

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

SPECIAL MEETING

JULY 15, 2021, THURSDAY

5:30 P.M.

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

A • G • E • N • D • A

CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Adley Oaks Subdivision, Phase A
Approval Requested: Process C, Major Subdivision-Final
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane & Coteau Fire District
Developer: Dantin Bruce Development, L.L.C.
Engineer: Quality Engineering & Surveying, L.L.C.

- b) Consider Approval of Said Application

E. ADJOURN

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

- Name of Subdivision: Adley Oaks
- Developer's Name & Address: Dantin Bruce Development, L.L.C
*Owner's Name & Address: DB Adley Oak, LLC 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 & 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
- Date and Scale of Map: May 20, 2021 - Scale 1"=100'
- Council District: 4 - Dryden / Coteau Fire
- Number of Lots: 83
- Filing Fees: \$1,000.00 (Max)
\$1,170 (Calculated)

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

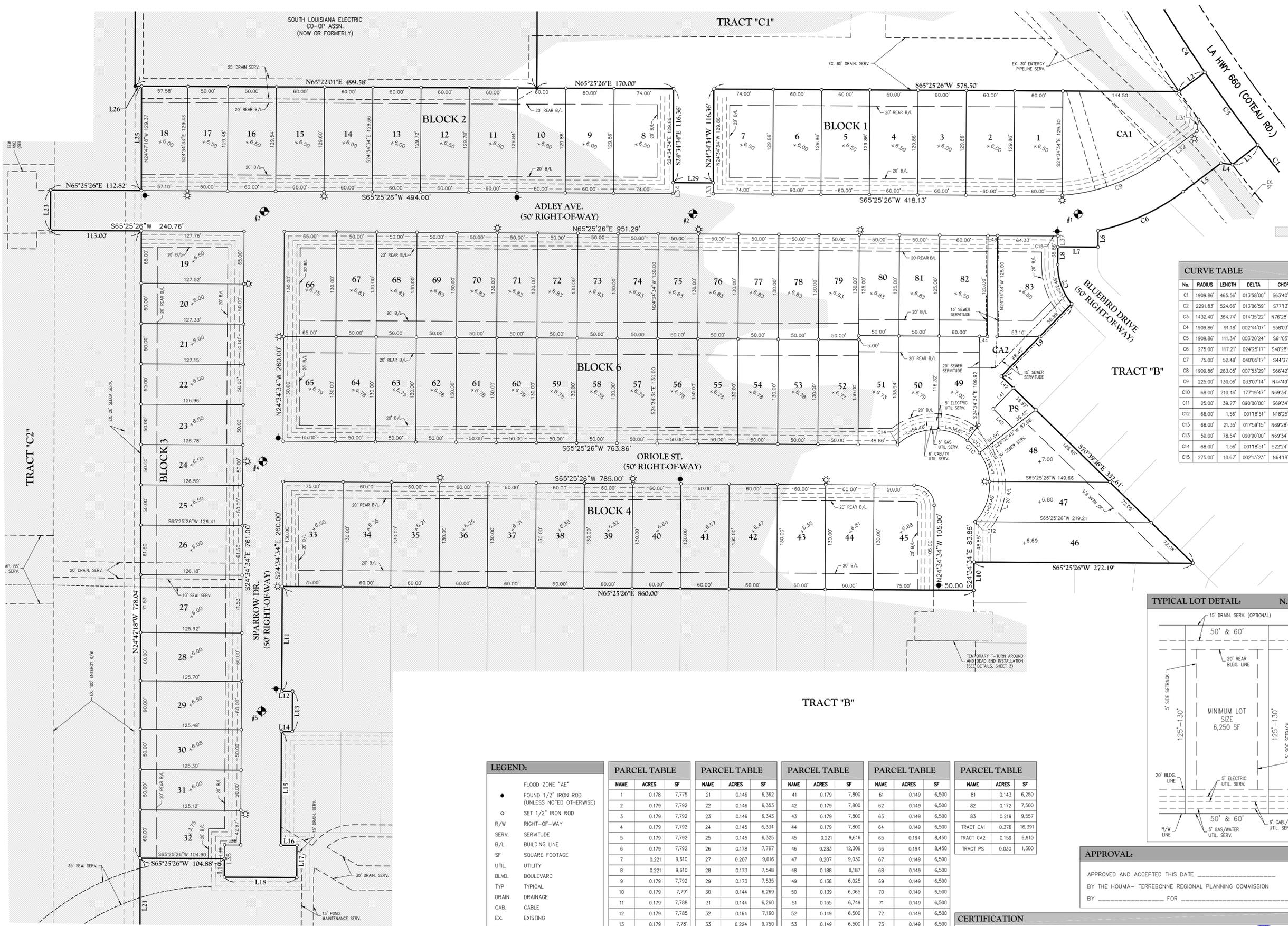
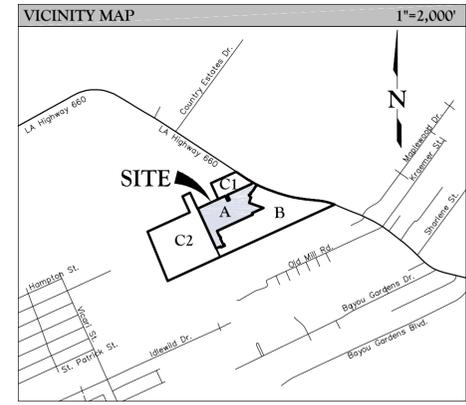
Ross D. Bruce
Print Applicant or Agent
5/28/2021
Date

Ross D. Bruce
Signature of Applicant or Agent
Digitally signed by Ross D Bruce
Date: 2021.05.28 09:01:32 -0500

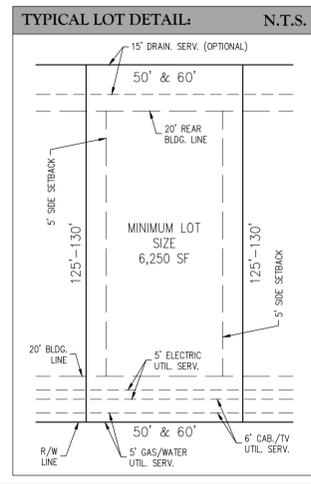
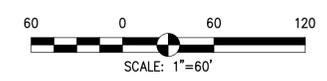
The undersigned certifies: mbh 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or mbh 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Ross D. Bruce
Print Name of Signature
5-28-21
Date

Ross D. Bruce
Signature
Digitally signed by Ross D Bruce
Date: 2021.05.28 09:02:27 -0500



CURVE TABLE					LINE TABLE		LINE TABLE		LINE TABLE		
No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.	No.	BEARING	LENGTH	No.	BEARING	LENGTH
C1	1909.86'	465.56'	01°38'00"	S63°40'36"E	464.41'	L1	N65°18'48"E	185.58'	L17	S24°34'34"E	40.00'
C2	2291.83'	524.66'	01°30'59"	S77°13'06"E	523.52'	L2	S28°32'18"W	40.00'	L18	S65°25'26"W	90.00'
C3	1432.40'	364.74'	01°43'22"	N76°28'55"W	363.76'	L3	S27°07'59"W	40.00'	L19	N24°34'34"W	22.97'
C4	1909.86'	91.18'	00°44'07"	S58°03'40"E	91.17'	L4	S72°49'01"W	14.25'	L21	N24°47'18"W	206.97'
C5	1909.86'	111.34'	00°32'20"	S61°05'55"E	111.32'	L5	S28°15'28"W	58.95'	L23	S24°34'34"E	50.00'
C6	275.00'	112.21'	02°25'17"	S40°28'06"W	116.33'	L6	S24°34'34"E	20.28'	L25	S24°47'18"E	129.37'
C7	75.00'	52.48'	04°00'51"	S44°37'13"E	51.41'	L7	S65°25'26"W	50.00'	L26	N65°22'01"E	8.00'
C8	1909.86'	263.05'	00°53'29"	S66°42'52"E	262.84'	L8	S24°34'34"E	22.15'	L29	S65°25'26"W	50.00'
C9	225.00'	130.06'	03°30'71"	N44°49'05"E	128.26'	L9	S19°20'24"W	125.41'	L31	S16°18'06"E	14.25'
C10	68.00'	210.46'	17°19'47"	N69°34'34"W	135.96'	L10	S24°34'34"E	35.01'	L32	S28°15'28"W	58.95'
C11	25.00'	39.27'	09°00'00"	S69°34'34"E	35.36'	L11	S24°34'34"E	130.00'	L33	S24°34'34"E	13.50'
C12	68.00'	1.56'	00°18'51"	N18°25'54"E	1.56'	L12	N65°25'26"E	13.50'	L34	N24°34'34"W	13.50'
C13	68.00'	21.35'	01°75'15"	N69°28'05"W	21.26'	L13	N24°34'34"W	50.00'	L35	S24°34'34"E	22.97'
C14	68.00'	1.56'	00°18'51"	S22°24'58"W	1.56'	L14	S65°25'26"W	13.50'	L37	N24°34'34"W	13.71'
C15	275.00'	106.71'	02°21'23"	N64°18'44"E	106.71'	L15	S24°34'34"E	141.00'	L38	S65°25'26"W	20.00'
						L16	N65°25'26"E	20.00'	L39	S24°34'34"E	17.03'



LEGEND:

- FLOOD ZONE "AE"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- R/W RIGHT-OF-WAY
- SERV. SERVIDUTE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTIL. UTILITY
- BLVD. BOULEVARD
- TYP TYPICAL
- DRAIN. DRAINAGE
- CAB. CABLE
- EX. EXISTING
- SEW. SEWER
- ☼ PROPOSED STREETLIGHT
- PROPOSED FIRE HYDRANT

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF
1	0.178	7,775	21	0.146	6,362	41	0.179	7,800	61	0.149	6,250	81	0.143	6,250
2	0.179	7,792	22	0.146	6,353	42	0.179	7,800	62	0.149	6,500	82	0.172	7,500
3	0.179	7,792	23	0.146	6,343	43	0.179	7,800	63	0.149	6,500	83	0.219	9,557
4	0.179	7,792	24	0.145	6,334	44	0.179	7,800	64	0.149	6,500	TRACT CA1	0.376	16,391
5	0.179	7,792	25	0.145	6,325	45	0.221	9,616	65	0.194	8,450	TRACT CA2	0.159	6,910
6	0.179	7,792	26	0.178	7,767	46	0.283	12,309	66	0.194	8,450	TRACT PS	0.030	1,300
7	0.221	9,610	27	0.207	9,016	47	0.207	9,030	67	0.149	6,500			
8	0.221	9,610	28	0.173	7,548	48	0.188	8,187	68	0.149	6,500			
9	0.179	7,792	29	0.173	7,535	49	0.138	6,025	69	0.149	6,500			
10	0.179	7,791	30	0.144	6,269	50	0.139	6,065	70	0.149	6,500			
11	0.179	7,788	31	0.144	6,260	51	0.155	6,749	71	0.149	6,500			
12	0.179	7,785	32	0.164	7,160	52	0.149	6,500	72	0.149	6,500			
13	0.179	7,781	33	0.224	9,750	53	0.149	6,500	73	0.149	6,500			
14	0.179	7,778	34	0.179	7,800	54	0.149	6,500	74	0.149	6,500			
15	0.178	7,774	35	0.179	7,800	55	0.149	6,500	75	0.149	6,500			
16	0.178	7,771	36	0.179	7,800	56	0.149	6,500	76	0.149	6,500			
17	0.149	6,473	37	0.179	7,800	57	0.149	6,500	77	0.149	6,500			
18	0.170	7,420	38	0.179	7,800	58	0.149	6,500	78	0.149	6,500			
19	0.190	8,296	39	0.179	7,800	59	0.149	6,500	79	0.149	6,500			
20	0.146	6,371	40	0.179	7,800	60	0.149	6,500	80	0.143	6,250			

APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA- TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

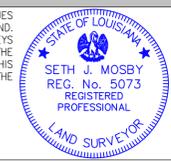
CERTIFICATION

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 THE 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.

SETH J. MOSSBY, PLS #5073 DATE _____



BENCHMARK:

- #1 ALUMINUM DISK SET IN THE INTERSECTION OF ADLEY AVENUE AND BLUEBIRD DRIVE
- #2 ALUMINUM DISK SET IN THE INTERSECTION OF ADLEY AVENUE AND RED KNOT LANE
- #3 ALUMINUM DISK SET IN THE INTERSECTION OF ADLEY AVENUE AND SPARROW DRIVE
- #4 ALUMINUM DISK SET IN THE INTERSECTION OF SPARROW DRIVE AND ORIOLE STREET
- #5 ALUMINUM DISK SET IN THE CENTERLINE OF SPARROW DRIVE ADJACENT TO LOT 29

TITLE:

FINAL PLAT OF ADLEY OAKS SUBDIVISION, PHASE A LOTS 1 - 83 & TRACTS "CA1", "PS", "B", "C1", & "C2" FORMERLY THE RICHARD LANDRY, et al PROPERTY

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

CLIENT: DB Adley Oaks, LLC
4451 BLUEBONNET BLVD., SUITE G
BATON ROUGE, LOUISIANA 70809

DATE: MARCH 2021

PARTY CHIEF: N/A **PROJECT NO.:** 19-055

FIELD BOOK: N/A **PAGE:** 2

DRAWN BY: SLM **CALC BY:** S.M.

CHECKED BY: S.M.

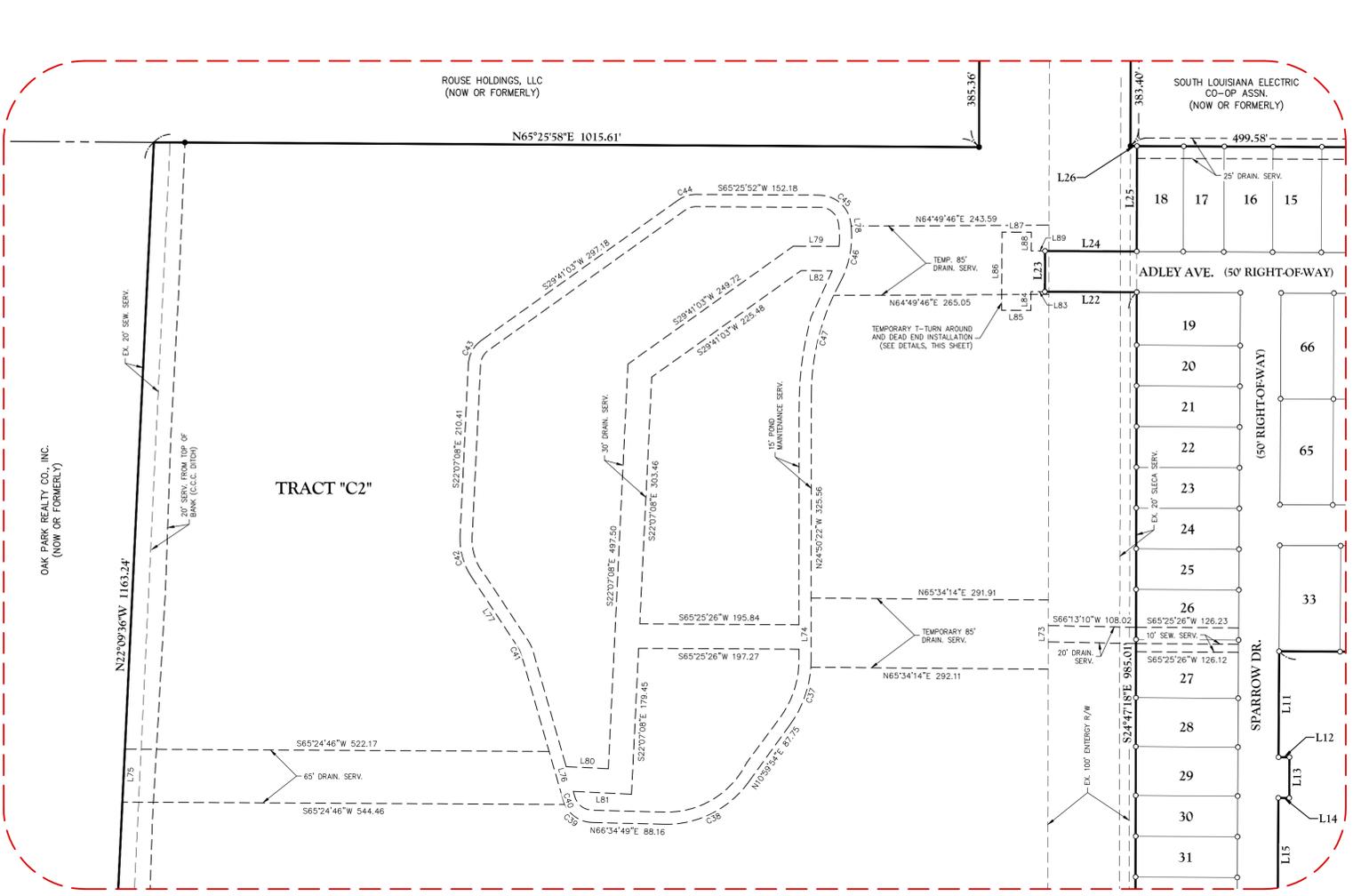
SHEET: 2 OF 3

QUALITY Engineering & Surveying, LLC
1820 Bay St. Port Vincent, LA 70266
225.661.1800 | www.qualitysurveying.com

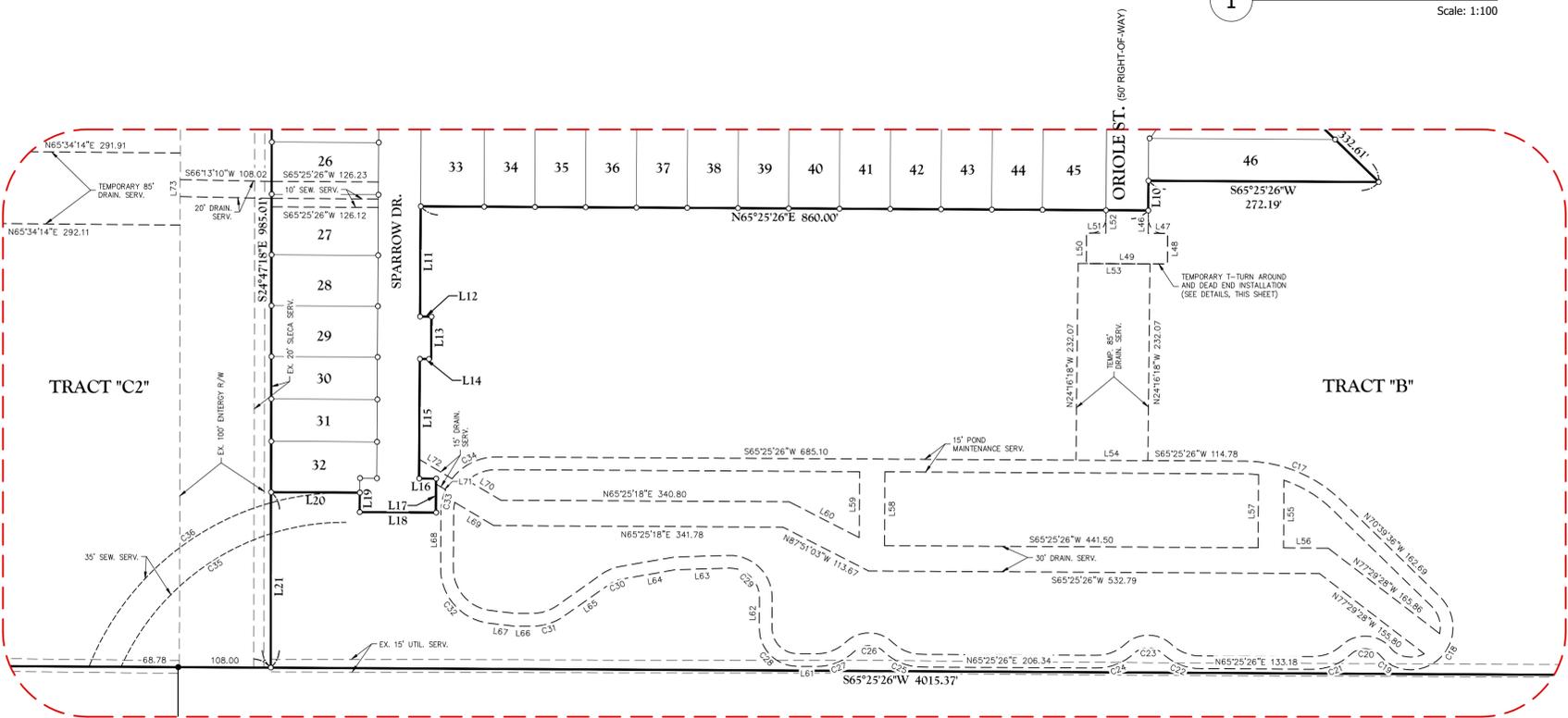
TRACT "B"

CURVE TABLE					CURVE TABLE						
No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.
C17	165.00'	126.47'	043°54'58"	S87°22'55"W	123.40'	C31	65.00'	35.15'	030°59'11"	N49°47'45"E	34.73'
C18	50.00'	136.25'	156°08'02"	N07°24'25"E	97.84'	C32	65.00'	94.80'	083°33'50"	S66°21'29"E	86.62'
C19	40.00'	21.43'	030°42'07"	S79°10'31"E	21.81'	C33	65.00'	26.80'	023°37'29"	S12°45'50"E	26.61'
C20	25.00'	41.03'	094°02'05"	N69°09'30"E	36.58'	C34	65.00'	60.27'	053°07'25"	S38°51'43"W	58.13'
C21	65.00'	49.10'	043°16'58"	N43°46'57"E	47.94'	C37	134.50'	84.13'	035°50'16"	N06°55'14"W	82.76'
C22	65.00'	48.72'	042°56'44"	N86°53'48"E	47.59'	C38	125.00'	121.26'	055°54'55"	N38°47'21"E	116.56'
C23	25.00'	37.48'	085°53'29"	N65°25'26"E	34.07'	C39	38.00'	48.07'	072°28'29"	S77°10'57"E	44.93'
C24	65.00'	48.72'	042°56'44"	N43°57'04"E	47.59'	C41	35.50'	10.78'	017°23'55"	S49°38'40"E	10.74'
C25	65.00'	49.65'	043°46'00"	N87°18'26"E	48.45'	C42	84.00'	53.11'	036°13'29"	S40°13'53"E	52.23'
C26	25.00'	38.19'	087°32'00"	N65°25'26"E	34.59'	C43	38.50'	34.81'	051°48'11"	S03°46'57"W	33.64'
C27	65.00'	49.65'	043°46'00"	N43°32'26"E	48.45'	C44	37.00'	23.08'	035°44'49"	S47°33'27"W	22.71'
C28	45.00'	70.68'	089°59'54"	S69°34'37"E	63.64'	C45	39.00'	57.53'	084°50'58"	N72°18'39"W	52.45'
C29	35.00'	56.21'	092°01'13"	S70°35'17"E	50.36'	C46	117.00'	68.99'	033°47'14"	N13°09'33"W	68.00'
C30	35.00'	15.42'	025°15'02"	N42°30'47"E	15.30'	C47	289.00'	144.13'	028°34'26"	N10°33'09"W	142.64'

LINE TABLE			LINE TABLE		
No.	BEARING	LENGTH	No.	BEARING	LENGTH
L46	S24°34'34"E	26.96'	L67	N71°51'36"E	29.53'
L47	N65°25'26"E	23.00'	L68	S24°34'34"E	66.50'
L48	S24°34'34"E	36.00'	L69	S84°19'33"E	53.70'
L49	S65°25'26"W	96.00'	L70	S84°19'33"E	45.59'
L50	N24°34'34"W	36.00'	L71	N84°19'33"W	13.25'
L51	N65°25'26"E	23.00'	L72	N84°19'33"W	45.15'
L52	N24°34'34"W	26.96'	L77	S58°20'38"E	103.90'
L53	N65°27'30"E	85.00'	L78	N30°03'10"W	5.25'
L54	S65°25'26"W	85.00'	L79	S65°25'26"W	56.21'
L55	S24°34'34"E	79.82'	L80	N67°52'52"E	51.94'
L56	S65°25'26"W	52.79'	L81	N67°52'52"E	71.71'
L57	S24°34'34"E	86.22'	L82	S65°25'26"W	38.38'
L58	S24°34'34"E	87.09'	L83	N65°25'26"E	17.00'
L59	S24°34'34"E	77.74'	L84	N24°34'34"W	23.00'
L60	N87°51'03"W	92.89'	L85	N65°25'26"E	36.00'
L62	S24°34'40"E	35.41'	L86	S24°34'34"E	96.00'
L63	N63°24'07"E	63.60'	L87	S65°25'26"W	36.00'
L64	N55°08'18"E	64.46'	L88	N24°34'34"W	23.00'
L65	N30°08'40"E	70.41'	L89	S65°25'26"W	17.00'
L66	N65°17'20"E	21.76'			



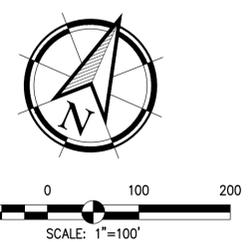
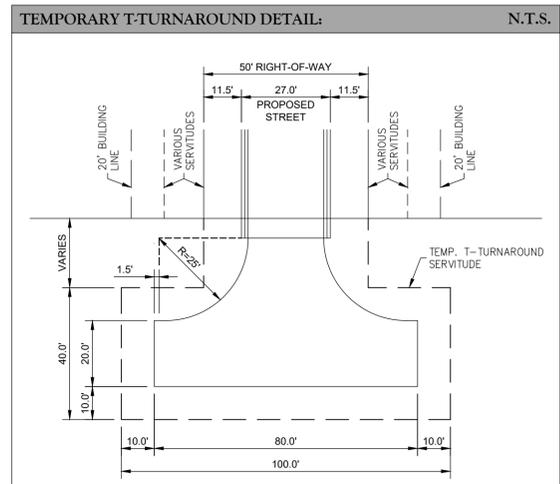
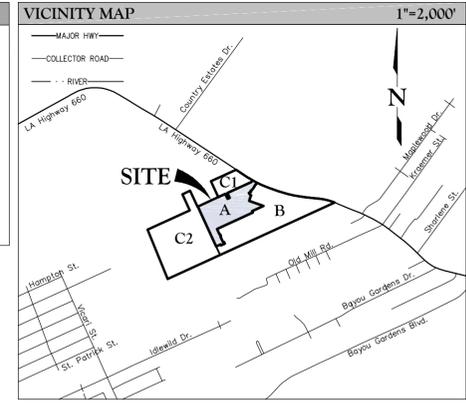
1 DETAIL Scale: 1:100



2 DETAIL Scale: 1:100

LEGEND:

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- R/W RIGHT-OF-WAY
- SERV. SERVITUDE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTIL. UTILITY
- BLVD. BOULEVARD
- TYP. TYPICAL
- DRAIN. DRAINAGE



APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

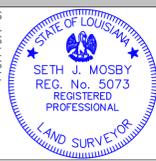
BY _____ FOR _____

CERTIFICATION

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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.

SETH J. MOSBY, PLS #5073 DATE _____



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 MODAD.

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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES 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 SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

ROSS BRUCE OWNER, DB ADLEY OAKS, LLC DATE _____

FINAL PLAT
OF
ADLEY OAKS SUBDIVISION, PHASE A
LOTS 1 - 83
&
TRACTS "CA1", "PS", "B", "C1", & "C2"
FORMERLY
THE RICHARD LANDRY, et al PROPERTY

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

CLIENT: **DB Adley Oaks, LLC**
4451 BLUEBONNET BLVD., SUITE G
BATON ROUGE, LOUISIANA 70809

DATE: **MARCH 2021**

PARTY CHIEF: **N/A** PROJECT NO.: **19-055**

FIELD BOOK: **N/A** PAGE: **3**

DRAWN BY: **SLM** CALC BY: **SM**

CHECKED BY: **SM**

SHEET: **3 OF 3**

QUALITY
Engineering & Surveying, LLC
1820 Bay St. Port Vincent, LA 70266
225.681.1991 | info@qualityla.com | www.qualityla.com