
- WOOD POSTS, BEAMS & BRACING (SPF #2 OR BETTER)
- METAL ROOF (EXPOSED FASTENERS)
- 26 GA. PAINTED STEEL, RIBBED PANEL
- EXTERIOR WALL (REAR): PAINTED WOOD LAP SIDING
- STAGE SKIRT: PAINTED WOOD VERTICAL BOARDS
- RAMP SURFACE: PRESSURE-TREATED WOOD DECKING WITH SLIP-RESISTANT FINISH
- RAMP RAILING: WOOD TOP RAIL WITH VERTICAL PICKETS - MAX 4" CLEAR OPENING
- ALL EXTERIOR WOOD: STAIN OR PAINT
- GOOSENECK LIGHTING AT BILLBOARD

KEY DIMENSIONS

STAGE WIDTH (PERFORMANCE)	24'-0"
STAGE DEPTH (PLATFORM)	16'-0"
STAGE HEIGHT ABOVE GRADE	2'-0" (24")
FRONT ROOF HEIGHT ABOVE STAGE	18'-0"
ROOF SLOPE (FRONT TO REAR)	2'-0"
ADA RAMP SLOPE (MAX)	1:12
RAMP RUN (HORIZONTAL)	24'-0"
OVERALL DEPTH (PLATFORM + RAMP)	40'-0"
RAMP RISE	2'-0"
RIDGE HEIGHT ABOVE STAGE	16'-0"

SPONSOR BRANDING SUMMARY

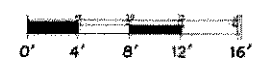
- FRONT SPONSOR SIGN BAND: 18'-0" TO 20'-0" WIDE.
- SIDE SPONSOR BILLBOARD (LEFT SIDE ONLY): 6'-0" x 12'-0" (JUNIOR TOWN BULLETIN)
- BILLBOARD BOTTOM: APPROX. 12'-0" ABOVE GRADE
- BILLBOARD TOP: UP TO 1'-0" ABOVE ROOFLINE
- MOUNTED & ANGLED TOWARD POLK STREET
- GOOSENECK LIGHTS ABOVE BILLBOARD
- NO SPONSOR NAMES ON STAGE SKIRT
- OPEN SIDES - LEFT & RIGHT

NOTES

- NO STAIRS - ACCESS VIA FULL-WIDTH ADA RAMP AT REAR.
- RAMP RUNS THE ENTIRE 24'-0" BACK EDGE OF STAGE.
- NO STORAGE ROOM.
- SIMPLE, DURABLE, VALUE-ENGINEERED DESIGN.
- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

SCALE

1/8" = 1'-0"



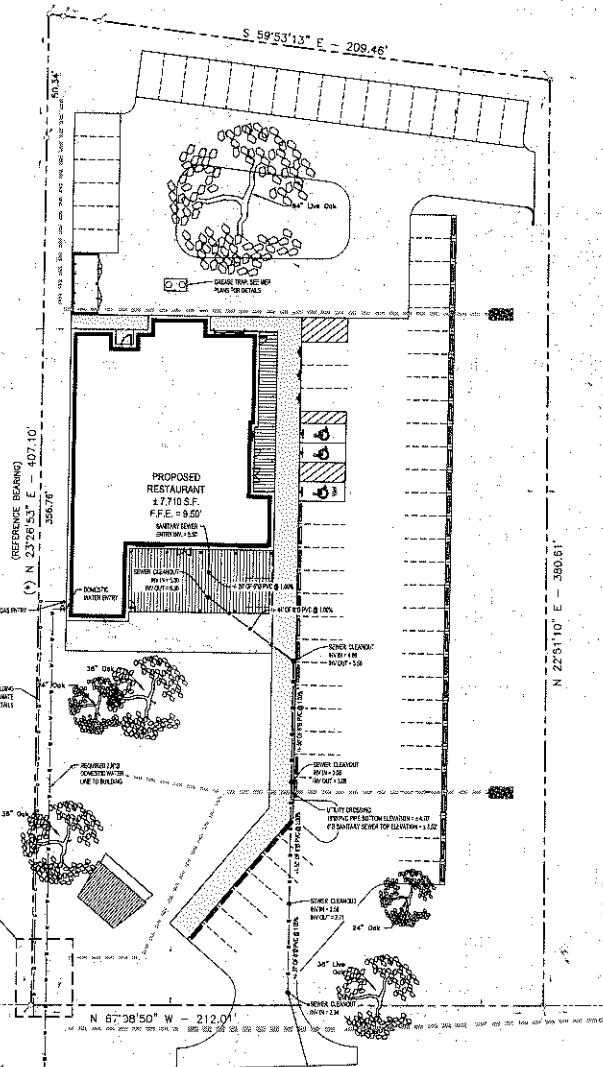
CONCEPT ONLY -
NOT CONSTRUCTION DOCUMENTS

VALUE-ENGINEERED CONCEPT
FOR APPROX. \$40,000
CONSTRUCTION BUDGET

DRAWN BY: Author

CHECKED BY: Custer

1/18/2023 5:16:51 PM



LOUISIANA STATE HIGHWAY NO. 311
80' PUBLIC RIGHT OF WAY

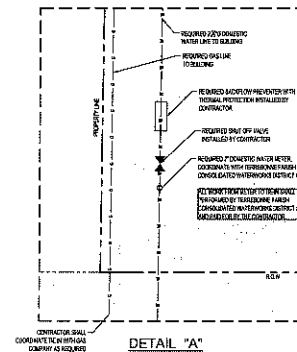
T.B.M. #2
Top of the Hydrant
Elevation = 8.09'

T.B.M. #1
Top of the Hydrant
Elevation = 8.72'

HIGH TIDE CONSULTANTS LLC
779 CAHILL DRIVE, SUITE 100
HOUMA, LA 70301
850 PROJECT NO. 21-24
www.hightide.com

GTP ARCHITECTURE INTERIOR DESIGN
779 CAHILL DRIVE, SUITE 100
HOUMA, LA 70301
www.gtparch.com

+/- 30' CONCRETE ROADWAY
POLK STREET
80' PUBLIC RIGHT OF WAY



UTILITY NOTES

1. ALL UTILITIES SHALL BE REPLACED AND REINSTALLED TO MEET THE REQUIREMENTS OF THE PROJECT. ALL UTILITIES SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PROJECT. ALL UTILITIES SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PROJECT.
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3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- ASPH PAVT
- 2\"/>

SCALE: 1\"/>

OWNER	DAVID FLORES/PROPERTY, LLC 10101 DAVID FLORES DRIVE HOUMA, LA 70301 850-211-1111
ARCHITECT	THOMPSON, LUKS & ASSOCIATES, LLC TEL: 504-780-1111
ENGINEER	THOMPSON, LUKS & ASSOCIATES, LLC TEL: 504-780-1111
CONTRACTOR	THOMPSON, LUKS & ASSOCIATES, LLC TEL: 504-780-1111
DATE	NONE
BY	NONE



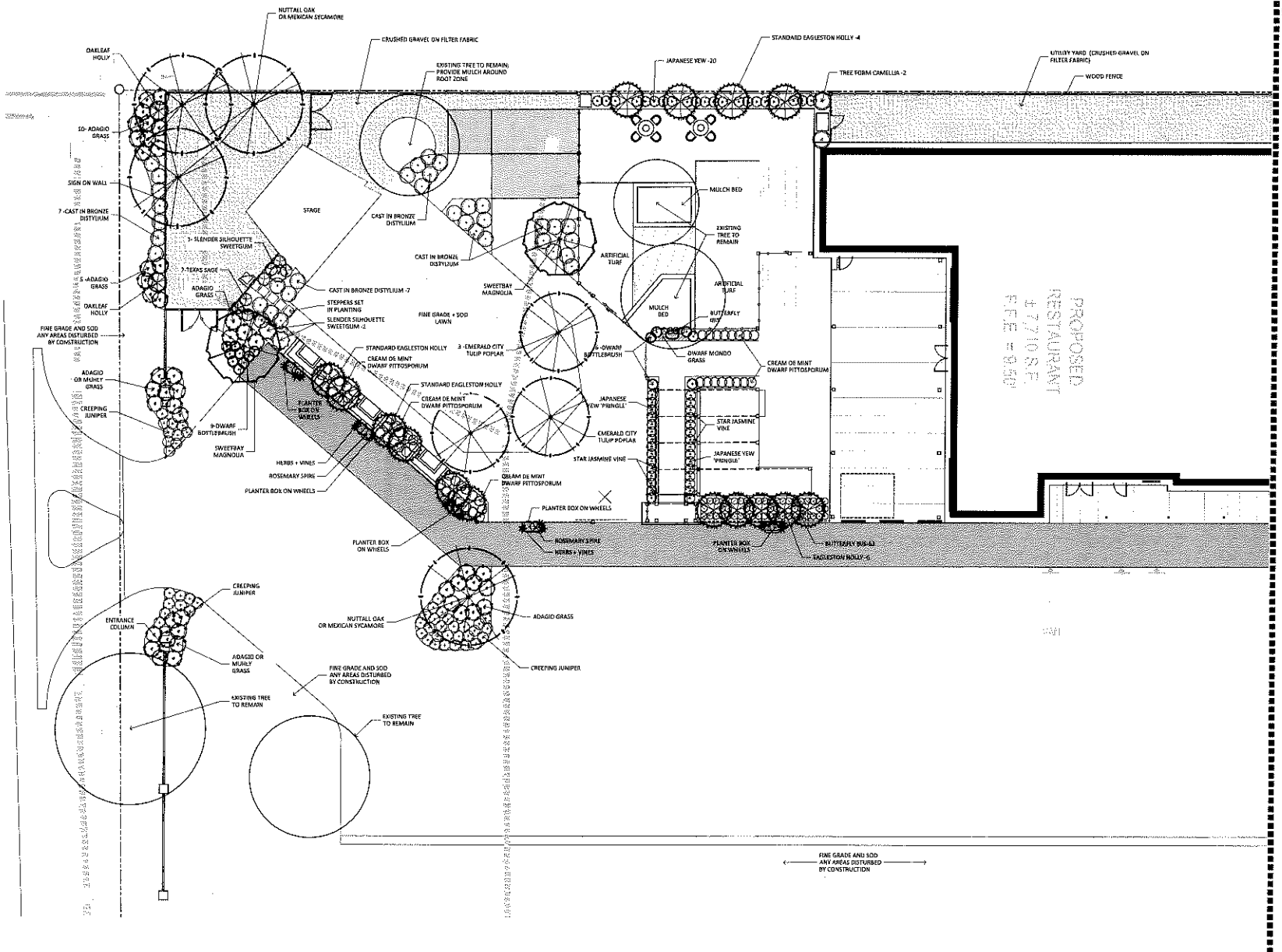
NEW RESTAURANT FOR BIG MIKE'S BBQ
LA 211
HOUMA, LA 70301
CONSTRUCTION DOCUMENTS

KEY PLAN
NORTH
NORTH

PROFESSIONAL SEAL
STATE OF LOUISIANA
DAVID FLORES
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
FEBRUARY 14, 2025

CLIENT		
MJ RESTAURANTS, INC.		
PROJECT NUMBER		
2032		
DATE		
02/14/2025		
REVISIONS		
No.	Description	Dr
CONSTRUCTION DOCUMENTS		

CONSTRUCTION DOCUMENTS
UTILITY PLAN
C4.00



CLIENT:
BIG MIKE'S BBQ SMOKEHOUSE
(NEW HOUMA LOCATION)
5671 HWY 311
HOUMA, LOUISIANA 70360

BIG MIKE'S BBQ SMOKEHOUSE

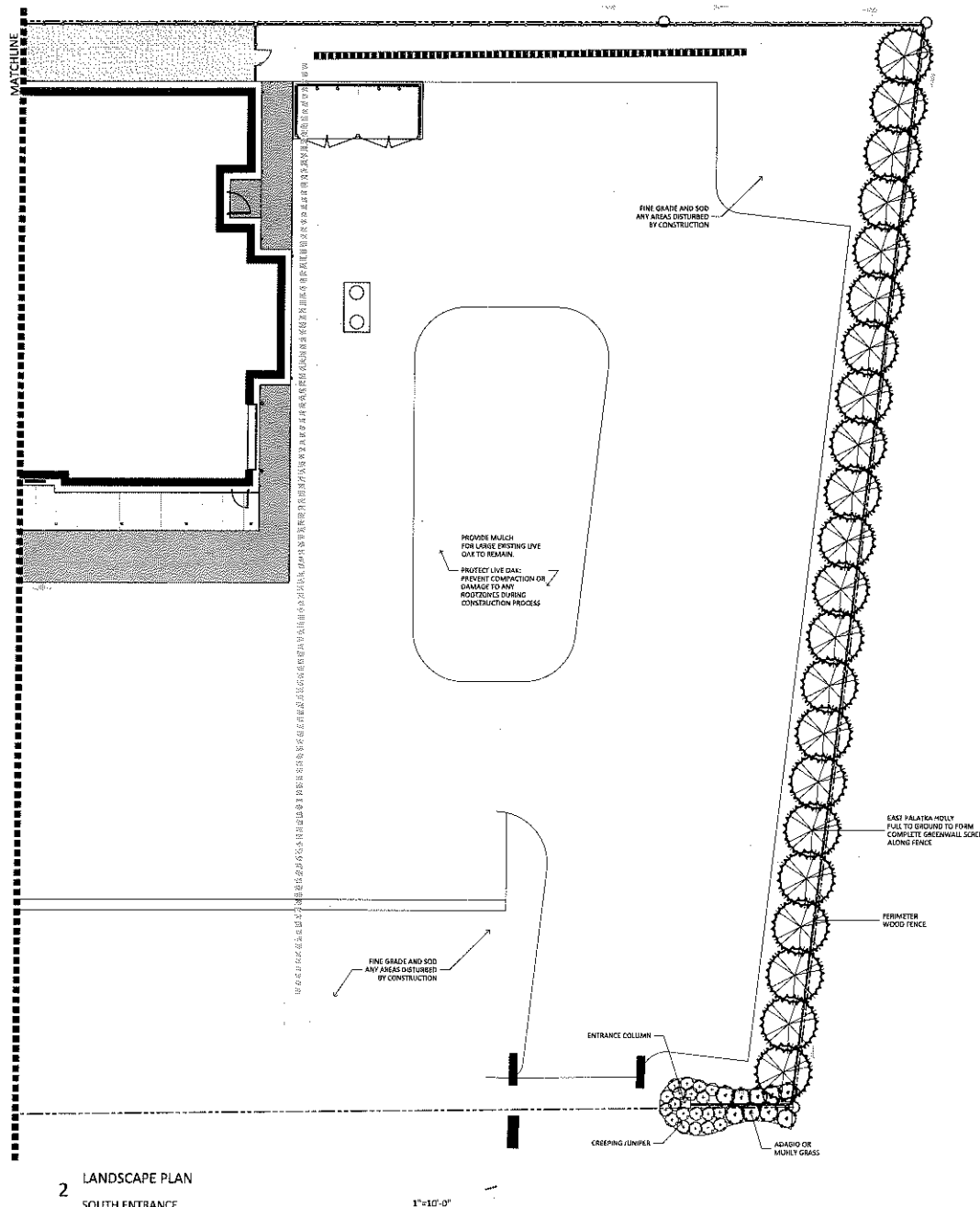
5671 HWY 311
HOUMA, LOUISIANA

FOR REVIEW
NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
08-01-2018	ISSUE FOR CLIENT REVIEW
08-07-2018	ISSUE FOR LANDSCAPE ARCHITECTS
08-15-2018	ISSUE FOR LANDSCAPE ARCHITECTS
08-22-2018	ISSUE FOR LANDSCAPE ARCHITECTS

CD SET
LANDSCAPE PLAN

L5.0



2 LANDSCAPE PLAN
SOUTH ENTRANCE

1"=10'-0"

LANDSCAPE MATERIALS AND PLANTS LIST	
QUANTITY	PLANT / MATERIAL NAME AND DESCRIPTION
2200s	Bed Preparation (square feet) 6" planting soil over 4" topsoil (topsoil. Mix top 6" of topsoil with 6" of 2" of imported planting soil. (NOT INCLUDING PLANTER POTS ADD AS NEEDED)
2200s	Hardwood Mulch, shredded (square feet) 2" thick layer on all planting areas and to ring around trees (2x rootball diameter)
AS NEEDED	Metal Edging (linear feet) 1/2" x 4" aluminum edging color black; install between planting and gravel border
1200s (behind stage)	Gravel Utility area (square feet) Provide 6" min. depth of 2"-2" crushed stone over non-woven geotextile filter fabric.
527s (near containers)	Prepare subgrade to provide positive drainage. Filter fabric shall extend full width of gravel area and be lapped a minimum of 12" at joints. install gravel flush with adjacent finished grades.
1200s (behind blog)	
27s (STAGE AREA) + plus, as needed for areas disturbed by construction	Soil - Zeolite "Impure" (sovereign) certified weed and pest free. VERIFY QUANTITY WITH ACTUAL SITE CONDITIONS AND EXTENTS OF CONSTRUCTION
55	Adagio Maiden Grass (<i>Muhlenbergia serotina</i> "Adagio") 3 gallon container, 30" - 35" height, 12" - 18" spread at base, full container ALTERNATE: Muhly Grass - pink or white flower to make final selection
57	Butterfly Ink (<i>Clintonia virginica</i>) 3 gallon container, 18" - 24" height, 12" - 15" spread - (white & purple flowers)
27	Dietylum "Cast In Bronze" (<i>Dietylum hybrid</i> "Cast In Bronze") 3 gallon container, 12" - 18" spread, dense and compact growth habit ALTERNATE: <i>Dietylum chinensis</i> gld
2	Camellia tree: 'Seasque' (<i>Camellia sasanqua</i> "Seasque") along building wall - 4-6 FT AT 4" TIME OF PLANTING, full, dense and compact growth habit; TREE FORM SPECIMENS. PROVIDE PICTURES FOR APPROVAL ALTERNATE: 'Seasque' Snow on the Mountain OR 'Seasque' "Seasque" TREE FORM
55	Cream De Mini Dwarf Pittosporum (<i>Pittosporum tobira</i> "Cream de Mini") 3 gallon container, 15" - 18" spread, dense and compact growth habit
65	Creeper Juniper (<i>Juniperus horizontalis</i> "Plumosa") 3 gallon container, 15" - 18" spread, dense and compact growth habit
15	Dwarf Bottlebrush (<i>Callistemon rigidus</i> "Little John") 3 gallon container, 12" - 18" spread, dense and compact growth habit
90	Dwarf Mondo Grass (<i>Ophiopogon japonicus</i> "Mona") 4" container, full container, heavy foliage, 9 per sq. ft.
15	Eagleton Holly (<i>Ilex x alternata</i> "Eagleton") - 6 gallon container, 6" height, 9" spread, STANDARD, TREE FORM, dense growth, pyramidal shape
27	East Palatka Holly, tree form (<i>Ilex x alternata</i> "East Palatka") 65 gallon container, 10-12' height, 5'-6" spread, 3-4" caliper, heavily branched, min. 5'-4" clear trunk ALTERNATE: Smaller caliper, but provide photos for approval
21	Japanese New (<i>Podocarpus macrophyllum</i>) ALONG FENCE BY 8 FEET 25 gallon container, 4'-5' height, 2'-3' spread, dense and compact growth habit, strong central leader
31	Japanese Dwarf New "Pringles" (<i>Podocarpus macrophyllum</i> "Pringles Dwarf") 3 gallon container, 12" - 18" spread, dense and compact growth habit
4	Mexican Serrano (<i>Platanus mexicana</i>) 65 gallon container, 12" - 18" height, 4'-5' spread, 2'-3" caliper, straight trunk, single leader, heavily branched, heavy canopy Nuttall Oak (<i>Quercus nuttallii</i>) 65 gallon container, 12" - 18" height, 4'-5' spread, 2'-3" caliper, straight trunk, single leader, heavily branched, heavy canopy
3	Dakota Holly (<i>Ilex hybrid</i> "Dakota") 30 gallon container, 5'-7' height, 3'-4' spread, full to ground, heavily branched
10	Recovery, spruce (<i>Bomarea officinalis</i> "Blue spruce") 24-30" height, dense growth habit, heavy foliage shrub
3	Slender Silhouette Sweetgum (<i>Liquidambar styraciflua</i> "Slender Silhouette") 45 gallon container, 11'-13' height, 4'-5' spread, 2'-3" caliper, straight trunk, single leader, heavily branched, heavy canopy
10	Star Jasmine (<i>Trachelospermum jasminoides</i>) 3 gallon container, 36" minimum height, dense growth habit
2	Sweetbay Magnolia (<i>Magnolia virginiana</i> "australis") 65 gallon, 10-12' height, 5'-6" spread, multi-trunk, specimens, TREE FORM - heavily branched; PROVIDE PHOTO FOR APPROVAL
7	Twine Sage Shrub (<i>Leucophyllum frutescens</i>) 7" gallon container, 2'-3' height/spread, full pot, well rooted specimen ALTERNATE: <i>Sunshine ligustrum</i> "grace" (<i>Ligustrum sinense</i> "Sunshine")
3	Tulle Poplar Emerald City (<i>Larix laricina</i> "Tulle Poplar") 13-15' height, 5'-7" spread, 3" caliper, straight trunk, single leader, heavily branched, heavy canopy; SPECIMEN QUALITY; PROVIDE PHOTO FOR APPROVAL
15	HERBS - VINES (various) Opuntia, Mint, Thyme, Basil, Green Chives, Lemon Balm, Creeping Jenny



ALL SERVICES AND THE MATERIALS AND PLANTS LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD JHA LANDSCAPE ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE SERVICES PROVIDED BY JHA LANDSCAPE ARCHITECTS, OR FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE SERVICES PROVIDED BY JHA LANDSCAPE ARCHITECTS.

CLIENT:
BIG MIKE'S BBQ SMOKEHOUSE
(NEW HOUMA LOCATION)
5671 HWY 311
HOUMA, LOUISIANA 70360

BIG MIKE'S BBQ
SMOKEHOUSE
5671 HWY 311
HOUMA, LOUISIANA

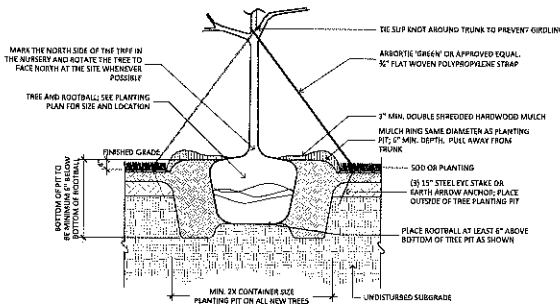
FOR REVIEW
NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
08/14/2018	ISSUE FOR CLIENT REVIEW
08/17/2018	ISSUE FOR REVIEW AND PRICING
08/21/2018	ISSUE FOR REVIEW AND PRICING
08/24/2018	ISSUE FOR REVIEW AND PRICING

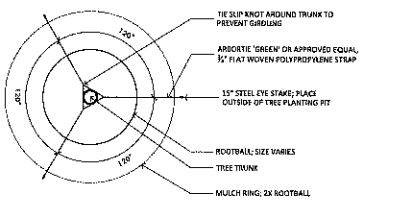
PREPARED BY	PROJECT NO.
JHA	23.23

CD SET
LANDSCAPE PLAN

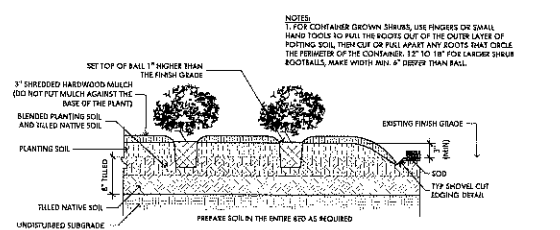
L5.1



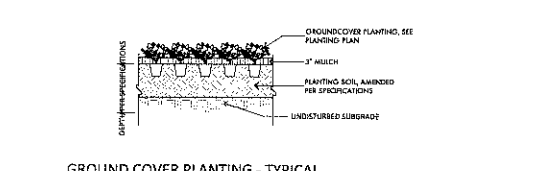
A TREE PLANTING - TYPICAL
SECTION
1/2" = 1'-0"



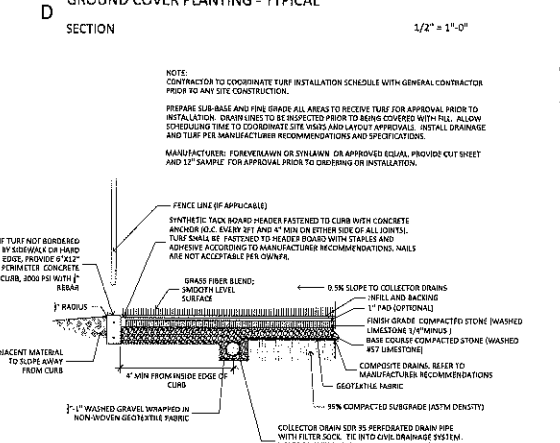
B TREE STAKING - TYPICAL
PLAN
1/2" = 1'-0"



C SHRUB PLANTING - TYPICAL
SECTION
1/2" = 1'-0"



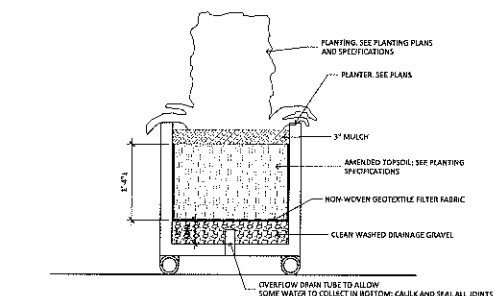
D GROUND COVER PLANTING - TYPICAL
SECTION
1/2" = 1'-0"



E ARTIFICIAL TURF
SECTION
1/2" = 1'-0"

CUSTOM PLANTER BOXES ON WHEELS - CONSTRUCTION NOTES:

1. PROVIDE CUSTOM FABRICATED PLANTER BOXES AS INDICATED ON PLANS, SIZE, CONFIGURATION, MATERIALS, AND FINISHES SHALL CONFORM TO DRAWINGS AND DETAILS.
2. PLANTER BOXES SHALL BE CONSTRUCTED OF EXTERIOR-GRADE MATERIALS SUITABLE FOR CONTINUOUS EXPOSURE TO WEATHER, IRRIGATION, SOIL, AND FERTILIZERS.
3. PROVIDE INTERNAL STRUCTURAL REINFORCEMENT AS REQUIRED TO PREVENT BOWING, DEFLATION, OR DEFORMATION UNDER FULL SOIL AND PLANTING LOADS.
4. PROVIDE HEAVY-DUTY SWIVEL CASTERS WITH NON-MARKING WHEELS. CASTERS SHALL BE RATED FOR THE FULLY LOADED WEIGHT OF THE PLANTER PLUS A MINIMUM 25 PERCENT SAFETY FACTOR.
5. PROVIDE MINIMUM TWO (2) LOCKING CASTERS PER PLANTER TO PREVENT MOVEMENT AFTER POSITIONING. CASTERS SHALL BE CONCEALED OR INTEGRATED INTO THE PLANTER DESIGN WHERE POSSIBLE TO MAINTAIN A CLEAN APPEARANCE.
6. PROVIDE POSITIVE DRAINAGE FROM PLANTER. INCLUDE DRAINAGE OPENINGS, INTERNAL DRAINAGE MAT, AND FILTER FABRIC TO PREVENT SOIL LOSS.
7. PROVIDE INTERNAL WATER RESERVOIR OR DRAINAGE LAYER WHERE REQUIRED BY MANUFACTURER'S RECOMMENDATIONS.
8. ALL FASTENERS, ANCHORS, AND HARDWARES SHALL BE STAINLESS STEEL OR OTHER CORROSION-RESISTANT MATERIALS. FINISHES SHALL BE FACTORY APPLIED AND UN-WEARABLE. COLOR SHALL BE SELECTED BY OWNER/LANDSCAPE ARCHITECT FROM MANUFACTURER'S STANDARD COLOR RANGE.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS, MATERIAL THICKNESS, STRUCTURAL DETAILS, DRAINAGE COMPONENTS, CASTER SPECIFICATIONS, FINISHES, AND WEIGHT CALCULATIONS.
10. INSTALL PLANTERS LEVEL AND PLUMB. ADJUST CASTERS AS REQUIRED TO ENSURE STABLE SUPPORT ON FINISHED SURFACES.
11. PROVIDE SOIL MIX AND PLANTING IN ACCORDANCE WITH PROJECT PLANTING SPECIFICATIONS.
12. PROTECT ADJACENT FINISHES AND SURFACES FROM DAMAGE DURING DELIVERY, INSTALLATION, AND MOVEMENT OF PLANTERS.
13. CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT DATA, MAINTENANCE REQUIREMENTS, AND WARRANTY INFORMATION TO OWNER UPON PROJECT COMPLETION.



F PLANTER SOIL (TYP)
SECTION
1" = 1'-0"

GENERAL PLANTING NOTES

1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. COORDINATE WITH APPLICABLE UTILITY COMPANIES AS REQUIRED DURING THE COURSE OF THE INSTALLATION.
3. APPLY FOR AND PROCURE REQUIRED PERMITS PRIOR TO COMMENCING WORK.
4. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN OR SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
5. PROVIDE PHOTOS OF EACH SHRUB AND GROUND COVER SPECIES FOR APPROVAL BY THE OWNER PRIOR TO DELIVERY TO THE SITE. PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR APPROVAL BY THE OWNER PRIOR TO DELIVERY TO THE SITE.
6. STAKE OUT ALL TREE LOCATIONS AND PLANTING BED EDGE CONFIGURATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. BED EDGES SHALL HAVE SMOOTH, EVEN LINES AS SHOWN ON THE DRAWINGS. LOCATE AS DIMENSIONED ON PLANS.
7. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
8. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
9. HAND GRADE ENTIRE SITE PRIOR TO SEEDING OR SODDING. MEDIAN AREAS SHALL BE RAISED AT CENTER, TYPICAL WITH APPROXIMATELY 3 PERCENT SLOPE TO EDGES PRIOR TO GRASSING. GRASS AREAS SHALL HAVE A CONVEX CROSS-SECTION UNLESS SPECIFICALLY NOTED ON ENGINEERING DRAWINGS AS A SWALE.
10. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
11. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
12. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. ALTERNATE SPACING OF PLANT MATERIAL WHEN PLANTING IN LARGE MASSES, UNLESS OTHERWISE NOTED.
14. SOIL SAMPLES: CONTRACTOR SHALL TAKE SOIL SAMPLES FROM SEVERAL AREAS (CONTRACTOR TO IDENTIFY ON SITE PLAN) OF THE SITE SCHEDULED FOR GRASSING/LANDSCAPING TO BE ANALYZED BY INDEPENDENT TESTING LAB. PROVIDE LANDSCAPE ARCHITECT WITH THE WRITTEN REPORT OF RECOMMENDATIONS FOR SOIL AMENDMENTS & FERTILIZERS TO BE USED ON SITE. CONTRACTOR SHALL RECEIVE ENDORSEMENT OF RECOMMENDATIONS FROM LANDSCAPE ARCHITECT AND INCORPORATE ACCORDINGLY. ALL OF THE ABOVE SHALL BE DONE WITH NO ADJUSTMENTS TO EITHER THE CONTRACT SUM OR CONTRACT TIME.
15. CALIPER OF MULTI-TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER TRUNKS MUST BE 1/2 SIZE OF MAJOR TRUNK OR LARGER.
16. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES BASED ON PLAN SYMBOLS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION.
17. ALL PLANTS TO BE LOCATED DURING BID PROCESS. DUE TO LOW PLANT INVENTORY, CONTRACTOR TO MAKE SURE ALL PLANTING MATERIALS AREA AVAILABLE PRIOR TO INSTALLATION TIME. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN AGREEMENT FROM OWNER.
18. CONTRACTOR TO REMOVE ALL DEBRIS, TRASH, ROCKS, AND CONTAMINATED SOILS FROM PLANTING AREAS PRIOR TO IMPORTING PLANTING MIX.

19. COORDINATE IRRIGATION WITH OWNER. IRRIGATION TO BE DESIGN BUILT BY CONTRACTOR. CONTRACTOR SHALL PROVIDE FULL 100% HEAD TO HEAD COVERAGE ON ALL AREAS SPECIFIED BY OWNER.
20. CONTRACTOR TO PROVIDE IRRIGATION AS BUILTS ONCE THE IRRIGATION IS INSTALLED, ALONG WITH OWNERS MANUALS AND WARRANTY INFORMATION.
21. CONTRACTOR RESPONSIBLE FOR ALL SLEEVES AND CONDUIT FOR COMPLETE AND OPERATIONAL AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH GC PRIOR TO ANY CONCRETE POURS ON SITE. PROVIDE SHOP DRAWINGS AND CUT SHEETS FOR APPROVAL PRIOR TO INSTALLATION.
22. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
23. PLANTING SHALL REMAIN CLEAR OF ALL VIEW SIGHT TRIANGLES PER CODE.
24. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER UPON PLANTING.
25. TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM 3-GALLON WELL-ROOTED CONTAINER STOCK.
27. ANY MATERIAL NOT SURVIVING SHALL BE REPLACED WITHIN 90 DAYS OF ITS DEMISE AT NO ADDITIONAL COST TO THE OWNER.
28. CONTRACTOR SHALL FINE GRADE AND HYDROSEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION. COORDINATE WITH SITE GC FOR FULL SLOPE.
29. CONTRACTOR TO REMOVE ALL STRUCTURAL AND/OR CONTAMINATED SOIL FROM PLANTING BED AREAS AND REPLACE WITH TOPSOIL PRIOR TO PLANTING.
30. REFER CLOSELY TO SPECIFICATIONS FOR PLANTING WORK REQUIREMENTS.

LAWN NOTES:

1. PERMANENT GRASSING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ATTAINING FINAL PERMANENT GRASSING (AND/OR SPRIGGING AND/OR SOD 'A' 'A') DURING THE PROJECT IN ACCORDANCE WITH THE SPECIFIC CRITERIA OF THE CONTRACT DOCUMENTS. ALL TEMPORARY GRASSING WHICH DOES NOT COMPLY WITH THE REQUIRED PERMANENT GRASSING MATERIALS WHICH WERE INSTALLED FOR EROSION CONTROL MEASURES OR THE CONVENIENCE OF THE CONTRACTOR SHALL BE FULLY TILLED UNDER, AND THEN THE SOIL PREPARED FOR PERMANENT GRASSING IN ACCORDANCE WITH CONTRACT CRITERIA.
2. ACCEPTABLE UNIFORM STAND OF GRASS: AN ACCEPTABLE UNIFORM STAND OF GRASS IS DEFINED AS "ESTABLISHMENT OF THE SPECIFIED GRASS, PROPERLY WATERED, MAINTAINED, MOWED, AND FREE OF WEEDS, WITH THE GRASS HAVING A MINIMUM OF 97% COVERAGE OVER THE REQUIRED AREAS AND ONLY SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE (1) SQUARE FOOT IN AREA."
3. MOWING SCHEDULE:
 - 3.1. WHEN GRASS REACHES A HEIGHT OF THREE (3) INCHES, MOW TO 2 1/2 INCHES, LEAVING TWO (2) INCHES REMAINING.
 - 3.2. MAINTAIN A GRASS HEIGHT BETWEEN TWO (2) AND THREE (3) INCHES UNTIL END OF MAINTENANCE PERIOD.
 - 3.3. DO NOT CUT OFF MORE THAN 40% OF GRASS HEIGHT IN SINGLE MOWING.
 - 3.4. PERFORM MOWING APPROXIMATELY WEEKLY (OR AS REQUIRED TO FULFILL THE ABOVE CRITERIA) FOR A TOTAL OF NOT LESS THAN FOUR (4) MOWINGS PRIOR TO FINAL ACCEPTANCE.



Big Mike's BBQ Smokehouse
5671 HWY 311
HOUMA, LOUISIANA 70360

CLIENT:
BIG MIKE'S BBQ SMOKEHOUSE
(NEW HOUMA LOCATION)
5671 HWY 311
HOUMA, LOUISIANA 70360

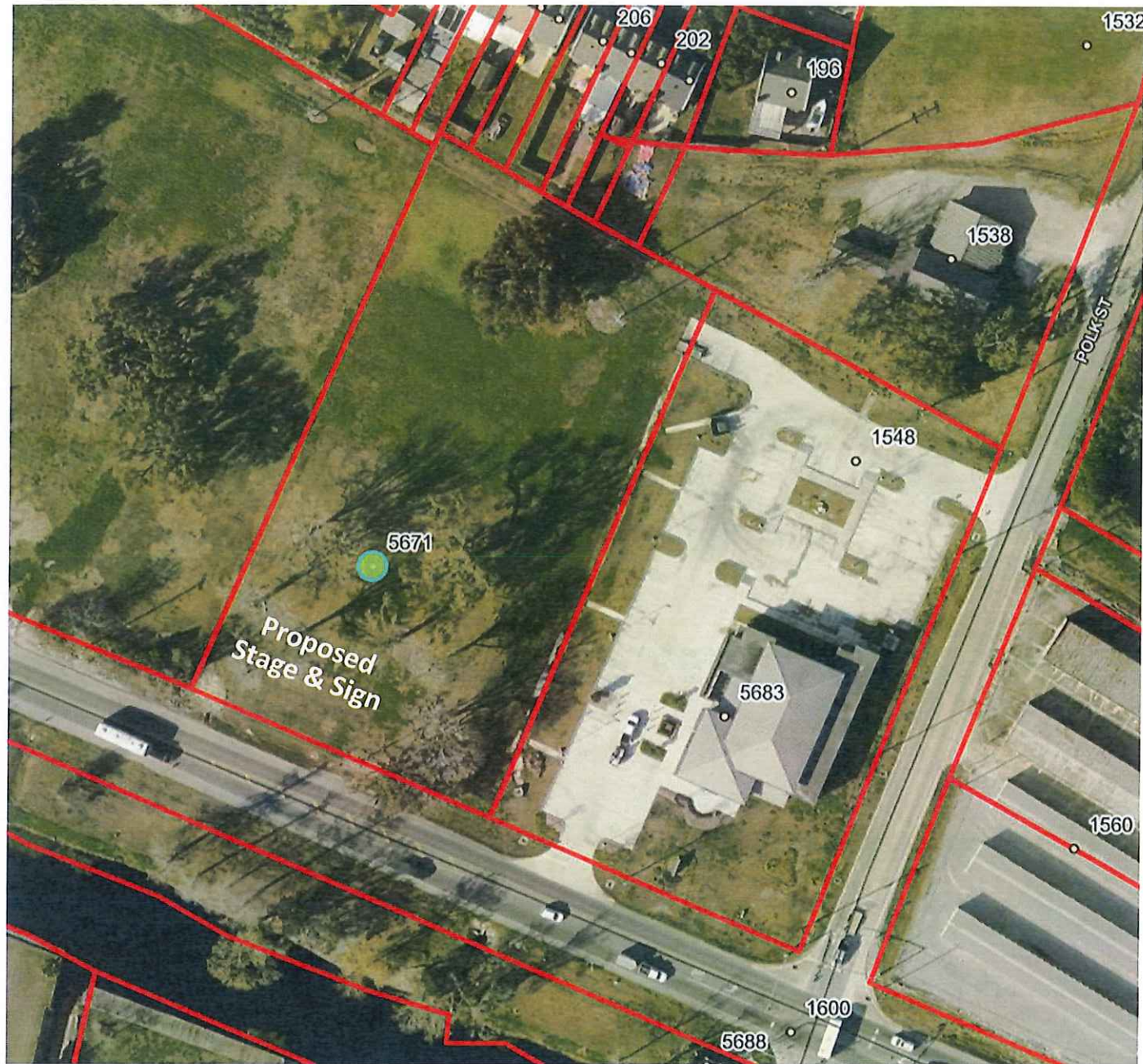
BIG MIKE'S BBQ SMOKEHOUSE
5671 HWY 311
HOUMA, LOUISIANA

FOR REVIEW
NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
03/21/2024	ISSUE FOR CLIENT REVIEW
04/01/2024	ISSUE FOR REVIEW AND PRICING
04/15/2024	ISSUE FOR MATERIALS AND FINISHES
04/25/2024	ISSUE FOR MOWING AND FERTILIZING

LANDSCAPE DETAILS & NOTES

L5.2



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