

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

MARCH 21, 2024, 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 February 22, 2024

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue; Southland Dodge, Chrysler, Jeep, LLC, applicant; and call for a Public Hearing on said matter for Thursday, April 18, 2024 at 6:00 p.m. (*Council District 7 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street & 7326 Trudy Street; Edgewood Holdings, LLC, c/o Juan Clara Gomez, applicant; and call for a Public Hearing on said matter for Thursday, April 18, 2024 at 6:00 p.m. (*Council District 2 / 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 February 22, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 21, 2024 INVOICES AND THE TREASURER’S REPORT OF FEBRUARY 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al
Approval Requested: Process D, Minor Subdivision
Location: 7984 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Ennis P. Luke, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the required minimum lot size requirement (Lot 3-C to be 3,186 sq. ft. in lieu of the required 12,000 sq. ft)
- d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 1603 Dunn Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Snail, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: Estate of D.C. McIntire, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Patrick J. Luke, Samantha Luke, and Melissa Luke into Lot 13B, Lot 13C, and Lot 13D
Approval Requested: Process D, Minor Subdivision
Location: 7021 & 7023 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Patrick J. & Samantha Luke / Melissa Luke
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Adley Oaks Subdivision, Phase C
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, L.L.C.
Engineer: Quality Engineering & Surveying, L.L.C.
- b) Consider Approval of Said Application

I. STAFF REPORT

1. Reminder that Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually

J. ADMINISTRATIVE APPROVAL(S):

1. Property Line Shift between Lot 4A and Remaining Batture Lot 1-2A on Property belonging to Marty & Debra Thibodeaux; Section 54, T19S-R18E, Terrebonne Parish, LA (5348 Bayouside Drive / Councilwoman Kim Chauvin, District 8)

2. Property Line Shift between Lots 1 & 2, Block 1 of Hollywood Fields on Property belonging to Visco Resources, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (4900 Highway 311 / Councilman Clyde Hammer, District 6)
3. Survey & Resubdivision of Lots 1, 2, & 3 of Block B of Williams Addition into Lot BT-3 made by request of Deborah Davis, Attorney; Section 6, T17S-R17E, Terrebonne Parish, LA (7602 West Main Street & 193 Naquin Street / Councilman Carl Harding, District 2)
4. Revision of Lot Lines of Tract 1 & 2 of the Division of Property belonging to Lucille Babin Savoie to create Tract 1-A; Section 45, T16S-R17E, Terrebonne Parish, LA (2015 Bayou Blue Road / Councilman Charles Champagne, District 5)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 22, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 22, 2024 of the HTRPC to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of January 18, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the February 22, 2024 invoices and approve the Treasurer's Report of January 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
1. Mr. Smith moved, seconded by Mr. Soudelier: "THAT the HTRPC accept the Louisiana Compliance Questionnaire for the 2023 Annual Audit."
- The Chairman called for a vote on the motion offered by Mr. Smith. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated February 22, 2024, requesting to table the application by Ennis Paul Luke, et al, Item H.2, until the next regular meeting due to not requesting a variance and it not being published [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al until the next regular meeting of March 21, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT Old Business be removed from the table and be considered at this time."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux;

NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman called to order the Public Hearing for an application by Eric Newman & Monique Savoy for Process D, Minor Subdivision, for the Survey of 30.75-acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, L.L.C.

- a) Mr. Beth Arceneaux, Keneth L. Rembert Land Surveyors, stated they Milford & Associates provided plans for the dry hydrant to the State Fire Marshal and the local fire chief and wished to move forward with the minor subdivision.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Smith moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski read a letter from Chief Tony Pellegrin, Bourg Volunteer Fire Department, dated February 22, 2024, regarding the dry hydrant [See *ATTACHMENT B*]. He then discussed the Staff Report and stated Staff would recommend conditional approval provided upon conditions 1-4 as stated in the Bourg Volunteer Fire Department's letter be adhered to [See *ATTACHMENT B*], submittal of approval letter and/or Letter of No Objection from the State Fire Marshal's office, confirmation of a sufficient pump test by the Bourg Volunteer Fire Department once the dry hydrant has been installed, and submittal of all utility service letters.
- e) Discussion was held regarding annual maintenance, code regulations that need to be followed, a possible partnership between Terrebonne & Lafourche Parish to install a waterline in the future, and dry hydrants being privately owned as well as owned by local fire districts.
- f) The Chairman recognized April Trahan, attorney for Mr. Newman, who discussed the process her client has been through to get this property approved.
- g) Discussion ensued regarding the plat being signed once all the conditions are met and that the State Fire Marshal will be doing a courtesy review since they usually only take care of commercial matters.
- h) Mr. Thibodeaux moved, seconded by Mr. Smith: "THAT the HTRPC grant approval to Process D, Minor Subdivision, for the Survey of 30.75-acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, L.L.C. conditioned upon conditions 1-4 as stated in the Bourg Volunteer Fire Department's letter be adhered to [See *ATTACHMENT B*], submittal of approval letter and/or Letter of No Objection from the State Fire Marshal's office, confirmation of a sufficient pump test by the Bourg Volunteer Fire Department once the dry hydrant has been installed, and submittal of all utility service letters."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Ernie J. Crochet requesting approval of Process D, Minor Subdivision, for Tracts "A" & "B," A Redivision of Property belonging to Ernie J. Crochet, et al.

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

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- e) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts "A" & "B," A Redivision of Property belonging to Ernie J. Crochet, et al."
- f) Discussion was held regarding the sewerage type required to be placed on the plat.

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. *Tabled until the next regular meeting as per the Developer's request.* Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al [See ATTACHMENT A].

3. The Chairman called to order the application by O'Neil & Donna Malbrough requesting approval of Process D, Minor Subdivision, for Revised Parcel H and Lots 3 through 10 of Norby Estates Subdivision.

- a) Mr. Kevin Keiser, GIS Engineering, LLC, discussed the location and division of property.
- b) The Chairman recognized Mr. Eric Ricker, 4944 Highway 56, who expressed concerns of the lot line shift affecting the covenant restrictions.
- c) The Chairman recognized Councilwoman Kim Chauvin, District 8, who requested the matter be tabled until they can confirm the covenant restrictions would not be affected.
- d) Discussion was held regarding covenant restrictions and not regulated by the Planning Commission. Mr. Pulaski reminded the Commission that they generally honor a councilperson's request to table a matter.
- e) Discussion ensued regarding the covenants and the simple lot line shift not affecting any neighboring property except for removing the pond out of the rear of a few select highway properties. It was determined that Mr. Ricker and Councilwoman Chauvin were satisfied with the outcome of the discussion.
- f) The Chairman recognized Eddie Pitre, no address given, who stated he owned some property "on the other side of the pond" and inquired about what was happening to the pit. Mr. Keiser stated only the property lines were being removed.
- g) Discussion ensued regarding borrow pits and barriers/buffers and the only matter in front of the Planning Commission was moving lot lines. Mr. Pulaski stated if this application were regarding five or less lots, it would have been able to be done administratively.
- h) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- i) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided municipal addresses were depicted on the plat.
- j) Mr. Smith moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Revised Parcel H and Lots 3 through 10 of Norby Estates Subdivision belonging to O'Neil & Donna Malbrough conditioned upon municipal addresses being depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr.

Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the application by William J. Washam requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to William J. Washam to create Tract WW-1 and WW-2.

a) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property. He stated the matter came before the Commission previously, but a fire hydrant needed to be installed and was withdrawn. He stated there is a proposed sale of the property and a fire hydrant had been installed.

b) There was no one present to speak on the matter.

c) Mr. Rogers moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided Note #5 on the plat be revised to read "Lots are zoned R-1 (Single-Family Residential). Lot WW-2's current use as commercial is legal, non-conforming."

e) Mr. Rogers moved, seconded by Mr. McGuire: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to William J. Washam to create Tract WW-1 and WW-2 conditioned upon Note #5 on the plat be revised to read 'Lots are zoned R-1 (Single-Family Residential). Lot WW-2's current use as commercial is legal, non-conforming'."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order the application by Hebert Farm & Land Demolition, L.L.C. requesting approval of Process D, Minor Subdivision, for a Division of Property belonging to Hebert Farm & Land Demolition, L.L.C. to create 17 Lot Extensions.

a) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property. He stated the lot extensions would be sold to the adjacent property owners.

b) There was no one present to speak on the matter.

c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the land use, method of sewerage disposal, and municipal addresses be depicted on the plat; and submittal of all utility service availability letters."

e) Discussion was held regarding the landhooks and whether they should be placed on the plat now or after the lots are sold.

Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to William J. Washam to create Tract WW-1 and WW-2 conditioned upon Note #5 on the plat be revised to read 'Lots are zoned R-1 (Single-Family Residential). Lot WW-2's current use as commercial is legal, non-conforming'."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. The Commissioners were reminded that the Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually.

J. ADMINISTRATIVE APPROVAL(S):

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

1. Survey of Revised Lot 10, Block 5, Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle N. Brewer; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA (434 Myrtle Grove Drive / Councilman Clyde Hamner, District 6)
2. Redivision of Property Lines of Tracts A, B, & C of Property Owned by Joseph O. Christiana, Jr. to create Raw Land Tract A-B-C-1; Sections 2, 3, 4, 44, & 45, T18S-R17E, Terrebonne Parish, LA (4570A Shrimpers Row / Councilman Danny Babin, District 7)
3. Revised Lots 5 & 6, A Redivision of Lots 5 & 6 belonging to Claude K. Pirtle, et ux; Section 9, T17S-R18E, Terrebonne Parish, LA (4272 & 4274 Country Drive, 102 Swamp Drive / Councilman Steve Trosclair, District 9)
4. Revised Lot 1, Block 2 and Revised Tract 1-B, A Redivision of Lot 1 and Revised Tract 1-B of Coastal Oaks Subdivision belonging to Coastal Commercial Properties, LLC; Sections 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (3537 & 3541 Bayou Black Drive / Councilman Danny Babin, District 7)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:20 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

February 22, 2024

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

Att: Mr. Chris Pulaski:

Re: Minor Subdivision-Plat showing Revised Lot 3-A & 3-C, a redivision of Lot 3-A belonging to Ennis Paul Luke, Sr. et al, located in Section 86, T19S-R17E, Terrebonne Parish, LA

Dear Chris:

Please table the above item until the next Planning Commission Meeting. We neglected to request the variance for the substandard lot size for Lot 3-C (Docking & Mooring Only).

Thank you.

Sincerely,


Keneth L. Rembert

KLR/eda



Bourg Volunteer Fire Department
Terrebonne Parish Fire Protection District 5
4317 Hwy 24 Bourg Louisiana 70343
Business Phone 985-594-9588 Fax 985-594-9584
E-mail bourgstation@bourgvfd.org

February 22, 2024

Dear Mr. Pulaski:

In regard to the proposed dry hydrant for the Eric Newman 30-acre Minor Subdivision on the Bourg-Larose Road (Hwy 24) currently under review by the Houma-Terrebonne Regional Planning Commission, I offer the following comments. Based on the findings of the Engineer's Report and associated plans prepared by Milford & Associates, Inc. dated October 25, 2023, I certify that the proposed dry hydrant design and plan meet the requirements as set forth by NFPA 1142 and NFPA 1403 with the following added conditions (Conditions 1-5 will need to be notes on the final plat):

1. The owner or their assigns shall be responsible for the continued operation and maintenance of the dry hydrant to keep it in working order.
2. The owner or their assigns shall be responsible for any repairs required as a result of the use of the dry hydrant.
3. Should a sufficient size water line be installed along the Bourg-Larose Hwy, the owner or their assigns shall install a hydrant at the appropriate location at their expense.
4. The design capacity of the dry hydrant is for a structure up to 10,000 sq ft in size. Should the owner or their assignments exceed that requirement (either through one or a combination of structures) then additional capacity or other related improvements to the dry hydrant and pond may be required.
5. The developer shall install a driveway (limestone or other suitable surface) to provide access for the suitable operational weight of fire trucks from the roadside to the dry hydrant location. The fire district shall provide minimal weight reference. To accommodate the drainage operation of the existing open ditch, a culvert or similar device will need to be installed. Culvert permits are available through the Parish Public Works Department which can be reached at 985-873-6735.

Should you have any questions regarding these comments or conditions, please feel free to contact me at 985-594-9588.

Sincerely,


 Chief Tony Pellegrin
 Bourg Volunteer Fire Department

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

FEBRUARY 2024

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		104,685.03
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems February 2024)		323.19
GANNETT LOUISIANA LOCALI Q (Publications - January 2024)		1,525.50
TPCG (Postage - February 2024)		56.68
American Planning Association (2023 - Dues, Already Approved)		751.00
Raganit Stamps & Printing (Red/Blue Ink)		47.59
Ledet Insurance (Reim - Supplies)		500.00
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	3,233.96	
SUBTOTAL	101,451.07	
ACCOUNTS RECEIVABLE	1,338.87	
ENDING BALANCE		<u>102,789.94</u>
Chase Bank - Savings Account		97,667.88
Chase One Bank - Checking Account		<u>5,122.06</u>
TOTAL		<u>102,789.94</u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 BARRY SOUDELIER, Secretary/Treasurer
 TERRY GOLD
 CLARENCE MCGUIRE
 ANGELE POIENCOT
 TRAVION SMITH
 WAYNE THIBODEAUX
 VACANCY

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

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
 2024 - FEBRUARY TREASURER'S REPORT
 PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	3.96
Interest on Checking Account	0.04
ICP Remanente Escogido	10.00
Keneth L. Rembert Land Surveyors	151.07
Keneth L. Rembert Land Surveyors	159.76
Oneil P. Malbrough Jr	142.38
Leonard Chauvin, P.E., P.L.S., Inc.	142.38
Leonard Chauvin, P.E., P.L.S., Inc.	229.28
Myrtle N. Brewer	125.00
Leonard Chauvin, P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00

Secretary/Treasurer

\$ 1,338.87

Approved by:

Title

Chairman

Approved by:

Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
3/21/2024		Tery Gold	Per Diem	46.17
3/21/2024		Robbie R. Liner	Per Diem	46.17
3/21/2024		Clarence McGuire Jr.	Per Diem	46.17
3/21/2024		Angele Poiencot	Per Diem	46.17
3/21/2024		Jan J. Rogers	Per Diem	46.17
3/21/2024		Travion Smith	Per Diem	46.17
3/21/2024		Barry J. Soudelier	Per Diem	46.17
3/21/2024		Wayne Thibodeaux	Per Diem	46.17
3/21/2024		Gannett Louisiana LoCali Q	Advertising	619.65
3/21/2024		TPCG	Postage	315.34
TOTAL OPERATING EXPENDITURES				<u>1,304.35</u>

Date	Invoice	Vendor	Description	Amount
3/21/2024		H-T Reg. Plan Comm	Transfer	-

3/21/2024
Date

Approved by: _____ Title

3/21/2024
Date

Approved by: Stephane Gulpers Accountant Title

Receipts March 1st through March 31st, 2024

Charles L. McDonald Land Surveyor, Inc.	25.00
Charles L. McDonald Land Surveyor, Inc.	26.75
Keneth L. Rembert Land Surveyors	142.38
David A. Waitz Engineering & Surveying, Inc.	159.76
David A. Waitz Engineering & Surveying, Inc.	151.07
Quality Engineering & Surveying, LLC	620.00
Red Stick Power, LLC	125.00
Visco Resources, LLC	125.00
HRI Communities, LLC	125.00
Leonard Chauvin, P.E., P.L.S., Inc.	125.00

1,624.96

Chase Bank Money Market Account Balance \$99,292.84

Chase Bank Checking Account Balance \$4,437.36

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)

VARIANCE REQUEST FOR LOT 3-C, LOT IS SMALLER THAN THE REQUIRED 12,000 SQ FT

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

REVISED LOT 3-a & LOT 3-c, A REDIVISION OF LOT 3-A BELONGING TO

1. Name of Subdivision: ENNIS P. LUKE, SR. et al
2. Developer's Name & Address: ENNIS P. LUKE, SR 7099 SHRIMPERS ROW DULAC, LA 70353
Owner's Name & Address: ENNIS P. LUKE, SR 7099 SHRIMPERS ROW DULAC, LA 70353
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: 7984 SHRIMPERS ROW DULAC, LA
5. Location by Section, Township, Range: SECTION 86, T19S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 1/10/24 SCALE: 1"=30'
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

2/1/24

Date

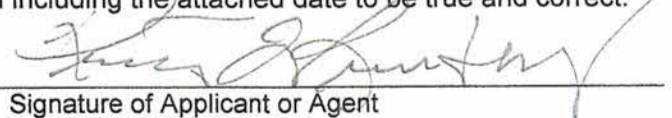
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

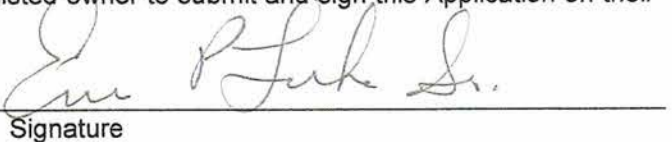
ENNIS P. LUKE, SR

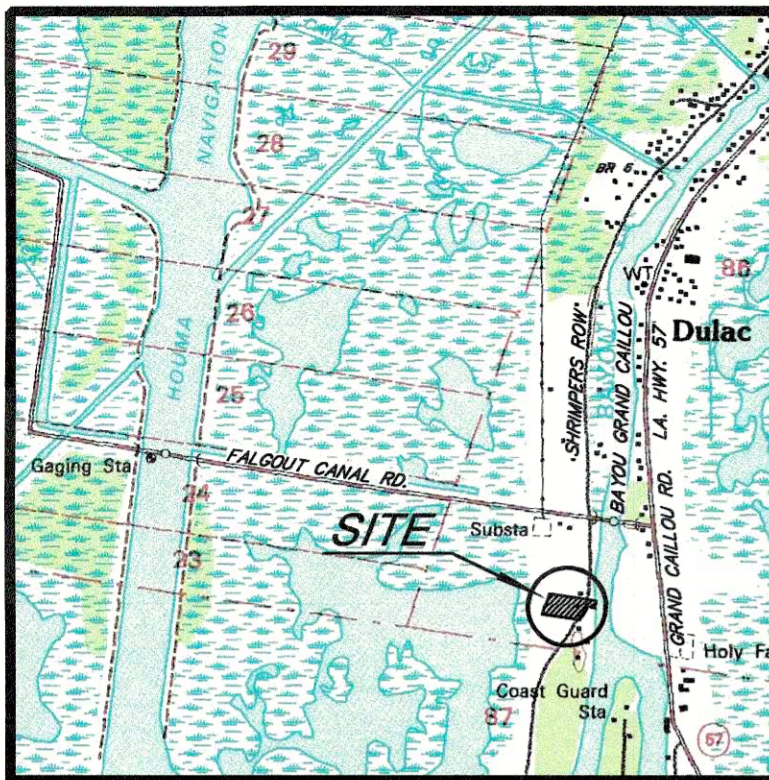
Print Name of Signature

2/1/24

Date


Signature of Applicant or Agent

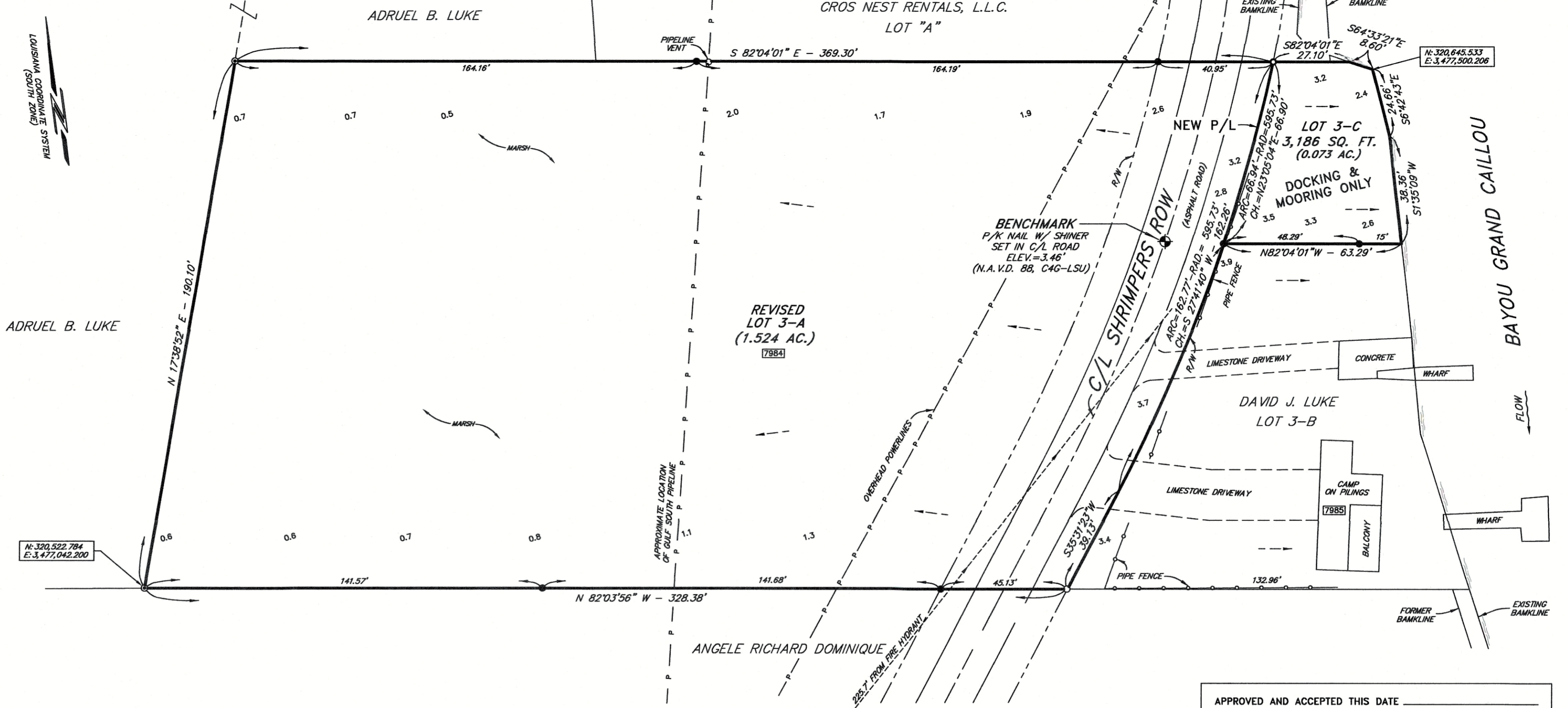

Signature



"VICINITY MAP"

ADRUEL B. LUKE

N: 320,522.784
E: 3,477,042.200



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

DRAINAGE NOTE:
THIS PROPERTY IS NOT IN A FORCED DRAINAGE AREA.
IT DRAINS TO BAYOU GRAND CAILLOU AND TO THE MARSH 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.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0450, SUFFIX "E",
AND DATED SEPTEMBER 7, 2023. ZONE "VE" HAS B.F.E. A REQUIREMENT OF 14'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 1210561 & 1502383 AS FILED IN
THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

NOTE:
LOT 3-C IS TO BE USED FOR DOCKING AND MOORING
PURPOSES ONLY. NOT TO BE USED AS A DWELLING SITE.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊖ INDICATES 2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 3.3 INDICATES SPOT ELEVATION (NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - ⊕ EXISTING FIRE HYDRANT
 - 7985 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.

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

NO.	REVISIONS

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

BY: _____ FOR: _____

"MINOR SUBDIVISION"
LAND USE: CAMPSITES AND DOCKING & MOORING
DEVELOPER: ENNIS PAUL LUKE, SR.

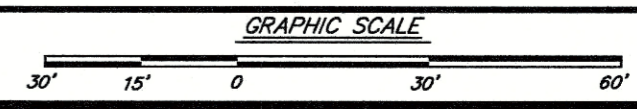
2 - LOTS

PLAT SHOWING REVISED LOT 3-A & LOT 3-C,
A REDIVISION OF LOT 3-A BELONGING TO
ENNIS PAUL LUKE, SR. et al
LOCATED IN SECTION 86, T19S-R17E,
TERREBONNE PARISH, LOUISIANA



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

DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 30'
DATE: 10 JAN 24



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)

PLAT SHOWING LOTS 3-A & 3-B, A REDIVISION OF TRACT E-N-P-Q-K-I-H-G-E BEING A PORTION OF TRACT E-N-O-F-E PORTIONS OF LOTS 2 & 4 & LOT 3, BLOCK 35, HONDURAS ADDITION TO THE CITY OF HOUMA

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

- Name of Subdivision: _____
- Developer's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360
Owner's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1603 DUNN ST
- Location by Section, Township, Range: SECTIONS 39 & 105, T17S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- 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:
DATE: 2/26/24 SCALE: 1"=20'
- Council District / Fire Tax Area:
1 Pledger / COH Fire
- Number of Lots: 2
- Filing Fees: \$142.38

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

3/4/24

Date

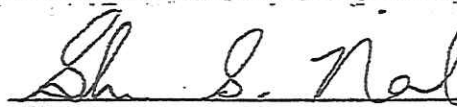

Signature of Applicant or Agent

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.

SNAIL, LLC

by: Shirin Nail

Print Name of Signature

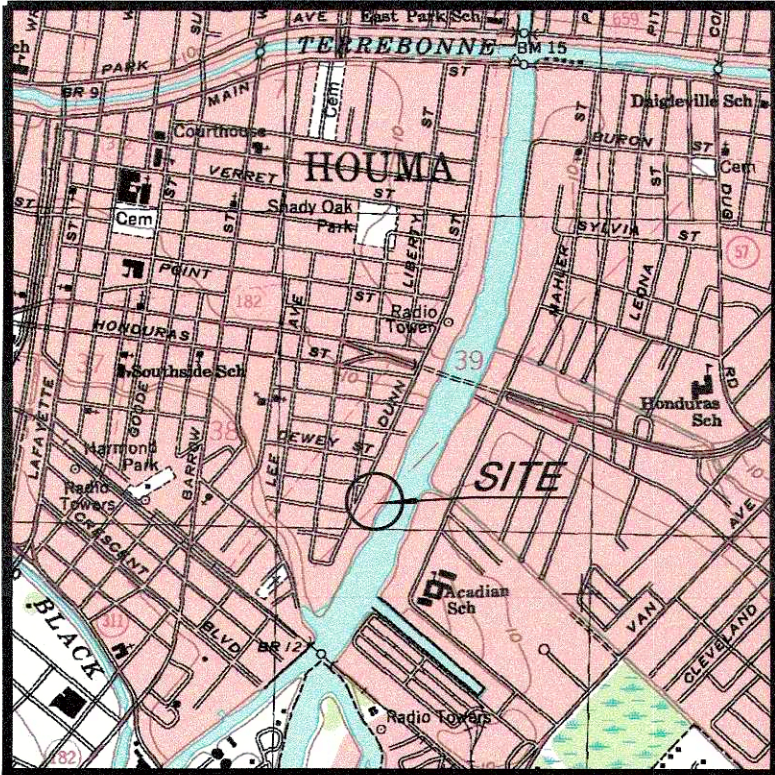

Signature

3/4/24

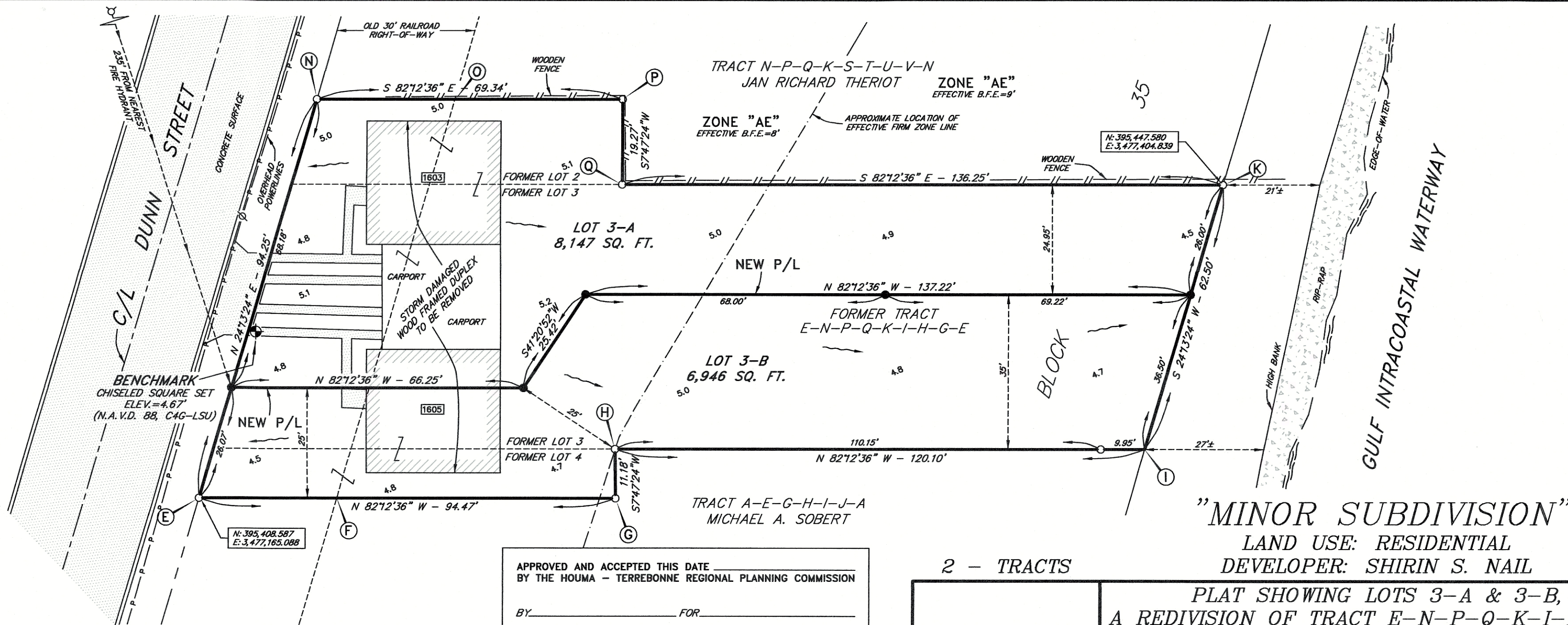
Date

PC24/ 3 - 1 - 7

Revised 11/3/2021



"VICINITY MAP"



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.

JOB NO. : 068 FIELD BOOK : LOOSE ADDRESS : 1603 DUNN ST CAD NAME : SHIRIN-NAIL-1603-DUNN-STREET-PC_24-068
DRAWN BY : BM PAGES : LEAF SURVEY FILE : "24-3-35" FOLDER : HONDURAS ADDITION

3/7/24	B.M.	TO SHOW LOT NAMES
3/5/24	B.M.	TO SHOW ELEVATIONS AND BENCHMARK
REVISIONS		

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: SURVEY AND DIVISION OF PROPERTY BELONGING TO PATRICK J. LUKE AND SAMANTHA LUKE AND MELISSA LUKE INTO LOT 13B, LOT 13C AND LOT 13D
2. Developer's Name & Address: PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE
7021 SHRIMPERS ROW, DULAC, LA 70353 7023 SHRIMPERS ROW, DULAC, LA 70353
- Owner's Name & Address: PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE
7021 SHRIMPERS ROW, DULAC, LA 70353 7023 SHRIMPERS ROW, DULAC, LA 70353
- 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: 7021 & 7023 SHRIMPERS ROW, DULAC, LA 70353
5. Location by Section, Township, Range: SECTION 85, T19S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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:
FEBRUARY 28, 2024 1" = 30'
12. Council District / Fire Tax Area:
13. Number of Lots: 3
14. Filing Fees: \$125.00

CERTIFICATION:

I, PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE, certify this application including the attached date to be true and correct.

PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE

Print Applicant or Agent

3-1-2024

Date

Melissa Luke Patrick Luke Samantha Luke
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.

PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE

Print Name of Signature

3-1-2024

Date

Melissa Luke Patrick Luke Samantha Luke
Signature

REFERENCE MAPS & BEARINGS:

1. SURVEY OF TRACT A-B-C-D-A PROPERTY CLAIMED BY D.C. McINTIRE ESTATE IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 26, 1982 BY: KENETH L. REMBERT ENTRY #695408
2. SURVEY OF TRACTS A, B & C PROPERTY OF FRANCIS L. SICK ET AL IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: JUNE 27, 1984 BY: KENETH L. REMBERT ENTRY #765545

3. SURVEY OF 0.172 ACRE TRACT BELONGING TO SHAWN M. AND JAMIE GASPAR LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON
4. SURVEY OF REVISED TRACT 1 & REVISED TRACT 2 A REDIVISION OF TRACT 1 & TRACT 2 - BELONGING TO ALBERT RANNEFELD, ET AL - LOCATED IN SECTION 2, T14S-R16E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON

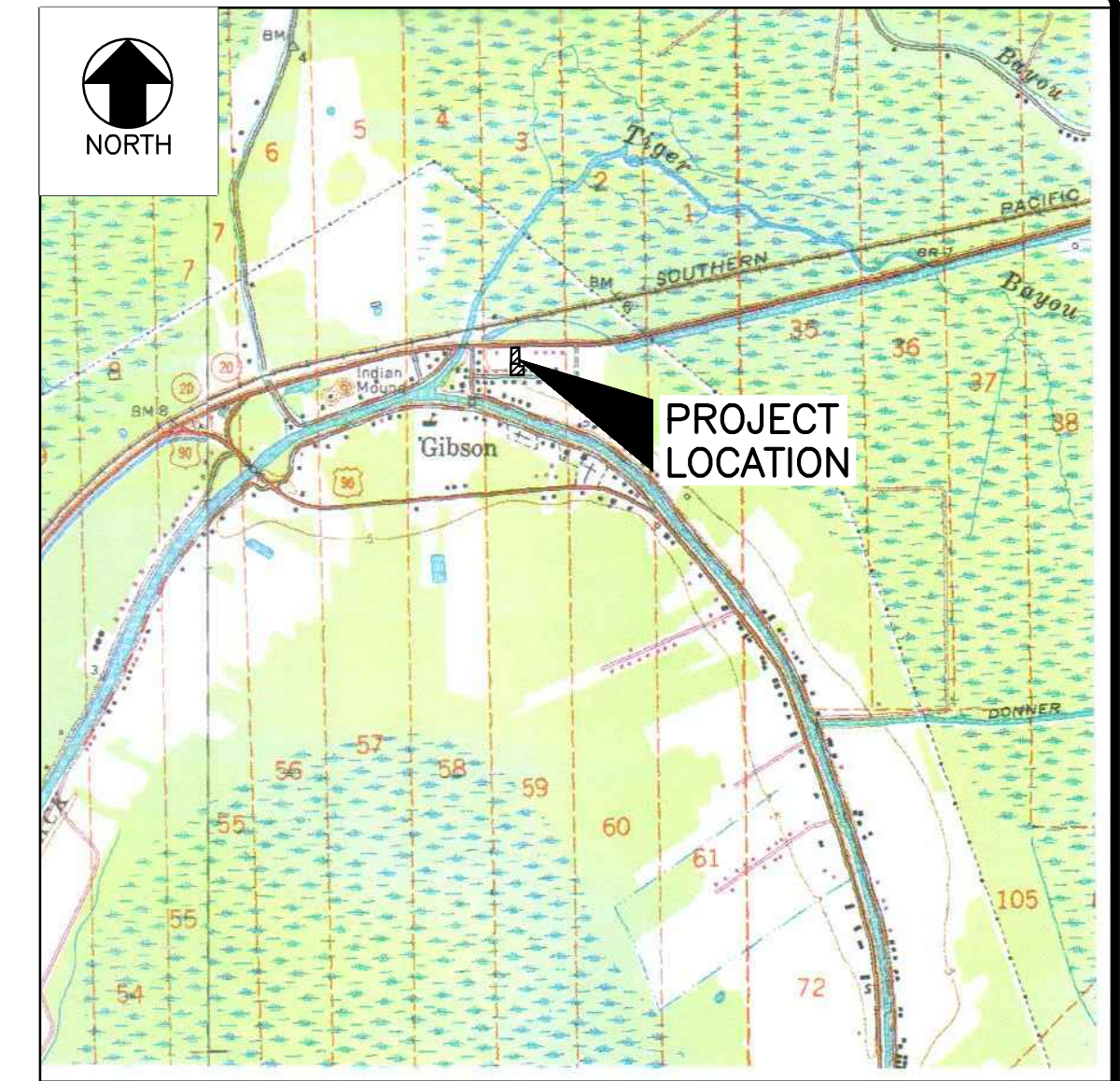
5. SURVEY OF PROPERTY BELONGING TO ROBERT D. AND NICOLE LEJEUNE, ET AL LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: (REVISED) OCTOBER 31, 2016 BY: JAMES M. TEMPLETON ENTRY NO.: 1520426

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:

BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 467,947.13; EASTING = 3,454,859.98

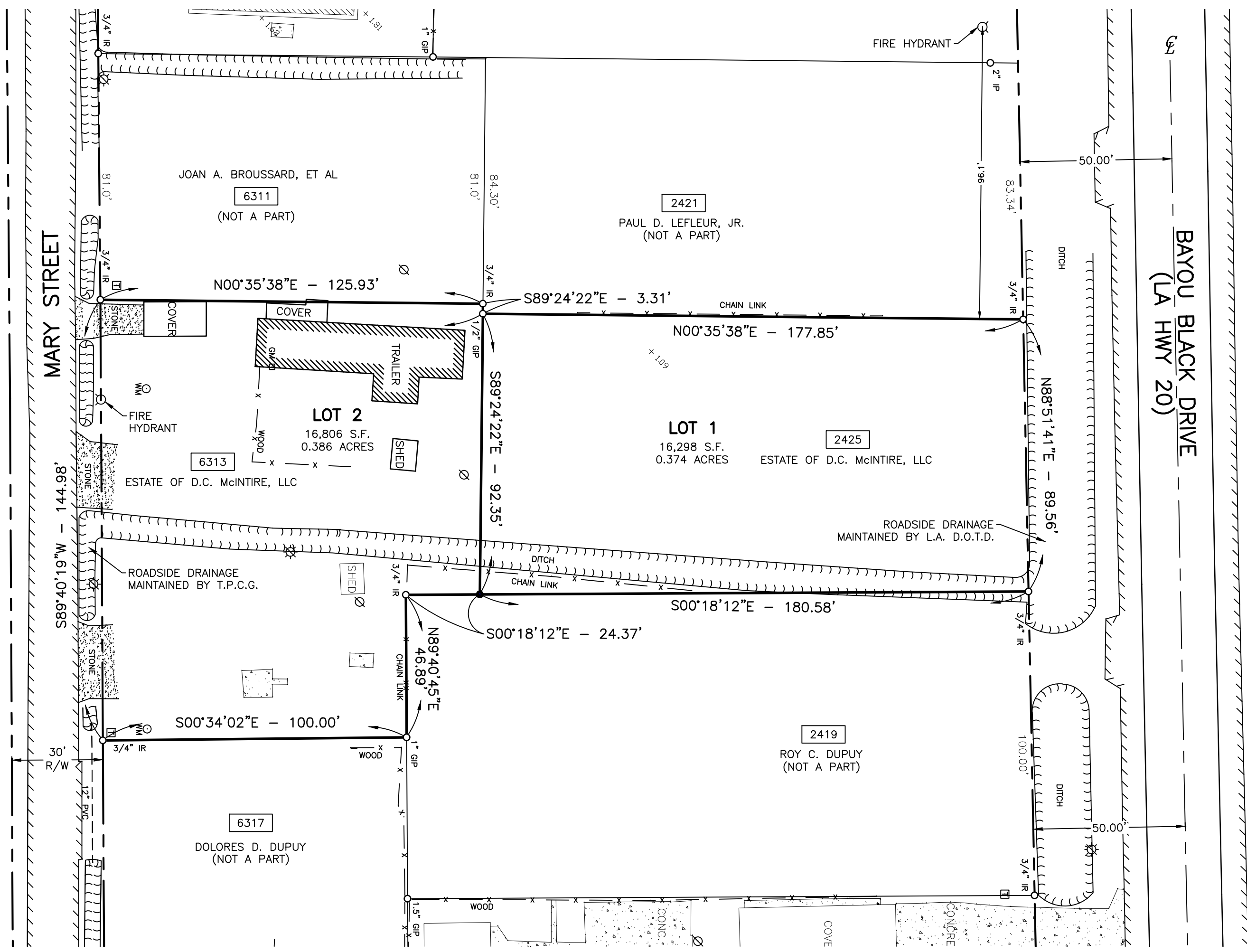


VICINITY MAP

SCALE 1" = 2000'

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 ●WV
- EXISTING FIRE HYDRANT 🔍
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER □GM
- EXISTING SEWER MANHOLE ⊙
- DRAINAGE FLOW —→
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—
- EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18) (X.X)
- LAND HOOK Z

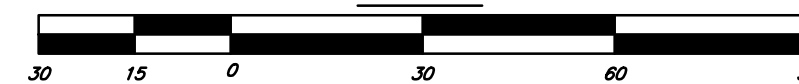


NOTES:

- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
- LAND USE = RESIDENTIAL

DATE OF SURVEY: FEBRUARY 28, 2024

SCALE IN FEET



FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONE AE, WITH A B.F.E. OF 6.0'. FEMA MAP COMMUNITY PANEL NUMBER 22109C0075 E; DATED: SEPTEMBER 7, 2023

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

PRELIMINARY COPY:

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

APPROVED: James M. Templeton Reg. No. 5129

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

APPROVED BY: _____

FOR: _____

APPROVALS

ESTATE OF D.C. McINTIRE, LLC DATE
FREDERICK BOURGEOIS - MANAGER

SURVEY AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF D.C. McINTIRE, LLC INTO LOT 1 AND LOT 2 LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017
DWAITZ@WAITZENGEERING.COM

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 411
CHECKED: JMT	CHECKED: JMT	PAGE: 25
DATE OF PLAT: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	JOB NO: 24-027

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
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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: SURVEY AND DIVISION OF PROPERTY BELONGING TO PATRICK J. LUKE AND SAMANTHA LUKE AND MELISSA LUKE INTO LOT 13B, LOT 13C AND LOT 13D
2. Developer's Name & Address: PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE
7021 SHRIMPERS ROW, DULAC, LA 70353 7023 SHRIMPERS ROW, DULAC, LA 70353
- Owner's Name & Address: PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE
7021 SHRIMPERS ROW, DULAC, LA 70353 7023 SHRIMPERS ROW, DULAC, LA 70353
- 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: 7021 & 7023 SHRIMPERS ROW, DULAC, LA 70353
5. Location by Section, Township, Range: SECTION 85, T19S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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:
FEBRUARY 28, 2024 1" = 30'
12. Council District / Fire Tax Area:
13. Number of Lots: 3
14. Filing Fees: \$125.00

CERTIFICATION:

I, PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE, certify this application including the attached date to be true and correct.

PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE

Print Applicant or Agent

3-1-2024

Date

Melissa Luke Patrick J. Luke Samantha Luke
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.

PATRICK J. & SAMANTHA LUKE AND MELISSA LUKE

Print Name of Signature

3-1-2024

Date

Melissa Luke Patrick J. Luke Samantha Luke
Signature

REFERENCE MAPS & BEARINGS:
 1. PLAT SHOWING A DIVISION OF A PORTION OF THE A.J. AUTHEMENT ESTATE AMONG THEMSELVES, BEING LOCATED IN SECTION 85, T19S-R17E TERREBONNE PARISH, LA. DATED: OCTOBER 27, 1977 BY: T. BAKER SMITH & SON, INC. ENTRY #565292

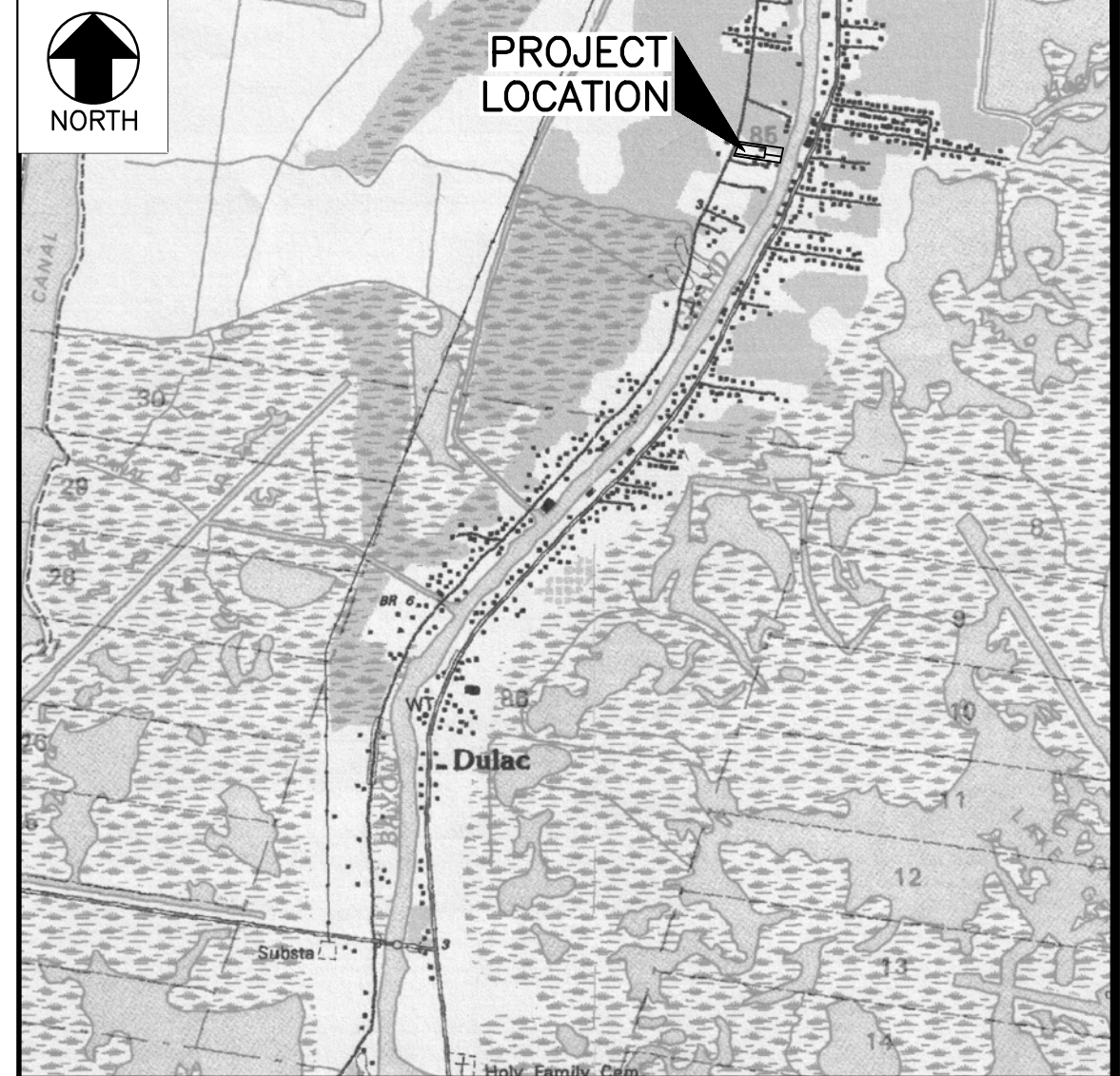
NOTE: REFERENCE BEARING IS S81°00'31"E ALONG THE NORTHERNMOST PROPERTY LINE OF LOT 13 AS SHOWN ON REF. MAP.

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.

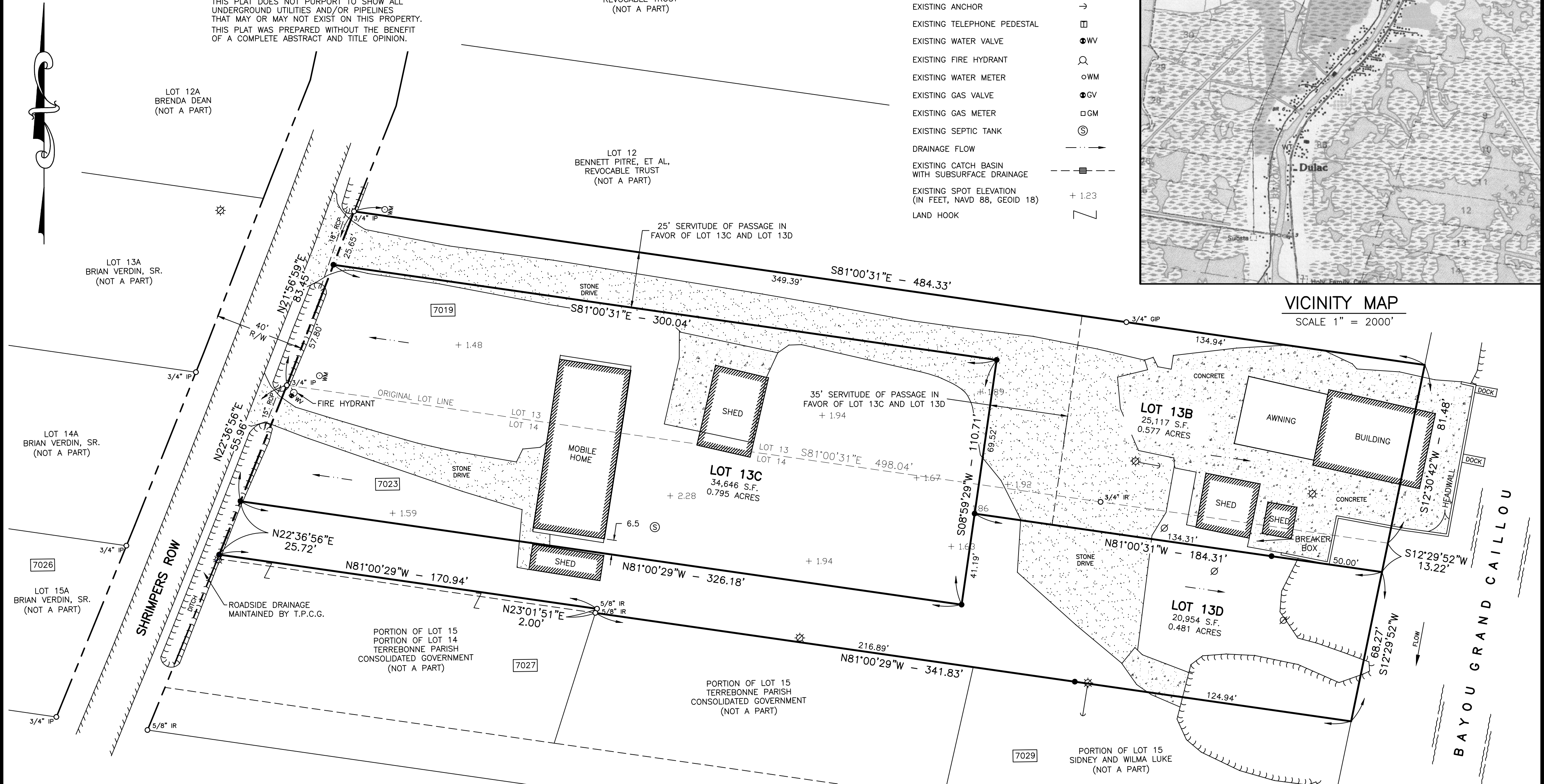
T19S - R17E
 SECTION 85

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- 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 SEPTIC TANK ⊙
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ▭
- EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18) + 1.23
- LAND HOOK Z



VICINITY MAP
 SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE AE. (ZONE AE = 14.0' B.F.E.)
 FEMA MAP COMMUNITY PANEL NUMBER 22109C 0450 E. DATED: SEPTEMBER 07, 2023.

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

APPROVED: James M. Templeton Reg. No. 5129

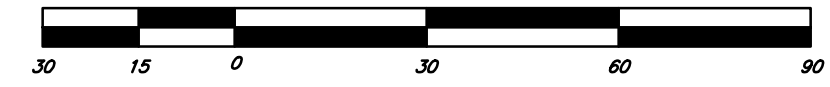
APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____ FOR: _____
 PRELIMINARY COPY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVALS

PATRICK J. LUKE	DATE
SAMANTHA LUKE	DATE
MELISSA LUKE	DATE

NOTES:
 • THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
 • LAND USE = RESIDENTIAL
 DATE OF SURVEY: FEBRUARY 27, 2024
 SCALE IN FEET



DATE	DESCRIPTION	BY

SURVEY AND DIVISION OF PROPERTY BELONGING TO PATRICK J. LUKE, SAMANTHA LUKE AND MELISSA LUKE INTO LOT 13B, LOT 13C AND LOT 13D LOCATED IN SECTION 85, T19S-R17E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

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

DESIGNED: JMT	DETAILED: JED	FIELD BOOK:
CHECKED: JMT	CHECKED: JMT	PAGE:
DATE OF PLAT: FEBRUARY 28, 2024	FILE: F:\DWGS\2008\08-192\PLAT.dwg	JOB NO: 08-192

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. X Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
X 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:
X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
- Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
X Curb & Gutter
_____ Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
- Planned Unit Development: Y N
- Date and Scale of Map:
January 04, 2024 - Scale 1"=100'
- Council District / Fire Tax Area:
4 - Dryden / Coteau Fire
- Number of Lots: 43
- Filing Fees: \$620.00 (\$50.00 + \$15 x 38 Add. Lots)

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

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.

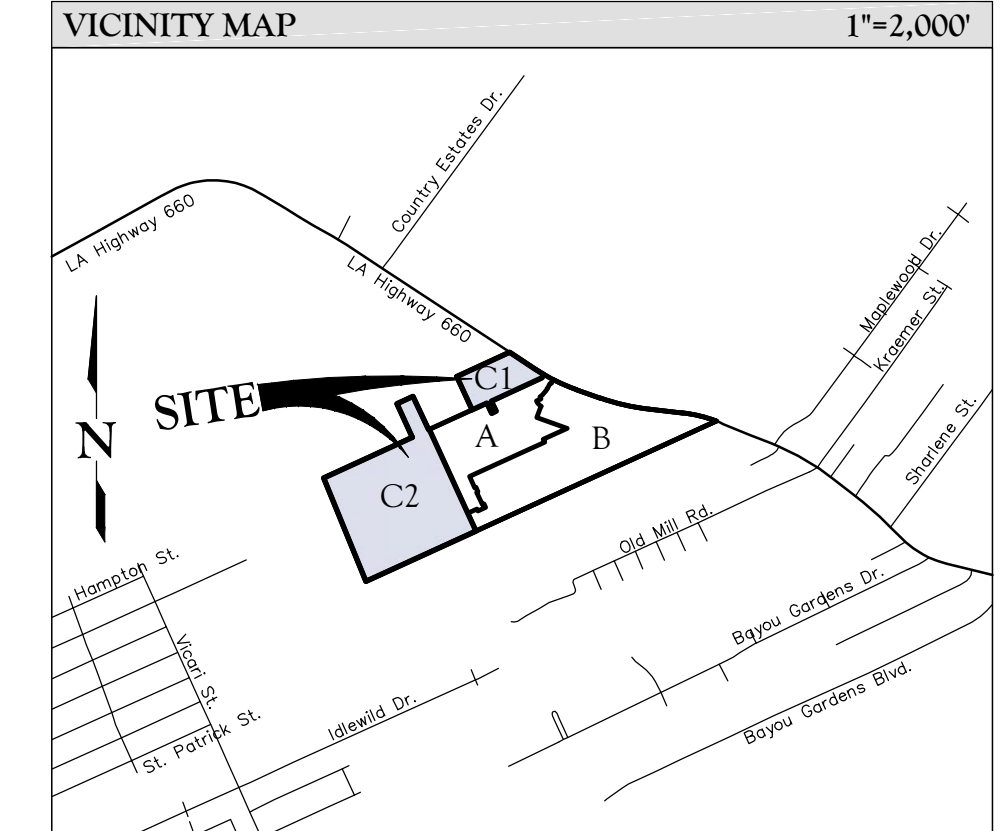
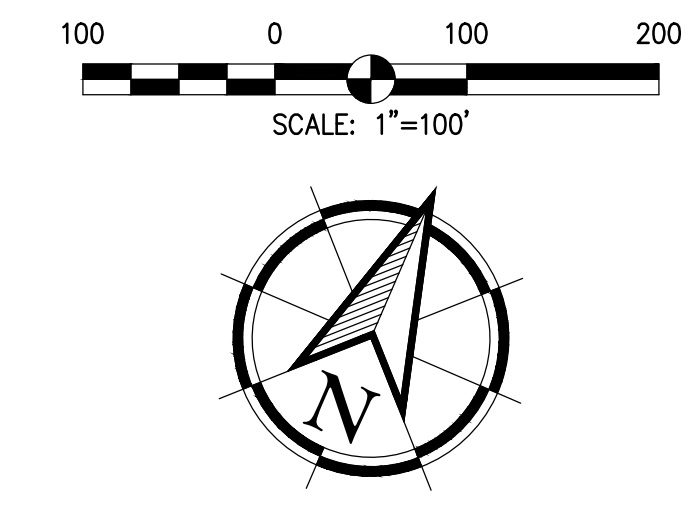
Ross Bruce
Print Name of Signature

Ross Bruce
Signature

February 26, 2024
Date

PC24/ 3 - 4 - 10

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			LINE TABLE			CURVE TABLE						
NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	No.	BEARING	LENGTH	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.	
191	0.260	11,342	203	0.201	8,736	215	0.143	6,250	227	0.196	8,517	L1	S65°25'26"W	107.82'	C1	175.00'	274.89'	090°00'00"	S20°25'26"W	247.49'	
192	0.144	6,276	204	0.194	8,470	216	0.143	6,250	228	0.196	8,524	L2	N65°25'26"E	108.00'	C2	50.00'	64.81'	074°15'54"	N12°33'23"E	60.37'	
193	0.144	6,286	205	0.190	8,284	217	0.143	6,250	229	0.245	10,692	L3	N65°25'26"E	20.00'	C3	68.00'	301.77'	254°19'54"	S77°26'37"E	108.42'	
194	0.145	6,295	206	0.192	8,359	218	0.143	6,250	230	0.237	10,306	L4	S24°34'34"E	40.02'	C4	125.00'	196.35'	090°00'00"	S20°25'26"W	176.78'	
195	0.145	6,304	207	0.194	8,450	219	0.148	6,459	231	0.189	8,250	L5	S65°26'10"W	90.00'							
196	0.145	6,313	208	0.208	9,040	220	0.172	7,495	232	0.189	8,250	L6	N24°34'34"W	40.00'							
197	0.145	6,323	209	0.166	7,231	221	0.176	7,676	233	0.189	8,250	L7	N65°25'26"E	20.00'							
198	0.145	6,334	210	0.161	7,021	222	0.176	7,676	TRACT CA5	25.578	1,114,179										
199	0.146	6,344	211	0.180	7,835	223	0.177	7,719	TRACT CA6	1.961	85,414										
200	0.146	6,353	212	0.157	6,854	224	0.188	8,208	TRACT CA7	0.254	11,055										
201	0.146	6,362	213	0.143	6,250	225	0.178	7,762	TRACT CA8	3.686	160,549										
202	0.156	6,803	214	0.143	6,250	226	0.195	8,511													



GENERAL NOTES

RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, AND OTHER BURDENS, OTHER THAN THOSE SHOWN HEREON, MAY EXIST. ABSTRACTING WAS NOT IN THE SCOPE OF THIS SURVEY. NOR WAS IT REQUESTED. WETLANDS DESIGNATIONS AND DETERMINATIONS WERE NOT IN THE SCOPE OF THIS SURVEY, NOR WERE THEY REQUESTED.

THE WORDS "CERTIFY," "CERTIFIES," OR "CERTIFICATION" AS USED HEREIN ARE 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 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 PLACES A PORTION OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'. THE 2008 PRELIMINARY DFRM COMMUNITY NO. 22109C, PANEL NO. 0115 "E" PLACES THIS PROPERTY IN ZONE "A2" AND HAS A BASE FLOOD ELEVATION REQUIREMENT OF 5'.

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

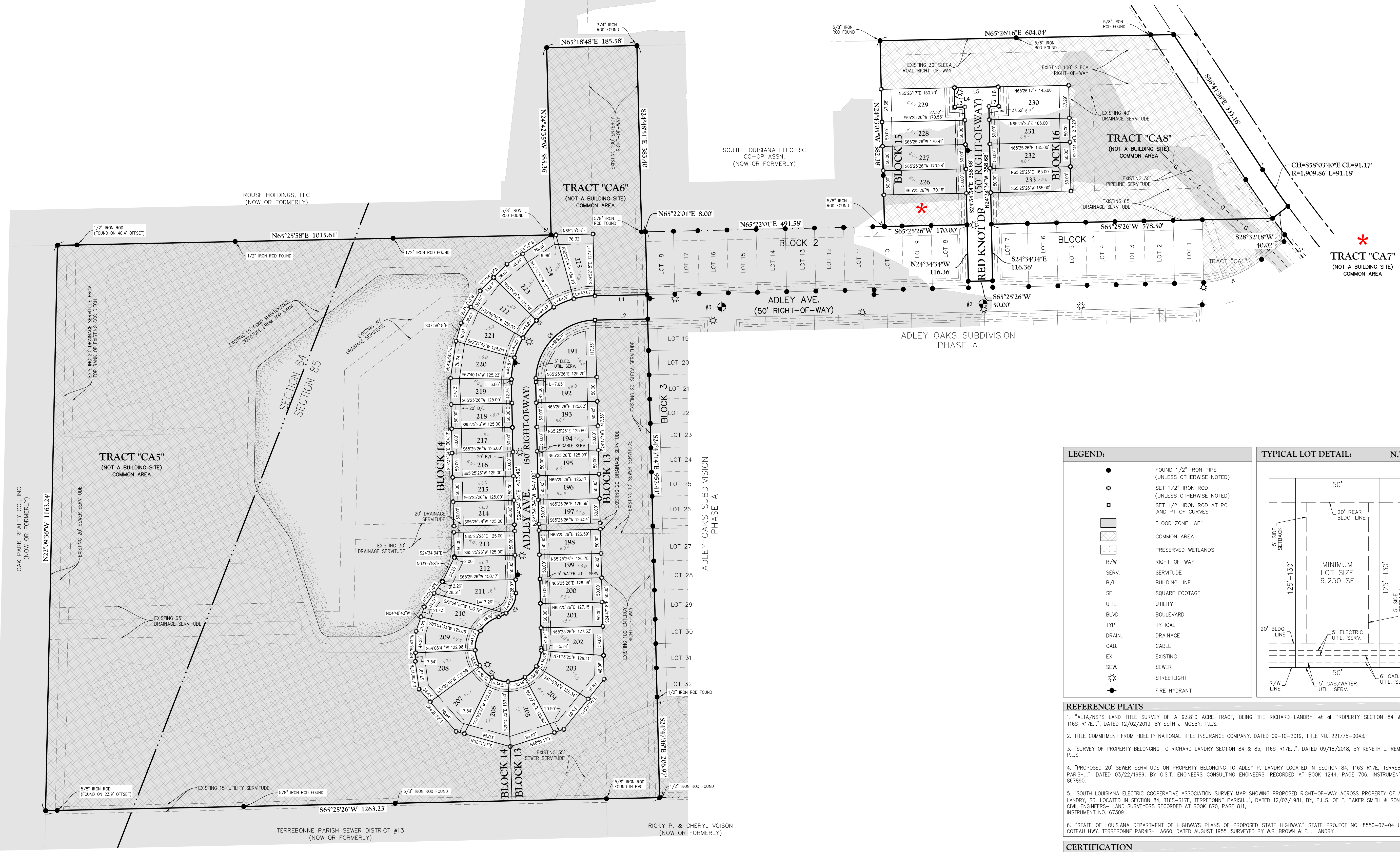
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983(2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

ZONING

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

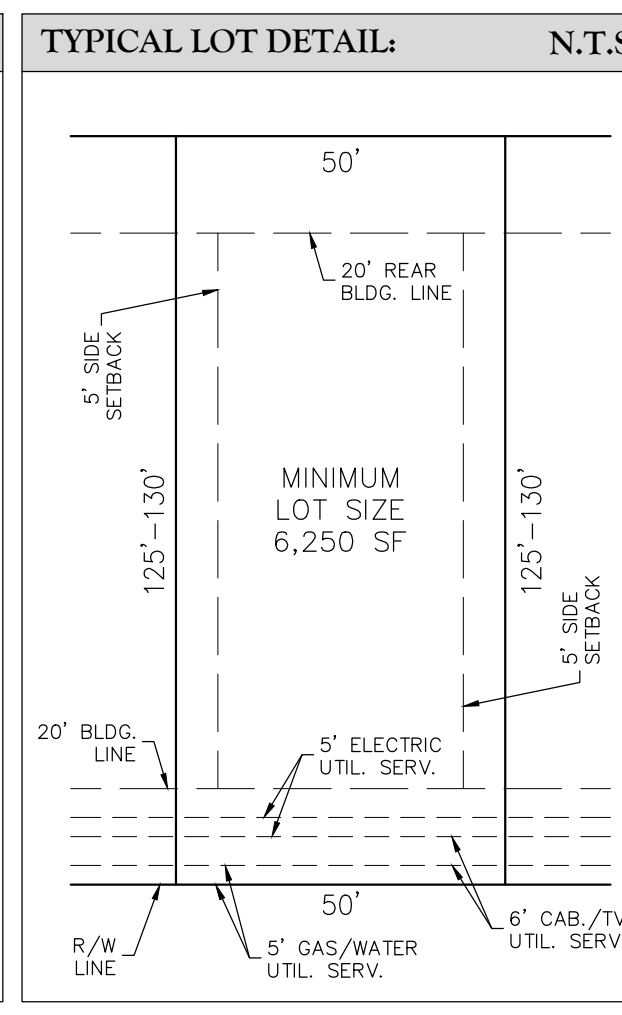
SETBACKS:
MINIMUM FRONT = 20 FEET
MINIMUM REAR = 20 FEET
MINIMUM SIDE = 5 FEET
FROM: library.municode.com

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.



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. SERVITUDE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTIL. UTILITY
- B.V.D. BOULEVARD
- TYP. TYPICAL
- DRAIN. DRAINAGE
- CAB. CABLE
- EX. EXISTING
- SEW. SEWER
- STREETLIGHT
- FIRE HYDRANT



- REFERENCE PLATS**
- "ALTA/NSP LAND TITLE SURVEY OF A 93.810 ACRE TRACT, BEING THE RICHARD LANDRY, et al PROPERTY SECTION 84 & 85, T16S-17E...," DATED 12/02/2019, BY SETH J. MOSBY, 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-17E...," DATED 09/18/2018, BY KENNETH L. REMBERT, P.L.S.
 - "PROPOSED 20" SEWER SERVITUDE ON PROPERTY BELONGING TO ADLEY A. LANDRY LOCATED IN SECTION 84, T16S-17E, TERREBONNE PARISH...," DATED 03/22/1989, BY G.S.T. ENGINEERS CONSULTING ENGINEERS. RECORDED AT BOOK 1244, 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-17E, TERREBONNE PARISH...," DATED 12/03/1981, BY P.L.S. OF T. BAKER SMITH & SON, INC. CIVIL ENGINEERS - LAND SURVEYERS RECORDED AT BOOK 870, PAGE 911, INSTRUMENT NO. 673091.
 - "STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY." STATE PROJECT NO. 8550-07-04 UPPER COLEAU 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 THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

S. BRETT FITZGERALD PLS #5018 DATE 01/04/2024

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 TERREBONNE PARISH POLLUTION CONTROL.

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 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 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

FILL/OBSTRUCTION NOTE:

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

BENCHMARK:

#3 BRASS DISK DATED 08/16/2021 SET NEAR THE INTERSECTION OF ADLEY AVENUE AND KINGFISHER DRIVE. ELEV. = 5.87'

#2 BRASS DISK DATED 08/16/2021 SET NEAR THE INTERSECTION OF ADLEY AVENUE AND RED KNOT DRIVE. ELEV. = 6.19'

APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

_____ FOR _____

TITLE:

FINAL PLAT OF ADLEY OAKS SUBDIVISION, PHASE C (LOTS 191 THRU 233 & TRACTS "CA5" THRU "CA8")

LOCATION:

LOCATED IN SECTION 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, LA 70809

PARTY CHECK: N/A PROJECT NO.: 19-005
FIELD BOOK: N/A PAGES: N/A
DRAWN BY: MGD CALC BY: JDD
CHECKED BY: SBF
SHEET: 1 OF 1

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70726
TEL: 225-698-1600 FAX: 225-698-3367
www.QESLA.com