

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
Rev. Corion D. Gray.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

AUGUST 19, 2021, THURSDAY

6:00 P.M.

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

Entry into the Government Tower shall be accessed through the Gabasse Street Entrance on the ground floor. All attendees will be required to have their temperatures taken prior to entering the proceedings. Anyone with a temperature higher than 100.4 will not be allowed to enter. Masks must be worn by all attendees.

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 July 15, 2021

E. COMMUNICATIONS

F. PRELIMINARY HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision; Mable Lyons, applicant; and call for a Public Hearing on Thursday, September 16, 2021 at 6:00 p.m.

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of July 15, 2021
2. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 15, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 19, 2021 INVOICES AND THE TREASURER'S REPORT OF JULY 2021

F. COMMUNICATIONS

1. Email from Keneth L. Rembert Land Surveyors, dated August 10, 2021, withdrawing the Subdivision of a portion of Property belonging to A.M. Dupont Corporation (Lots 1-7)

G. OLD BUSINESS:

1. a) Subdivision: Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation
Approval Requested: Process D, Minor Subdivision
Location: 2429-2437 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7/ Bayou Dularge Fire District
Developer: The Harry Bourg Corporation
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux
Approval Requested: Process D, Minor Subdivision
Location: 143 Munson Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Robert Champagne, III, et ux
Surveyor: T. Baker Smith, LLC
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts A, B, & C, A Redivision of Property belonging to Laurentino M. Cardenas, et al
Approval Requested: Process D, Minor Subdivision
Location: 1446, 1447, & 1449 Highway 55, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Laurentino M. Cardenas
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Mare Smith Joint Living Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: St. Andrew Street & Nelo Street, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Gary L. Smith
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Stephanie Hebert (Tracts SH-1 & SH-2)
Approval Requested: Process D, Minor Subdivision
Location: 7083 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Stephanie Hebert
Surveyor: Allen R. Woodard, P.L.S.
b) Public Hearing
c) Consider Approval of Said Application
4. 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, Inc.
Engineer: Quality Engineering & Surveying, LLC
b) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 18, Block 9, A Redivision of Lots 9 & 18, Addendum No. 2, Phase B, Sugarwood Estates Subdivision; Sections 86 & 87, T17S-R17E, Terrebonne Parish, LA
2. Lots 6-A & 6-B, A Redivision of Lot 6, A Portion of Lot 7 of Block 8 of Honduras Addition to the City of Houma and 53' x 128' of former Intracoastal Avenue belonging to James G. Pellegrin, Section 39, T17S-R17E, Terrebonne Parish, LA
3. Tract IV owned by Enterprise Gas Processing, L.L.C. and Targa Midstream Services, L.L.C., A 24.758 acre tract and a 14.00 acre tract owned by Terrebonne Parish Consolidated Government into Tracts "IV-A" and "A", Sections 18, 19, & 20, R17S-R15E, Terrebonne Parish, LA
4. Revised Lots 6 & 8, A Redivision of Lots 6 thru 9, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
5. Revised Lots 10 & 12, A Redivision of Lots 10 thru 13, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
6. Revised Lots 14 & 16, A Redivision of Lots 14 thru 17, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
7. Revised Lots 18 & 20, A Redivision of Lots 18 thru 21, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
8. Revised Lots 22 & 24, A Redivision of Lots 22 thru 25, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
9. Revised Lots 26 & 28, A Redivision of Lots 26 thru 29, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
10. Revised Lots 30 & 32, A Redivision of Lots 30 thru 33, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
11. Revised Lots 34 & 36, A Redivision of Lots 34 thru 37, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
12. Revised Lots 38 & 40, A Redivision of Lots 38 thru 41, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
13. Revised Lots 42, A Redivision of Lots 42 thru 43, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
14. Revised Lot 5, A Redivision of Lots 5, 6, & 12, Block 6 to Crescent Park Addition to the City of Houma, Section 101, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

SPECIAL MEETING OF JULY 15, 2021

- A. The Chairman, Mr. Kyle Faulk, called the special meeting of July 15, 2021 of the HTRPC to order at 5:402 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jan Rogers. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. APPLICATIONS / NEW BUSINESS:
1. The Chairman called to order the application by Dantin Bruce Development, LLC requesting final approval for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase A.
 - a) Mr. Jeff Diamond, Quality Engineering & Surveying, L.L.C., was present to represent the application.
 - b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated July 15, 2021 regarding the punch list items for the development [See *ATTACHMENT A*].

Mr. Jan Rogers arrived at the meeting at this time – 5:44 p.m.

The Chairman recognized Councilman John Amedée in the audience.

- c) Mr. Diamond stated most of the punch list items were small matters and proceeded to discuss the pump station that was not yet powered, the DOTD issue with the road that is delayed due to the contractor, and the streetlights that have not been installed.
- d) Discussion was held with regard the few major issues not yet complete and the development not being in substantial conformance with the plans and specifications.
- e) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC deny the final application for Process C, Major Subdivision for Adley Oaks Subdivision, Phase A, due to the construction not being in substantial conformance with the plans and specifications [See *ATTACHMENT A*].”
- f) Discussion ensued with regard to the punch list items that were not minor like initially indicated by Mr. Diamond.

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

- E. Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the special meeting be adjourned at 5:54 p.m.”

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

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



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



July 15, 2021

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.**
Staff Engineer

SUBJECT: **Adley Oaks**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. DOTD approval required for the road widening on LA 660.
2. Land use shall be depicted on the final plat.
3. Drainage servitudes need to show bearings and distances on the plat.
4. No benchmarks are installed. For subdivision with newly constructed concrete streets, the vertical reference monument shall be a brass or aluminum disk located in the street near the centerline of each road intersection and set flush with the road surface during construction. The brass or aluminum disk shall be stamped with the elevation and date set.
5. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties.
6. Standard dedication block for utilities, drainage and streets rights-of-way with signature of the owner required on the plat.
7. All property surveyed within Terrebonne Parish shall tie to one of the following:
 - a. If the property is located within a two thousand foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plane coordinate of a least two points within the subdivision.
 - b. If the property is located outside of the two thousand foot radius as specified above, but within a four thousand foot radius of any state, parish or municipal road intersection, the survey plat shall show at least two ties, with bearings and approximate distances.
8. Statement that "No structure fill or obstruction shall be located within any drainage easement or delineated flood plain area." is required on the plat.
9. All property corners shall be monumented and flagged.
10. Unable to check lot grading and common area due to excessive vegetation.

RPC / D.1

Adley Oaks

Final Inspection

JES Memo to CP dated 7/15/2021

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11. Lights are not installed.
12. No approval from Waterworks.
13. A bond or a letter of credit in the amount of 125% the cost to pave is required for the temporary turnarounds.
14. Dead End Installation not installed at all dead ends.
15. Temporary turnaround at the end of Adley Avenue needs additional limestone and compaction.
16. Remove stumps from the retention pond.
17. Pollution Control:
 - a. Lift Station is incomplete.
 - b. All sewer services are not marked in the curb.
 - c. Leak at service connection to gravity main from lot #4.
 - d. No service connection for lot #49.
 - e. Service connection for lot #48 is in the gravity main, but the plans show it to be in the manhole.
 - f. All manhole castings should be sealed and secured to manhole with grout inside and outside to prevent leaks.
 - g. All sewer manhole barrel joints should be sealed and grouted to reduce chance of leaks.
 - h. All sewer manholes and lines should be cleaned and free of dirt and debris.
 - i. SMH T-4 Barrel joint inside of manhole is leaking and needs to be sealed. No channel is formed for gravity main.
 - j. SMH S-2 Barrel joint inside of manhole is leaking and needs to be sealed. The drop connection is not connect and needs to be connected.
 - k. SMH S-5 Casting cover has shifted and needs to be adjusted, sealed, and secured to the manhole. Build up of sand on bench needs to be cleaned.
 - l. SMH T-5 No channel is formed for gravity main from SSMH T-6.
 - m. Corrected and accurate record drawings, including station text of all services, lengths, and size of gravity mains, of the subdivision should be submitted to Pollution Control.
 - n. Sewer Connection Charge Agreement has not been receive along with payment from the owner/developer.
 - o. Note: Parish representatives should be present during the performance of the work and all sanitary sewer work should be performed in strict accordance with TPCG requirements.
18. Roads:
 - a. Asphalt, concrete and other debris needs to be removed from the lots.
 - b. Entrance is not completed.
 - c. Cracked panels and curbs need to be replaced in various locations.
 - d. Joints are not sealed.
 - e. Speed limit needs to be 25 mph.
 - f. Roads need to be cleared of debris and mud.
 - g. Unable to determine if water standing in roadway is due to mud in gutter.

RPC / D.1

Adley Oaks

Final Inspection

JES Memo to CP dated 7/15/2021

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19. Drainage:
 - a. Item C.1.5 Too much water in CB-06, grout around pipe
 - b. Item C.1.4 & C1.7 Too much water to inspect CB.
 - c. Item C.3 & C.4 Wood forms in CB-08.
 - d. Item C.4.1 & H.4 Grout void around pipe.
 - e. Item C.4.4 Wood forms, grout void in CB-07
 - f. Item C.6 Damaged culvert, grout void around pipe in CB-06
 - g. Remove all pad eye cables from catchbasins.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: William H. Purser, P.E.
Planning Commission
Ernest Brown
Engineering Division
Reading File
Council Reading File

RPC / D.1

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JULY 15, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of July 15, 2021 of the HTRPC to order at 6:25 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning 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 him or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **ACCEPTANCE OF MINUTES:**
1. Mr. Thibodeaux pointed out errors on the minutes regarding Mr. Faulk as the Vice-Chairman and an item in which he abstained, and it was not recorded as so. [Mr. Thibodeaux he abstained from the consideration of Progressive Square Townhomes which was recorded as the same, he did not abstain from the vote to close the Public Hearing for which he was recorded as a “yea.”]
 - a) Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of June 17, 2021.”

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the July 15, 2021 invoices and approve the Treasurer’s Report of June 2021.”

The Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated July 9, 2021, requesting to table Item G.1 regarding Gulf South Square indefinitely [See *ATTACHMENT A*].
 - a) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC table the application by Arthur A. DeFraités and John M. DeFraités for the Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
 2. Mr. Pulaski read an email from Providence Engineering & Environmental Group, L.L.C., dated July 13, 2021, requesting to table Item G.2 regarding GLCB, Inc. indefinitely [See *ATTACHMENT B*].
 - a) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application by Andrée Casey for Process D, Minor Subdivision, for the Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC indefinitely as per the Developer’s request [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner,

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

3. Mr. Pulaski read a letter from Leonard Chauvin P.E., P.L.S., Inc., dated July 15, 2021, requesting to table Item G.3 regarding Garden Estates Subdivision indefinitely [See *ATTACHMENT C*].

- a) Dr. Cloutier moved, seconded by Ms. Ellender: “THAT the HTRPC table the application by CAVLAND Investments, LLC for Process D, Minor Subdivision, for Garden Estates Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT C*].”

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

4. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated July 15, 2021, requesting to withdraw Item G.4 regarding Lots 1 thru 8, Harry Bourg Corporation until the next regular meeting of August 19, 2021 as per the Developer’s request [See *ATTACHMENT D*].

- a) Dr. Cloutier moved, seconded by Mr. Burgard: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation until the next regular meeting of August 19, 2021 as per the Developer’s request [See *ATTACHMENT D*].”

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

G. OLD BUSINESS:

1. *Tabled Indefinitely.* Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1-10 of Gulf South Square being a portion of Lot 172, Honduras Plantation Subdivision. [See *ATTACHMENT A*]
2. *Tabled Indefinitely.* Redivision of Two Tracts into Tracts A, B, & C on Property belonging to GLCB, LLC. [See *ATTACHMENT B*]
3. *Tabled Indefinitely.* Garden Estates Subdivision [See *ATTACHMENT C*]
4. *Tabled until August 19, 2021.* Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation [See *ATTACHMENT D*]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by A.M. Dupont Corporation for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He discussed issues with installing a fire hydrant on an existing 4' waterline and possibly deepening the bayou in order to install a dry hydrant. He also stated concerns of sewer issues and there being no 50x50 box requirement despite the camps existing. He requested to table the application after the public hearing was held and that he would request a variance at the next meeting.
 - b) The Chairman recognized Susan Blanchard, 301 Rue Grand Chene, who asked if there would be another opportunity to speak at the next meeting and after the findings of the waterline, fire hydrant, etc.
 - c) The Chairman recognized Stephanie Naquin, 311 Cypress Avenue, Montegut, who stated the awning for the camp at 521 Island Road was on family property and did not belong to the A.M. Dupont Corporation.
 - d) The Chairman recognized Sherrill Parfait-Dardar, Chief of Grand Caillou/Dulac Band of Biloxi-Chitimacha-Choctaw, 5057 Bayouside Drive, who read a statement from Chief Albert P. Naquin per his request [See *ATTACHMENT E*].

- e) Discussion was held with regard to dredging the canal and if they were going to get the Corps of Engineers involved and addressing the issue with the camp awning over the property line.
- f) Mr. Pulaski stated that Mr. Rembert would need to request 2 variances for the next meeting; for the dry hydrant and the 50 x 50 box requirement and it be published as so. He also stated that if the public hearing was continued, the sign on the property would also need to be corrected.
- g) Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT the continue the Public Hearing and table the application for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation (Lots 1-7) until the next regular meeting of August 19, 2021 as per the Developer's request."

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

- 2. The Chairman called to order the Public Hearing for an application by Robert Champagne, III, et ux for Process D, Minor Subdivision, for Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux.

- a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property. He stated they were currently trying to resolve matters with the installation of a fire hydrant and with Waterworks and would request the matter be tabled after the public hearing.
- b) Discussion was held regarding no road access to Lot 102 and the road needed to be extended or have a permanent right of-way listed on the plat. Discussion ensued regarding the right-of-way extended to the Intracoastal but it not being hard surfaced.
- c) There was no one from the public to speak on the matter.
- d) Mr. Thibodeaux moved, seconded by Rogers: "THAT the Public Hearing be closed."

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

- e) Mr. Pulaski stated Staff would recommend the matter be tabled indefinitely.
- f) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux indefinitely as per the Developer's request."

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

I. STAFF REPORT:

- 1. Staff indicated that Dr. Cloutier, Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.
 - a) Staff issued flash drives with the the Parish Harassment, Discrimination, & Diversity Training to Commissioners to view and return with the signed document included indicating they watched it.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10."

- 1. Revised Lot 1, A Redivision of Lot 1, Block 9, Addendum No. 2 to Southern Estates Subdivision, Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA

2. Resubdivision of Parcels A-1 and A-2 into Parcels A-1-A and A-2-A, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Lot 1 and Lot 2 (the remaining property) into Lot 1A and Lot 2A (the remaining property) of the property previously owned by Linda Leonard Stoufflet; Section 14, T18S-R18E, Terrebonne Parish, LA
4. Tract 1, The Neil Subdivision; Sections 5, 27, 28, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA
5. Lot Line Shift between Revised Lots I and J of Property formerly belonging to Morris Chauvin; Section 86, T15S-R16E, Terrebonne Parish, LA
6. Lot Line Shift between Lot 23A and Lot 24 of Block 1, to Revised Addendum No. 2 of Four Leaf Clover Subdivision belonging to Rexanna Beadle; Section 4, T16S-R16E, Terrebonne Parish, LA
7. Division of Property belonging to Midos Properties, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
8. Division of Property belonging to Bobby G. Denson, et ux; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
9. Division of Property belonging to 2D Investments, L.L.C.; Section 6, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
10. Revised Lots "C-1-B" & "C-1-C", A Redivision of Lots "C-1-B" & "C-1-C" belonging to Beau D. Duplantis, et al, Section 94, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Burgard requested a meeting be held, Thursday, August 12, 2021 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed the sewer line installation near the Laurel Bridge and Highway 316 and the conditions of mud left all over, parts of the concrete broken and not repaired. Mr. Pulaski and Ms. Schexnayder discussed this being part of The New Isle and that if not corrected, it would be part of the final punch list.
 - b) Mr. Pulaski spoke of a USDA Grant and discussions of goals and objectives and expanding sewer. Dr. Cloutier, Ms. Ellender, and Mr. Burgard requested invites to be involved.
 - c) Dr. Cloutier discussed the resettlement project being a national project but participating on state and parish level. Discussion ensued with regard to the project being voluntary, structures remaining on Island Road even after new subdivision is complete but that no new camps would be allowed nor would any substantial improvements to existing structures would be allowed. Mr. Pulaski stated that he called the State to inquire about the Dupont Corporation property and they have not participated in the voluntary program.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

- N. Dr. Cloutier moved, seconded by Mr. Liner: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:16 p.m."

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

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

Becky Becnel

Item 6.1

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Friday, July 9, 2021 3:00 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: Re: [E] RE: Gulfsouth Square - Table

Follow Up Flag: Follow up
Flag Status: Flagged

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Chris,

Please table Gulfsouth square re-division indefinitely.

Thank you,

Terral

Sent from my iPhone

On Jul 7, 2021, at 12:44 PM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Not sure if the hydrant has been installed, but if not I would suggest that you table it indefinitely until such time as the hydrant has been installed. That way, we don't have to keep putting on the agenda every month only to have it tabled. It takes time to do that and costs \$\$\$\$. As soon as all is installed, then we can put on the next available agenda.

Christopher M. Pulaski, PLA
Terrebonne Parish Planning & Zoning
(985) 873-6569
cpulaski@tpcg.org
"Saltwater Fishing Capital of the World"

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, June 15, 2021 8:30 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>
Subject: Gulfsouth Square - Table

1

RPC / D.2

Becky Becnel

Item G.2

From: Terral Martin, Jr., PLS <terralmartin@providenceeng.com>
Sent: Tuesday, July 13, 2021 4:48 PM
To: Christopher Pulaski
Cc: Becky Becnel
Subject: Re: Automatic reply: [E] RE: Buquet Re-division - Table

External Sender

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Chris,

We need to table Buquet Re-division indefinitely until we receive DHH approval letter.

Thanks,

Terral

Sent from my iPhone

On Jul 9, 2021, at 2:59 PM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

I will be out of the office and away from email beginning Thursday July 8, 2021 and will return on Tuesday July 13, 2021. If you need immediate assistance, please contact my Executive Assistant, Lynn Hebert, at 985-873-6569.

RPC / D.2

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

Item G.4

July 15, 2021

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS ITEM 4 (Lots 1 thru 8, Harry Bourg Corp. Subdivision)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table another month and not be considered at this month's meeting. The fire hydrant has not been installed yet and the Board of Health issue has not been resolved.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

RPC / D.2

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item G.4

July 15, 2021

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

Att: Mr. Chris Pulaski:

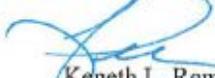
Re: OLD BUSINESS ITEM 4 (Lots 1 thru 8, Harry Bourg Corp. Subdivision)

Dear Chris:

Please let this letter serve as a request to allow the above item to remain on the table another month and not be considered at this month's meeting. The fire hydrant has not been installed yet and the Board of Health issue has not been resolved.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

RPC / D.2

Good evening my name is Albert Naquin. I have served as the Traditional Chief of the Isle de Jean Charles Biloxi-Chitimacha-Choctaw Tribe since 1997. I am here tonight because I want to share my questions and concerns about the sale of the Dupont Corporation camp site properties on IDJC.

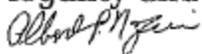
As everyone here should know, IDJC has been threatened with flooding due to a changing climate. As Chief of our Tribe, I led the effort to create a resettlement plan for our people, so our Tribe could remain together, even though we had to move from the IDJC that has been our home since 1835. We have been called the first climate refugees. When the resettlement plan was approved and funded by the US Department of Housing and Urban Development, we agreed to it based on our understanding that part of the agreement was that IDJC would be left to nature, meaning no improvements or services would be provided to IDJC over time, and it would ultimately be consumed by water. This includes our roads, our homes and our historic burial sites. Also, Roadhome when they bought out residents, the property had to go green, nothing could be built, just let Mother Nature take over.

However, now that the resettlement has been funded, we see improvements being made to our Island Roads and fishing piers with parking were built. Our school was recently shut down - we were told it didn't make sense to keep it open. We recently learned that our school is being sold to a sporting organization. It seems IDJC is slated to become a recreational sporting island.

I am here tonight because the Dupont land is being sold as camp sites. This is profoundly unsettling. Our Tribe was strongly encouraged to leave our homes, and we were told that, if we stayed, we'd have no help or services there. Now, we're finding out that the land is being repurposed, and seemingly redeveloped for private recreational use.

By the way, the state hijacked our resettlement and all the documents from the resettlement has been removed from the state website. It was a tribal resettlement and now there is no mention of the tribe.

I came here to let the Parish and others know that our Tribe has serious concerns about these actions, and that we plan to look deeper into the legality and legitimacy of what's happening on IDJC.



Albert P. Naquin 7/15/2021

RPC / D.2

From: [Keneth L. Rembert, P.L.S.](#)
To: [Becky Becnel](#)
Subject: THE A.M. DUPONT CORP.- CAMPSITE SUBDIVISION AT ISLE DE ST. CHARLES, POINT AU CHIEN AREA
Date: Tuesday, August 10, 2021 6:28:18 AM

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Becky,

Please remove the above item that was tabled at the last meeting from further consideration. The owners are going to just continue leasing the property to the camp owners instead of selling them the land under their camps.

Ken

[Keneth L. Rembert Land Surveyors](#)

since 1973

klrsurveyors@aol.com

635 School Street

Houma, LA 70360

(985) 879-2782 Phone

RPC / F

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: Lots 1 THRU 8, A REDIVISION OF PROPERTY BELONGING TO THE HARRY BOURG CORPORATION
2. Developer's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
*Owner's Name & Address: THE HARRY BOURG CORP. - 619 POINT ST HOUMA, LA 70360
[* 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: 2429-2437 BAYOU DULARGE RD
5. Location by Section, Township, Range: SECTION 35, T19S-R16E
6. Purpose of Development: CREATE RESIDENTIAL CAMPSITES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: DATE: 5/27/21 SCALE: 1"=40'
11. Council District: _____
12. Number of Lots: 8
13. Filing Fees: _____

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

KENETH L. REMBERT

Print Applicant or Agent

5/27/21

Date


Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ^{initial} RB 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.

THE HARRY BOURG CORPORATION

BY: RONNIE BERGERON

Print Name of Signature

5/27/21

Date

Ron Bergeron
Signature

RPC / G.1

Revised 3/25/2010

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: Revised Lots 101 & 102, redivision of Lots 101 through 107 of Crescent Plantation
- Developer's Name & Address: Robert Champagne III et ux, P. O. Box 2968, Houma, LA 70361
*Owner's Name & Address: Robert Champagne III et ux, P. O. Box 2968, Houma, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 143 Munson Drive, Houma, LA 70360
- Location by Section, Township, Range: Section 101, T17S-R17E
- Purpose of Development: To create 2 tracts from 8 existing lots for construction of new residence
- 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 (Gulf Intracoastal Waterway & Houma Canal)
- Date and Scale of Map: June 15, 2021 Scale: 1" = 50'
- Council District: 1
- Number of Lots: 2
- Filing Fees: \$138.92

I, Kim A. Knight, certify this application including the attached date to be true and correct.

Kim A. Knight
Print Applicant or Agent

Kim Knight
Signature of Applicant or Agent

6-28-21
Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ^{initial} or _(official) 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.

Robert Champagne III
Print Name of Signature

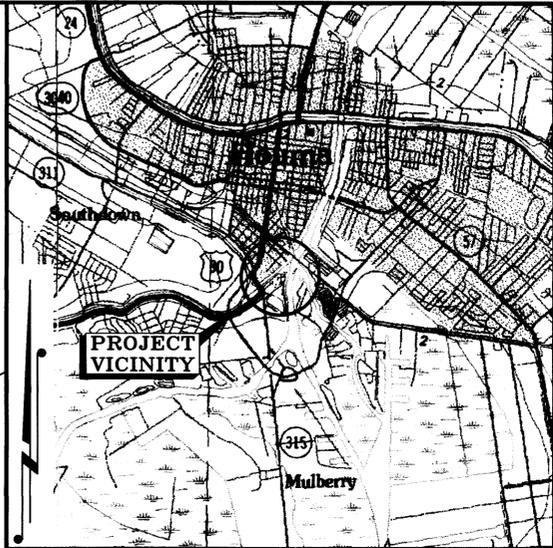
Robert Champagne III
Signature

6/24/21
Date

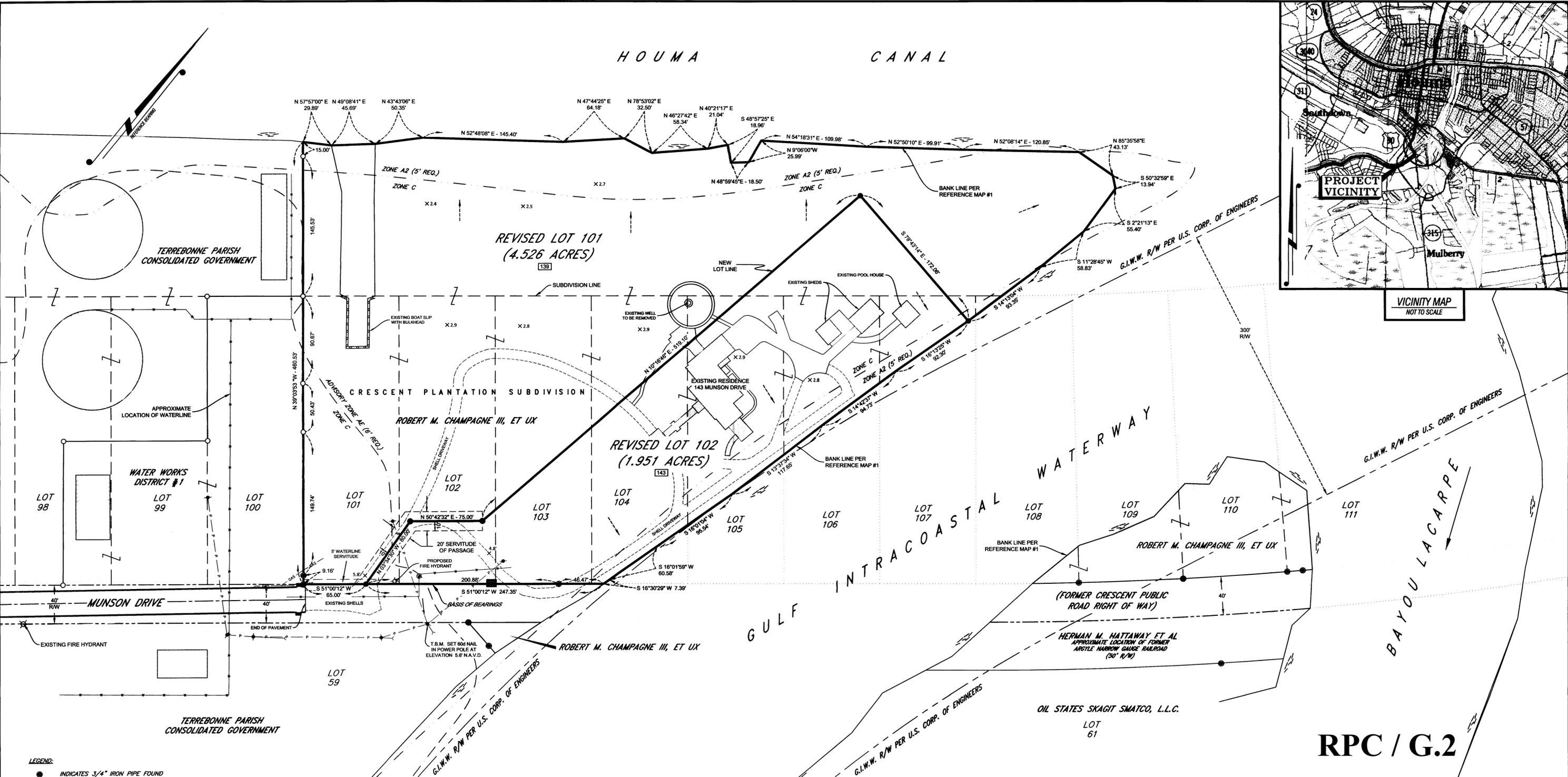
PC21/ 1 - 2 - 35

RPC / G.2
Revised 3/25/2010

HOUMA CANAL



VICINITY MAP
NOT TO SCALE



- LEGEND:**
- INDICATES 3/4" IRON PIPE FOUND
 - INDICATES CALLED FOR IRON PIPE
 - INDICATES 3/4" IRON PIPE SET
 - INDICATES POWER POLE
 - INDICATES FIRE HYDRANT
 - EXISTING RIGHT OF WAY
 - EXISTING WATER LINE
 - EXISTING FENCE
 - EXISTING OVERHEAD POWER LINE
 - INDICATES ADVISORY PANEL ZONE LINE
 - INDICATES FIRM PANEL ZONE LINE
 - INDICATES DRAINAGE DIRECTION
 - X 2.8' SPOT ELEVATION NAVD83 (GEOD 18)
 - [139] INDICATES MUNICIPAL ADDRESS

THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY NO. 220220 PANEL NO. 0005 SUFFIX "C" AND DATED MAY 1, 1985. ZONE "C" IS AN AREA OF MINIMAL FLOODING. F.E.M.A. 2006 ADVISORY PANEL NO. LA-0102 AND LA-0103 PLACES THIS PROPERTY IN ADVISORY ZONE "A2" WITH A BASE FLOOD REQUIREMENT OF 6'.
 THIS PROPERTY DRAINS TO THE HOUMA CANAL AND THE GULF INTRACOASTAL WATERWAY, WHICH REQUIRES NO MAINTENANCE. THE OWNER OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
 SOME TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM PRIOR SURVEYS. THIS PLAN DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 THESE REVISED LOTS WILL HAVE INDIVIDUAL AEROBIC TREATMENT UNITS FOR EACH LOT. THE EXISTING AEROBIC TREATMENT UNIT ON REVISED LOT 102 WILL BE DEMOLISHED AND REPLACED. NO COMMUNITY SEWERAGE IS AVAILABLE FOR THESE LOTS.

ZONE R-1 SETBACK REQUIREMENTS

FRONT:	(20) TWENTY FEET
SIDE:	(6) FIVE FEET
REAR:	(25) TWENTY-FIVE FEET

- REFERENCE MAPS:**
- MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A PORTION OF CRESCENT PLANTATION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, HOUMA LOUISIANA" DATED DECEMBER 27, 1993. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
 - MAP PREPARED BY J.C. WATKINS, C.E. ENTITLED "MAP CRESCENT PLANTATION, TERREBONNE PARISH, LA. OWNED BY PEOPLES SUGAR CO INC" DATED JULY 1923.

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 STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Kim A. Knight*
 KIM A. KNIGHT, P.L.S.
 LA. LAND SURVEYOR REG. NO. 5249



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

DEVELOPER: ROBERT M. CHAMPAGNE, III
 LAND USE: SINGLE-FAMILY RESIDENTIAL

NOTES:

02	08/02/2021	GENERAL REVISIONS TO LOTS AND ADDED SERVITUDES	KAK
01	07/12/2021	GENERAL REVISIONS	KAK
REV. NO:	REV. DATE:	REV. DESCRIPTION:	REV. BY:

REVISIONS

TBS T. BAKER SMITH



DRAWN BY:	CJL	APPROVED BY:	KAK
DATE:	6-15-21	JOB NO.:	2021.0157
DRAWING NAME:	210157_PC02.DWG		
PROJECTION:	LA-S (1702)		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	1

SURVEY OF REVISED LOTS 101 & 102
 A REDIVISION OF LOTS 101 THROUGH 107
 OF CRESCENT PLANTATION
 BELONGING TO ROBERT CHAMPAGNE III ET UX
 LOCATED IN SECTION 101, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

P:\1-2021\2021.0157\DWG\210157_PC02.DWG

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:

1. Name of Subdivision: Tracts A, B & C, a redivision of property belonging to Laurentino M. Cardenas et al
2. Developer's Name & Address: Laurentino M. Cardenas 108 Swamp Dr. Bourg, LA 70343
Laurentino M. Cardenas 108 Swamp Dr. Bourg, LA 70343
- *Owner's Name & Address: Louis M. Ledet, 1449 hwy. 55, Montegut, La. 70380
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

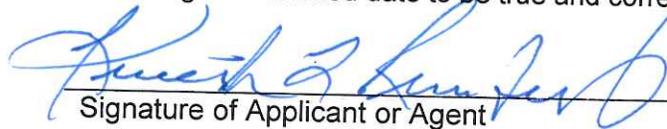
SITE INFORMATION:

4. Physical Address: 1446, 1447 & 1449 Highway 55 Montegut, LA
5. Location by Section, Township, Range: Section 1, T19S-R19E
6. Purpose of Development: create docking Tract 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. Date and Scale of Map: Date: 7/1/2021 Scale: 1"=30'
11. Council District: 9 Frosclair / Montegut
12. Number of Lots: 3
13. Filing Fees: \$ 330.80

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

KENETH L. REMBERT
Print Applicant or Agent

7/29/21
Date


Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or LL 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.

Louis M. Ledet
Print Name of Signature

7/29/21
Date

Louis M. Ledet
Signature

PC21/ 8 - 1 - 37

RPC / H.1

Revised 3/2011

BAYOU TERREBONNE

LOUISIANA WILDLIFE & FISHERIES

HERDIS J. NEIL et ux

RODNEY P. DANOS et ux

C/L OF LA. STATE HWY. 55

DALE P. CHAISSON

BENCHMARK
NAIL SET IN POLE
ELEV. = 2.88'
(N.A. V.D. 88 - C4G)

LAURENTINO M. CARDENAS
TRACT C
(5495 SQ. FT.)

LOUIS M. LEDET
TRACT A
(4.266 ACRES)

LOUIS M. LEDET
TRACT B
(4.350 ACRES)

GARLAND J. AUCOIN et ux

RPC / H.1

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

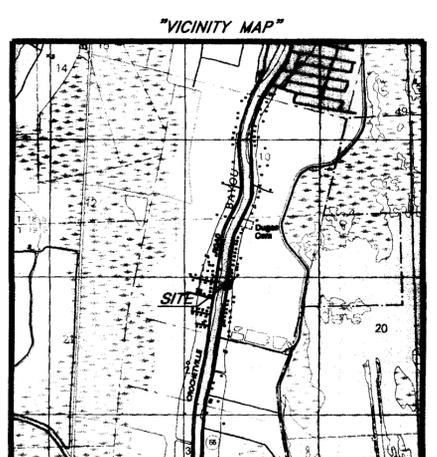
THIS PROPERTY DRAINS TO THE DITCH ALONG THE HIGHWAY AND TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THESE LOTS ARE LOCATED IN ZONE "A12" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NOS. 0130 & 0140, SUFFIX "C", DATED MAY 1, 1985. INDEXED APRIL 2, 1992 (ZONE "A12" HAS A BASE FLOOD REQUIREMENT OF 9').
F.E.M.A. FEB. 23, 2008 ADVISORY PANEL, NOS. LA-M107 & LA-M108 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 10'.
THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0475 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE-COASTAL FLOODPLAIN" WITH A BASE FLOOD ELEVATION OF 13' & 14'.

THIS PLAT BASED ON A PLAT PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A TRACT OF LAND FOR MRS. MILDRED B. PELLEGRIN IN SECTION 1, T19S-R19E, TERREBONNE PARISH, LOUISIANA DATED FEBRUARY 2, 1982."
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



TRACT C TO BE USED FOR DOCKING & MOORING ONLY
NO SEWER TREATMENT PLANT ALLOWED

"MINOR SUBDIVISION"
LAND USE: DOCKING & MOORING
DEVELOPER: LAURENTINO M. CARDENAS
SURVEY OF TRACTS A, B & C
A REDIVISION OF
PROPERTY BELONGING TO
LAURENTINO M. CARDENAS et al
IN SECTION 1, T19S - R19E,
TERREBONNE PARISH, LOUISIANA

JULY 1, 2021

SCALE: 1" = 30'

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 1" IRON PIPE FOUND
 - INDICATES 1-1/2" IRON PIPE FOUND
 - INDICATES CONCRETE POST FOUND
 - EXISTING SERVICE POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAD 88, C4G)
 - INDICATES DRAINAGE FLOW



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

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:

1. Name of Subdivision: Parcels A thru E, a redivision of property belonging to The Paul Steele Smith and Anne Marie Smith Joint Living Trust et al
2. Developer's Name & Address: Gary I. Smith 4452 Hwy. 24, Bourg, LA 70343
*Owner's Name & Address: see attached list
[* 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: St. Andrew St & Nelo St
5. Location by Section, Township, Range: Section 11, T17S-R18E
6. Purpose of Development: Create 5 larger parcels for homesites
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: Date: 7/30/21 Scale: 1"=100'
11. Council District: 9 Trosclair / Bourg Fire
12. Number of Lots: 5
13. Filing Fees: _____

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

KENETH L. REMBERT
Print Applicant or Agent


Signature of Applicant or Agent

8/2/21

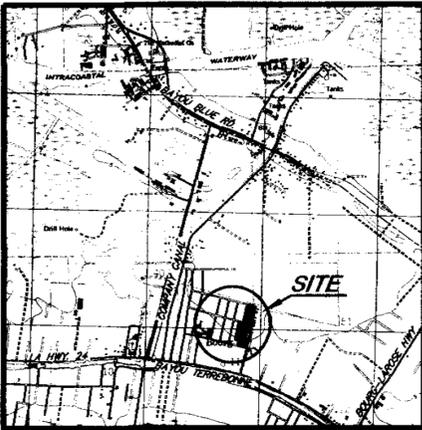
Date

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

GARY I. SMITH
Print Name of Signature

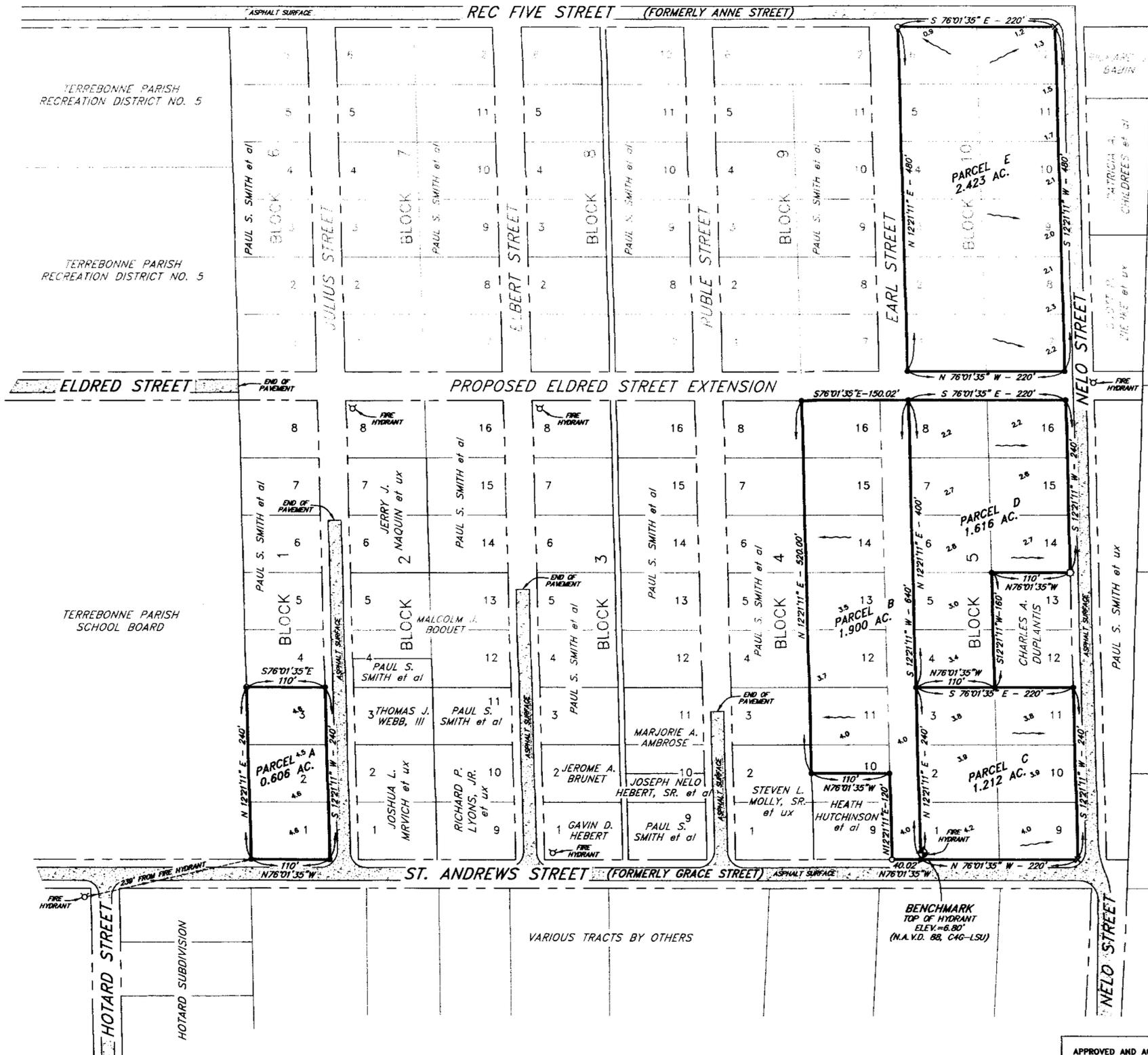
Signature

8/2/21



"VICINITY MAP"

TERREBONNE PARISH RECREATION DISTRICT NO. 5



RPC / H.2

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH THEN DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE PARCELS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THESE PARCELS ARE LOCATED IN ZONE "A3" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225208, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A3" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-P106 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2021 PRELIMINARY COASTAL FLOODPLAIN COMMUNITY NO. 22109G, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 9'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 290600 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 SAID MAP.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:**
- X CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES DROP INLET COVER BOLT FOUND
 - INDICATES FENCE POST FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
 - INDICATES BENCHMARK AT ELEV. X.XX' NAVD '88
 - INDICATES DRAINAGE FLOW

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

DATE	BY	DESCRIPTION



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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: FARMETTES
DEVELOPER: PAUL S. SMITH

5 - PARCELS

PLAT SHOWING PARCELS A THRU E,
A REDIVISION OF PROPERTY BELONGING TO
THE PAUL STEELE SMITH AND
ANNE MARIE SMITH JOINT LIVING TRUST et al
LOCATED IN SECTION 11, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

Kenneth L. Rembert, PLS
AND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70380
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 100'
DATE: 30 JUL 21

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. <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 type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) (detailed description): _____

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

- Name of Subdivision: Bayou Terrebonne Trace
- Developer's Name & Address: Stephanie Hebert
*Owner's Name & Address: Stephanie Hebert
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Allen Woodward

SITE INFORMATION:

- Physical Address: 7083 West Main Street
- Location by Section, Township, Range: Section 6, T17S-R17E
- Purpose of Development: Accommodating Children
- 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: July 30, 2021
- Council District: 5 Demeray/Bayou Cane Fire
- Number of Lots: 1 new lot (2)
- Filing Fees: 138.00

I, Allen Woodward, certify this application including the attached date to be true and correct.

Allen R. Woodward PLS
Print Applicant or Agent
8-2-21
Date

Allen Woodward PLS
Signature of Applicant or Agent

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 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.

Allen R. Woodward
Print Name of Signature
8-2-21
Date

Allen Woodward PLS
Signature

PC21/ 8 - 3 - 39

RPC / H.3

MAP OF PRELIMINARY SURVEY SHOWING PROPOSED DIVISION OF PROPERTY BELONGING TO STEPHANIE HEBERT LOCATED IN SECTION 6, T17S – R17 E, IN THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA

THIS SITE IS FOUND ON FEMA FIRM COMM/PANEL NO. 220 220 0005 C, ZONE A, BFE 5 FT. AND HURRICANE RITA ADVISORY MAP DATED 2-23-06 PANEL LA-R102, BEYOND ABFE'S

REFERENCE MAPS:

1. TERREBONNE PARISH TAX ROLL AND ASSESSOR'S GIS
2. MAP PREPARED BY K.L. REMBERT PLS DATED 3-28-77 SHOWING "ESTATE OF JJ PRITCHARD"
3. MAP PREPARED BY K.L. REMBERT PLS DATED 2-20-06 SHOWING FORMER PROPERTY OF FLOYD AUTIN; ALL LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA

Bearing Basis adopted from reference map no. 2 and/or protracted

This map does not purport to show any RW's except for LA HWY 24

MUNICIPAL ADDRESS: 7083 West Main Street Houma, Louisiana 70360

NOTE: I certify that this map was prepared by me representing an "on Ground" Survey conducted by me within the most recent minimum standards adopted by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors. There are no encroachments..

Approved: 
Allen Roscoe Woodard, PLS

Registration No LA.4650

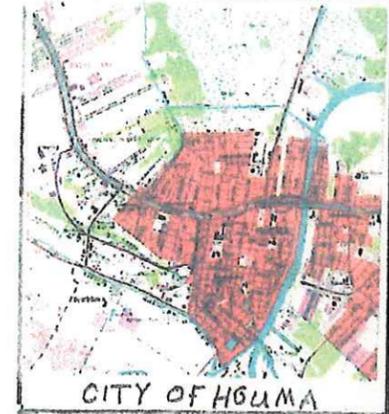


APPROVED THIS _____ DAY OF _____ BY THE
HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
BY _____
BY _____

JULY 30, 2021 (Preliminary Survey)

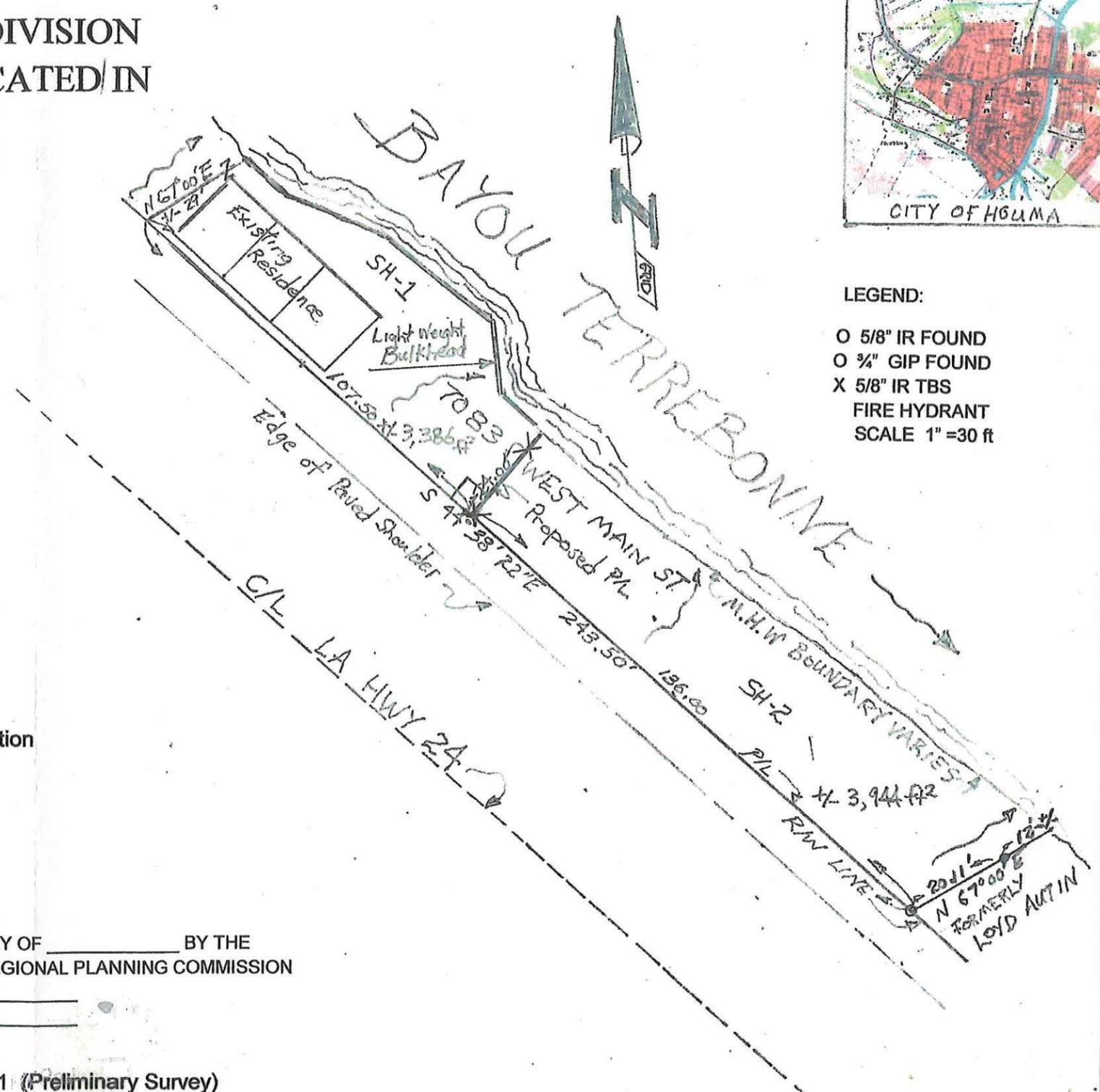
Allen Roscoe Woodard Professional Land Surveyor

200 Ringo Cocke Road Schreiver, Louisiana 70395 roscoepls@yahoo.com 985-860-1667 985-868-5552



LEGEND:

- O 5/8" IR FOUND
- O 3/4" GIP FOUND
- X 5/8" IR TBS
- FIRE HYDRANT
- SCALE 1" = 30 ft



RPC / H.3

Houma-Terrebonne Regional Planning Commission

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

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 Conceptual
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 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

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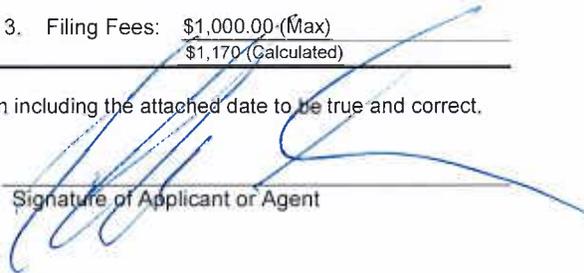
- Name of Subdivision: Adley Oaks - Phase A
- Developer's Name & Address: Dantin Bruce Development, L.L.C
*Owner's Name & Address: _____
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Quality Engineering & Surveying, L.L.C.

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: July 30, 2021 - Scale 1"=100'
- Council District: 4 - Dryden / Coteau Fire
- Number of Lots: 83
- Filing Fees: \$1,000.00 (Max)
\$1,170 (Calculated)

I, Jeffrey Diamond, certify this application including the attached data to be true and correct.

Jeffrey Diamond
Print Applicant or Agent
2021-08-02
Date


Signature of Applicant or Agent

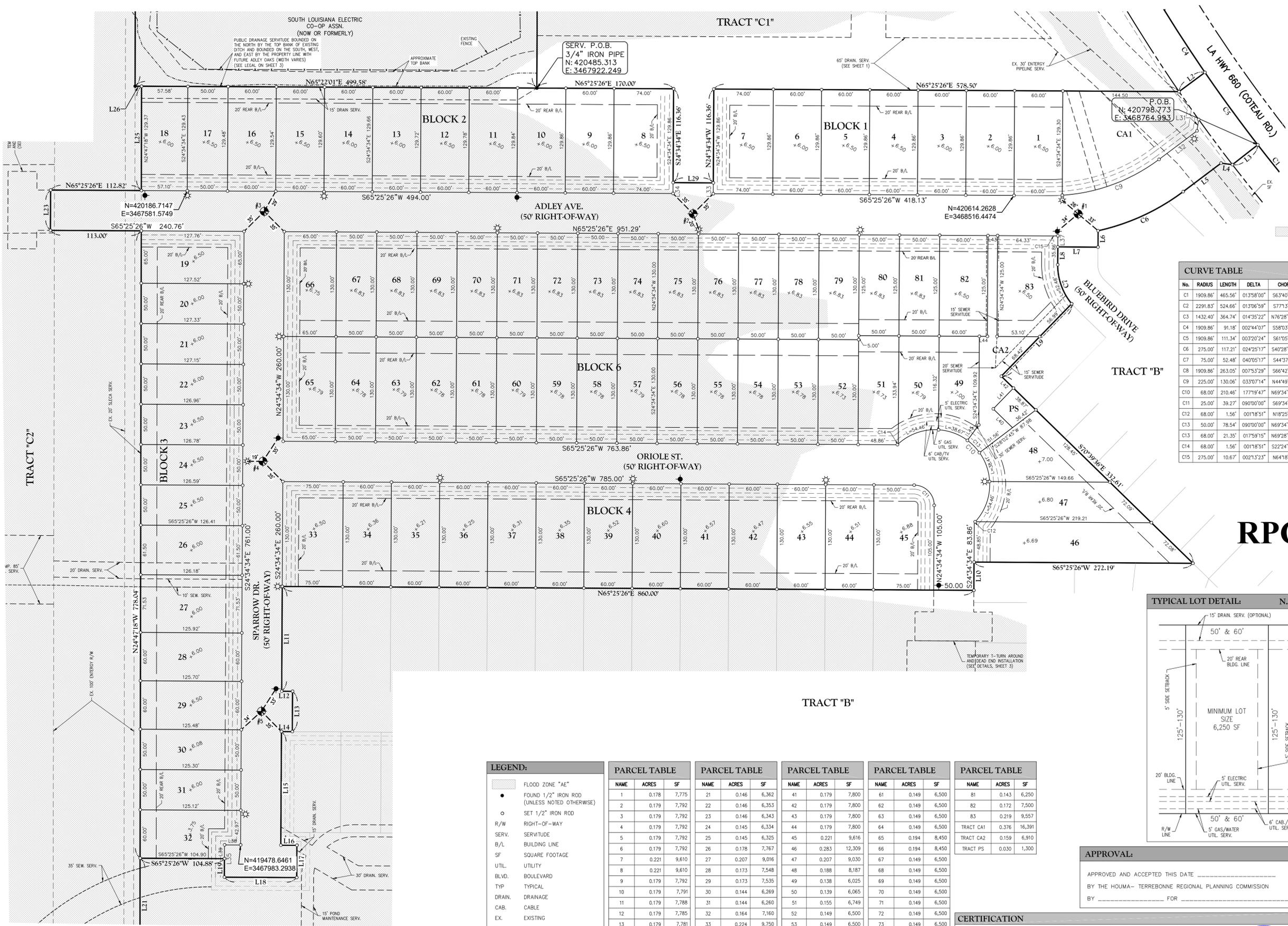
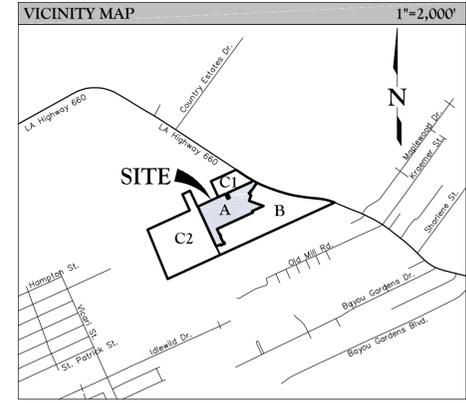
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Print Name of Signature
8/2/21
Date

Signature

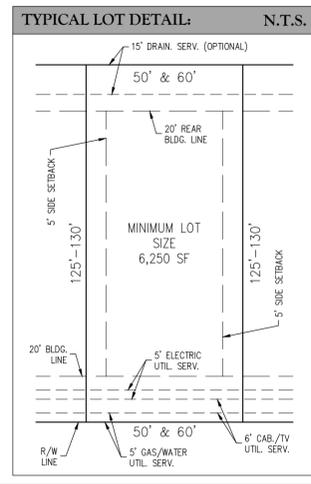
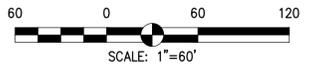
RPC / H.4

revised 3/25/2010



CURVE TABLE					LINE TABLE			LINE TABLE			LINE TABLE			
No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.	No.	BEARING	LENGTH	No.	BEARING	LENGTH	No.	BEARING	LENGTH
C1	1909.86'	465.56'	01°35'00"	S63°40'36"E	464.41'	L1	N65°18'48"E	185.58'	L17	S24°34'34"E	40.00'	L40	S70°39'36"E	33.36'
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'	L41	S19°20'24"W	36.00'
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'	L42	S70°39'36"E	21.13'
C4	1909.86'	91.18'	00°24'07"	S58°03'40"E	91.17'	L4	S72°49'01"W	14.25'	L21	N24°47'18"W	206.97'	L43	N65°25'26"E	11.95'
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'	L44	N65°25'26"E	10.00'
C6	275.00'	117.21'	02°25'17"	S40°28'06"W	116.33'	L6	S24°34'34"E	20.28'	L25	S24°47'18"E	129.37'	L45	S11°32'17"W	23.94'
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	50.00'	78.54'	09°00'00"	N69°34'34"W	70.71'	L13	N24°34'34"W	50.00'	L35	S24°34'34"E	22.97'			
C13	68.00'	21.35'	01°18'51"	N69°28'05"W	21.26'	L14	S65°25'26"W	13.50'	L37	N24°34'34"W	13.71'			
C14	68.00'	1.56'	00°18'51"	S22°24'58"W	1.56'	L15	S24°34'34"E	141.00'	L38	S65°25'26"W	20.00'			
C15	275.00'	106.71'	02°13'23"	N64°18'44"E	106.67'	L16	N65°25'26"E	20.00'	L39	S24°34'34"E	17.03'			

RPC / H.4



LEGEND:

- FLOOD ZONE "AE"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- RIGHT-OF-WAY
- SERV. SERVIDUTE
- BUILDING LINE
- SQUARE FOOTAGE
- 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. ELEV. = 6.15'
- #2 ALUMINUM DISK SET IN THE INTERSECTION OF ADLEY AVENUE AND RED KNOT LANE. ELEV. = 6.24'
- #3 ALUMINUM DISK SET IN THE INTERSECTION OF ADLEY AVENUE AND SPARROW DRIVE. ELEV. = 5.87'
- #4 ALUMINUM DISK SET IN THE INTERSECTION OF SPARROW DRIVE AND ORIOLE STREET. ELEV. = 6.07'
- #5 ALUMINUM DISK SET IN THE CENTERLINE OF SPARROW DRIVE ADJACENT TO LOT 29. ELEV. = 6.01'

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: JULY 30, 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.

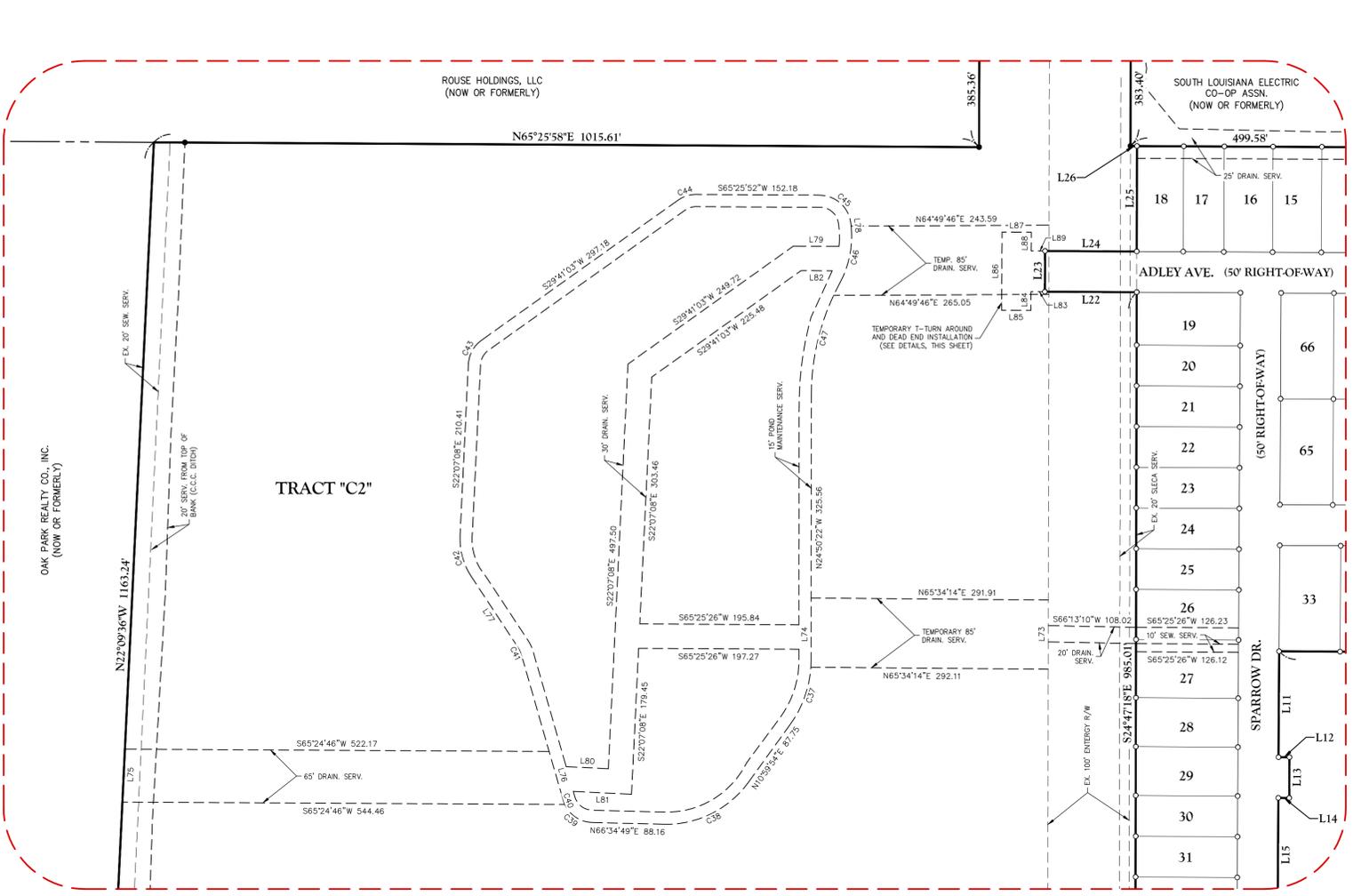
SHEET: 2 OF 3

QUALITY
Engineering & Surveying, LLC
1820 Bay St. Metairie, LA 70006
225.886.1800 | www.qualitysurveying.com

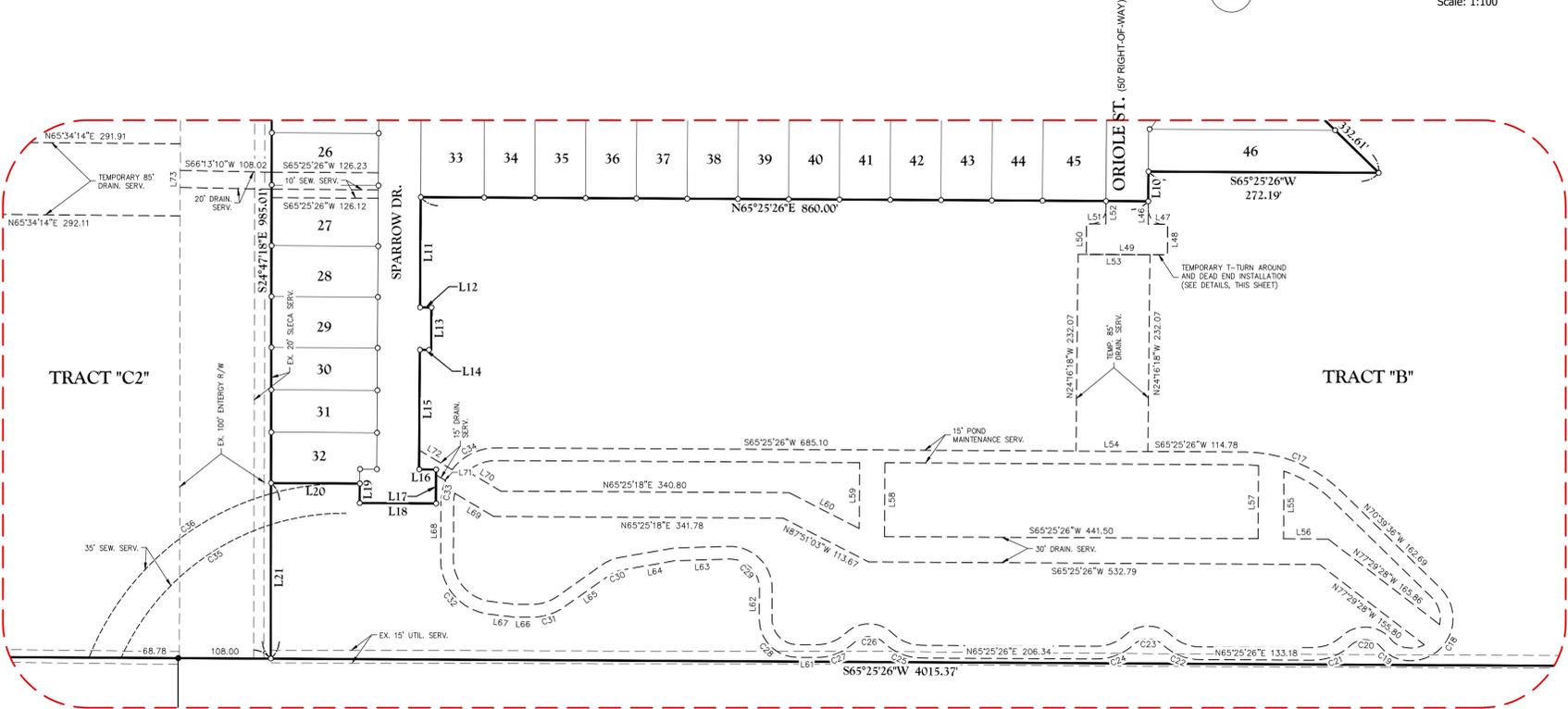
TRACT "B"

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	21.18'	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°10'57"E	22.71'
C28	45.00'	70.68'	089°59'54"	S69°34'37"E	63.64'	C45	39.00'	57.53'	084°30'58"	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'			



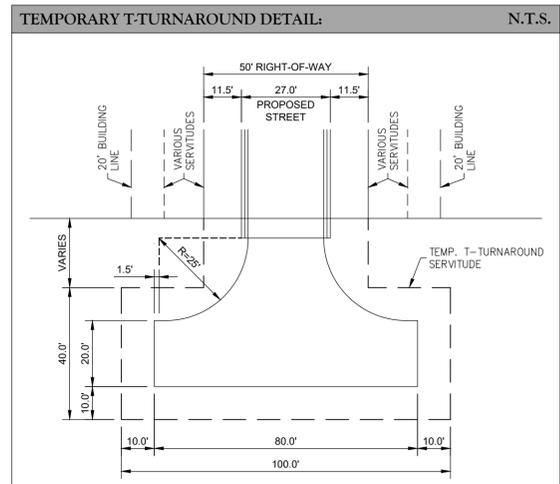
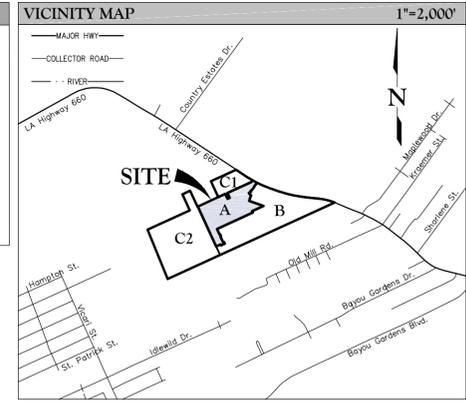
1 DETAIL Scale: 1:100



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. SERVIDUTE
- B/L BUILDING LINE
- SF SQUARE FOOTAGE
- UTIL. UTILITY
- BLVD. BOULEVARD
- TYP. TYPICAL
- DRAIN. DRAINAGE



SERVITUDE LEGAL DESCRIPTION

A CERTAIN PORTION OF GROUND BEING A PUBLIC DRAINAGE SERVIDUTE, SITUATED IN SECTION 84, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN LAND DISTRICT, WEST OF MISSISSIPPI RIVER, TERREBORNE PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM A POINT, BEING A FOUND 3/4" IRON ROD, WHICH SERVES AS THE SOUTHEASTERN PROPERTY CORNER OF A SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION (SLECA) SUBSTATION SITE AND HAS A LOUISIANA STATE PLANE COORDINATE SYSTEM (NORTH AMERICAN DATUM 1988) NORTHING OF 420485.3130 AND EASTING OF 3467922.2490, SAID POINT ALSO BEING THE POINT OF BEGINNING:

DEPARTING THE POINT OF BEGINNING PROCEED FOR THE FOLLOWING FOUR CALLS:

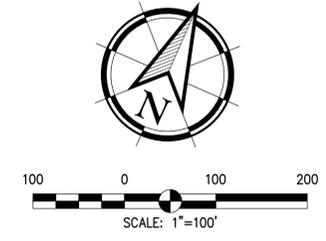
L1. THENCE S65°22'01"W A DISTANCE OF 499.58 FEET TO THE SOUTHWESTERLY CORNER OF SLECA SUBSTATION SITE.

L2. THENCE N24°48'51"W A DISTANCE OF APPROXIMATELY 121.89 FEET TO THE NORTHERN TOP BANK OF AN EXISTING DITCH.

L3. THENCE ALONG THE NORTHERN TOP BANK OF THE AFOREMENTIONED DITCH IN AN EASTERLY DIRECTION TO THE EASTERN PROPERTY LINE.

L4. THENCE S24°43'05"E A DISTANCE OF APPROXIMATELY 46.25 FEET BACK TO THE POINT OF BEGINNING, ALTOGETHER CONTAINING 0.321 ACRES (13,969 SQUARE FEET) OF LAND, MORE OR LESS, AS SHOWN HEREON.

RPC / H.4



APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBORNE REGIONAL PLANNING COMMISSION

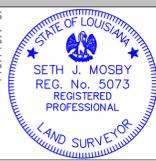
BY _____ FOR _____

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, recording, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY, PLS #5073 DATE _____



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 WEST OF THE MISSISSIPPI RIVER LAND DISTRICT, TERREBORNE PARISH, LOUISIANA

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

DATE: JULY 30, 2021

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

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

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

CHECKED BY: S.M.

SHEET: 3 OF 3

QUALITY Engineering & Surveying, LLC
1800 Bay St. Port Vincent, LA 70266
225.686.1800 | www.qualitysurveying.com