

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

FEBRUARY 16, 2023, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of January 19, 2023

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block C, Mechanicville, 139A Banks Avenue; Wilfred Nells, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district; 229 South Hollywood Road, Suite A; Iglesia Mahanaim, c/o Oscar Cordon, applicant (*Council District 3 / Bayou Cane Fire*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 19, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 16, 2023 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2023

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Tract 3-A-1 & Tract 3-C, A Redivision of Tract 3-A-1 belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5776 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Paris Broussard
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Mandalay Pass Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: 3842 Southdown Mandalay Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Ciera Development Company, Inc.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Adley Oaks Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Dantin Bruce Development, LLC, Mr. Ross Bruce
Engineer: Quality Engineering & Surveying, LLC

b) Variance Request: Exception for rear lot drainage
c) Consider Approval of Said Application
4. a) Subdivision: Adley Oaks Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Dantin Bruce Development, LLC, Mr. Ross Bruce
Engineer: Quality Engineering & Surveying, LLC

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2 & TPCG-1; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (2876 Grand Caillou Road / Councilman Danny Babin, District 7)
2. Revised Tract 3 and Revised Parcel 2, A Redivision of Property belonging to Iver Consulting Services, LLC and Charles John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA (2111 Bull Run Road / Councilman Carl Harding, District 2)
3. Proposed Lot Line Shift being Lot 4, Block 1 of Bourg Subdivision; Section 8, T17S-R17E, Terrebonne Parish, LA (112 Louise Street / Councilwoman Jessica Domangue, District 5)
4. Tracts "B-1," "B-2," & "B-3," A Redivision of Property belonging to Arlen A. Charpentier, Jr., et ux; Sections 3, 4, & 15, T18S-R18E and Sections 2 & 3, T18S-R19E, Terrebonne Parish, LA (252, 254, & 256 Lower Country Drive / Councilman Steve Trosclair, District 9)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 19, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 19, 2023 of the HTRPC to order at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mrs. Brooke Domangue, TPCG Engineering Division; and Mr. Derick Bercegeay, 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Ms. Ellender: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of December 15, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the January 19, 2023 invoices and approve the Treasurer’s Report of December 2022.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Michael R. & Karen Callaway requesting approval for Process D, Minor Subdivision, for the Survey of Tracts A & B, A Redivision of Lot 10-A-2, Former Property of the Estate of Joseph Paul Prejeant.
- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of all utility letters.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tracts A & B, A Redivision of Lot 10-A-2, Former Property of the Estate of Joseph Paul Prejeant conditioned upon the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the Public Hearing for an application by Doris Cox Abramson requesting approval for Process D, Minor Subdivision, for the Survey of Tracts "A" & "B," A Redivision of Property belonging to Marie Properties, L.L.C.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Faulk moved, seconded by Ms. Ellender: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey of Tracts "A" & "B," A Redivision of Property belonging to Marie Properties, L.L.C."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by A. St. Martin Co., Ltd. requesting approval for Process D, Minor Subdivision, for Tracts 39-E thru 78-E and Revised Tract 38, Addendum No. 2 to Boudreaux Canal Subdivision.

- a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property. She stated there was an issue with the Louisiana Department of Health and requested conditional approval.
- b) The Chairman recognized Harold Bagley, 6221 & 6224 Highway 56, who stated he did not want to purchase all the way to the back. Mr. Pulaski stated that could be discussed with the landowner and make a lot line adjustment afterwards, if necessary.
- c) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the variance from the minimum lot frontage requirements since the proposed lot extensions can only be sold to adjacent property owners and conditioned upon the submittal of all utility letters.
- e) Mr. Faulk moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 39-E thru 78-E and Revised Tract 38, Addendum No. 2 to Boudreaux Canal Subdivision with a variance granted from the minimum lot frontage requirements since the proposed lot extensions can only be sold to adjacent property owners and conditioned upon the submittal of all utility letters."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Poule D'eau Properties, LLC requesting approval for Process D, Minor Subdivision, for Tracts "A," "B," & "C," A Redivision of Property belonging to All Rig, Inc.
 - a) Mrs. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
 - b) There was no one from the public present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- e) Mr. Faulk moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts "A," "B," & "C," A Redivision of Property belonging to All Rig, Inc."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. ADMINISTRATIVE APPROVAL(S):

Ms. Ellender moved, seconded by Mr. Faulk: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Survey & Redivision of Lot 1, Lot 3, and the Southernmost 40' of Lot 5 of Helliers's Addition to the Town of Houma into Lot 1A and Lot 3A; Section 7, T17S-R17E, Terrebonne Parish, LA (*101 & 115 Garnet Street / Councilwoman Jessica Domangue, District 5*)
2. Lot Line Adjustment between Lots 39A and Revised Tract 2B, Property belonging to Lois Fakier; Section 93, T21S-R18E, Terrebonne Parish, LA (*7819 Waterfront Drive, Chauvin / Councilman Steve Trosclair, District 9*)
3. Division of Lot 2 of Roseland Terrace Subdivision belonging to Antonio & Teresa Reymundo; Section 83, T15S-R16E, Terrebonne Parish, LA (*204 Highway 24 / Councilman John Amedée, District 4*)
4. Revised Tracts A & B, A Redivision of Tracts A & B belonging to Roy A. Mott, et ux; Section 85, T1S-R17E, Terrebonne Parish, LA (*2411 Coteau Road / Councilman John Amedée, District 4*)

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS: None.

M. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:30 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

ROBBIE LINER
Chairman
JAN ROGERS
Vice Chairman
RACHAEL ELLENDER
Secretary / Treasurer
ROSS BURGARD
KYLE FAULK
REV. CORION D. GRAY
TRAVION SMITH
BARRY SOUDELIER
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
DERICK BERCEGEAY
Legal Advisor
Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning
Post Office Box 1446
Houma, Louisiana 70361-1446
Phone (985) 873-6793
htrpcinfo@tpcg.org

JANUARY, 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 65,409.62

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems 01/19/23)	277.02
THE COURIER (Publications - Dec. 2022)	1,093.95
TPCG (Postage - Dec. 2022)	181.10
IRS (4th Quarter - Taxes)	153.00
Ledet Insurance (2023 Policy)	500.00
CHASE BANK (Service Fees)	30.00

TOTAL EXPENDITURES	2,235.07
SUBTOTAL	63,174.55
ACCOUNTS RECEIVABLE	1,309.24
ENDING BALANCE	<u>64,483.79</u>

Chase Bank - Savings Account	62,719.90
Chase One Bank - Checking Account	1,763.89
TOTAL	<u><u>64,483.79</u></u>

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2023 - JANUARY TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.69
Interest on Checking Account	0.03
Wilfred Nells	25.00
Keneth L. Rembert Land Surveyors	140.64
Keneth L. Rembert Land Surveyors	132.82
Keneth L. Rembert Land Surveyors	367.42
Keneth L. Rembert Land Surveyors	140.64
David Waitz Engineering & Surveying, Inc.	125.00
Delta Coast Consultants, LLC	125.00
Donald J. Daigle	125.00
Keneth L. Rembert Land Surveyors	125.00

\$ 1,309.24

Approved by:

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
2/16/2023		Wayne Thibodeaux	Per Diem	46.17
2/16/2023		Rachael Ellender	Per Diem	46.17
2/16/2023		Kyle D. Faulk	Per Diem	46.17
2/16/2023		Robbie R. Liner	Per Diem	46.17
2/16/2023		Barry Soudelier	Per Diem	46.17
2/16/2023		Jan J. Rogers	Per Diem	46.17
2/16/2023		Ross Burgard	Per Diem	46.17
2/16/2023		Corion D. Gray	Per Diem	46.17
2/16/2023		Travion Smith	Per Diem	46.17
2/16/2023		The Courier	Advertising	1,071.00
2/16/2023		TPCG	Postage	393.76
2/16/2023		Wayne Thibodeaux	Travel Reim 11/2022	848.28

TOTAL OPERATING EXPENDITURES 2,728.57

Date	Invoice	Vendor	Description	Amount
2/16/2023		H-T Reg. Plan Comm	Transfer	

2/16/2023
Date

Approved by: _____ Title

2/16/2023
Date

Approved by: Shyla Calypso Accountant
Title

Receipts February 1st through February 28th, 2023

Iglesia Mahanaim/Oscar Cordon	10.00
Keneth L. Rembert Land Surveyors	344.60
David Waitz Engineering & Surveying, Inc.	860.00
Dantin Bruce Management, LLC	860.00
Dantin Bruce Management, LLC	1,000.00
T. Baker Smith, LLC	125.00
T. Baker Smith, LLC	125.00
Tracy L. Pellegrin	125.00
Keneth L. Rembert Land Surveyors	125.00
Quality Engineering & Surveying, LLC	200.00
Quality Engineering & Surveying, LLC	100.00
Quality Engineering & Surveying, LLC	50.00
	<hr/>
	3,924.60

Chase Bank Money Market Account Balance \$61,644.50

Chase Bank Checking Account Balance \$4,035.32

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

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) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: PLAT SHOWING REVISED TRACT 3-A-1 & TRACT 3-C, A REDIVISION OF TRACT 3-A-1 PROPERTY BELONGING TO MILLICENT B. BOURGEOIS, et al
2. Developer's Name & Address: Paris Broussard, 5757 Bayou Black Dr., Gibson, LA 70356
Keith P. Broussard, P.O. Box 557, Gibson, LA 70356
Owner's Name & Address: Millicent B. Bourgeois, 5757 Bayou Black Dr., Gibson, LA 70356
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: 5776 NORTH BAYOU BLACK DR., GIBSON LA
5. Location by Section, Township, Range: SECTIONS 101 & 102, T16S-R15E
6. Purpose of Development: SALE OF TRACT 3-C
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. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 01/10/2023 SCALE: 1" = 100'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

01/30/23
Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

PARIS J. BROUSSARD
Print Name of Signature

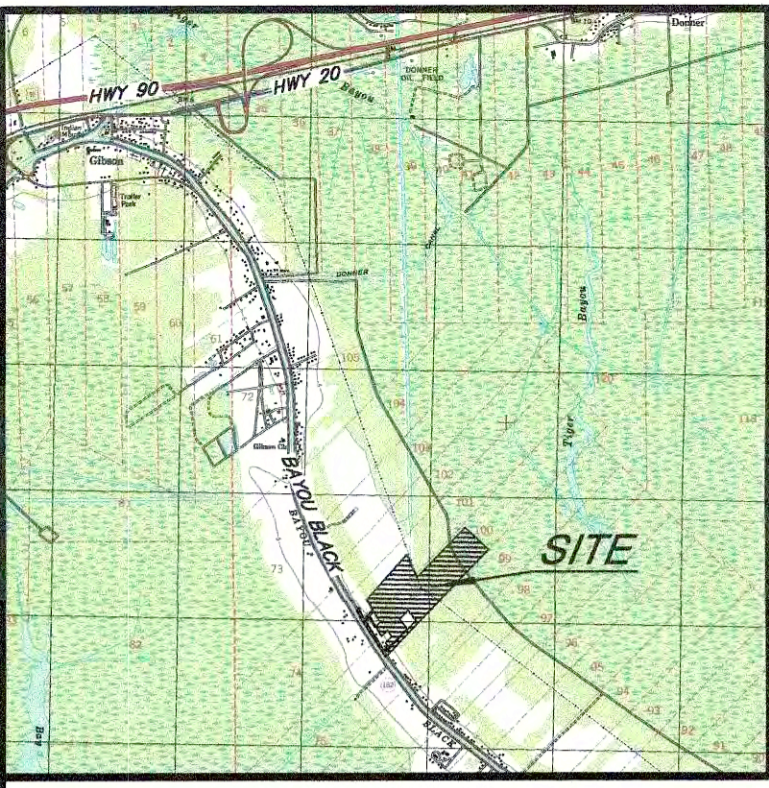
01/30/23


Signature

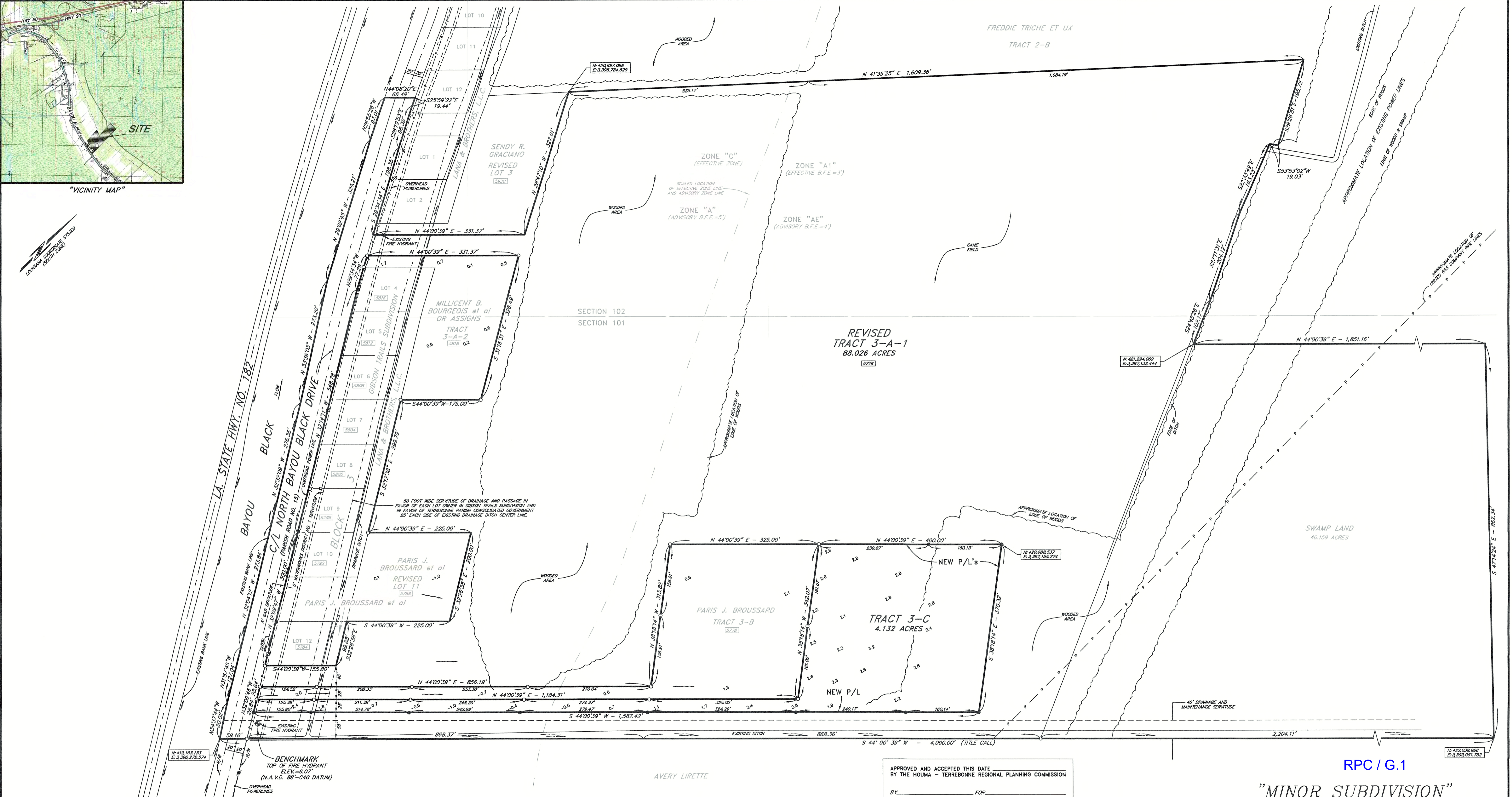

Signature

ZLU / G.1

Revised 11/3/2021



"VICINITY MAP"



FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN ZONES "C" AND "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0570, SUFFIX "C", DATED MAY 1, 1985. (FIRM INDEX DATE APRIL 2, 1992) (ZONE "A1" HAS A BASE FLOOD ELEV. OF 3')
 F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-S94, S95, & 194 PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 4' AND IN ZONE "A1" WITH A 5' REQUIREMENT.
 THE 2021 PRELIMINARY FIRM COMMUNITY NO. 221096, PANEL NO. 0075 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 4'.
 PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

SEWER SYSTEM:
 INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
 THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU BLACK AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:
 1) THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1054489 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.
 2) MAP PREPARED BY KENNETH L. REMBERT, PLS ENTITLED "MINOR SUBDIVISION-PLAT SHOWING TRACTS 3-A-1 AND 3-A-2, A REDIVISION OF TRACT 3-A BELONGING TO MILLICENT B. BOURGEOIS ET AL IN SECTIONS 101 & 102, T16S-R15E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 27, 2021, REVISED FEBRUARY 11, 2022.

- LEGEND:**
- INDICATES IRON ROD SET
 - INDICATES IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD 83-C4G, LSU)
 - INDICATES DRAINAGE FLOW
 - INDICATES BENCHMARK
 - INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

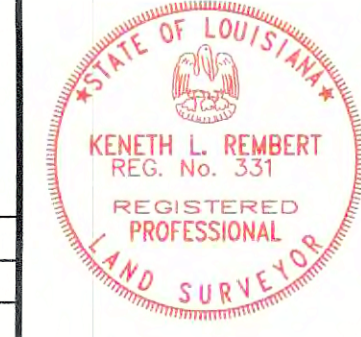
BY _____ FOR _____

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

Surveyor's Signature: _____
 Surveyor's Name: **KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**
 Firm: **KENNETH L. REMBERT LAND SURVEYORS**
 Registration Number: **331**

DATE	BY	DESCRIPTION
REVISIONS		

2 - TRACTS



RPC / G.1

"MINOR SUBDIVISION"
 LAND USE: SINGLE FAMILY RESIDENTIAL
 DEVELOPER: MILLICENT B. BOURGEOIS

PLAT SHOWING REVISED TRACT 3-A-1 & TRACT 3-C,
 A REDIVISION OF TRACT 3-A-1 BELONGING TO
 MILLICENT B. BOURGEOIS et al
 IN SECTIONS 101 & 102, T16S-R15E,
 TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
 LAND SURVEYORS
 635 SCHOOL STREET, HOUMA, LOUISIANA 70360
 (985) 879-2782 FAX - (985) 879-1641

DRAWN: BM
 CHK'D: K.L.R.
 SCALE: 1" = 100'
 DATE: 10 JAN 23

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
 Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

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

1. Name of Subdivision: MANDALAY PASS SUBDIVISION
2. Developer's Name & Address: CIERA DEVELOPMENT COMPANY, INC., P. O. BOX 4034, HOUMA, LA 70361
 Owner's Name & Address: CIERA DEVELOPMENT COMPANY, INC., P. O. BOX 4034, HOUMA, LA 70361
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 3842 SOUTH MANDALAY ROAD, HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 10, T17S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:

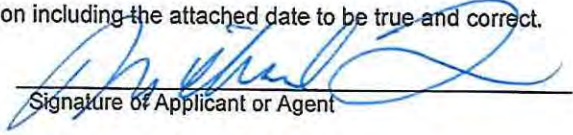
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	8. Sewerage Type: <input type="checkbox"/> Community <input checked="" type="checkbox"/> Individual Treatment <input type="checkbox"/> Package Plant <input type="checkbox"/> Other
--	---
9. Drainage:

<input checked="" type="checkbox"/> Curb & Gutter <input type="checkbox"/> Roadside Open Ditches <input type="checkbox"/> Rear Lot Open Ditches <input type="checkbox"/> Other	10. Planned Unit Development: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> 11. Date and Scale of Map: <u>SEPTEMBER 26, 2022 1" = 100'</u>
---	---
12. Council District / Fire Tax Area: 7 Babin / Bayou Black Fire
13. Number of Lots: 58
14. Filing Fees: \$860.00

CERTIFICATION:

I, MICHAEL A. FESI, PRESIDENT OF CIERA DEVELOPMENT COMPANY, INC., certify this application including the attached date to be true and correct.

MICHAEL A. FESI, PRESIDENT OF CIERA DEVELOPMENT COMPANY, INC.
 Print Applicant or Agent
11/17/23
 Date


 Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

MICHAEL A. FESI, PRESIDENT OF CIERA DEVELOPMENT COMPANY, INC.
 Print Name of Signature
11/17/23
 Date

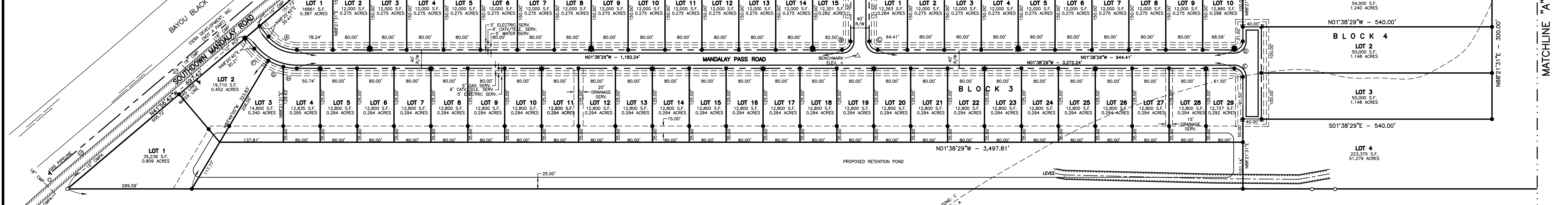

 Signature

Revised 11/3/2021

RPC / G.2

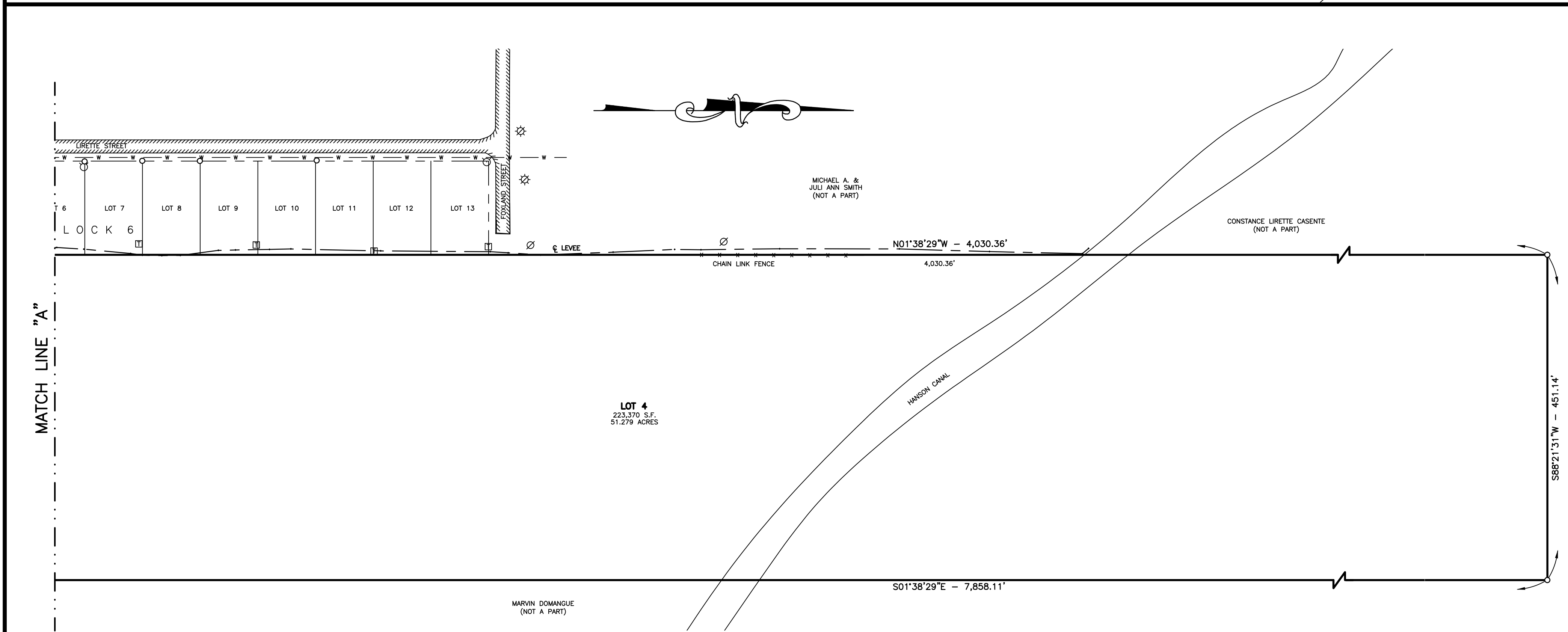
23
PC221 2 - 2 - 6

REFERENCE MAPS & BEARINGS:
 1. A MAP ENTITLED "BAYOU BLACK HEIGHTS SUBDIVISION, PROPERTY OF CONRAD LIRETTE, SECTION 10, T17S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY: DOUGLASS S. TALBOT DATED: OCTOBER 10, 1967 REVISED: DECEMBER 27, 1967 REVISED: FEBRUARY 4, 1977 ENTRY #535202
 2. A MAP ENTITLED "APPENDUM NO. 1 TO BAYOU BLACK HEIGHTS SUBDIVISION, PROPERTY OF CONRAD LIRETTE, SECTION 10, T17S-R16E, TERREBONNE PARISH, LOUISIANA" PREPARED BY: DOUGLASS S. TALBOT DATED: AUGUST 15, 1969 REVISED: FEBRUARY 7, 1977 ENTRY #535203
 NOTE:
 BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83, STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET, WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.) SOLUTION FILE NO. 2005_038_14_1.tps OP1602765351612, HAVING THE COORDINATES OF NORTHING = 384071.30; EASTING= 3445353.78



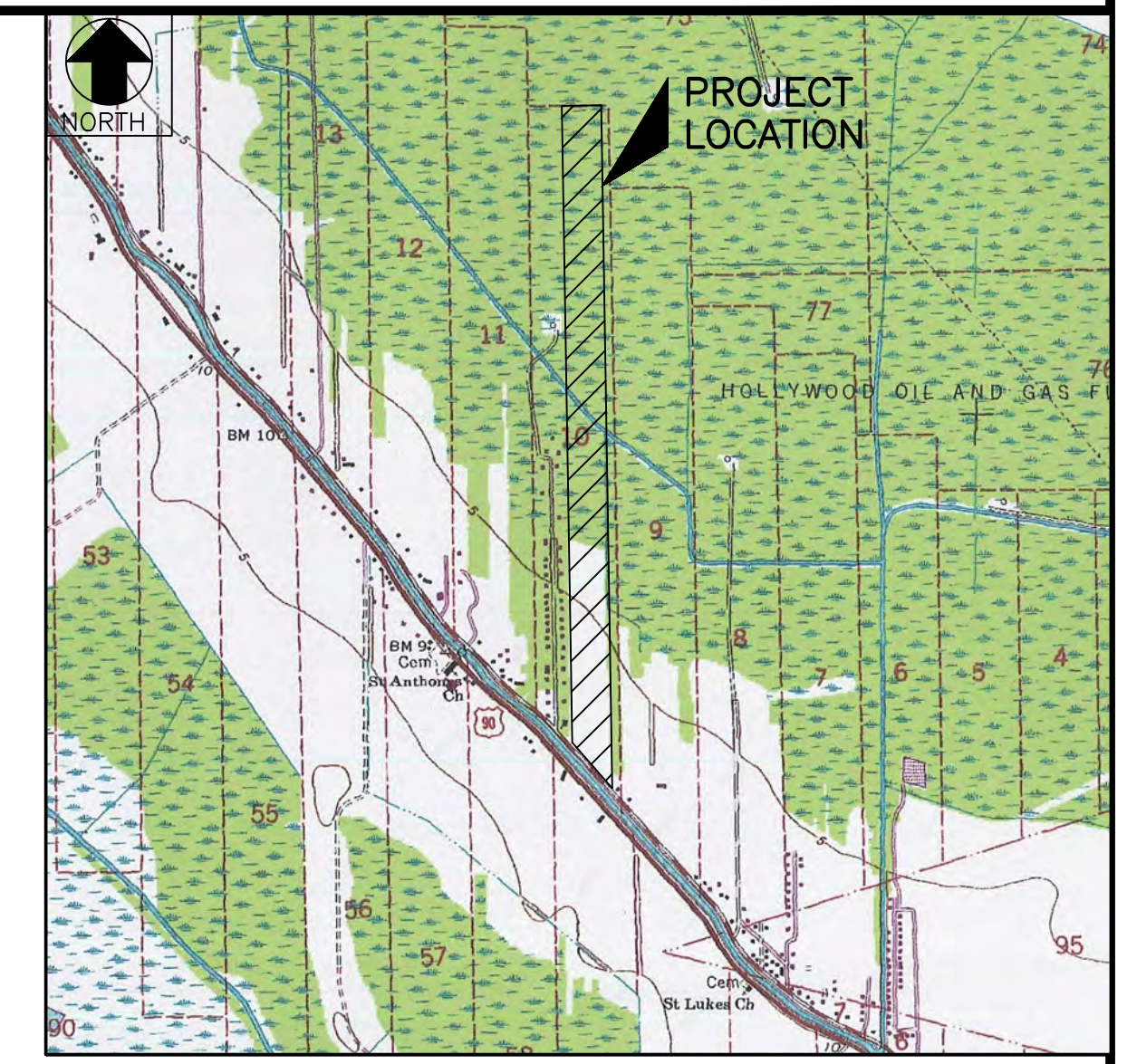
CURVE DATA TABLE

CURVE	RADIUS	ARC	CHORD
A	80.00'	69.79'	S 23°21'06" W - 67.60'
B	18.50'	29.06'	S 46°38'29" E - 26.16'
C	18.50'	29.06'	S 43°21'31" W - 26.16'
D	18.50'	29.06'	S 46°38'29" E - 26.16'
E	18.50'	29.06'	S 43°21'31" W - 26.16'
F	120.00'	40.13'	N 38°45'48" E - 39.95'
G	120.00'	35.00'	N 20°49'35" E - 34.88'
H	120.00'	29.56'	N 05°24'53" E - 29.48'



LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- 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 ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ⚙
- EXISTING FIRE HYDRANT ⚓
- EXISTING WATER METER ⚙
- EXISTING GAS VALVE ⚙
- EXISTING GAS METER ⚙
- EXISTING SEWER MANHOLE Ⓢ
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE □
- MUNICIPAL ADDRESS [XXX]
- 2" DIAMETER BRASS DISK (IN FEET, NAVD 88, GEOID 18) (DATE SET: , 2022) △
- CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID 18) (XX)



VICINITY MAP
SCALE 1" = 2000'

RPC / G.2

FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING), AND IN ZONE A (ZONE "A" = 3.0' B.F.E.).
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0430 C. DATED: MAY 1, 1985.
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q100 DATED: FEBRUARY 23, 2006. FLOOD ZONE: A. A.B.F.E. = 6.0'.

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

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.

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

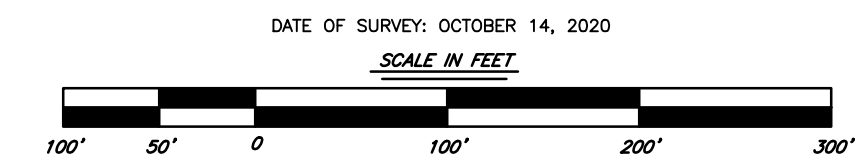
THE STREETS AND RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED, INCLUDING A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL COMMUNICATION, GAS, SEWER & WATER UTILITIES CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, SOUTH CENTRAL BELL, VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HERON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

APPROVED BY: MICHAEL A. FESI - AGENT
 CIERA DEVELOPMENT

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.
 APPROVED BY: MICHAEL A. FESI - AGENT
 CIERA DEVELOPMENT

NOTE:
 THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.

58 SINGLE-FAMILY LOTS



DATE	DESCRIPTION	BY

CONCEPTUAL/PRELIMINARY PLAT
 SINGLE-FAMILY RESIDENTIAL
 OWNER: CIERA DEVELOPMENT, INC.
 MANDALAY PASS SUBDIVISION
 LOCATED IN SECTION 10, T17S-R16E
 TERREBONNE PARISH, LOUISIANA

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@WAITZENGEERING.COM

DESIGNED: JAW
 CHECKED: JMT
 DATE: SEPTEMBER 26, 2022

DATE: SEPTEMBER 26, 2022

FILE: F:\DWG\2020\20-162\PLAT.DWG

JOB NO: 2020-162

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

Request a waiver for Section 24.7.6.2.6 to allow portions of rear yards to drain directly to existing pond or a proposed rear yard swale, conforming to existing on site drainage patterns.

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

- Name of Subdivision: Adley Oaks-Phase C
- Developer's Name & Address: Dantin Bruce Development, L.L.C.
Owner's Name & Address: DB Adley Oaks, L.L.C., 4469 Bluebonnet Blvd., Baton Rouge, LA 70809
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Quality Engineering and Surveying, L.L.C.

SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, T16S-R17E
- Purpose of Development: Single Family Residential
- 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
- Planned Unit Development: Y N
- Date and Scale of Map:
September 23, 2021 - Scale 1"=100'
- Council District / Fire Tax Area:
4 - Dryden / Coteau Fire Amedee
- Number of Lots: 43
- Filing Fees: \$820.00

CERTIFICATION:

I, Ross Bruce, certify this application including the attached date to be true and correct.

Ross Bruce
Print Applicant or Agent
1-27-23

Ross Bruce
Signature of Applicant or Agent

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Ross Bruce
Print Name of Signature

Ross Bruce
Signature

Date

1-27-23

23
PC227

2 - 3 - 7

RPC / G.3

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

Request a waiver for Section 24.7.6.2.6 to allow portions of rear yards to drain directly to existing pond or a proposed rear yard swale, conforming to existing on site drainage patterns.

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

- Name of Subdivision: Adley Oaks-Phase B
- Developer's Name & Address: Dantin Bruce Development, L.L.C.
Owner's Name & Address: DB Adley Oaks, L.L.C., 4469 Bluebonnet Blvd., Baton Rouge, LA 70809
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Quality Engineering and Surveying, L.L.C.

SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, T16S-R17E
- Purpose of Development: Single Family Residential
- 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
- Planned Unit Development: Y N
- Date and Scale of Map:
January 25, 2023 - Scale 1"=100'
- Council District / Fire Tax Area:
4 - Dryden / Coteau Fire
- Number of Lots: 107
- Filing Fees: \$1000.00

CERTIFICATION:

I, Ross Bruce, certify this application including the attached date to be true and correct.

Ross Bruce
Print Applicant or Agent

Ross Bruce
Signature of Applicant or Agent

1-27-22

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or 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.

Ross Bruce
Print Name of Signature

Ross Bruce
Signature

1-27-23

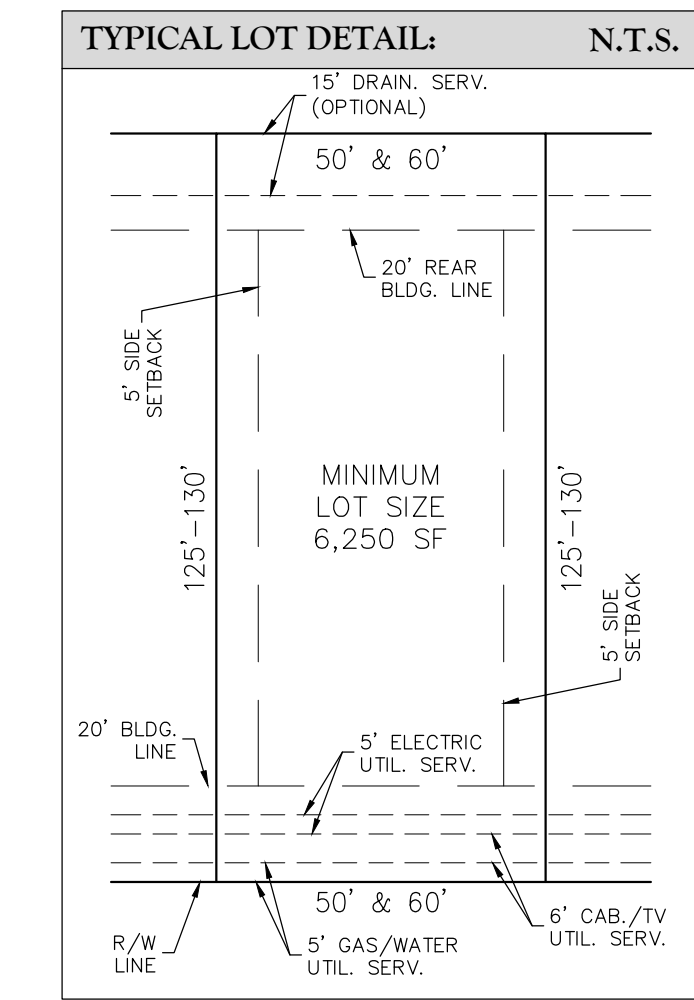
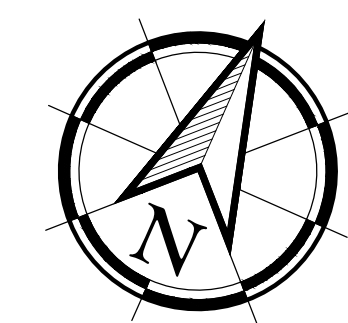
Date

23
PC221 2-4-8

RPC / G.4

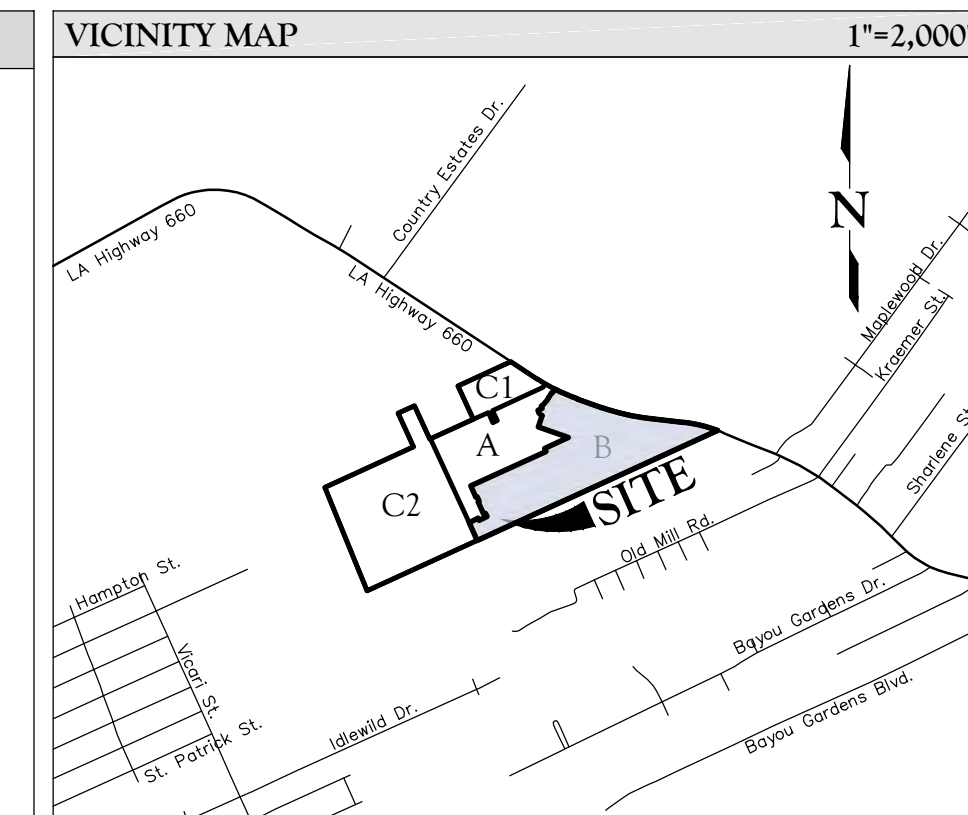
Revised 11/3/2021

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			LINE TABLE		CURVE TABLE						
NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	No.	BEARING	LENGTH	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN
TRACT CA3	8.303	361,669	119	0.143	6,250	155	0.143	6,250	L1	S65°25'26"W	104.88'	C1	75.00'	52.48'	040°05'17"	S44°37'13"E	51.41'
TRACT CA4	2.611	113,744	120	0.143	6,250	156	0.143	6,250	L2	N24°34'34"E	22.97'	C2	275.00'	117.21'	024°25'17"	S40°28'06"W	116.33'
84	0.226	9,825	121	0.143	6,250	157	0.143	6,250	L3	S65°25'26"W	90.00'	C3	190.86'	262.98'	007°53'22"	N66°42'56"W	262.77'
85	0.201	8,739	122	0.143	6,250	158	0.143	6,250	L4	S24°34'34"E	40.00'	C4	229.83'	524.66'	013°06'59"	N77°13'06"W	523.52'
86	0.191	8,303	123	0.143	6,250	159	0.143	6,250	L5	N65°25'26"E	20.00'	C5	1432.40'	364.74'	014°35'22"	N76°28'55"W	363.75'
87	0.172	7,500	124	0.143	6,250	160	0.143	6,250	L6	S24°34'34"E	141.00'	C6	225.00'	172.46'	043°54'58"	S87°22'55"W	168.27'
88	0.143	6,250	125	0.212	9,250	161	0.143	6,250	L7	S65°25'26"W	13.50'	C7	100.00'	76.65'	043°54'58"	N87°22'55"E	74.79'
89	0.143	6,250	126	0.224	9,750	162	0.143	6,250	L8	S24°34'34"E	50.00'	C8	100.00'	80.43'	046°05'02"	N47°37'05"W	78.28'
90	0.143	6,250	127	0.179	7,800	163	0.143	6,250	L9	N65°25'26"E	13.50'	C9	25.00'	20.11'	046°05'02"	S47°37'05"E	19.57'
91	0.143	6,250	128	0.179	7,800	164	0.143	6,250	L10	S24°34'34"E	130.00'	C10	150.00'	120.65'	046°05'02"	N47°37'05"W	117.42'
92	0.143	6,250	129	0.179	7,800	165	0.143	6,250	L11	S24°34'34"E	35.01'	C11	125.00'	109.70'	050°16'59"	N40°16'56"E	106.21'
94	0.172	7,500	130	0.179	7,800	166	0.172	7,501	L12	S19°20'24"W	125.41'	C12	175.00'	161.40'	052°50'37"	N39°00'07"E	155.74'
95	0.172	7,500	131	0.179	7,800	167	0.247	10,770	L13	S24°34'34"E	22.15'	C13	150.00'	114.97'	043°54'58"	N87°22'55"E	112.18'
96	0.172	7,500	132	0.179	7,800	168	0.172	7,500	L14	S65°25'26"W	50.00'	C14	175.00'	134.13'	043°54'58"	S87°22'55"W	130.87'
97	0.172	7,500	133	0.179	7,800	169	0.172	7,500	L15	S24°34'34"E	20.28'						
98	0.172	7,500	134	0.179	7,800	170	0.143	6,250	L16	S28°15'28"W	58.95'						
99	0.208	9,060	135	0.179	7,800	171	0.143	6,250	L17	S72°49'01"W	14.25'						
100	0.233	10,140	136	0.179	7,800	172	0.143	6,250	L18	S27°13'45"W	40.00'						
101	0.191	8,332	137	0.179	7,800	173	0.143	6,250	L19	S24°34'34"E	22.15'						
102	0.172	7,500	138	0.224	9,750	174	0.143	6,250	L20	S83°46'36"E	50.43'						
103	0.172	7,500	139	0.187	8,125	175	0.143	6,250									
104	0.143	6,250	140	0.143	6,250	176	0.143	6,250									
105	0.190	8,287	141	0.144	6,251	177	0.143	6,250									
106	0.144	6,294	142	0.254	11,043	178	0.143	6,250									
107	0.143	6,250	143	0.295	12,838	179	0.143	6,250									
108	0.143	6,250	144	0.266	11,604	180	0.143	6,250									
109	0.143	6,250	145	0.215	9,376	181	0.160	6,959									
110	0.143	6,250	146	0.186	8,100	182	0.187	8,157									
111	0.143	6,250	147	0.186	8,100	183	0.193	8,391									
112	0.143	6,250	148	0.186	8,100	184	0.187	8,129									
113	0.143	6,250	149	0.202	8,616	185	0.143	6,250									
114	0.143	6,250	150	0.187	8,125	186	0.143	6,250									
115	0.143	6,250	151	0.200	8,712	187	0.143	6,250									
116	0.143	6,250	152	0.166	7,244	188	0.143	6,250									
117	0.143	6,250	153	0.143	6,250	189	0.171	7,428									
118	0.143	6,250	154	0.143	6,250	190	0.195	8,510									



LEGEND:

- FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD AT PC AND PT OF CURVES
- ▨ FLOOD ZONE "AE"
- ▨ COMMON AREA
- ▨ PRESERVED WETLANDS
- R/W RIGHT-OF-WAY
- SERV. SERVIDUTE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTL. UTILITY
- BLVD. BOULEVARD
- TYP. TYPICAL
- DRAIN. DRAINAGE
- CAB. CABLE
- EX. EXISTING
- SEW. SEWER
- STREETLIGHT
- FIRE HYDRANT



GENERAL NOTES

PROPERTY RESTRICTIONS, SERVIDUTES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY. THIS SURVEY WAS MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.

THE WORDS "CERTIFY," "CERTIFIED," 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.

IF SHOWN, ANY LINES ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL IMAGERY, FEMA FLOOD INSURANCE RATE MAPS AND USGS QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

IF SHOWN, ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM AVAILABLE INFORMATION PROVIDED ON THE PARISH ASSESSOR'S GIS WEBSITE AND/OR TAX ROLLS.

SPECIAL FLOOD HAZARD ZONE DESIGNATION

THIS PROPERTY IS LOCATED IN ZONES "C" & "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206 PANEL NO. 0245, SUFFIX "C" AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). HOWEVER, THE F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-5102 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0115 E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A BASE FLOOD ELEVATION REQUIREMENT OF 5'.

WETLAND DELINEATION DISCLAIMER

QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. QUALITY ENGINEERING AND SURVEYING, LLC DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

LOUISIANA ONE CALL

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM LA ONE CALL MARKINGS, VISIBLE UTILITY FEATURES, AND/OR PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

UTILITY NOTES

THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), MAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

BASIS OF ELEVATIONS

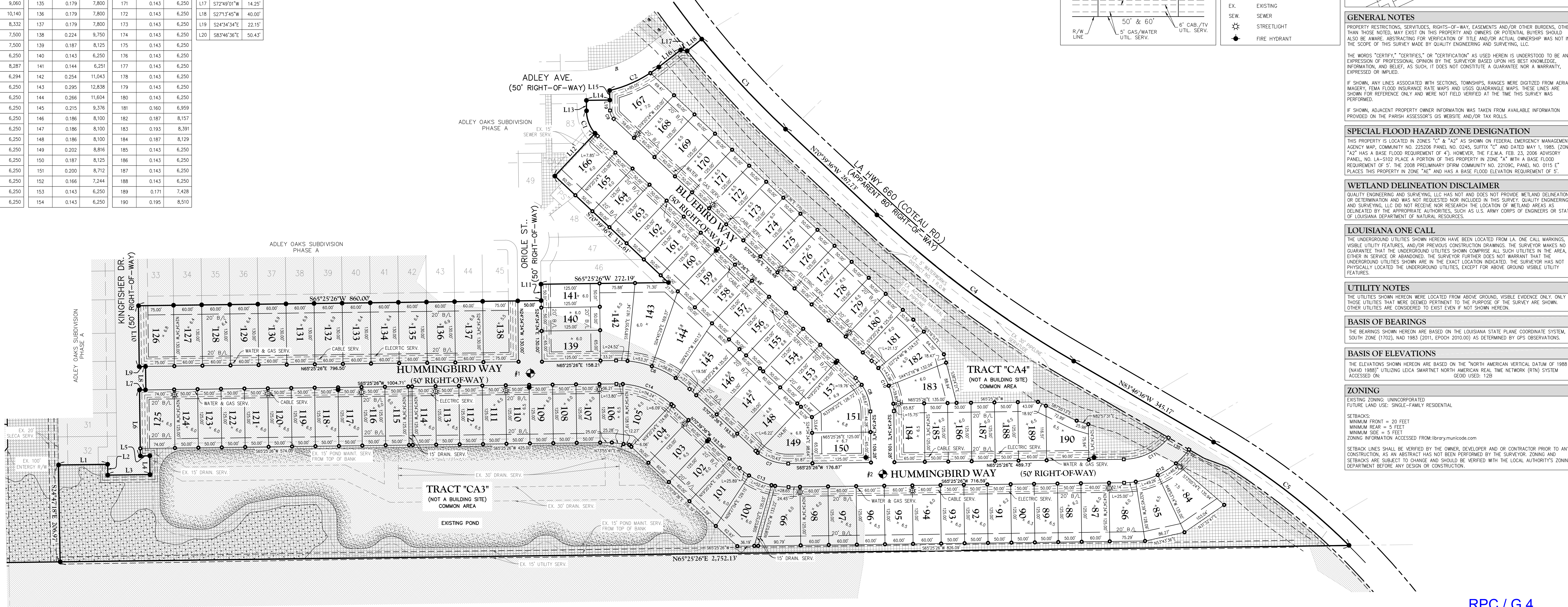
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" UTILIZING LEICA SMARTNET NORTH AMERICAN REAL TIME NETWORK (RTN) SYSTEM ACCESSED ON:

ZONING

EXISTING ZONING: UNINCORPORATED
 FUTURE LAND USE: SINGLE-FAMILY RESIDENTIAL

SETBACKS:
 MINIMUM FRONT = 20 FEET
 MINIMUM REAR = 5 FEET
 MINIMUM SIDE = 5 FEET
 ZONING INFORMATION ACCESSED FROM: library.municipalcode.com

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 PLATS**
- "ALTA/SPS LAND TITLE SURVEY OF A 9.310 ACRE TRACT, BEING THE RICHARD LANDRY, et al PROPERTY SECTION 84 & 85, T16S-R17E-1, DATED 12/02/2019, BY SEIH J. MOSSY, P.L.S."
 - TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 09-10-2019, TITLE NO. 221775-0043.
 - "SURVEY OF PROPERTY BELONGING TO RICHARD LANDRY SECTION 84 & 85, T16S-R17E-1, DATED 09/18/2018, BY KENNETH L. REMBERT, P.L.S."
 - "PROPOSED 20' SEWER SERVIDUTE ON PROPERTY BELONGING TO ADLEY P. LANDRY LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH, LA, DATED 03/22/1989, BY G.S.T. ENGINEERS CONSULTING ENGINEERS, RECORDED AT BOOK 870, PAGE 706, INSTRUMENT NO. 867890."
 - "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION SURVEY MAP SHOWING PROPOSED RIGHT-OF-WAY ACROSS PROPERTY OF ADLEY LANDRY, SR. LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH, LA, DATED 12/03/1981, BY P.L.S. OF T. BAKER SMITH & SON, INC. CIVIL ENGINEERS - LAND SURVEYORS RECORDED AT BOOK 870, PAGE 811, INSTRUMENT NO. 673091."
 - "STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY" STATE PROJECT NO. 8550-07-04 UPPER COTEAU HWY, TERREBONNE PARISH LA660, DATED AUGUST 1955, SURVEYED BY W.B. BROWN & F.L. LANDRY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JEFFREY D. DIAMOND, PLS #5186 DATE _____



FILL/OBSTRUCTION NOTE:

NO STRUCTURE FILL OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

LANDOWNER/OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO THE APPROVED SANITARY SEWER SYSTEM OPERATED BY MOOD.

PUBLIC DEDICATION

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVIDUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVIDUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.

ROSS BRUCE OWNER, DB ADLEY OAKS, LLC DATE _____

BENCHMARK:

#1 BRASS DISK DATED XX/XX/XXXX SET NEAR THE INTERSECTION OF HUMMINGBIRD WAY AND ORIOLE STREET. ELEV. = XXX'

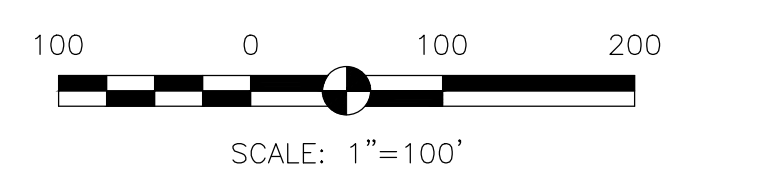
#2 BRASS DISK DATED XX/XX/XXXX SET NEAR THE INTERSECTION OF HUMMINGBIRD WAY AND BLUEBIRD WAY. ELEV. = XXX'

APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



RPC / G.4

FINAL PLAT
 OF
ADLEY OAKS SUBDIVISION, PHASE B
 (LOTS 84 THRU 190 & TRACTS "CA3" & "CA4")

LOCATION: LOCATED IN SECTIONS 84 & 85, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN LAND DISTRICT, TERREBONNE PARISH, LOUISIANA

CLIENT: DB ADLEY OAKS, LLC
 4451 BLUEBONNET BLVD., SUITE G
 BATON ROUGE, LOUISIANA 70809

PARTY CHIEF: N/A PROJECT NO.: 19-055
 FIELD BOOK: N/A PAGES: N/A
 DRAWN BY: SM CALC BY: SM
 CHECKED BY: JDD

SHEET: 1 OF 1

QUALITY Engineering & Surveying, LLC
 18320 Hwy 42, Port Vincent, LA 70736
 TEL: 225-698-1600 FAX: 225-698-1367
 www.QESLA.com