

**OFFICIAL MINUTES  
PLANNING & ZONING COMMISSION  
October 12, 2005**

Members present: Clay Breaud, Melvin Adams, Marguerite Erwin and Sheard Ber

Members absent: Bert Boquet

Also present: Kermit Kraemer, Public Works Director, Errol Price, Zoning Administrator and Ruby Maggio, Secretary.

The meeting began at 6:00 P.M. with Mr. Breaud stating they had been furnished a copy of the minutes from the July 13, 2005 meeting, a motion to accept the minutes as mailed was made by Ms. Erwin and seconded by Mr. Adams, all members were in favor.

**To consider a request by Acadia Land Surveying, LLC on behalf of J. B. Levert Land Company for preliminary plat approval of Rienzi Place Subdivision, Addendum No. 1, Phase 1 and Plantation Acres IV Subdivision, Addendum No. 3, Phase 1 located on the North side of Ashton Dr. approximately 125' North of intersection of Ashton Dr. and Rosedown Dr. in Section 44, T14S – R16E, City of Thibodaux, Lafourche Parish, Louisiana.** Mr. Breaud stated Items 4 and 5 are different phases so we can discuss both of them and we will address the approvals separately, Mr. LeBouef do you want to go ahead and explain that to us? Mr. Gary LeBouef of Duplantis Design Group came forward and stated this subdivision is structured to where the owner could build a portion of either Phase I or Phase II so we're going to have it separated as Phase I and Phase II in case he wants to build either/or so that's the reason why it's split up into two phases, but he will probably build both phases this year. So Phase I would be the extension of Billeaud Dr. back around to Rosedown and we'll loop the road there, an "L" shaped road, extend water and gas to connect between those two streets as well. Sewer, we're going to build a new sewer pump station and gravity main for this development as well as a master plan for the rest of the property in this area so this is a main pump station and force main that will be constructed as part of Phase I of this subdivision. The pump station is located off of Rosedown further to the North and the sewer force main will pump from Rosedown to the East to the Rienzi Canal back South until it crosses the East/West ditch and then tie into the St. John pump station. As far as drainage goes, the drainage improvements were done in the North/South ditch two years ago with the Rienzi Place Subdivision, addendum, well Phase I, I should say and that ditch was widened so this property has been mitigated as far as drainage so that's all part of Phase I here so I guess we can end this agenda item on that if you have any questions, I can answer them. Mr. Breaud stated ok. Mr. Adams stated I've got one question coming up, I think we just completed a subdivision at the end of Glenwild and now we've got two more subdivisions coming up with all the traffic going to Rosedown, do you all have any plans of going back to tie into Canal further down? Mr. LeBouef replied yes, Phase II will, it's going to tie in at St. Delphine on Phase II, if you look at the second portion, the next Phase, part II of this project will tie into Canal Boulevard using St. Delphine. Mr. Adams replied ok, all right right here, ok in Phase II. Mr. LeBouef replied that road was, a portion of that road, St. Delphine, was built from Canal Boulevard to the back side of this ditch a few years ago, so there is a part of the road already constructed and we're just going to tie into that road. Mr. Breaud stated just a little discussion on the lakes, the owner or developer is proposing to sell the lots all the way basically to the middle of the lake and he has come up with a set of restrictive covenants to set guidelines on what can be done and what can't be done in the lake area. He is also proposing a well to circulate the water in the lake and the control level of the lake will be controlled by a weir structure that will dump into the 80' right of way canal discharging to the North. Basically what you said Gary, we are mimicking the construction of the other phases, still subsurface drainage, curb and gutter concrete streets, the drainage is draining directly into the canal. The water lines will be installed, 8" water lines will be looped into the other addendums. The sewer like you spoke about will be gravity fed to the North with another pump station tying it back to the St. John pump station; other than that, any other questions from the commission? Mr. Adams stated yes, the sewerage and everything runs to Rosedown, from that drainage ditch area in the cul-de-sac, that goes towards Rosedown? Mr. LeBouef replied correct, the sewer will start, it will run down Rosedown to the North past the power poles, do you know where the big power poles are, beyond there, it will go down up to the East/West ditch and that's where the pump station will be, located to the East of Rosedown. Mr. Breaud stated administration, Errol any problems or Kermit, that you all see with this development? Mr. Kraemer came forward and stated that we worked with Mr. Andolsek and Duplantis Engineering on combining several of the options that were available with respect to these addenda and future developments of that particular site. We are very pleased that they have decided to go with the larger main pump station and pump directly back to the St. John station which is the ultimate lead going back to the sewer treatment plant through North 9<sup>th</sup>. There were certain options and other options that were available to Levert Land Company, we are glad that they chose that particular option, it is a benefit to the City as well as to the development itself, it is an expenditure of cash in advance of development that shows a great deal of forethought and willingness to work with the City and we are very happy with that. With respect to the roadways and drainage and the other lakes, etc., it is a standard development,. It has a good drainage plan as well as the lakes of course which will build up the properties. We are very satisfied with the development itself. Mr. Breaud stated one thing Kermit, you had expressed some concerns about the access on the East side of the North/South canal, we started off with 10' of access and right now with a little bit of erosion we ended up with about 7' of access, if somebody builds his fence along that line you can hardly get any equipment in there, we talked about adding another 5' drainage servitude along that property line. **Mr. LeBouef replied on the final plat we will have a 5' drainage servitude on the backside of those lots that back up to the North/South canal. Mr. Breaud stated that**

**will give you... Mr. Kraemer stated that will give us at 12' and plus. Mr. Breaud stated so we'll add that on the final plat, we'll make a note of that some kind of way.** Mr. Breaud then asked if there were any comments from the public. Mr. Ber stated that would be tight, access would be tight. Mr. Breaud stated that is only to clean the canal, it's to cut the grass and all here. Mr. Breaud stated if not, he would entertain a motion, Ms. Erwin made a motion for preliminary plat approval for Rienzi Place Subdivision Phase I and Phase II, the motion was seconded by Mr. Adams. Mr. Breaud asked if there was any further discussion, we answered your question, the lakes will be maintained by the restrictive covenants they've got, the private developers have to maintain it themselves, the City won't have any jurisdiction or any maintenance to do on that. Mr. Adams replied ok. Mr. Breaud replied if not, all in favor, all members were in favor, motion carries.

**To consider a request by Acadia Land Surveying, LLC on behalf of J.B. Levert Land Company for preliminary plat approval of Rienzi Place Subdivision, Addendum No. 1, Phase 2 and Plantation Acres IV Subdivision, Addendum No. 3, Phase 2 located on the North side of Ashton Dr. approximately 431' North of intersection of Ashton Dr. and Rosedown Dr. in Section 44, T14S – R16E, City of Thibodaux, Lafourche Parish, Louisiana.** Mr. Bread stated we'll take the second Phase right now two, the second phase if there's any further discussion on it, it's mimicking the first Phase, it's just a mirror of what we just saw, right adjacent to it, any further comments by the commission? Ms. Erwin stated actually the motion approved both. Mr. Andy Andolsek came forward and stated Gary may know more about this, the lake in Phase II, Gary, it may not need to be constructed at this time, although it will be reserved as a lake easement and we will have the right to dig it at another time. I think he's still working on his take offs as far as fill, a similar situation happened at Highland Lakes, they have a lake easement reserved that they're going to dig a future lake on, so that issue just came up this week in fact and I think he's still working on it, maybe he can answer some more questions if you have any. Mr. Adams, the restrictions, there is a homeowner's association that will be formed and they will pay dues and those dues will be used to take care of the lake. All the paperwork, Clay's been given a copy of, the draft of the document to form the association. We'll form that association and as you buy a lot you will have a vote and you own and those people will control the association and in fact they have to pay dues, the dues are set and that money will be used to maintain the lake. Mr. Breaud stated so Andy we wouldn't be selling any tracts of land along the North side of the proposed lake if it's not built. Mr. Andolsek replied no, that wouldn't even happen, I wouldn't be boxing myself in. Mr. Breaud stated and this lake has no impact on the drainage impact study, it drains straight into the canal. Mr. Andolsek stated Gary might be able to answer that question. Mr. LeBouef replied no, that's correct, actually the rest of the property North of here on the West side of Rosedown all the way to the East/West ditch is pretty much covered under the previous mitigation plan for the subdivision so this whole property is good for construction as far as drainage goes and we'll meet the sewer after this master plan. Mr. Breaud stated let's go back to the question again, though, if the lakes never get built, how do we drain, we're turtle backing the lots, right, so how do we drain the back of the lots? Mr. LeBouef replied they would have to do it, if the lake isn't built, we will have a swale that will drain out to North/South ditch. Mr. Andolsek stated there would be a servitude reserved there. Mr. Breaud stated so you'll put a drainage servitude along the rear of the lots now in case... Mr. Andolsek stated yes servitudes will be in place, the lake servitudes will be put on just like on your plats and then the lake vacant servitude, they will be reserved on those lots and be dug, it'll be dug soon, I know I'll need the fill but I may not need to dig. Mr. Breaud stated I mean it's your intent to dig it but maybe not at this time. When you sell those lots off, it's going to be some kind of agreement that the lake will be dug at some point in time in the future. Mr. Andolsek replied correct, he was sure they won't buy it unless they know it's going to be there. Mr. Breaud stated ok, any further comments from the public, if not, he would entertain a motion ... Mr. Adams stated we've already approved the Phase. Ms. Erwin replied we've already approved it, but... Mr. Breaud replied not Phase II. Ms. Erwin replied the motion said Phase I and Phase II. Mr. Breaud stated did you said Phase I and II. Ms. Erwin replied yes I did. Mr. Breaud replied why you did that well, you've got that in the minutes Ruby, all right it's been approved already.

**To consider a request by Acadia Land Surveying, LLC on behalf of Jaron Development Company, LLC for preliminary plat approval of Phase One of Village One, Project B, Acadia Plantation located on the West side of Percy Brown Rd. (LA Hwy. 648) North of the intersection of North Acadia Rd. and Percy Brown Rd. in Sections 35, 36 & 37, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.** Mr. David Duplantis of Duplantis Design Group came forward and stated that he was here to talk about Project B, Project B actually came before the Planning Commission two months ago in September, at that point in time it was a one lot subdivision of about 10 acres. The reason that we're coming back before you tonight is to request or to re-request preliminary approval on this subdivision. What we have done is subdivided the 10 acres into three lots, there's been considerable interest from the public, Mr. Jake and Mr. Ronald have interest on two of the lots so we came back and we re-subdivided that 10 acres into three lots. The drainage plan is basically the same plan as we submitted to you before and that was to mitigate our drainage by digging a canal between Project B and the Forty Arpent canal which would provide storage mitigation for this portion of the Acadia Plantation project. The water and sewer system, the water system is the same system that we sent to you before. The sewer system if you recall, in Project C which is on the Northeast corner of the intersection of Percy Brown and South Acadia and North Acadia Road, we're building a large pump station there that will pump to the Nicholls St. pump station in Acadia Woods and then down the line in the system. Project B will eventually tie into that system and it's going to be constructed that way. The sequencing of construction is such that the large pump station in Project C will not be on line till near the end of the phase of the construction of Project C. For that reason, what we have asked the administration to accept and we're asking you to accept tonight is a temporary pump station in Project B. That temporary pump station in Project B will be the maintenance responsibility of the owner or the developer. It will handle the sewer which will pump from the pump station in Project B to our underground system in Project A. That pump station will only be in place up until the point in time where the Project C pump station is up and operating and at that point in time the owner will take that pump station off of line. So that's the request we are making tonight, is for preliminary approval for that Project B subdivision. Mr. Adams asked where is that

pump station going to be put? Mr. Duplantis stated if you look at the plans, I guess I can show you here, you don't have engineering plans, but there is a manhole, Mr. Adams, right here that goes across the street into Project C eventually and we're going to put that pump station right adjacent to that manhole so that it will serve these three parcels in the interim until the large pump station in Project C is constructed. Mr. Adams stated and which way you're going to run your drainage here for this new section? Mr. Duplantis stated this drainage will run down the street, it'll run down the street and there'll be an inlet here to accept that lot, there'll be an inlet here to accept this lot and there'll be an inlet here to accept the future development of this lot, it will run down the street and through this drainage servitude to the Forty Arpent canal. Mr. Adams replied oh, ok. Mr. Breaud stated any further comments from the commission? Mr. Ber asked if they were going to have those pumps at three times the capacity, that's what they specify. Mr. Duplantis replied yes, the pump station has been designed consistent with the requirements of the City of Thibodaux. What we have done in the past, this is a temporary pump station, so we are using lift pump instead of a submersible pump system just because it's a little bit cheaper. This pump station is probably going to be in operation for at the most six months so we're doing it as economical as possible. Again, the owner is going to be responsible for maintenance, we're not asking the City to accept that obligation. Mr. Breaud stated and once development C gets done, it's all going to be tied into through C and back through the Nicholls pump station. Mr. Duplantis replied that is correct. Mr. Breaud then asked if there were any other comments. Ms. Erwin stated she would like to hear administration's comments. Mr. Duplantis stated let me make one other comment, I apologize, the developer from an aesthetic request has made the decision consistent with the subdivision regulations to do asphalt streets in this subdivision, ok. The asphalt street section is basically three inches of asphalt on top of 8 ½" of limestone sub-base on top of 6" of scarified and re-compacted natural soils, ok. If you look at the structural value of that section versus the typical 6" concrete street with a leveling course of sand the structural numbers are basically equal, the challenge is for the contractor to construct it correct. If it is constructed correctly we believe we're getting an equivalent product. Mr. Breaud stated we're talking about concrete curb and gutter with asphalt stripping. Mr. Duplantis replied that's correct, subsurface drainage system, concrete curb and gutter with and asphalt street. Mr. Breaud replied and you know we've got the same testing requirements we've got on concrete streets, we've got on asphalt, we have density and marshal stability tests and the same thing on the base cores we can get 95% densities in the sub-drainage so we make sure... I know there's some fill that been brought in on the site, he wasn't sure how much fill in the areas of these roadways but I think it would be kind of critical to check those densities because you know we're going to have some subsidence just from the fill that was brought in from the site. Mr. Duplantis replied we're going to have a testing lab on site and I guess the other thing that we've agreed to do with the City is to core the streets once they're finished construction to make sure that they in fact, the section that we're calling for is out there and you're getting what has been approved. So we will have a testing lab on site to test the compaction of the sub base, the base material, we'll do some marshal densities on the asphalt and we will core the street. Mr. Breaud stated and the subdivision regulations does give us that option, it give you the option to concrete streets or asphalt and it tells you if you go with the other option this is the thicknesses and all you've got to have built so they've elected to go with that option. Mr. Duplantis replied that was correct. Mr. Breaud stated all right, any comments from administration, Kermit? Mr. Kermit Kraemer came forward and stated yes, like I said, we have discussed all of this with Duplantis Engineering and again we have, we do not endorse the use of the asphalt in this particular case but hey, you are absolutely correct it is allowed under the subdivision regulations. This administration has not had a subdivision with asphalt streets that has come into the City since this administration has taken over but again, it is allowed. We do not endorse its use but it is allowed. With respect to the sewer lift station, that lift station in our discussions with Duplantis we have said that the sewer lift station is not consistent with what we would request on a normal basis; however, on an interim basis for the development of this subdivision and until the larger lift station is put into service with the advent of additional annexations under the agreement that was made between Jaron Land Company and the City of Thibodaux, it is acceptable in that regard, in that it is interim. With respect to the remainder of the preliminary approval, the Department of Public Works has no other objections. Mr. Breaud replied thank you sir. He then asked if there were any comments from the public. Mr. Breaud stated the big Tract D is still going to remain one big tract, we're not subdividing it at this time, the remaining big tract? Mr. Duplantis replied yes that is correct, on the North and West side of the road, its remaining one large tract. Mr. Breaud stated if you ever come back and want to subdivide that you'd have to come back in front of the commission with any infrastructure improvements that you need. Mr. Duplantis replied correct, Clay we understand that if additional subdivision is requested we would have to come back before this body to get that approved. **Mr. Breaud then asked if there were any other further comments, if not he would entertain a motion just for Item 6. Ms. Erwin stated just a comment, how are we going to address that it's just a temporary... Mr. Breaud stated the sewer lift station? Ms. Erwin replied yes, the sewer lift station, I just want it somehow that it has to be a condition. Mr. Breaud stated we could place a condition I guess, what is a good time frame, a year? Mr. Duplantis replied a year would be sufficient. Ms. Erwin replied ok. Mr. Breaud stated we can make a motion to conditionally approve it for a period of one year, do you want to make that motion? Ms. Erwin replied yes, so moved. Mr. Breaud stated it's been moved by Ms. Erwin to accept the preliminary plat approval for Phase I of Village I, Project B, Acadia Plantation with the condition that the temporary sewer lift station be replaced with a more permanent station after a one year period of time, the motion was seconded by Mr. Adams, all members were in favor, motion carries.**

**To consider a request by Acadia Land Surveying, LLC on behalf of Jaron Land Development Company, LLC for preliminary plat approval of Phase One of Village One, Project C, Acadia Plantation located on the East side of Percy Brown Rd. (LA Hwy. 648) East of the intersection of North Acadia Rd. and Percy Brown Rd. in Sections 37, 38 & 39, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana. Mr. David Duplantis of Duplantis Design Group came forward and stated similar to Project B, Project C, which is on the Northeast corner of Percy Brown and Acadia Road, was approved by this Planning Commission for preliminary approval two months ago in September. What we have done is, we've looked at several issues, cost being one of them and also the configuration of the**

subdivision relative to creating from the original concept plan that Steve Oubre did with Architect Southwest, is creating a sense of place. If you recall the subdivision that originally was approved started at the Forty Arpent canal, there was about 103 lots in that area and then we had a finger of lots that came back down to Acadia Woods Drive. In going back and evaluating the bids that were taken for this project and also the concept that was conceived of two years ago, Steve Oubre thought it was in our best interest to concentrate on that town center. So what we have done is we have actually reduced this project in scope, originally the project had about 119 residential lots in it, today we have 103 residential lots in it, so we've reduced the scope of the project and eliminated that finger of lots in between the main portion of the subdivision and Acadia Road. If you recall we had four access points onto Acadia Woods Boulevard prior, in our prior request, today we're asking for one connection to Acadia Woods Drive and the main basis of the subdivision will be next to the Forty Arpent Canal to create a sense of place. I guess the other major change that we made is in the drainage system and we actually have a better drainage system at this point in time for this subdivision, we have not taken away any capacity that we had in our original submittal here before the Planning Commission, but what we've done is we've separated what we term the commercial portion of this subdivision, that portion of the subdivision which fronts Percy Brown Road and a portion of Acadia Woods Road from the residential component, ok. We've added a detention pond in the commercial component behind some of the residents to take the commercial drainage so we have significant more capacity with a smaller subdivision, so initially we'll have a better drainage system. Consistent with our comments about Project B, Project C will also have a subsurface drainage system with a curb and gutter road with an asphalt street. Again, aesthetically we believe that's the way to go in looking at other traditional neighborhood developments throughout the South. Most of these developments have the asphalt street system, the contrast and the color makes a difference. Again, from a structural standpoint, we believe it's an equivalent section. So what we're asking for tonight is again to re-approve this project from a preliminary basis. Mr. Breaud stated the alleyways, that is going to be asphalt also? Mr. Duplantis replied that was correct. Mr. Breaud stated is that curb and gutter or that's just... Mr. Duplantis replied that is not curb and gutter. Mr. Kermit Kraemer replied that is also not public. Mr. Breaud replied right, all that shaded area on your plat is private alleyways which will be maintained by the developer I guess, he didn't know what type of agreement, or the association he guessed. Mr. Duplantis replied that was correct, originally it will be the developer's responsibility but as lots are sold and the subdivision homeowner's association is gathered, that homeowner's association would ultimately be responsible for the maintenance of the alleys. Mr. Breaud stated so other than that nothing has changed from the master plan, like I said, they've changed the limits of the development, they've added a detention pond adjacent to the Forty Arpent which actually gives more detention on the site. All the drainage on this project is draining away from Acadia Woods Subdivision, its all draining towards the Forty Arpent and they are restricting the flow into the Forty Arpent based on these detention ponds. Mr. Breaud stated other than that, any comments from the commission? Mr. Adams asked if all that drainage is where the pump station is pumping into the canal? Mr. Breaud replied no, it's all gravity. Mr. Duplantis replied it's a gravity system. Mr. Breaud stated the average lot elevations are about 11 he guessed, huh David? Mr. Duplantis replied yes if you took an average, it's probably about 11. Mr. Breaud stated and your normal water elevation in the canal is maybe a 1'... Mr. Duplantis replied 1 and a half maybe. Mr. Breaud stated in high water it'll probably get up to maybe a 5'. Mr. Duplantis replied maybe. Mr. Adams stated if you cut that levee that water is going to flow back out of that canal. Mr. Breaud stated but he's, they are high, gravity flowing into the pond and restricting the flow into the Forty Arpent through a metered pipe size, a smaller pipe size. Mr. Duplantis replied that was correct. Mr. Kermit Kraemer replied he thought he also added a gate there to prevent backflow. Mr. Adams replied oh, ok. Mr. Duplantis replied Kermit, we actually didn't add that but if that's the motion. Mr. Kraemer replied we had discussed it. Mr. Jacob Giardina stated we had brought that ground up to as per your drawings, I think the minimum is 11 1/2' and some of them go up as high as 14' so the average is a lot more than 11', in fact you don't have any 11', it's 11 1/2' plus. Mr. Breaud stated that's a good sales point, what's the elevation of the pond, the bottom elevation of the pond, David? Mr. Duplantis replied it's around 2 1/3 or 3. Mr. Breaud stated what is the purpose of putting a gate, I guess, I mean at that elevation, he didn't see a need to put a gate, you may as well let the flow come in and out through to allow the water, there is no type of aeration or nothing going in these ponds, huh David? Mr. Duplantis replied that decision hasn't been made yet, these ponds will be, at some point in time they will be undercut from their elevation, the gravity flow elevation which will have a permanent pool in them. They will at one time have a permanent pool in them, if you're going to have, in my opinion if you're going to have a permanent pool then the ability to have water flowing from the Forty Arpent canal into a permanent pool would be a good thing. Mr. Breaud stated well it's up to you all and administration I guess, I don't see a, well Kermit, we'll let you make your comments if you've got any. Mr. Kermit Kraemer replied actually with the exception of that and he thought it was included, we went over that this afternoon again but we just have, as you know we put those gates in at the various sites along Bayou Lafourche. During the last two storms although there wasn't as great deal of rainfall, the bayou was elevated during Rita and we did have rainfall in the City and those gates worked exactly like they were supposed to and even with the bayou at an elevated state approximately 1/2 of the culvert gate water was still existing from those gates with an influx of water into and under the City which is what the numbers said it would do but it's nice to see it do it anyway. In this particular situation and the Forty Arpent canal takes water from all over the City for the most part, all over at least the East side of the City or Southeast side of the City from Nicholls, etc. and so forth. I just feel that at some point and while you know it never can happen, sometimes it can and these gates could remain normally open just as the ones that we have here along Bayou Lafourche can remain normally open but in a large rainfall event such as a hurricane or something of that nature, it may add some extra security to the drainage system of the entire subdivision when it's built and that's the reason why we asked for the gates. With respect to the asphalt streets, the same thing applies there, we don't endorse it, it is allowed, we will be asking for proctor tests and densities and moistures and corrings of the public streets but that is pretty much my fundamental comments. Mr. Breaud stated let me ask you, the detention ponds will be owned by whom? Mr. Kraemer replied the developer and eventually the owners. Mr. Breaud replied so this is not ponds that will be turned over and maintained by the City. Mr. Kraemer replied they are actually aesthetic as well as detention. Mr. Breaud stated I guess we're leaving a

servitude along the Forty Arpent which would be maintained by the City, right? Mr. Duplantis replied yes and we have a, there's an existing drainage servitude along the Forty Arpent canal which will remain, our pond is outside of the limits of that. At one point in time we requested of the City to consider the maintenance or accepting those ponds for maintenance and the feeling was that they weren't in a position to do that so those ponds will be part of the homeowners association. Mr. Breaud stated those gates if installed would be in that maintenance area or are you all agreeing to put the gates or not? Mr. Giardina replied he would like to comment on that, number one the bank of the Forty Arpent canal is on a contour line of about 9 or 9 ½ in the area that we are working on now, so just figure flat plain at about a 9 ½' elevation, you're going to have your retention ponds but then you are coming up to your lot levels of, we've raised it as of today a minimum of 11 ½'. Now your canal bank level is 9 to 9 ½', putting gates on the end of those pipes, what good does it do? If today or tomorrow the elevation of the water comes up to 9 ½' right, it's going to flow over the bank and into the retention ponds, the gate does absolutely no good from a hydraulic standpoint. Mr. Melvin Adams replied not if your pipe is going to be that high, no. Mr. Ronald Adams replied you see it does no good because yes, you closed the gate, whoopee, we've closed the gate, now the water comes over the bank of the Forty Arpent canal, there's no end to it. Mr. Breaud replied David, ya'll designed this system for a 10-year rainstorm? Mr. Duplantis replied that is correct, a ten year event. Mr. Breaud stated and what kind of tail water elevation you all used in your analysis. Mr. Duplantis replied we used around a 4 or 4 ½ in the Forty Arpent canal. Mr. Breaud stated and what would happen if we get it back, what kind of invert elevations you've got on the upstream side of the system, do you recall, and at one time weren't we proposing to extend this thing across and pick up some waters off of Acadia Drive? Mr. Duplantis replied Acadia Woods Drive, coming in? Mr. Breaud replied yes. Mr. Duplantis stated well the drainage into this system will be everything North of Acadia Woods Drive, will come into this system and go out into the Forty Arpent canal, is that what you are asking me? Mr. Breaud replied yes, my question I guess is if we get back water through the system, we've got subsurface drainage all the way through the system and in the upstream parts of the system we've got a ground elevation of Acadia Woods Drive of what, maybe a 5 or a 6 elevation, what is the elevation? Mr. Ronald Adams replied no, are you looking at the soil elevation? Mr. Breaud replied the finished land ground elevation adjacent to Acadia Woods when it is complete. Mr. Ronald Adams replied well the natural elevation now before we even touch it is at 13 ½' contour line, 13 ½' before we build on it, before we add to it. Mr. Duplantis replied Acadia Woods Drive ranges anywhere from 13' to 14' at Percy Brown and it actually falls to the Forty Arpent canal and at the Forty Arpent canal you are around 9 ½' or 9'. Mr. Breaud stated so you'll never see a way that back water can come back into the system and come out of the catch basins with those elevations. Mr. Duplantis replied he thought the highest recorded elevation in that system has been around a 10' or 9.8' or a 10'. Mr. Ronald Adams replied 9.75' certified. Mr. Duplantis replied you don't never say never, but I don't see that, based on the historical data that we have we don't expect that to happen. Mr. Melvin Adams stated what he was thinking about when the Country Club flooded his sister's house had about a foot and a half of water in it, all of that came over the levee from that Forty Arpent canal and that cross ditch up there by Parkside so if you a 9 ½' that's where that problem in the Country Club but you are much higher ya'll 2 ½' higher than that. Mr. Duplantis replied that was correct, we're about, you see in some spots you are 3' or 3 ½' above what the Country Club is. Mr. Melvin Adams replied that was a big difference. Mr. Giardina stated we have shot the elevation of the house slabs in some of the houses that flooded, the slab is at 7', the top of the slab, at 7' and what we're doing before we put a slab is minimum 11 ½' right now. Mr. Breaud stated I understand you're protecting your development my only concern was you're putting in some subsurface drainage throughout the whole system and if you get backwater in that subsurface drainage and you get to a point anywhere in the development that is below 7' elevation or so that the bayou, if we do get a 9' elevation it could come out of the system, if you're telling me that's not the case, I don't see the point of a gate and Mr. Kermit if you agree with those facts I don't see a need to put a condition to put the gates in. Mr. Kraemer replied he could concur with what has been said, it was just a safety margin for us. Mr. Breaud replied but you know the systems you're talking about Kermit, you run into some low properties when the bayou does come into 9' it backwaters into this system, if his land is all above 9' and all we should never have that backwatering effect into the system. Mr. Duplantis replied in fact the drainage system, there's not an inlet that is lower than 10' within the subdivision. Mr. Breaud stated that pretty well tells you it would have to come above 10' to backwater into it, ok, he was satisfied with that, are there any other comments. Mr. Melvin Adams replied he didn't realize it was that high. Mr. Ronald Adams stated it was amazing that the land back there is as high as the land along the bayou, relatively speaking, the lowest part is the area where the canal leaves Nicholls and goes to the Percy Brown Road, if you look at an aerial photograph that was a bayou going right on through where the Country Club now sits and floods, so the lowest part already has houses on it. We've surveyed this thing from one end to the other, you know. Mr. Breaud stated who was holding the rod, was it Ronald and you want us to trust this. Mr. Ronald Adams replied and I didn't have a hat on. **Mr. Breaud replied all right, any further comments, if not he would entertain a motion for sketch and preliminary plat approval of Phase I, Village I, Project C, Acadia Plantation, the motion was made by Mr. Adams and seconded by Mr. Ber, all members were in favor, motion carries.**

**To consider a request by Acadia Land Surveying, LLC on behalf of Jaron Development Company, LLC for sketch and preliminary plat approval of Phase One of Village One, Project D, Acadia Plantation located on the West side of Acadia Woods Drive West of the intersection of Acadia Woods Drive and Nicholls Drive in Section 90, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana.**

Mr. David Duplantis of Duplantis Design Group came forward and stated that this is a new request brought before the Planning Commission, this was not a part of our original submittal two months ago and again what we're asking for tonight is preliminary approval. This subdivision is a five-lot large lot subdivision, again based on some of the requests and demand that Jake and Ronald have received it became apparent that a large lot subdivision in this area was in demand. The other thing that we are trying to do with the large lot subdivision is kind of mimic what is happening in Acadia Woods, if you look at the plat these lots back up to Acadia Woods which is a large lot subdivision, so we're giving the same character of neighborhood by doing this five lot subdivision adjacent to Acadia Woods. All five lots front on Acadia Woods Drive so we're not

requesting any streets to be built with this subdivision, they all front onto Acadia Woods Drive. Water and sewer, excuse me, water and gas are available within the existing right of way or existing servitudes along Acadia Woods Drive so we would tie into water and gas at that point. We are adding sewer, we are adding a gravity sewer system paralleling Acadia Woods Drive and then following one of the lot lines to the Acadia Woods pump station. Again, that will be a gravity system that we are putting into service the lots on this subdivision. This subdivision will drain, basically there is a road side ditch along the South side of Acadia Woods Drive and there is a drainage ditch or swale that is along the rear of the lots in Acadia Woods Subdivision so the lots will drain front to back, on the front side of the house and back to the back side of the house into those existing systems. Again, these are large lots that will house one lot on there so the density is very low and based on our calculations the system that is there in place today will handle it. Right now it is trees and its cane field and we're not doing much different than what is there today if you look at the runoff coefficients, etc. it's the same thing, so we're not having an impact on drainage. There are a couple of things that we are asking for that is somewhat inconsistent with your ordinance, if you recall Jaron Land Development or Acadia Agricultural Holdings and the City of Thibodaux entered into an agreement, a cooperative endeavor agreement to have Acadia Woods Drive built to a boulevard section by the end of 2007, ok. At that point in time the drainage system associated with Acadia Woods Drive would become a subsurface system, again with a curb and guttered street and an asphalt section, ok. So at this point in time we are asking the Planning Commission to accept these five lots and the drainage system as an open ditch drainage system within these front five lots until such point in time as the agreement calls for the road to be built in 2007. We don't feel like it's prudent or productive to come in right now, put subsurface drainage in front of these five lots and then come back a year from now or a year and a half from now, tear them out and redo the road again, so what we're asking for is for these five lots to remain an open ditch subdivision until the point in time where the road is constructed. The other thing that we're doing is, we're, if you look at the master plan that Steve Oubre came up with, what he calls for is basically a cross section from the edge of road, if you move away from the edge of the road, 15' there is a green area, then there is a 7' sidewalk and then there's another 12' green area all right. In order to accomplish that cross section, we're dedicating to the City of Thibodaux basically 19' that you'll see on that plat, that will become part of the Acadia Woods Drive right of way so that the cross section can be created when the road is constructed in 2007. We are also asking that the sidewalk that goes along with that road construction be postponed also until 2007 when the road is constructed. We feel like it is, to make sure that the proper drainage is in place, to make sure that the construction of the road takes place the correct way that the sidewalk would just simply be in the way if we would construct it at this point in time. So we're also asking for the construction of the sidewalk to be delayed until the road is constructed in 2007. So, we're asking for preliminary approval based on these five lots and our discussion. Mr. Breaud then asked if there were any comments by the commissioners? Mr. Melvin Adams stated this goes all the way into the curb where it goes into Acadia Woods, that's the section where ya'll cleaned out all the trees on already? Ms. Erwin replied no, this is the part as you go into Acadia Wood Drive. Mr. Melvin Adams stated well that's in the cane field area. Mr. Duplantis replied it starts in the cane field. Mr. Ronald Adams stated there are lots going directly into Acadia Woods that are not clear, there are three of them that are not clear. Mr. Melvin Adams replied oh, ok. Mr. Duplantis replied that tree line basically stops right here, ok, if you go out there it's not an exact point but about right here, these three lots are trees and this is cane field. Mr. Melvin Adams replied ok, all right he was trying to figure out where it is. Mr. Duplantis replied this is the back of Acadia Woods, this is Dr. Thibodaux's house and that's Dr. Hansen's house, this is coming into Acadia Woods right here. Mr. Adams replied ok. Mr. Breaud then asked if there were any further comments, Mr. Adams, Marguerite, Mr. Ber, any further questions? Ms. Erwin stated just, so you see this as residential right here or...? Mr. Duplantis replied yes, it is five residential lots. Ms. Erwin replied it's residential, all right. Mr. Breaud then asked if there were any comments from the public, Mr. Kermit, I'm sorry, administration, Kermit? Mr. Kraemer replied no we concur in the delay and the right of way situation with respect to this boulevard street, it would not serve any economic purpose to construct these improvements and then have to destroy them to reconstruct them in a matter of two years. We see no reason why we could not be lenient in this particular circumstance and grant the wishes of the developers and the engineer. Mr. Melvin Adams asked if that was considered to be constructed before the other phase across the Percy Brown? Mr. Kraemer replied it's probably all going to be done, well this particular set of lots requires virtually no construction whatsoever other than the sewer line that runs down the side. Mr. Melvin Adams stated you're going to have to tie the sewer line in there before you do the other one? Mr. Kraemer replied right, yes, that sewer line is going to have to go in there. No, I think it would be an injustice to the developer to require him to go and rebuild this same improvements twice. You have a virtually new surface on Acadia Woods Road at the present time and to go in and construct improvements, it would destroy that surface and then come back two years hence and re-destroy that surface to reconstruct improvements again. I don't see where that would be a good thing for the City to require and I would certainly concur both with the engineer and the developers to delay that construction until the actual boulevard section of the road would be constructed and the improvements would be finalized. Mr. Breaud then asked if there were any further comments, Mr. Adams you're last chance to talk tonight. Mr. Melvin Adams replied that's good. **Mr. Breaud replied there's no further comments, he would entertain a motion for sketch and preliminary plat approval of Phase I, Village I, Project D and let's put the condition that they comply with the cooperative endeavor agreement for the construction of the roadways and sidewalks by year 2007, the motion was made by Mr. Adams and seconded by Ms. Erwin, all members were in favor, motion carries.**

Mr. Breaud then asked if there was anything else to be brought before the commission, if not meeting adjourned.