

Houma-Terrebonne Regional Planning Commission

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

MARCH 16, 2023, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of February 16, 2023
- E. COMMUNICATIONS
- F. NEW BUSINESS:
 - 1. Home Occupation:
Establish a tax service business in an R-1 (Single-Family Residential) zoning district; 408 Port Royal Way; Taxco, LLC, c/o Michael Nguyen, applicant *(Council District 6 / City of Houma Fire)*
 - 2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 115 King Street, Lot 7, Block D, Mechanicville; Sylvester Warren, Jr., applicant; and call a Public Hearing for said matter on Thursday, April 20, 2023 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*
 - b) Rezone from OL (Open Land) to I-1 (Light Industrial); 1865 Valhi Boulevard, Tract B of Danos Properties, LLC; Danos Properties, LLC, applicant; and call a Public Hearing for said matter on Thursday, April 20, 2023 at 6:00 p.m. *(Council District 6 / Bayou Cane Fire)*
- G. STAFF REPORT:
 - 1. Discussion and possible action with regard to the TPCG Code of Ordinances as it pertains to Borrow Pits and call a Public Hearing for said matter on Thursday, April 20, 2023 at 6:00 p.m.
- 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. APPROVAL OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 16, 2023

- E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 16, 2023 INVOICES AND THE TREASURER’S REPORT OF FEBRUARY 2023**
- F. COMMUNICATIONS**
- G. OLD BUSINESS:**
1. a) Subdivision: Adley Oaks Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Dantin Bruce Development, LLC, Mr. Ross Bruce
Engineer: Quality Engineering & Surveying, LLC

b) Consider Approval of Said Application
- H. APPLICATIONS / NEW BUSINESS:**
1. a) Subdivision: Lot 3-A1 and Lot 3-A2, A Redivision of Lot 3-A, Block 2 of Southdown Industrial Park Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 100 & 100A Capital Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: BZ Rentals, LLC
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
 2. a) Subdivision: Benjamin Estates
Approval Requested: Process C, Major Subdivision-Final
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, LLC
Engineer: Duplantis Design Group, PC

b) Consider Approval of Said Application
- I. STAFF REPORT**
1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report
- J. ADMINISTRATIVE APPROVAL(S):**
1. Tracts "D-1" & "E-1," A Redivision of Property belonging to Merlin A. Lirette, et al; Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA (*Brady Road / Councilman Danny Babin, District 7*)
 2. Tracts "1-A" and "1-B," A Redivision of Property belonging to Christopher J. Gomez, et al; Sections 47 & 48, T17S-R16E, Terrebonne Parish, LA (*4283 & 4285 Bayou Black Drive / Councilman Danny Babin, District 7*)
 3. Lot Line Adjustment, Greenacre Subdivision (Lots 26B, 27A, & 27B, Block 1) & Greenacre Subdivision, Addendum No. 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA (*306 Mason Drive / Councilman Steve Trosclair, District 9*)
 4. Lot B and Revised Lots 1 & 2, Block 3, Addendum No. 1 to R.J. St. Martin, Inc., et al Campsites, A Redivision of Property belonging to Robert J. Carriles, et al; Section 13, T19S-R16E, Terrebonne Parish, LA (*145 Gabi Court & 1800 Block of Dr. Beatrous Road / Councilman Danny Babin, District 7*)
 5. Revised Lots 2 & 3, Block 14, Honduras Addition to the City of Houma; Section 38, T17S-R17E, Terrebonne Parish, LA (*1308 Academy Street / Councilman Alvin Tillman, District 1*)
- K. COMMITTEE REPORT:**
1. Subdivision Regulations Review Committee
- L. COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments
 2. Chairman’s Comments
- M. PUBLIC COMMENTS**
- N. ADJOURN**

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

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

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

SITE INFORMATION:

- Physical Address: 2508 Coteau Road, Houma, LA 70364
- Location by Section, Township, Range: Sections 84 & 85, T16S-R17E
- Purpose of Development: Single Family Residential
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map:
January 25, 2023 - Scale 1"=100'
- Council District / Fire Tax Area:
4 - Dryden / Coteau Fire
- Number of Lots: 107
- Filing Fees: \$1000.00

CERTIFICATION:

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

Ross Bruce

Print Applicant or Agent

Ross Bruce
Signature of Applicant or Agent

1-27-22

Date

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

Ross Bruce

Print Name of Signature

Ross Bruce
Signature

1-27-23

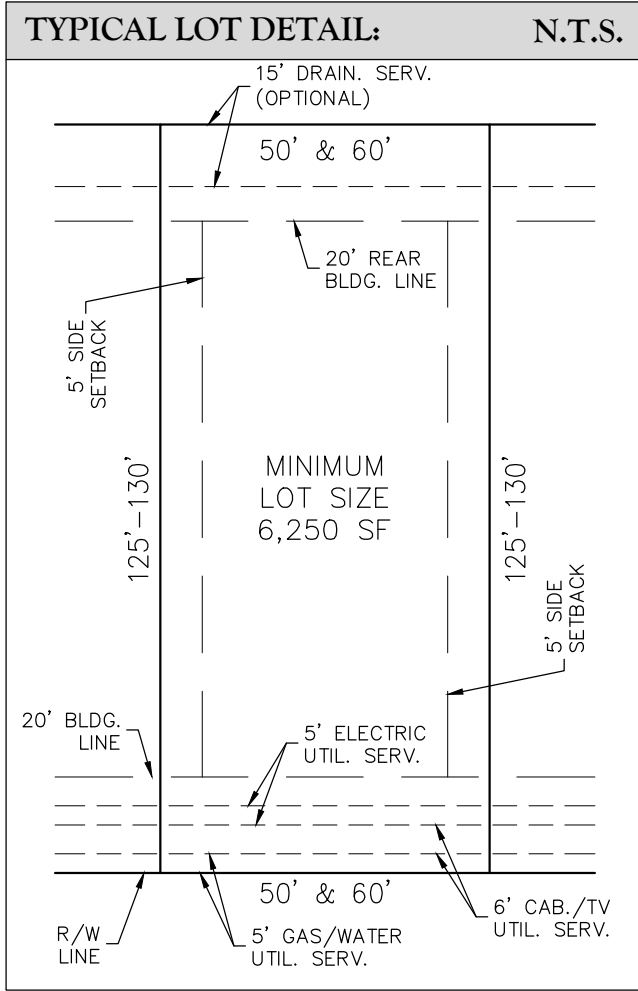
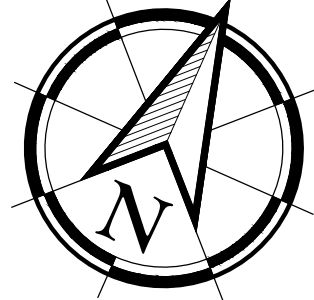
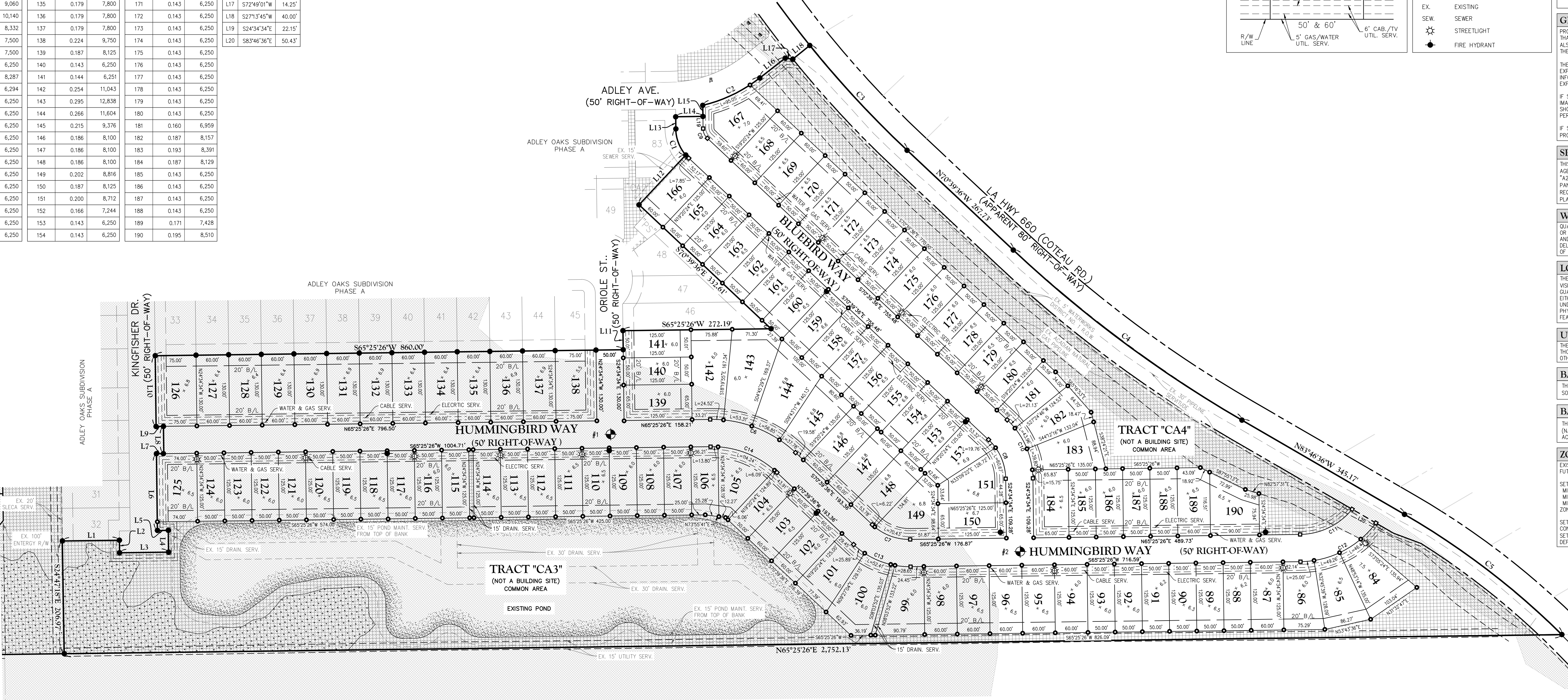
Date

23
PC221 2 - 4 - 8

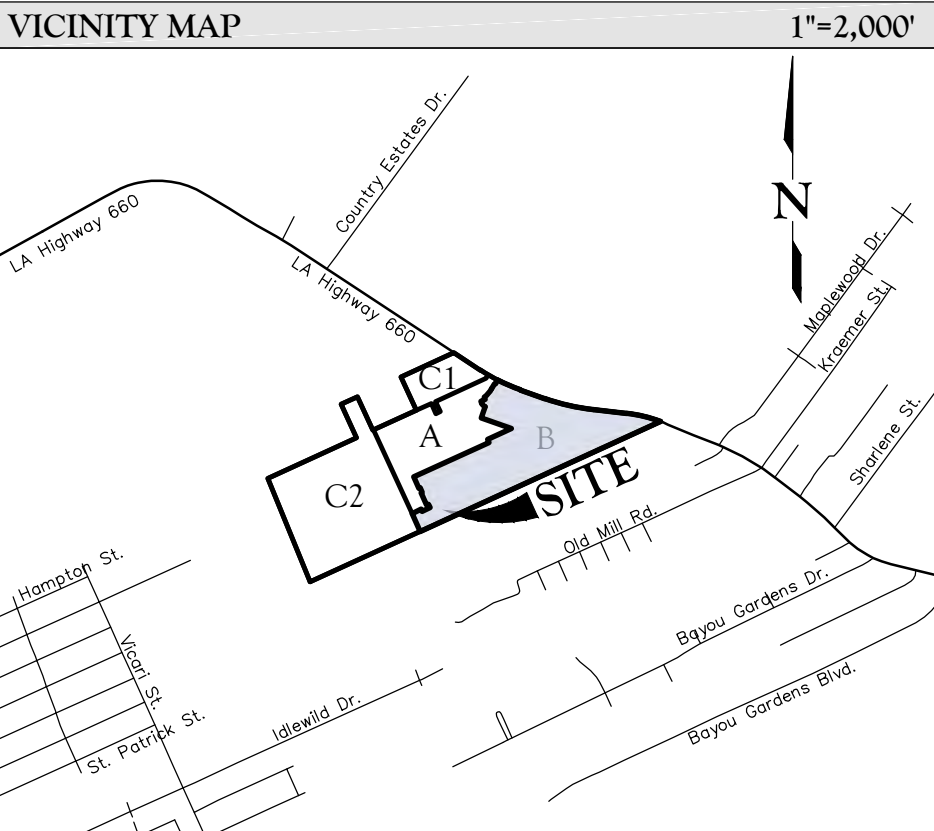
Revised 11/3/2021

RPC / G.1

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			LINE TABLE			CURVE TABLE						
NAME	ACRES	SF	NAME	ACRES	SF	NAME	ACRES	SF	No.	BEARING	LENGTH	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN	
TRACT CA3	8.303	361,669	119	0.143	6,250	155	0.143	6,250	L1	S65°25'26"W	104.88'	C1	75.00'	52.48'	040°05'17"	S44°37'13"E	51.41'	
TRACT CA4	2.611	113,744	120	0.143	6,250	156	0.143	6,250	L2	N24°34'34"W	22.97'	C2	275.00'	117.21'	024°25'17"	S40°28'06"W	116.33'	
84	0.226	9,825	121	0.143	6,250	157	0.143	6,250	L3	S65°25'26"W	90.00'	C3	1909.86'	262.98'	007°53'22"	N66°42'56"W	262.77'	
85	0.201	8,739	122	0.143	6,250	158	0.143	6,250	L4	S24°34'34"E	40.00'	C4	2291.83'	524.66'	013°06'59"	N77°13'06"W	523.52'	
86	0.191	8,303	123	0.143	6,250	159	0.143	6,250	L5	N65°25'26"E	20.00'	C5	1432.40'	364.74'	014°35'22"	N76°28'55"W	363.75'	
87	0.172	7,500	124	0.143	6,250	160	0.143	6,250	L6	S24°34'34"E	141.00'	C6	225.00'	172.46'	043°54'58"	S87°22'55"W	168.27'	
88	0.143	6,250	125	0.212	9,250	161	0.143	6,250	L7	S65°25'26"W	13.50'	C7	100.00'	76.65'	043°54'58"	N87°22'55"E	74.79'	
89	0.143	6,250	126	0.224	9,750	162	0.143	6,250	L8	S24°34'34"E	50.00'	C8	100.00'	80.43'	046°05'02"	N47°37'05"W	78.28'	
90	0.143	6,250	127	0.179	7,800	163	0.143	6,250	L9	N65°25'26"E	13.50'	C9	25.00'	20.11'	046°05'02"	S47°37'00"E	19.57'	
91	0.143	6,250	128	0.179	7,800	164	0.143	6,250	L10	S24°34'34"E	130.00'	C10	150.00'	120.65'	046°05'02"	N47°37'05"W	117.42'	
92	0.143	6,250	129	0.179	7,800	165	0.143	6,250	L11	S24°34'34"E	35.01'	C11	125.00'	109.70'	050°16'59"	N40°16'56"E	106.21'	
94	0.172	7,500	130	0.179	7,800	166	0.172	7,501	L12	S19°20'24"W	125.41'	C12	175.00'	161.40'	052°50'37"	N39°00'07"E	155.74'	
95	0.172	7,500	131	0.179	7,800	167	0.247	10,770	L13	S24°34'34"E	22.15'	C13	150.00'	114.97'	043°54'58"	N87°22'55"E	112.18'	
96	0.172	7,500	132	0.179	7,800	168	0.172	7,500	L14	S65°25'26"W	50.00'	C14	175.00'	134.13'	043°54'58"	S87°22'55"W	130.87'	
97	0.172	7,500	133	0.179	7,800	169	0.172	7,500	L15	S24°34'34"E	20.28'							
98	0.172	7,500	134	0.179	7,800	170	0.143	6,250	L16	S28°15'28"W	58.95'							
99	0.208	9,060	135	0.179	7,800	171	0.143	6,250	L17	S72°49'01"W	14.25'							
100	0.233	10,140	136	0.179	7,800	172	0.143	6,250	L18	S27°13'45"W	40.00'							
101	0.191	8,332	137	0.179	7,800	173	0.143	6,250	L19	S24°34'34"E	22.15'							
102	0.172	7,500	138	0.224	9,750	174	0.143	6,250	L20	S83°46'36"E	50.43'							
103	0.172	7,500	139	0.187	8,125	175	0.143	6,250										
104	0.143	6,250	140	0.143	6,250	176	0.143	6,250										
105	0.190	8,287	141	0.144	6,251	177	0.143	6,250										
106	0.144	6,294	142	0.254	11,043	178	0.143	6,250										
107	0.143	6,250	143	0.295	12,838	179	0.143	6,250										
108	0.143	6,250	144	0.268	11,604	180	0.143	6,250										
109	0.143	6,250	145	0.215	9,376	181	0.160	6,959										
110	0.143	6,250	146	0.186	8,100	182	0.167	8,157										
111	0.143	6,250	147	0.186	8,100	183	0.193	8,391										
112	0.143	6,250	148	0.186	8,100	184	0.187	8,129										
113	0.143	6,250	149	0.202	8,816	185	0.143	6,250										
114	0.143	6,250	150	0.187	8,125	186	0.143	6,250										
115	0.143	6,250	151	0.200	8,712	187	0.143	6,250										
116	0.143	6,250	152	0.166	7,244	188	0.143	6,250										
117	0.143	6,250	153	0.143	6,250	189	0.171	7,428										
118	0.143	6,250	154	0.143	6,250	190	0.195	8,510										



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



GENERAL NOTES

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

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

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

SPECIAL FLOOD HAZARD ZONE DESIGNATION

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

WETLAND DELINEATION DISCLAIMER

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

LOUISIANA ONE CALL

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

UTILITY NOTES

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

BASIS OF BEARINGS

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

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" UTILIZING LEICA SMARTNET NORTH AMERICAN REAL TIME NETWORK (RTN) SYSTEM. GEOD USED: 12B.

ZONING

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

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

- REFERENCE PLATS**
- "ALTA/NSPS LAND TITLE SURVEY OF A 93.810 ACRE TRACT, BEING THE RICHARD LANDRY, et al PROPERTY SECTION 84 & 85, T16S-R17E-1", 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-R17E-1", DATED 09/18/2018, BY KENNETH L. REMBERT, P.L.S.
 - "PROPOSED 20' SEWER SERVITUDE ON PROPERTY BELONGING TO ADLEY P. LANDRY LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH...", DATED 03/22/1989, BY G.S.T. ENGINEERS CONSULTING ENGINEERS, RECORDED AT BOOK 670, PAGE 811, INSTRUMENT NO. 673091.
 - "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION SURVEY MAP SHOWING PROPOSED RIGHT-OF-WAY ACROSS PROPERTY OF ADLEY LANDRY, SR. LOCATED IN SECTION 84, T16S-R17E, TERREBONNE PARISH...", DATED 12/03/1981, BY P.L.S. OF T. BAKER SMITH & SON, INC. CIVIL ENGINEERS - LAND SURVEYORS RECORDED AT BOOK 670, PAGE 811, INSTRUMENT NO. 673091.
 - "STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY" STATE PROJECT NO. 8550-07-04 UPPER COTEAU HWY, TERREBONNE PARISH LA660, DATED AUGUST 1955, SURVEYED BY W.B. BROWN & F.L. LANDRY.

CERTIFICATION

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

PRELIMINARY DOCUMENT FOR REVIEW ONLY

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

JEFFREY D. DIAMOND, PLS #5186

DATE



FILL/OBSTRUCTION NOTE:

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

LANDOWNER/OFFICER CERTIFICATION:

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

SEWAGE DISPOSAL NOTE

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

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

BENCHMARK:

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

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

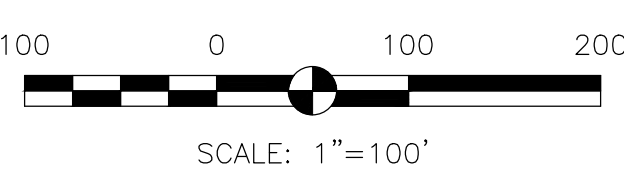
APPROVAL:

APPROVED AND ACCEPTED THIS DATE _____

BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

RPC / G.1



TITLE:		FINAL PLAT	
		OF	
		ADLEY OAKS SUBDIVISION, PHASE B	
		(LOTS 84 THRU 190 & TRACTS "CA3" & "CA4")	
LOCATION:	LOCATED IN SECTIONS 84 & 85, TOWNSHIP 16 SOUTH, RANGE 17 EAST, SOUTHEASTERN LAND DISTRICT, TERREBONNE PARISH, LOUISIANA		
CLIENT:	DB ADLEY OAKS, LLC 4451 BLUEBONNET BLVD., SUITE G BATON ROUGE, LOUISIANA 70808		
PARTY CHIEF:	PROJECT NO.:	19-055	
N/A	PAGES:	N/A	
DRAWN BY:	CALC BY:	S.M.	
SLM	S.M.		
CHECKED BY:	JDD		
SHEET:	1 OF 1		

QUALITY Engineering & Surveying, LLC
18120 Hwy 42, Port Vincent, LA 70736
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

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: Southdown Industrial Park Subdivision
2. Developer's Name & Address: B Z Rentals, L.L.C., 100 & 100A Capital Blvd., Houma, LA 70360
Owner's Name & Address: B Z Rentals, L.L.C., 100 & 100A Capital Blvd., Houma, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

4. Physical Address: 100 & 100A Capital Blvd., Houma, LA 70360
5. Location by Section, Township, Range: Section 102, T17S-R17E
6. Purpose of Development: To Create New Lot
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 22, 2023 Scale: 1" = 60'
12. Council District / Fire Tax Area:
6 / Bayou Cane
13. Number of Lots: 2
14. Filing Fees: \$149.30

CERTIFICATION:

I, David L. Martinez, P.L.S., certify this application including the attached date to be true and correct.

David L. Martinez, P.L.S.

Print Applicant or Agent

Shantelle Abshire

Signature of Applicant or Agent

[Signature]

Shantelle

Date

2/23/2023

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.

Jeffery Trahan

Print Name of Signature

Signature

[Signature]

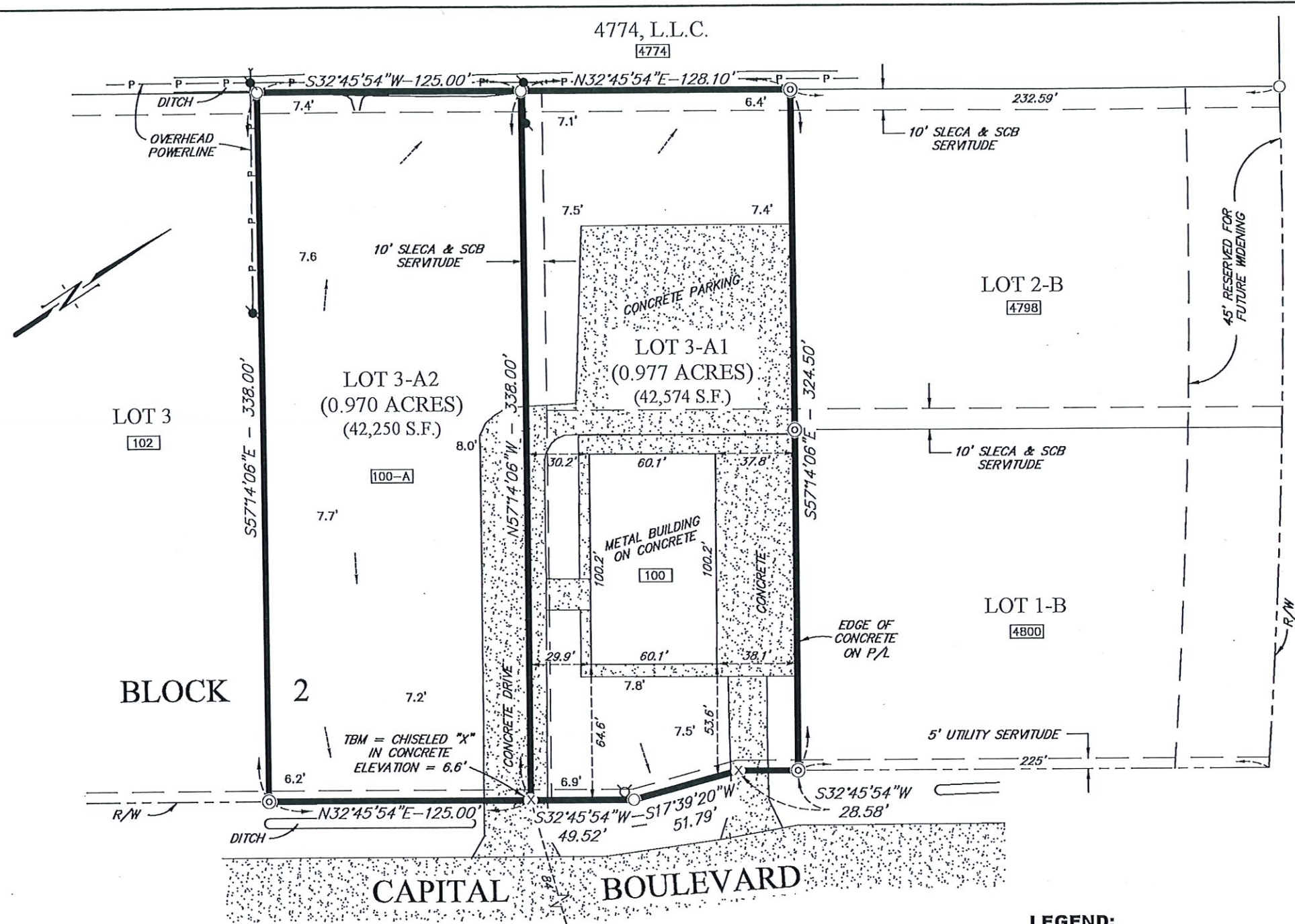
Date

2/23/2023

PC23/ 3 - 1 - 9

RPC / H.1

Revised 11/3/2021



SURVEY NOTES:

THIS SURVEY 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 LOTS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY.

THIS PROPERTY DRAINS TO ROADSIDE DRAINAGE ALONG CAPITAL BOULEVARD WHICH IS MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT, AND TO THE DITCH IN THE REAR WHICH DRAINS TOWARDS LA STATE HWY 311 AND IS MAINTAINED BY THE STATE OF LOUISIANA. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

MAP REFERENCE:

1. "MAP SHOWING REDIVISION OF LOTS 1-A & 2-A, BLOCK 2 OF SOUTHDOWN INDUSTRIAL PARK SUBDIVISION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. McDONALD, DATED DECEMBER 19, 2005. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP

LEGEND:

- INDICATES 3/4" IRON PIPE FOUND
- × INDICATES CHISELED "X" IN CONCRETE
- ⊙ INDICATES 1/2" IRON ROD FOUND
- ⚡ EXISTING POWER POLE
- ⚡ EXISTING POWER POLE WITH LIGHT
- ⚡ EXISTING FIRE HYDRANT
- 7.5' SPOT ELEVATION (NAVD88 GEOID18)
- INDICATES DRAINAGE ARROW
- 100 INDICATES MUNICIPAL ADDRESS

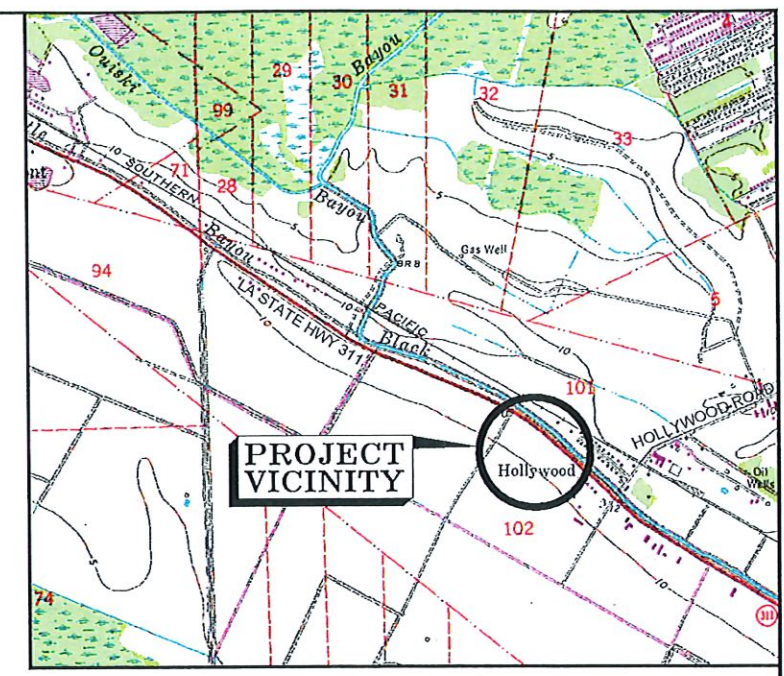


T. BAKER SMITH
SOLUTIONS START HERE
412 South Van Ave, Houma, LA 70363
(985)868-1050 - tbsmith.com

DRAWN BY:	KAK	APPROVED BY:	DLM
DATE:	2-22-2023	JOB NO:	
DRAWING NAME:	100 Capital Blvd_PC.dwg		
PROJECTION:	REFERENCE MAP		
GEO. DATUM:	NAD83	VERT. DATUM:	NAVD88
GRID UNITS:	US SURVEY FEET		(GEOID 18)
SHEET NO:	1	OF	1

"MINOR SUBDIVISION"

MAP SHOWING LOT 3-A1 AND LOT 3-A2
A REDIVISION OF LOT 3-A, BLOCK 2 OF
SOUTHDOWN INDUSTRIAL PARK SUBDIVISION
LOCATED IN SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA



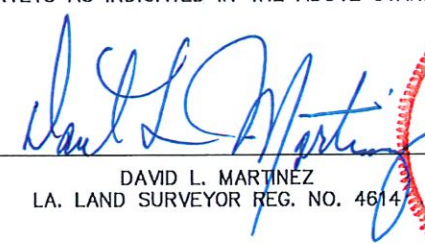
VICINITY MAP
SCALE: 1" = 3000'

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

BY _____ FOR _____

RPC / H.2

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 ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS AS INDICATED IN THE ABOVE STANDARDS.


DAVID L. MARTINEZ
LA. LAND SURVEYOR REG. NO. 4614



LAND USE: "INDUSTRIAL"
DEVELOPER: B Z RENTALS, L.L.C.

Houma-Terrebonne Regional Planning Commission

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☐ 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: Benjamin Estates
2. Developer's Name & Address: Duplantis Properties, LLC; 192 Acadia Woods Dr., Thibodaux, LA
Owner's Name & Address: RR and DD, LLC; 192 Acadia Woods Dr., Thibodaux, LA
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying; Duplantis Design Group, PC

SITE INFORMATION:

4. Physical Address: 141 Duplantis St. Thibodaux, LA
5. Location by Section, Township, Range: Section 18, Township 15 South - Range 16 East
6. Purpose of Development: Single Family Residential Development
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: 02/09/2023, 1" = 60' plotted on D sheet
12. Council District / Fire Tax Area: 4 / Schriever
13. Number of Lots: 62
14. Filing Fees: \$905.00 bmb

CERTIFICATION:

I, Heather Klingman, certify this application including the attached date to be true and correct.

Heather Klingman; Duplantis Design Group, PC
Print Applicant or Agent

Heather R. Klingman
Signature of Applicant or Agent

2-23-2023
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.

DAVID L. DUPLANTIS
Print Name of Signature

David Duplantis
Signature

2.14.23
Date

PC23/ 3 - 2 - 10

RPC / H.2



LOT AREA TABLE			LOT AREA TABLE		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
1	8,197	0.188	54	8,048	0.185
2	6,875	0.158	55	8,049	0.185
3	6,875	0.158	56	8,049	0.185
4	6,874	0.158	57	8,049	0.185
5	6,812	0.156	58	8,049	0.185
6	11,203	0.257	59	8,049	0.185
7	13,828	0.317	60	8,050	0.185
8	8,808	0.199	61	8,050	0.185
9	7,807	0.179	62	8,223	0.212
10	7,644	0.175	63	8,963	0.206
11	7,531	0.173	64	7,517	0.173
12	7,530	0.173	65	7,516	0.173
13	7,529	0.173	66	7,516	0.173
14	7,529	0.173	67	7,515	0.173
15	7,528	0.173	68	7,514	0.172
16	7,527	0.173	69	7,513	0.172
17	7,527	0.173	70	7,513	0.172
18	7,526	0.173	71	7,512	0.172
19	7,525	0.173	72	7,511	0.172
20	7,524	0.173	73	7,511	0.172
21	7,524	0.173	74	7,510	0.172
22	7,523	0.173	75	7,509	0.172
23	7,522	0.173	76	7,508	0.172
24	7,522	0.173	77	7,508	0.172
25	7,521	0.173	78	10,878	0.249
26	8,959	0.206	79	11,838	0.267
27	8,184	0.187	80	6,881	0.158
28	7,201	0.165	81	6,250	0.143
29	7,201	0.165	82	6,250	0.143
30	7,201	0.165	83	6,250	0.143
31	7,201	0.165	84	6,035	0.139
32	7,201	0.165	85	8,949	0.205
33	7,201	0.165	86	10,222	0.235
34	7,201	0.165	87	7,316	0.168
35	7,201	0.165	88	5,438	0.125
36	7,201	0.165	89	5,437	0.125
37	7,201	0.165	90	8,481	0.195
38	7,201	0.165	91	6,875	0.158
39	7,201	0.165	92	6,875	0.158
40	7,201	0.165	93	6,875	0.158
41	7,201	0.165	94	8,184	0.188
42	7,201	0.165	95	8,184	0.188
43	7,206	0.165	96	6,875	0.158
44	8,184	0.188	97	6,875	0.158
45	9,494	0.218	98	6,875	0.158
46	8,328	0.191	99	8,184	0.188
47	8,087	0.186	100	6,875	0.158
48	8,047	0.185	101	6,875	0.158
49	8,048	0.185	102	6,875	0.158
50	8,048	0.185	103	6,875	0.158
51	8,048	0.185	104	6,875	0.158
52	8,048	0.185	105	6,875	0.158
53	8,048	0.185	106	6,875	0.158
			107	8,180	0.188

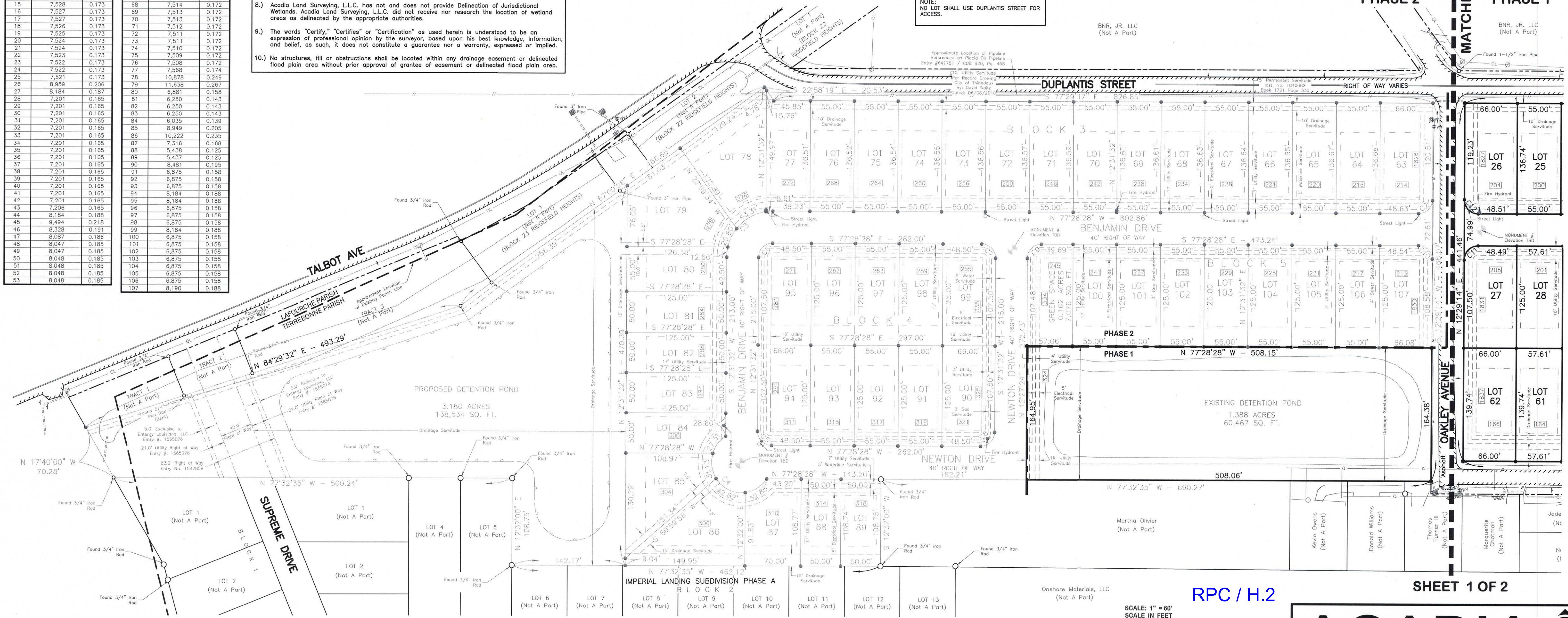
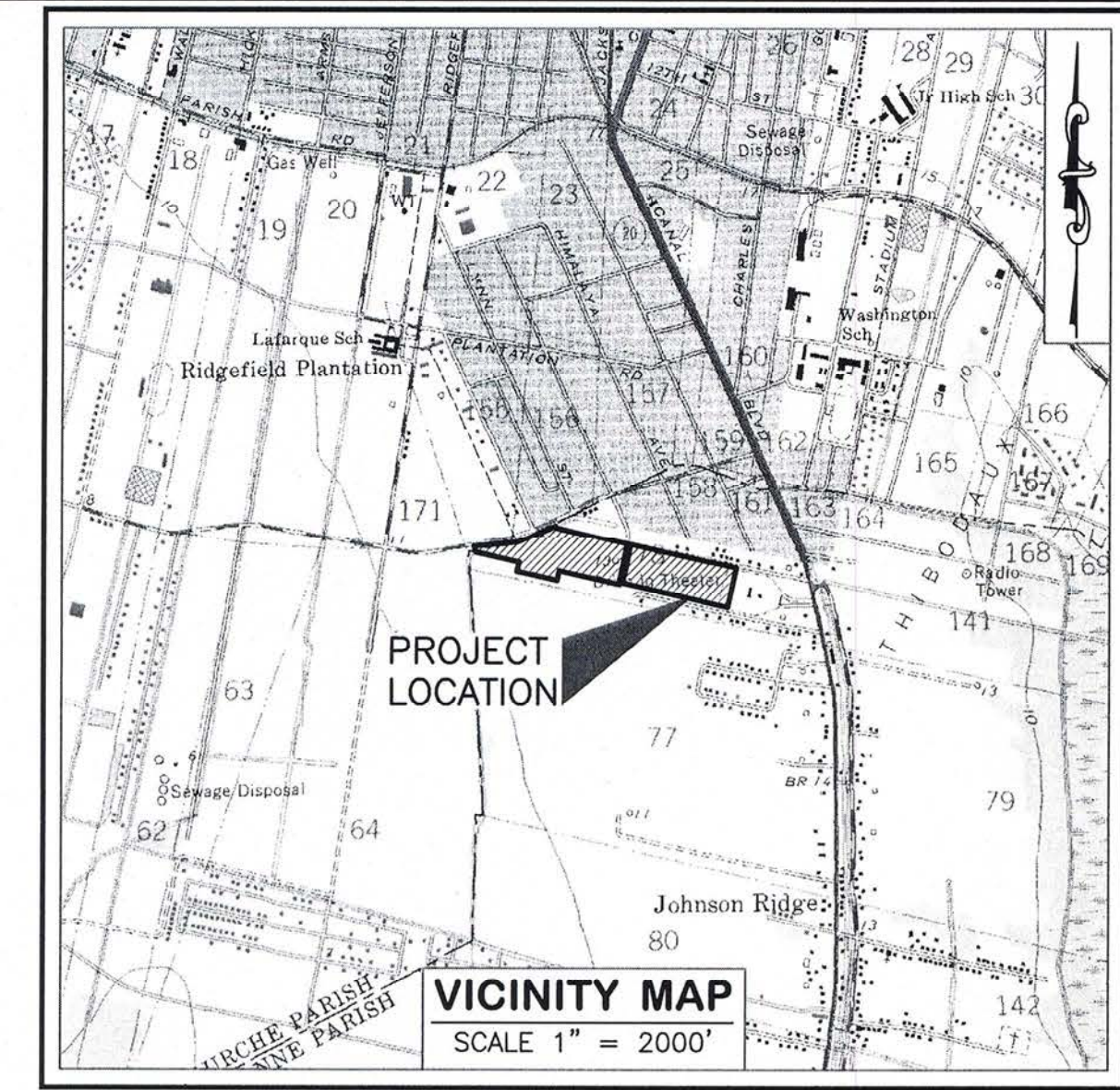
- NOTES:
- Zoning: None
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
 - Reference Maps:
A) Plat Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Row Land), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032
B) Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1505838
C) Row Land Division Creating Row Land Tract 1, Row Land Tract 2, and Row Land Tract 3, Belonging to Ridgefield, Inc. Located in Sections 155, & 157, T15S-R16E Lafourche Parish, Louisiana Prepared by: David A. Waltz Dated: March 9, 2017 Entry No. 1236229
 - Basis of Bearings:
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C/Able-RTN System accessed on March 19, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading) in accordance with FEMA Flood Insurance Rate Map Panel Number 22502060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana.
The property is located outside the limits of the ABFE zone in accordance with Panel LA-W59 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish, Louisiana.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - Utilities: Acadia Land Surveying, LLC made no attempt to locate visible utilities or evidence of buried utilities as part of this survey, implied.
 - No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, right-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantee of easement or delineated flood plain area.

T 15 S - R 16 E
SECTION 78

GENERAL INFORMATION	
BENJAMIN ESTATES	
RESIDENTIAL	107
LAND USE	NUMBER OF LOTS
SUB-SURFACE	CITY OF THIBODAUX
DRAINAGE	SEWER
ENTERGY	CHARTER
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 20'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N 77°28'28" W	24.65'	
L2	N 12°30'43" E	31.44'	
L3	S 77°29'17" E	24.65'	
L4	S 12°30'43" W	31.44'	

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE
C2	85°42'00"	17.50'	S 59°40'32" W - 23.80'
C3	90°00'00"	57.50'	S 57°31'32" W - 81.32'
C4	205°12'11"	37.45'	S 32°34'25" E - 73.10'
C5	90°00'00"	17.50'	N 32°28'28" W - 24.75'
C6	90°00'00"	17.50'	N 57°31'32" E - 24.75'
C7	89°59'58"	17.50'	S 32°28'27" E - 24.75'
C8	90°00'01"	17.50'	S 57°31'32" W - 24.75'
C9	90°04'08"	17.50'	N 57°29'28" E - 24.76'
C10	86°28'22"	17.50'	S 34°14'17" E - 23.98'
C11	90°00'00"	17.50'	N 57°31'32" E - 24.75'
C12	89°58'05"	17.50'	N 32°29'26" W - 24.74'
C13	173°26'28"	26.89'	N 32°16'02" W - 53.69'
C14	90°00'12"	16.00'	N 32°28'34" W - 22.63'
C15	89°59'48"	16.00'	S 57°31'26" W - 22.63'
C16	90°00'00"	17.50'	S 32°28'28" E - 24.75'



LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING LOT ADDRESS	123
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING GUY ANCHOR	⊗
EXISTING ELECTRIC PEDESTAL	⊗
EXISTING CHAIN LINK FENCE	⊗
EXISTING SEWER MANHOLE	⊗
EXISTING SUBSURFACE DRAINAGE	⊗
EXISTING AREA INLET CATCH BASIN	⊗

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE. ONLY THE FEE IN THE LAND BEING RESERVED. AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT OF WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

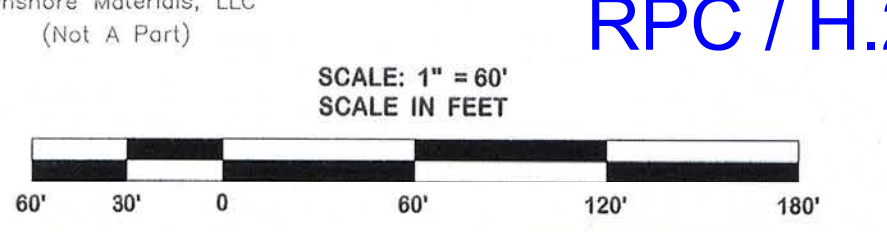
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

FINAL PLAT
SHOWING RESUBDIVISION
OF
BENJAMIN ESTATES
PHASES 1 & 2
LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA

CERTIFICATION:
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 Standards of Practice for Boundary Surveys 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 visible encroachments across any property lines except as shown.

Michael P. Blanton, P.L.S.,
Reg. No. 4861

02/09/2023



ACADIA LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

SHEET 1 OF 2

DATE: _____ CHECKED BY: MPB REVISION DESCRIPTION: _____ APPROVED BY: MPB INT: _____
FIELD BOOK: N/A FIELD WORK COMPLETED ON: MARCH 18, 2021 ALSO FILE: 2021/21-01-208/21-208 Final SD.dwg

NOTES:

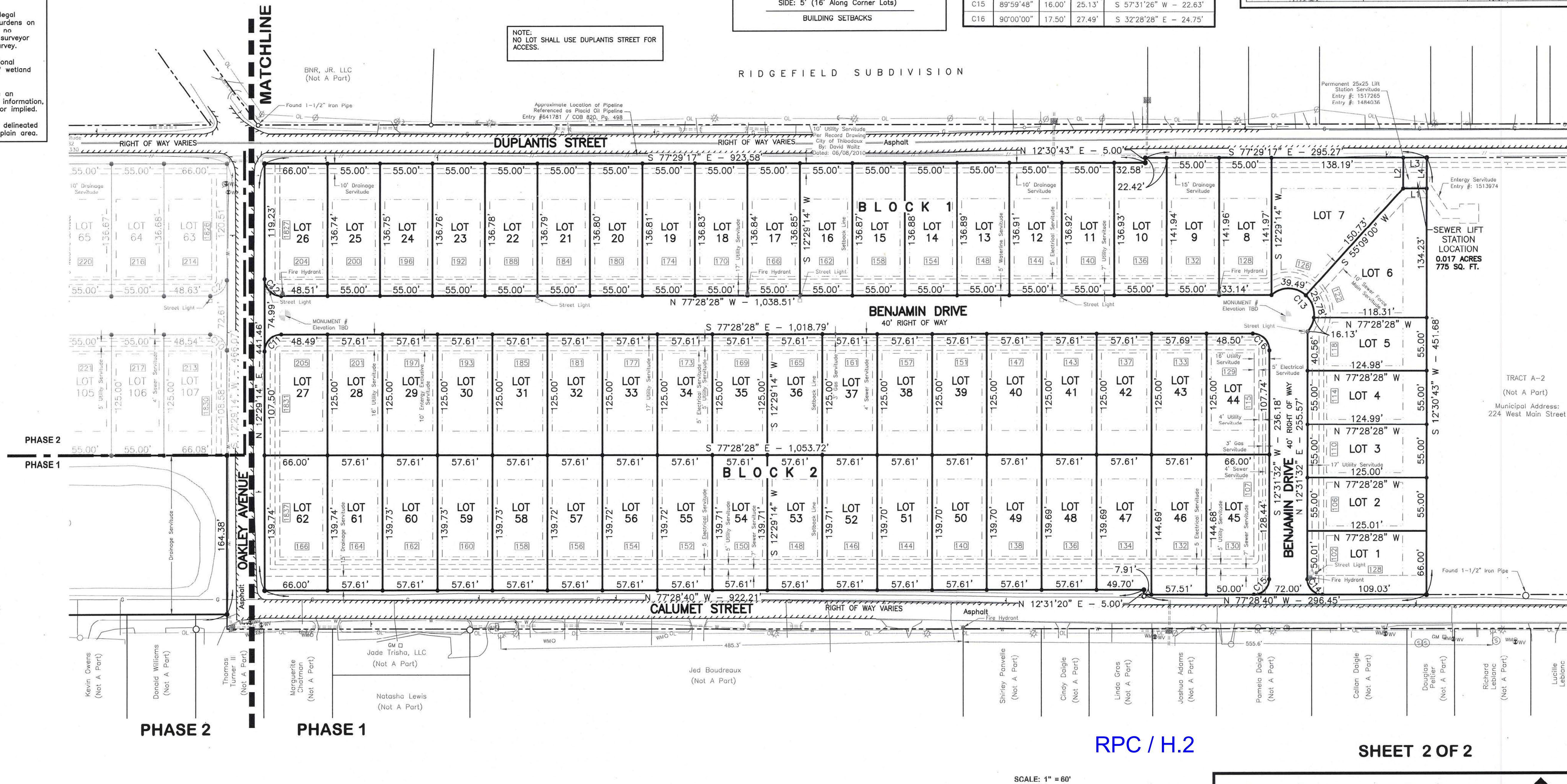
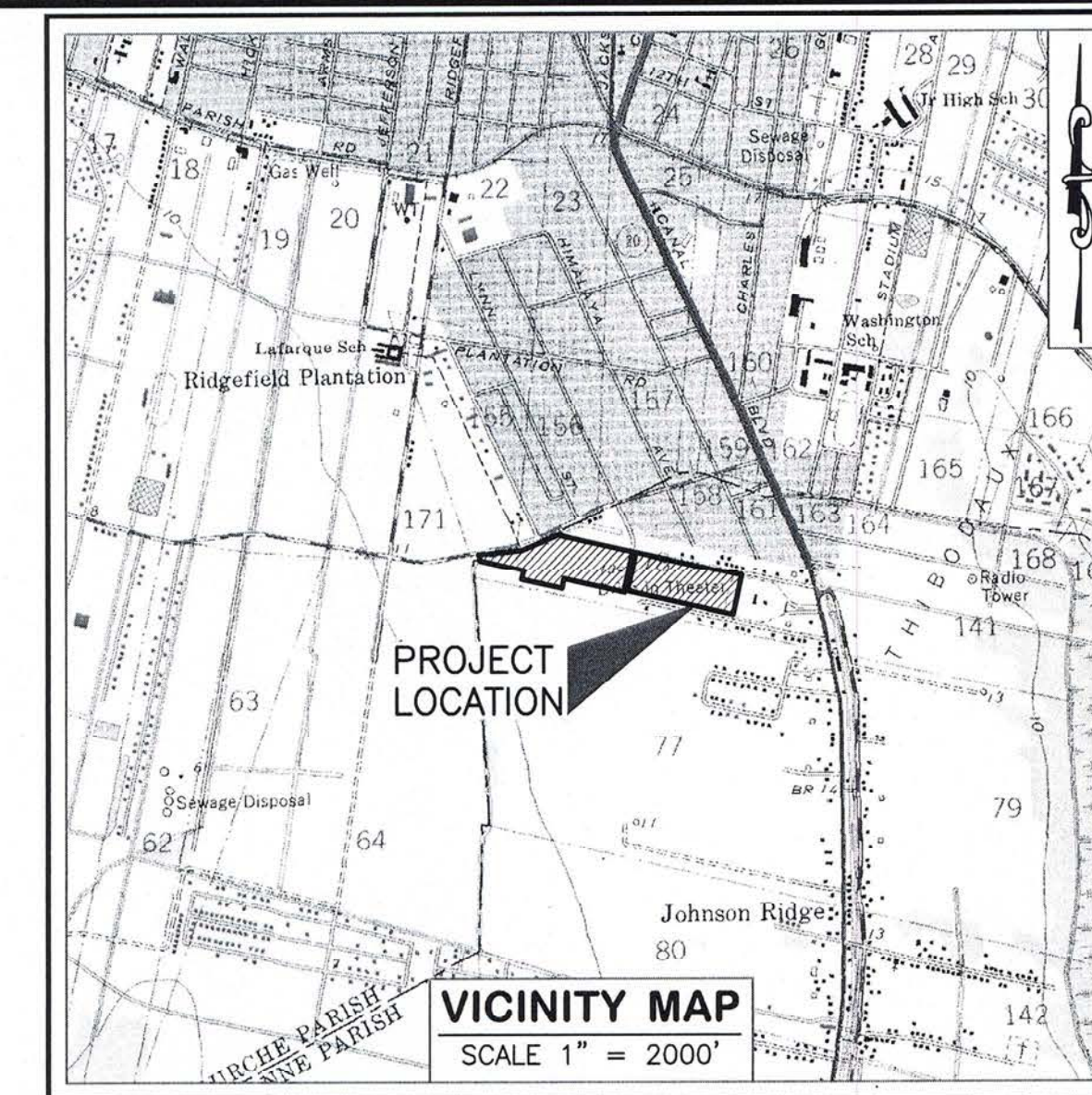
- 1.) Zoning: None
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Permit Office before any design or construction.
- 2.) Reference Maps:
A.) Plot Showing Resubdivision of Property Belonging to Benjamin Roth, Jr. Family, LLC into Tracts A-1 (Row Land), A-2, A-3, & A-4 Benjamin Roth, Jr. Family, LLC. Subdivision Located in Section 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: Acadia Land Surveying, LLC Dated: May 19, 2015 Entry No. 1484032
B.) Imperial Landing Subdivision - Phase A Located in Sections 77 & 78, T15S-R16E, Terrebonne Parish, Louisiana. Prepared by: David A. Waltz Dated: January 3, 2020 Entry No. 1595838
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- 3.) Basis of Bearings:
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C-Met-RIN System processed on March 19, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 5.) Flood Note: The property hereon is located in Flood Zone "C" (Areas of minimal flooding. No shading). In accordance with FEMA Flood Insurance Rate Map Panel Number 2252060395C, dated May 1, 1985, for Terrebonne Parish, Louisiana. The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 6.) Utilities: Acadia Land Surveying, LLC, made no attempt to locate visible utilities or evidence of buried utilities as part of this survey. Implied.
- 7.) No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 8.) Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 10.) No structures, fill or obstructions shall be located within any drainage easement or delineated flood plain area without prior approval of grantee of easement or delineated flood plain area.

T 15 S - R 16 E
SECTION 78

GENERAL INFORMATION	
BENJAMIN ESTATES	
RESIDENTIAL	107
LAND USE	NUMBER OF LOTS
SUB-SURFACE	CITY OF THIBODAUX
DRAINAGE	SEWER
ENTERGY	CHARTER
ELECTRIC	CABLE
FIRE	GARBAGE
SOUTH COAST GAS	
GAS	
FRONT: 20'	
REAR: 25'	
SIDE: 5' (16' Along Corner Lots)	
BUILDING SETBACKS	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 77°28'28" W	24.65'
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L3	S 77°29'17" E	24.65'
L4	S 12°30'43" W	31.44'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING & DISTANCE
C2	85°42'00"	17.50'	26.18'	S 59°40'32" W - 23.80'	
C3	90°00'00"	57.50'	90.32'	S 57°31'32" W - 81.32'	
C4	205°12'11"	37.45'	134.13'	S 32°34'25" E - 73.10'	
C5	90°00'00"	17.50'	27.49'	N 32°28'28" W - 24.75'	
C6	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'	
C7	89°59'58"	17.50'	27.49'	S 32°28'27" E - 24.75'	
C8	90°00'01"	17.50'	27.49'	S 57°31'32" W - 24.75'	
C9	90°04'08"	17.50'	27.51'	N 57°29'28" E - 24.76'	
C10	86°28'22"	17.50'	26.41'	S 34°14'17" E - 23.98'	
C11	90°00'00"	17.50'	27.49'	N 57°31'32" E - 24.75'	
C12	89°58'05"	17.50'	27.48'	N 32°29'26" W - 24.74'	
C13	173°28'28"	26.89'	81.40'	N 32°16'02" W - 53.69'	
C14	90°00'12"	16.00'	25.13'	N 32°28'34" W - 22.63'	
C15	89°59'48"	16.00'	25.13'	S 57°31'26" W - 22.63'	
C16	90°00'00"	17.50'	27.49'	S 32°28'28" E - 24.75'	



LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	8,197	0.188
2	8,875	0.158
3	8,875	0.158
4	8,874	0.158
5	8,812	0.156
6	11,203	0.257
7	13,828	0.317
8	7,808	0.179
9	7,807	0.179
10	7,844	0.179
11	7,531	0.173
12	7,530	0.173
13	7,529	0.173
14	7,529	0.173
15	7,528	0.173
16	7,527	0.173
17	7,527	0.173
18	7,526	0.173
19	7,525	0.173
20	7,524	0.173
21	7,524	0.173
22	7,523	0.173
23	7,522	0.173
24	7,522	0.173
25	7,521	0.173
26	8,959	0.206
27	8,184	0.187
28	7,201	0.165
29	7,201	0.165
30	7,201	0.165
31	7,201	0.165
32	7,201	0.165
33	7,201	0.165
34	7,201	0.165
35	7,201	0.165
36	7,201	0.165
37	7,201	0.165
38	7,201	0.165
39	7,201	0.165
40	7,201	0.165
41	7,201	0.165
42	7,201	0.165
43	7,206	0.165
44	8,184	0.188
45	8,434	0.218
46	8,328	0.191
47	8,087	0.186
48	8,047	0.185
49	8,047	0.185
50	8,048	0.185
51	8,048	0.185
52	8,048	0.185
53	8,048	0.185

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
54	8,048	0.185
55	8,049	0.185
56	8,049	0.185
57	8,049	0.185
58	8,049	0.185
59	8,049	0.185
60	8,050	0.185
61	8,050	0.185
62	8,233	0.212
63	8,963	0.206
64	7,517	0.173
65	7,516	0.173
66	7,516	0.173
67	7,515	0.173
68	7,514	0.172
69	7,513	0.172
70	7,513	0.172
71	7,512	0.172
72	7,511	0.172
73	7,511	0.172
74	7,510	0.172
75	7,509	0.172
76	7,508	0.172
77	7,508	0.172
78	10,878	0.249
79	11,638	0.267
80	6,881	0.158
81	6,875	0.158
82	6,875	0.158
83	6,875	0.158
84	6,323	0.145
85	8,401	0.193
86	8,098	0.187
87	6,012	0.138
88	6,096	0.139
89	6,092	0.139
90	8,481	0.195
91	6,875	0.158
92	6,875	0.158
93	6,875	0.158
94	8,184	0.188
95	8,184	0.188
96	6,875	0.158
97	6,875	0.158
98	6,875	0.158
99	8,184	0.188
100	6,875	0.158
101	6,875	0.158
102	6,875	0.158
103	6,875	0.158
104	6,875	0.158
105	6,875	0.158
106	6,875	0.158
107	8,190	0.188

LEGEND

- FOUND PROPERTY CORNER (AS NOTED)
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING LOT ADDRESS
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING GUY ANCHOR
- EXISTING ELECTRIC PEDESTAL
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING INLET CATCH BASIN

DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR PUBLIC USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

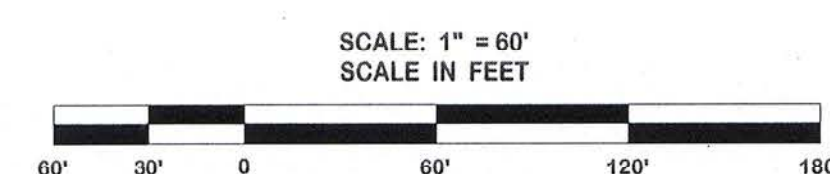
THE SERVITUDES INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHT OF WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

FINAL PLAT
SHOWING RESUBDIVISION
OF
BENJAMIN ESTATES
PHASES 1 & 2
LOCATED IN SECTION 78,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
TERREBONNE PARISH, LOUISIANA



CERTIFICATION:
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 Standards of Practice for Boundary Surveys 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 statement. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.
02/09/2023
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SHEET 2 OF 2

ACADIA LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone: (985) 449-0084 Fax: (985) 449-0085
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB
FIELD BOOK: N/A	FIELD WORK COMPLETED ON: MARCH 16, 2021	ALS FILE: 2021/21-01-208/21-208 Final SW.dwg