



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

Pete Konos, Chair
Trudy V. Hebert, Vice Chair
Willie Newton, Secretary

Joe Harris
David Tauzin
Matthew Chatagnier

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday, February 17, 2020
TIME: 3:30 PM
PLACE: Terrebonne Parish Council Meeting Room
2nd Floor, Government Tower
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Reminder of the annual State Ethics training
4. Approve Minutes of January 27, 2020
5. New Business:
 - a. Structure Variance: Rear setback from 25' to 14'-11" for residential addition located at 1308 Academy Street (Council District 1; City of Houma Fire District); *Michael Trahan, Jr. applicant.*
 - b. Structure Variance: Side setback to 0' for Lots A-2 and A-3 located at 8045, 8053, and 8059 Park Ave; (Council District 5; City of Houma Fire District); *Keneth Rembert, applicant.*
 - c. Structure Variance: Parking variance from 63 spaces to 48 spaces for construction of 8 additional apartment units located at 302 Magnolia Street; (Council District 2); (City of Houma Fire District); *Start Corporation, applicant.*
7. Next Meeting Date: March 16, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
January 27, 2020

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy V. Hebert called the January 27, 2020 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Willie Newton, Mr. David Tauzin. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Joe Harris and Mr. Matt Chattagnier.
3. ANNOUNCEMENTS: Chair acknowledged the presence of newly elected Councilman Carl Harding.
4. Approval of Minutes of December 16, 2019: **MOTION** was made by Mr. Willie Newton, seconded by Mr. Pete Konos, to approve the minutes of December 16, 2019.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW Business:

- a. Election of Officers. Mrs. Trudy Hebert nominated Mr. Pete Konos as Chair, Herself as Co-Chair and Mr. Willie Newton as Secretary.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

- b. STRUCTURE VARIANCE: Rear setback from 25' to 5' for placement of a modular home located at 713 Hobson Street.

Chair recognized Mr. Jerome Boykin who stated that he would like to place a modular home on this property and he needs the BOA approval for the rear setback.

Chair recognized Mr. Christopher Pulaski who stated that the applicant wishes to place a 30' X 48' modular home 5' from the rear property line in order to utilize as much of the remaining space for the required front and side setbacks and for parking. The area pre-dates zoning and the lot size is 55' X 80'. The applicant has indicated that they intend to place skirting around the base of the modular home to give it more of a tradition frame house appearance. Applicant will submit a site plan indicating setbacks and off-street parking spaces which will be required at the time of the permit application. Parish code does allow for modular homes to be placed in an R-1 district. Staff feels that the variance will not alter the essential character of the district in which it is located since there are a number of homes in the area with similar setbacks. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call requesting more information and no objection and one call requesting that the applicant place skirting around the base of the structure.

Staff recommend APPROVAL of the request on the CONDITION that the applicant installs skirting around the base of the structure at the time of placement.

A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Konos, Newton, Tauzin

NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

c. Structure Variance: Rear setback from required 25’ to 10’-9”; and; b) front setback from 20’ to 15’ for construction of a new home in an R-1 zoned district.

Chair recognized Mr. Roosevelt Thomas who stated that Options for Independence would like to build a new home for two of their clients on this property.

Mr. Thomas explained the History of Options, their purpose and objectives.

Chair recognized Mr. Chris Pulaski who stated that the development of the property pre-dates zoning and the lot depth is approximately 71’ deep. The property is a TPCG adjudicated property which has been donated to Options for development. Options for Independence has improved many neighborhoods by building modest homes on infill sites that are of benefit to the community by providing affordable housing often on lots that are vacant and were either considered to be blighted property. Staff feels that the variance will not alter the essential character of the district in which it is located since there are a number of older homes in the area with similar setbacks on similar sized lots. The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district nor will it adversely affect the public health, safety, or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250’ radius of the subject property have been notified. Staff received three calls requesting information and one call of objection with concerns about ability of new tenants being able to afford the property upkeep and maintenance.

Staff recommends APPROVAL of the request.

MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:
YEAS: Konos, Newton, Tauzin
NAYS: NONE
ABSTAINED: None
NOT VOTING: Hebert

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: February 17, 2020**
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Newton made the **MOTION to ADJOURN**, seconded by Mr. Pete Konos.
There being NO OPPOSITION, MOTION CARRIED; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

Mr. Willie Newton, Secretary

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

Feb. 17, 2020
3:30 pm
Council Mtg Room
Linda Henderson
983.893-6567

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☐ Structure Variance ☐ Administrative Appeal

2. Applicant's Name:
3. Applicant's Address:
4. Applicant's Phone:
5. Physical Address Of request:
6. Interest in Ownership: 7. Date of Application:
8. Explanation of Request:

Council-1
Fire- City

Feb. 23⁶⁴
26⁰²

R-1

POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

1306, 1314, 1305

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary orexceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.



Signature of Owner

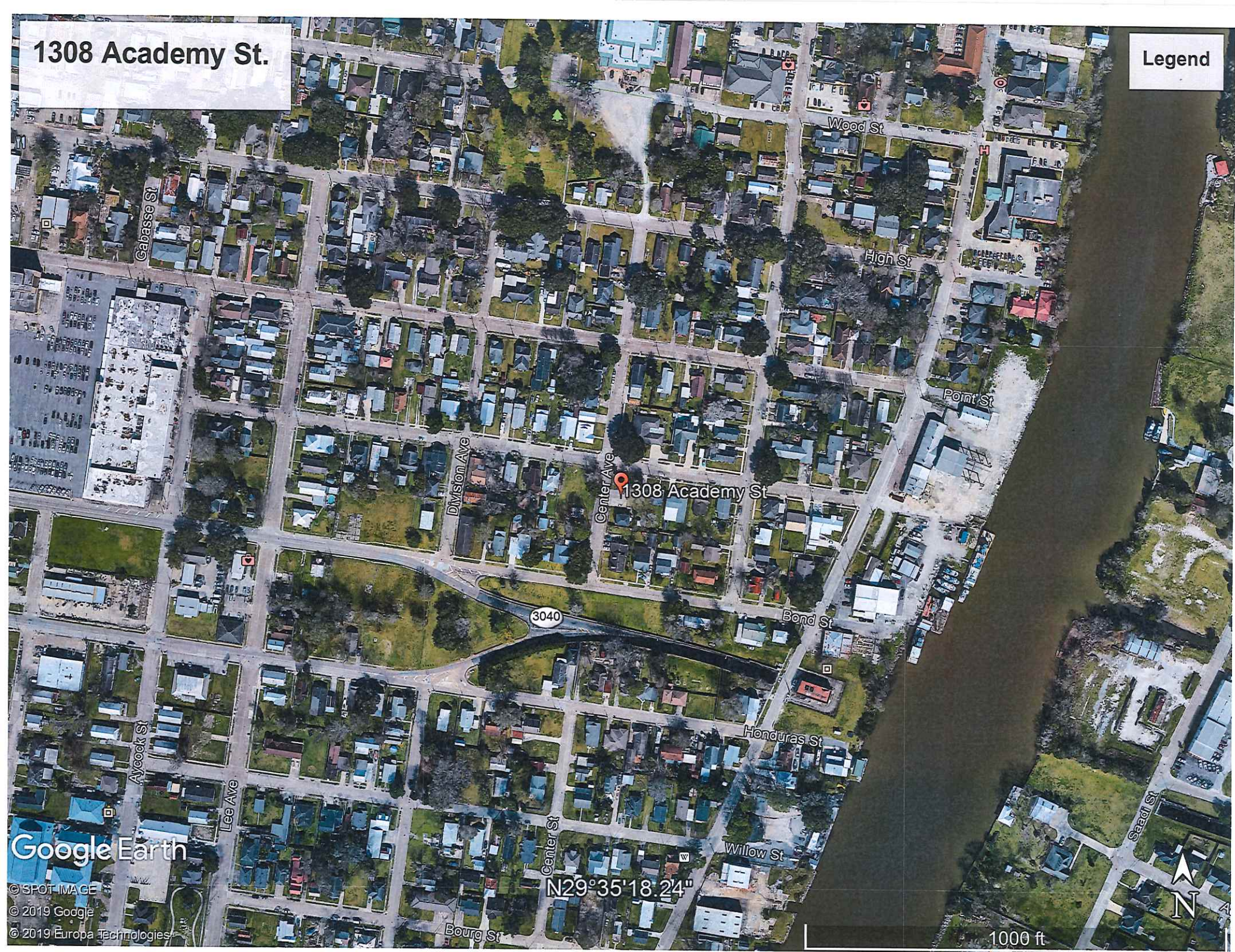
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

1308 Academy St.

Legend



3040

1308 Academy St

N29°35'18.24"

1000 ft



Google Earth
© SPOT IMAGE
© 2019 Google
© 2019 Europa Technologies



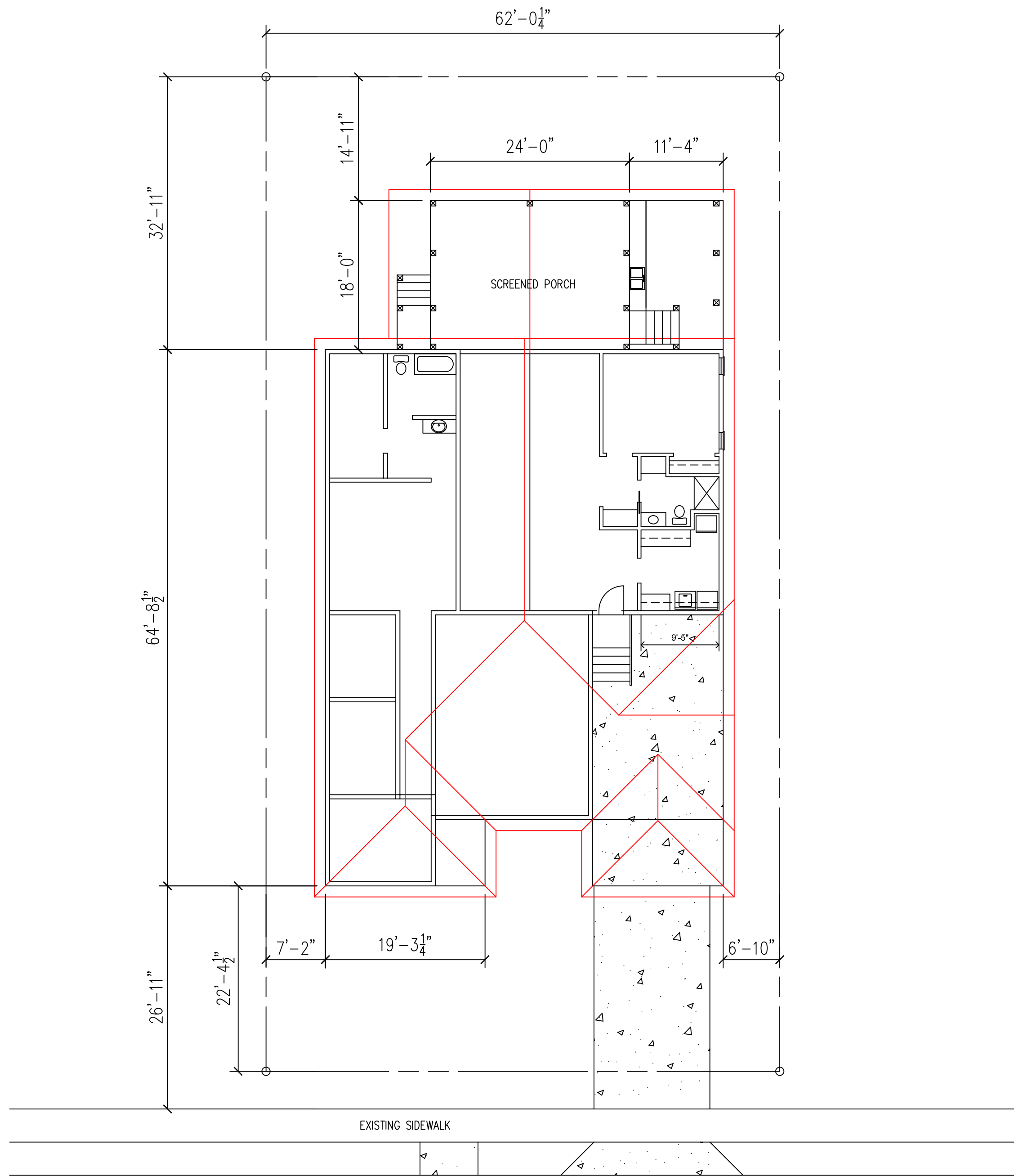
03/07/2019

< 1 of 3 >

(2019)



© 2020 Eagleview



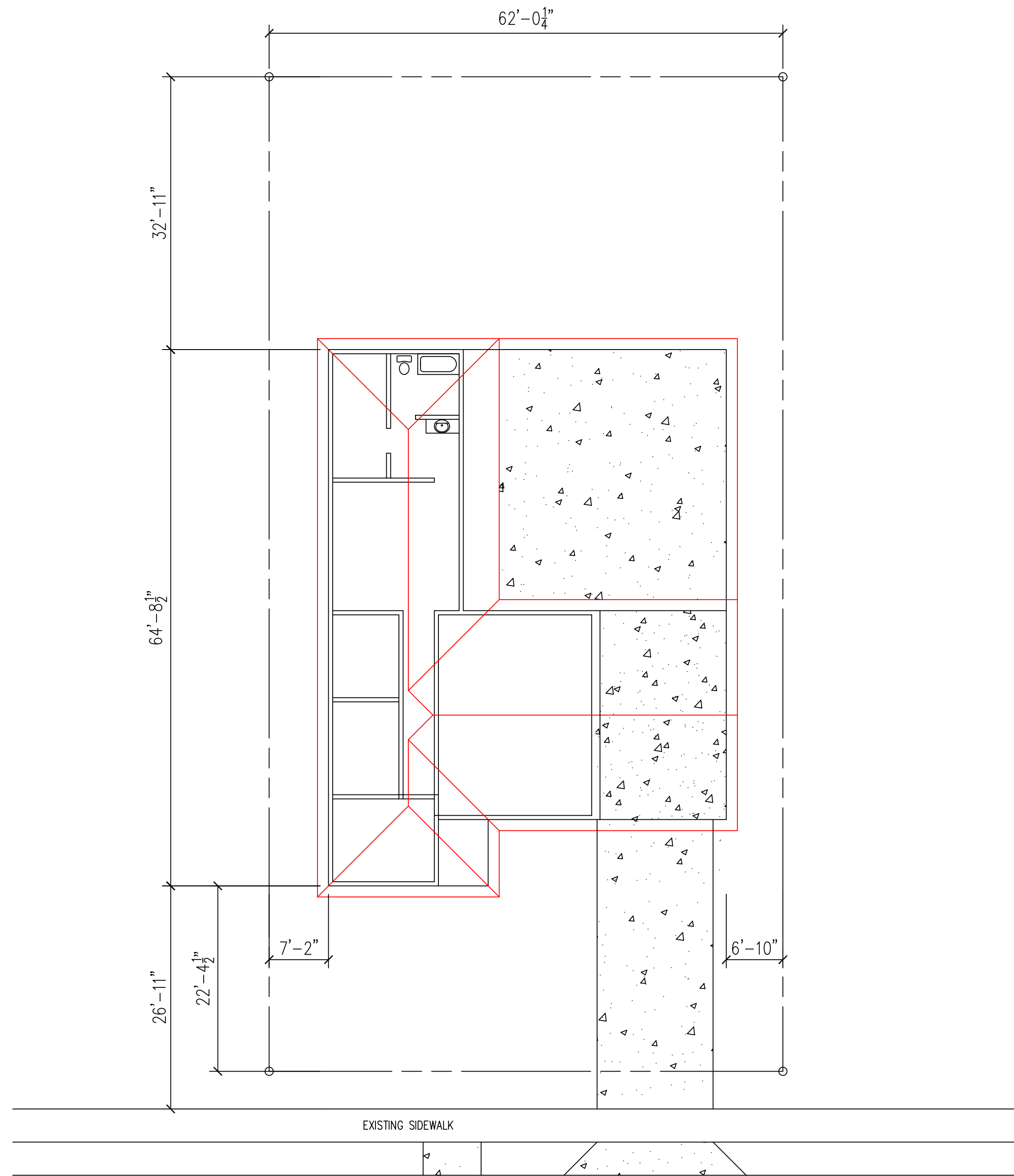
ACADEMY STREET
NEW SITE PLAN

SCALE: 3/32" = 1' - 0"



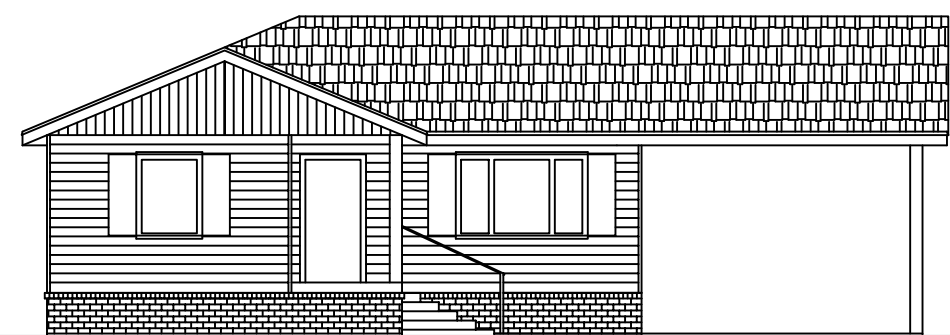
NEW FRONT ELEVATION

SCALE: 3/32" = 1' - 0"



ACADEMY STREET
EXISTING SITE PLAN

SCALE: 3/32" = 1' - 0"



EXISTING FRONT ELEVATION

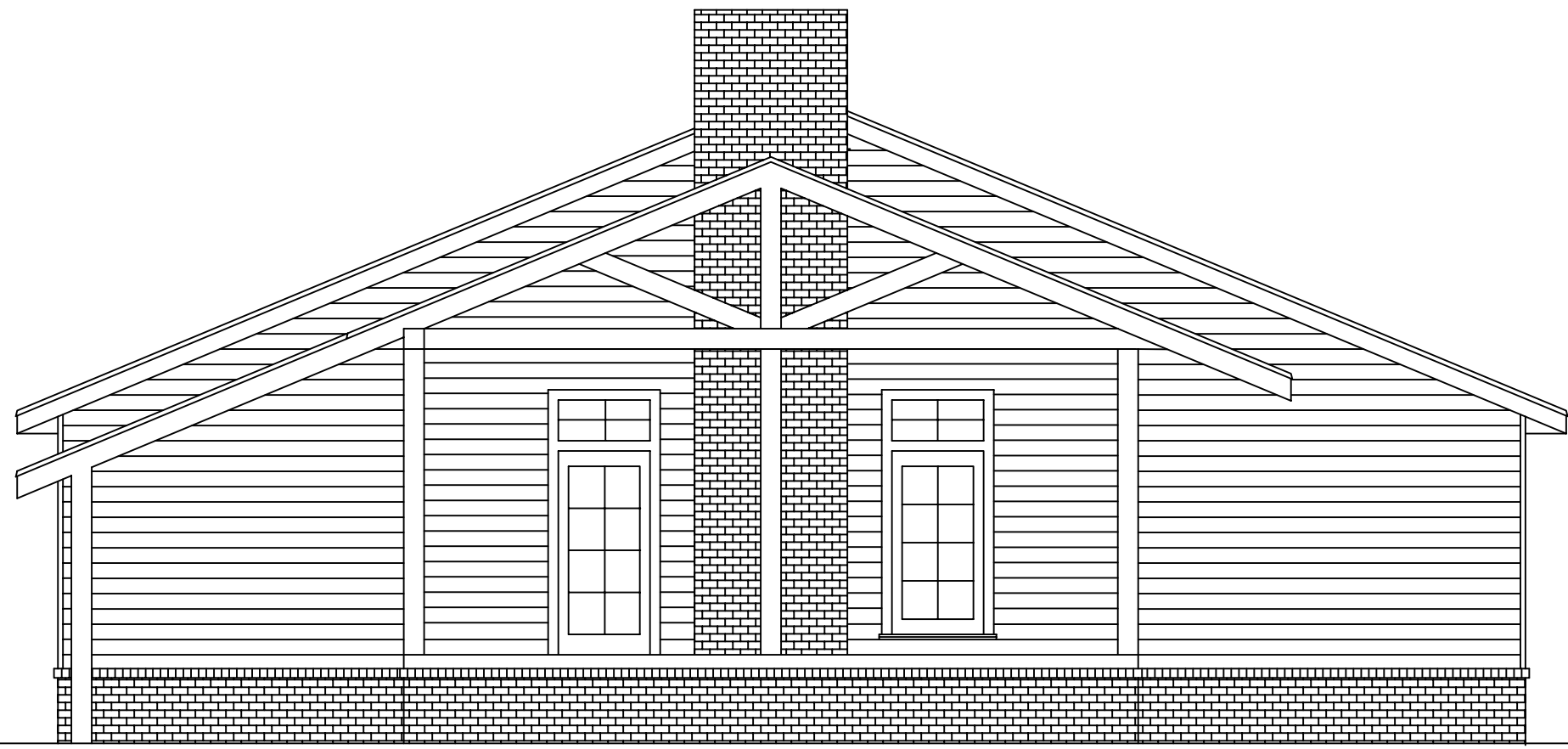
SCALE: 3/32" = 1' - 0"

ADDITIONS TO THE
TRAHAN RESIDENCE
ACADEMY STREET
HOUMA, LOUISIANA

SITE PLANS
&
ELEVATIONS

PROJECT NUMBER
T619
DRAWING NAME:
EXISTING PLAN
DATE:
12/20/19
REVISION DATE:
1/15/20
DRAWN BY:
CJM
SHEET NO.
1
SHEET 1 OF

COPYRIGHT

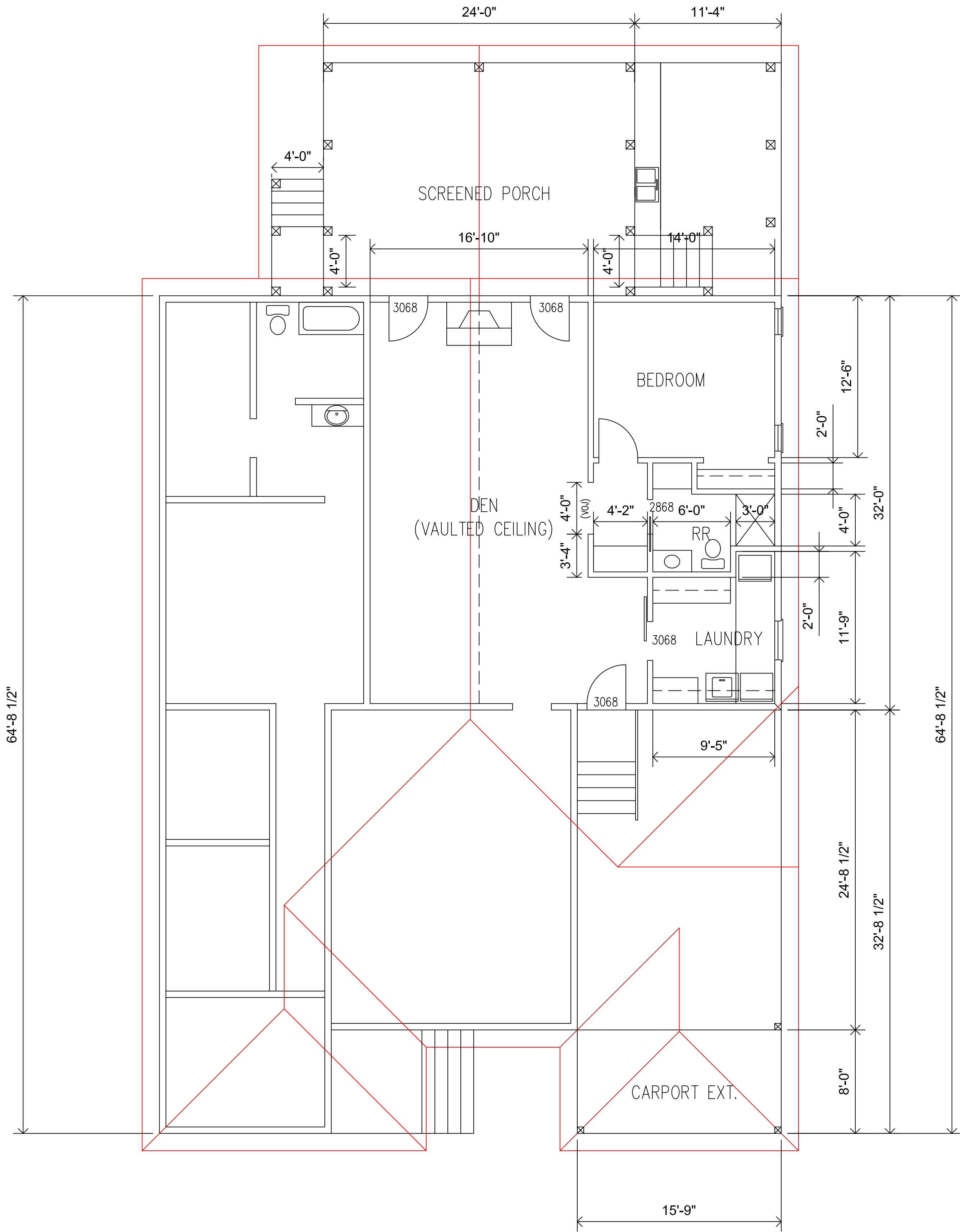


SCREEN NOT SHOWN FOR CLARITY

REAR ELEVATION

SCALE: $\frac{3}{16}$ " = 1' - 0"

FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	FINISH WALLS	CEILING MATERIALS	HT.	GENERAL NOTES
CARPORT	CONCRETE			VINYL SOFFIT PANEL	11'-4"	
DEN	LAMINATED WOOD	WOOD 1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	8'-0"		
LAUNDRY	LAMINATED WOOD	WOOD 1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	8'-0"		
RESTROOM	LAMINATED WOOD	WOOD 1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	8'-0"		
BEDROOM	LAMINATED WOOD	WOOD 1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	8'-0"		

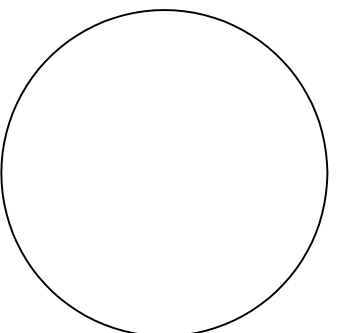


FLOOR PLAN

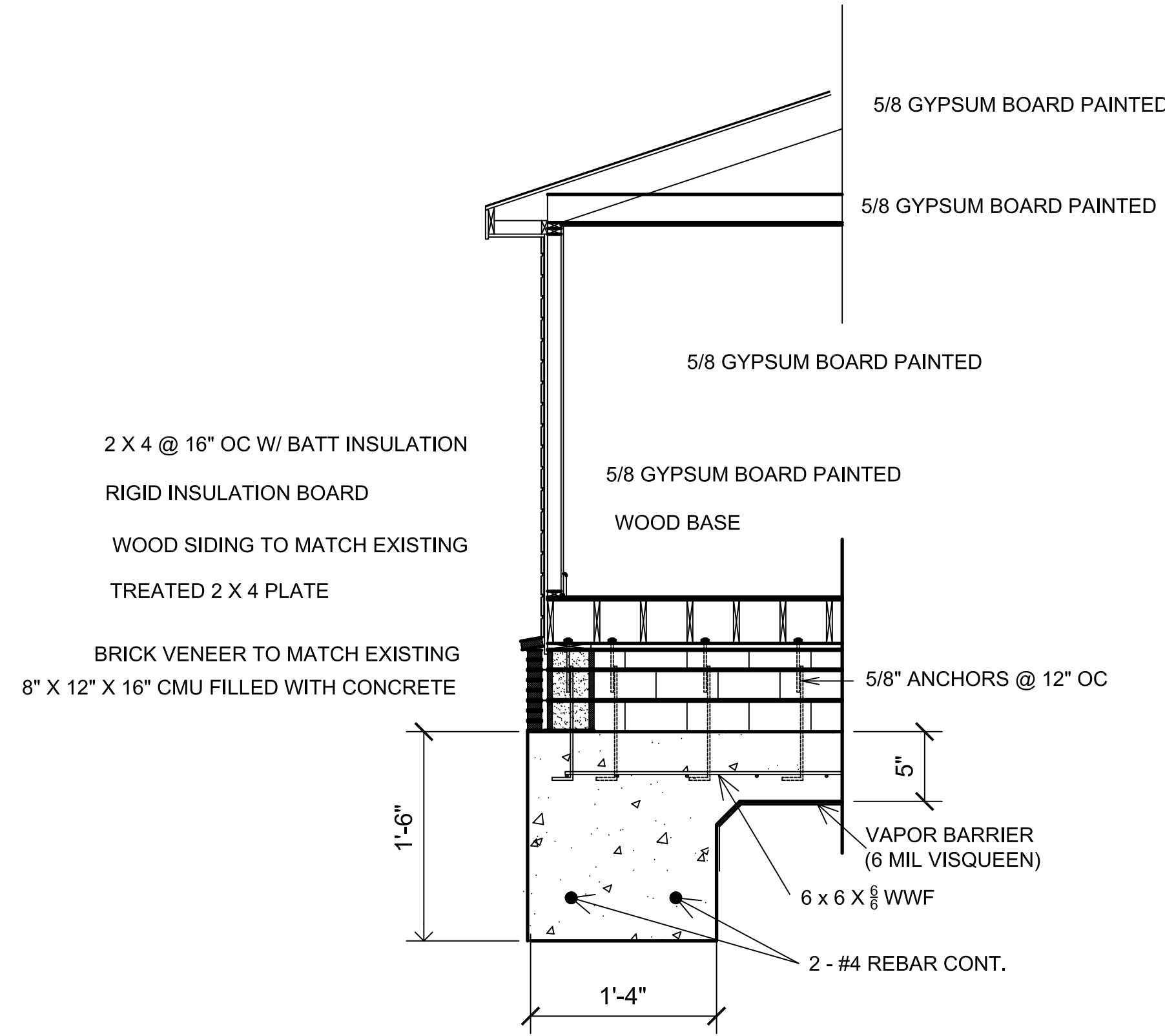
SCALE: $\frac{3}{16}$ " = 1' - 0"

ADDITIONS TO THE
TRAHAN RESIDENCE
ACADEMY STREET
HOUMA, LOUISIANA

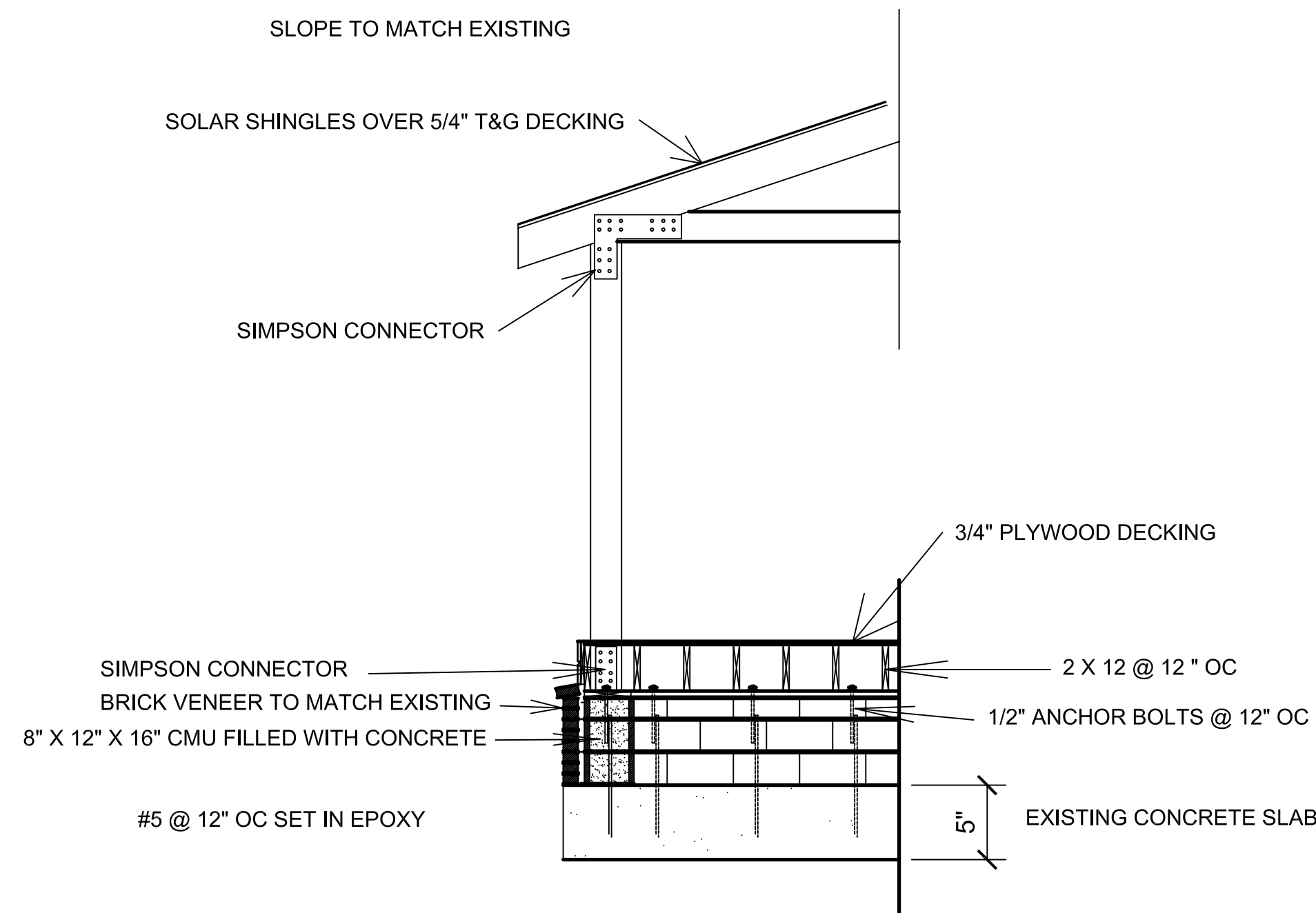
SITE PLANS
&
ELEVATIONS



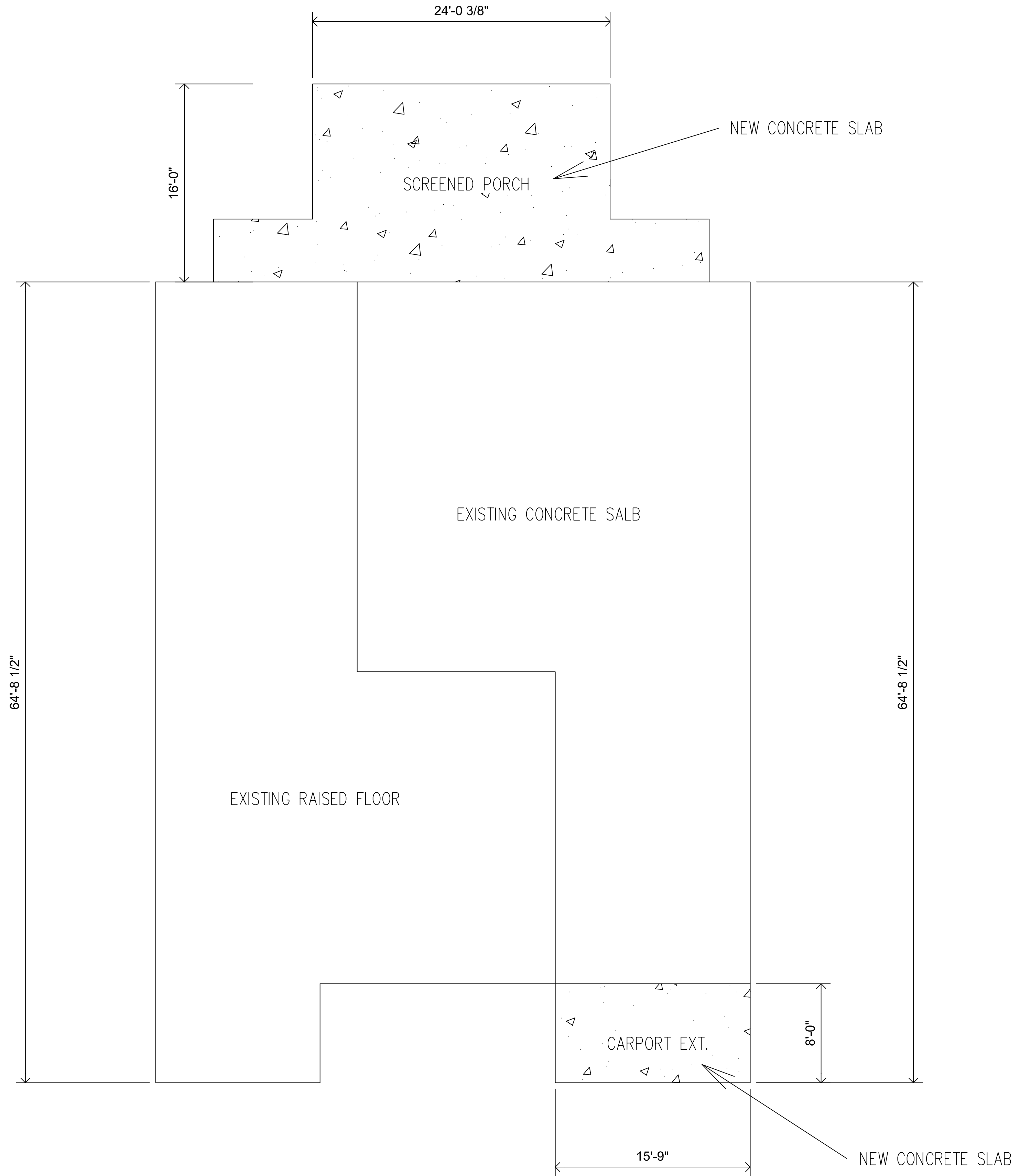
PROJECT NUMBER
T619
DRAWING NAME:
EXISTING PLAN
DATE:
10/30/19
REVISION DATE:
11/15/19
DRAWN BY:
CJM
SHEET NO.
1
SHEET 1 OF



1
3 EXTERIOR WALL DETAIL @ PORCH
SCALE: NTS



2
3 EXTERIOR WALL DETAIL
SCALE: NTS

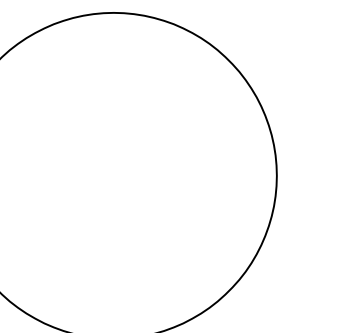


FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1' - 0"

ADDITIONS TO THE
TRAHAN RESIDENCE
ACADEMY STREET
HOUMA, LOUISIANA

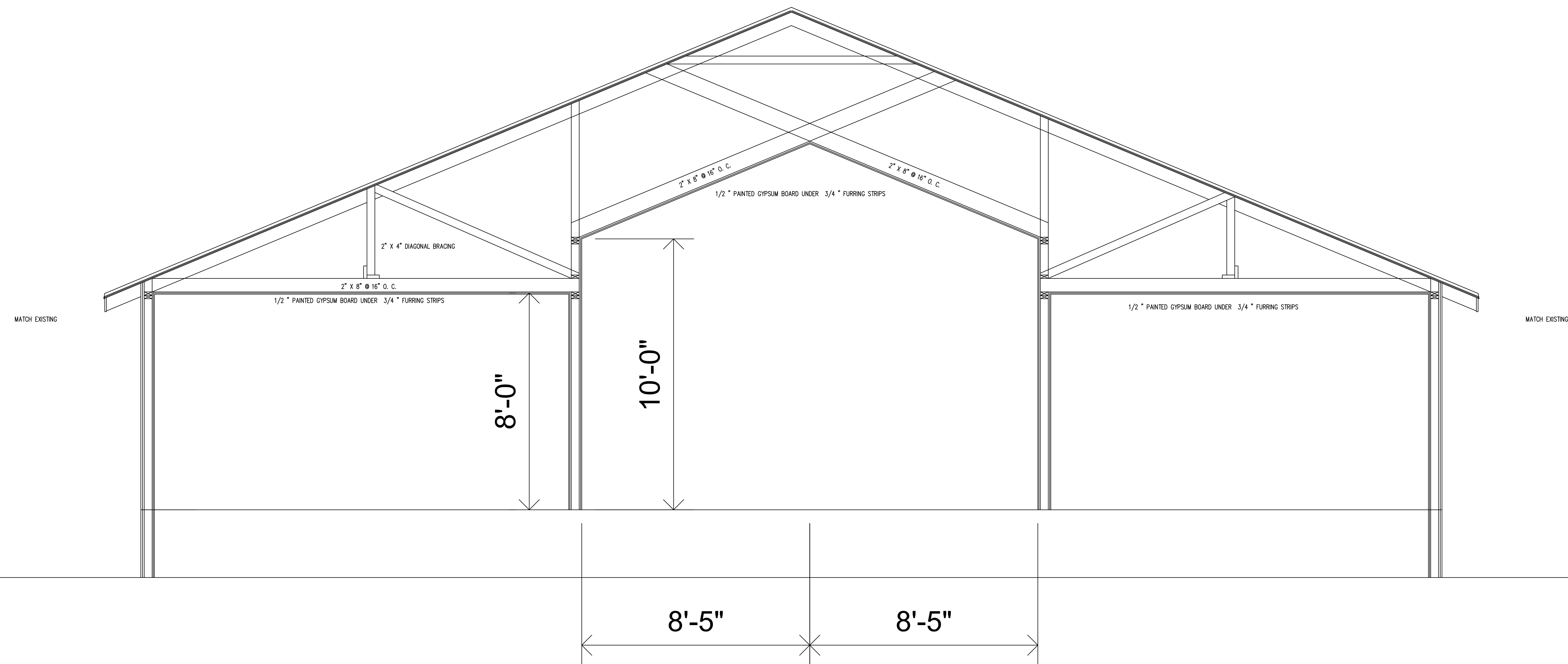
SITE PLANS
&
ELEVATIONS



PROJECT NUMBER
T619
DRAWING NAME:
EXISTING PLAN
DATE:
10/30/19
REVISION DATE:

DRAWN BY:
CJM
SHEET NO.
3
SHEET 3 OF

COPYRIGHT



SECTION

1308 ACADEMY STREET



**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name: SUGAR BOWL MOTEL, INC.
3. Applicant's Address: P. O. BOX 1369, HOUMA, LA 70361
4. Applicant's Phone: 985-381-6613
5. Physical Address Of request: 8045, 8053 AND 8059 PARK AVENUE, HOUMA, LA 70364
6. Interest in Ownership: 100% 7. Date of Application: 2/03/20
8. Explanation of Request: OWNER OF THIS PROPERTY WANTS TO CREATE 4 TRACTS ON THIS PROPERTY. THE ENTRANCE INTO TRACT "A-1" LEAVES THE EDGE OF THE BUILDINGS ON TRACTS "A-2" AND "A-3" AGAINST THE PROPERTY LINES OF TRACT "A-1". A 25' SERVITUDE FOR PASSAGE AND MAINTENANCE ON TRACT "A-1" IS PROVIDED ADJACENT THE THESE BUILDINGS. A SETBACK VARIANCE OF 0' IS REQUESTED FOR TRACTS "A-2" AND "A-3" ADJACENT TO TRACT "A-1".

*Council - 5
Fire - City*

POLICY

C-2

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

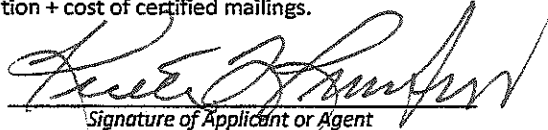
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

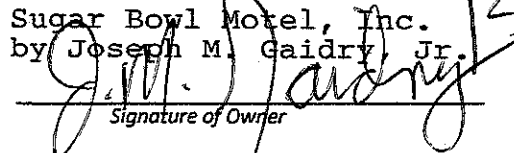
Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.


Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Sugar Bowl Motel, Inc.
by Joseph M. Gaidry, Jr.

Signature of Owner

2/03/20_____
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.

8045,8053 & 8059 Park Ave.

Legend

8059 W Park Ave

Google Earth

© 2019 Google
© SPOT IMAGE
© 2019 Europa Technologies

N

500 ft

Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
PHONE 985-879-2782 FAX 985-879-1641
e-mail: klrsurveyors@aol.com

February 3, 2020

Terrebonne Parish Consolidated Govt.
Planning & Zoning Department
P. O. Box 2768
Houma, LA 70361

Att: Ms. Linda Henderson

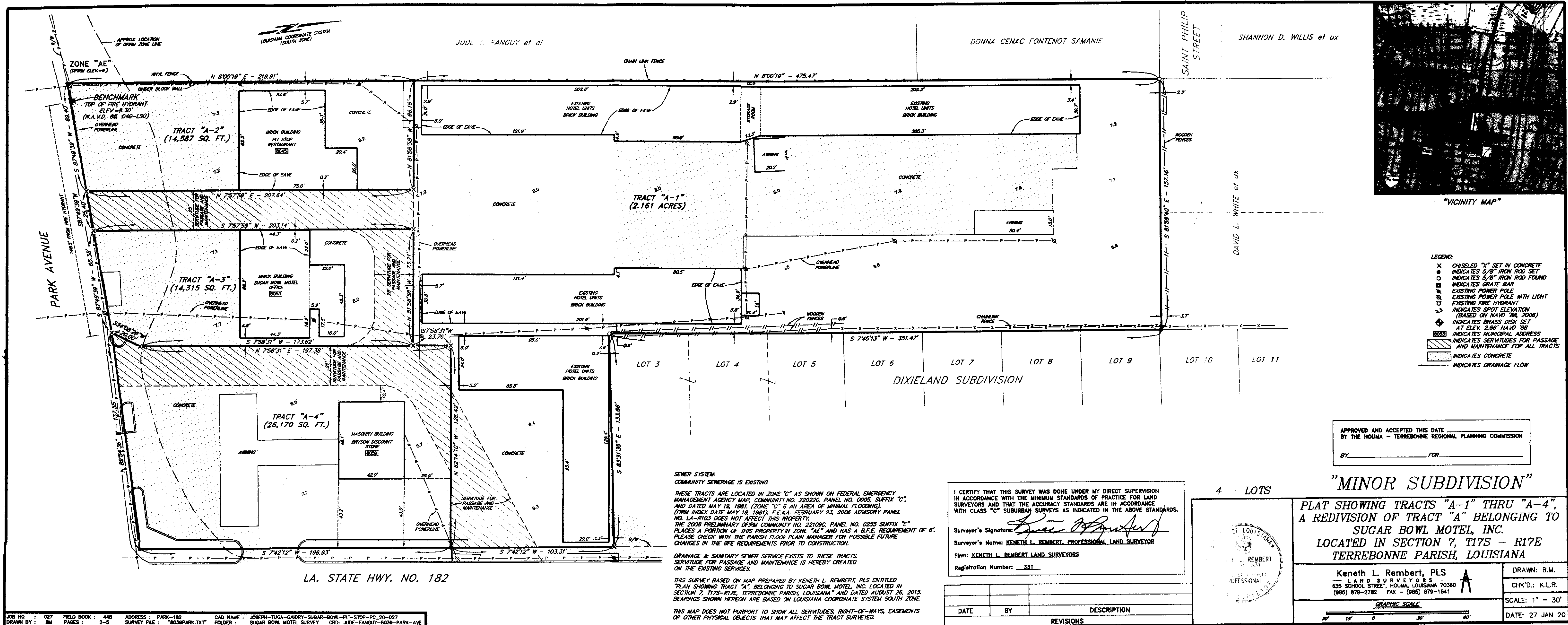
Re: Board of Adjustment Setback Adjustment at property of Sugar Bowl Motel, Inc. between
Tracts "A-1", "A-2" & "A-3"

Dear Ms. Henderson:

Sugar Bowl Motel, Inc. wants to divide their property into 4 tracts. In order to create a 25' entrance into Tract "A-1" this leaves us with no side yards for Tracts "A-2" & "A-3". Our map provides Lots "A-2" & "A-3" with full use of the 25' entrance to Lot "A-1" for passage and maintenance. We would like to reduce the side setback requirement to 0' for Lots "A-2" & "A-3" adjacent to Lot "A-1". Thank you for your consideration.

Sincerely,


Keneth L. Rembert, PLS



8045,8053 & 8059 PARK





TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☒ Special Exception ☐ Structure Variance ☐ Administrative Appeal

2. Applicant's Name: Start Corporation
3. Applicant's Address: 420 Magnolia Street
Houma, LA 70360
4. Applicant's Phone: 985-856-6115 cell
5. Physical Address Of request: 302-440 Magnolia Street
Houma, LA 70360
6. Interest in Ownership: 100% 7. Date of Application: 2-6-20
8. Explanation of Request: We are requesting to reduce the number of parking spots from 63 to 48 for our office and proposed apartment buildings due to the nature of the disabled population we serve. Most do not drive or own vehicles.
- Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

N/A

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.



Signature of Owner

2-6-20

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.

302 Magnolia St.

Legend

N29°35'18.24"

302 Magnolia St W 90°43'24.96"

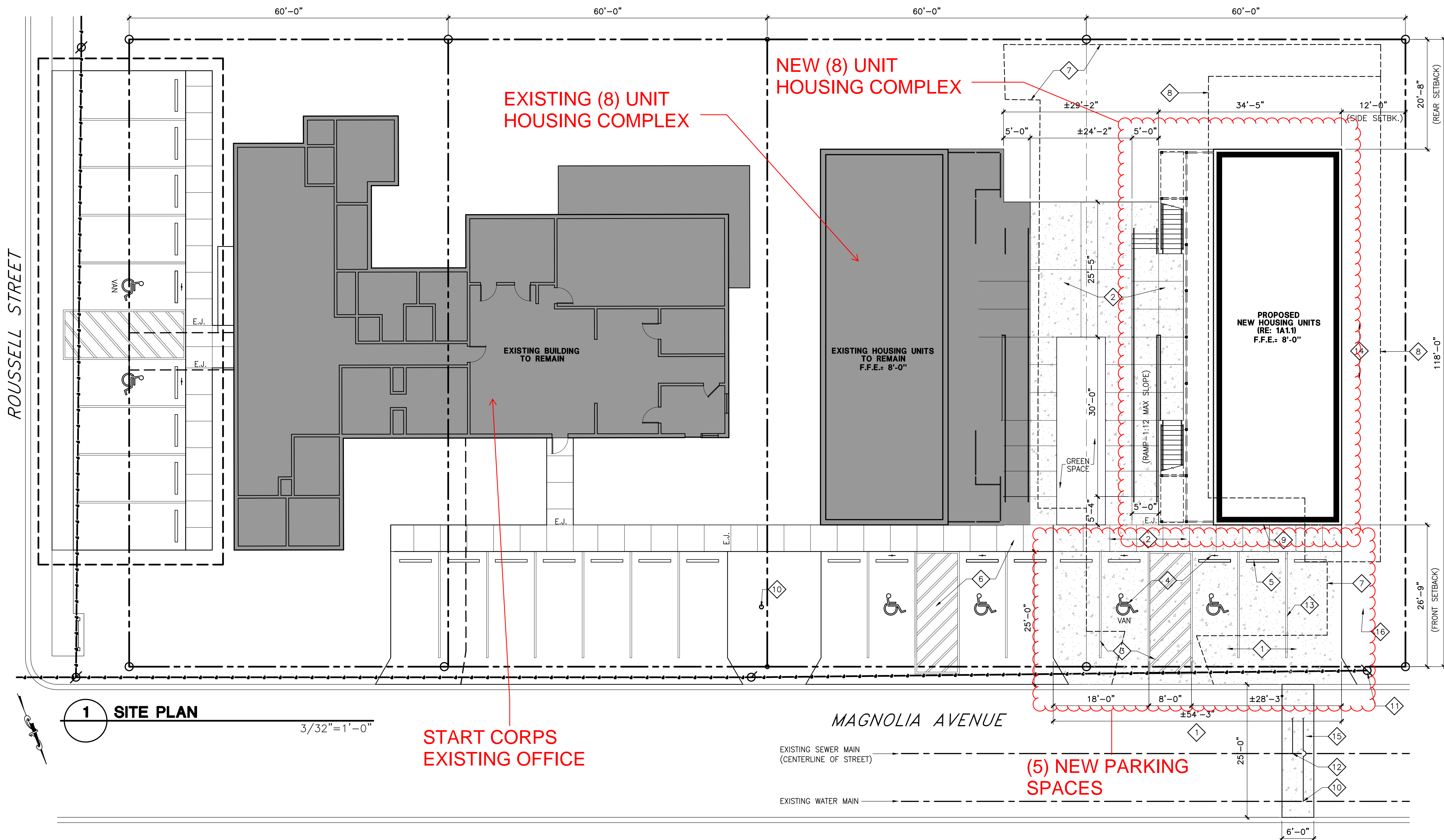
Google Earth

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600 ft



ROUSSELL STREET



SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, AND BUILDING DIMENSIONS.
- ALL UNSURFACED AREAS ARE TO RECEIVE LAYER OF TOPSOIL, SOD, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE PROPERTY SURVEY (DATED MAY 14, 2009) IS BEING PROVIDED FOR INFORMATION ONLY. THE PROPERTY SURVEY WAS PREPARED BY KENETH REMBERT, SURVEYOR.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES AND STRUCTURAL PLANS.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK.
- CONTRACTOR TO REMOVE ALL EXISTING BUILDINGS AND FOUNDATIONS, SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR FILL MATERIAL. CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.

SITE PAVEMENT MARKINGS (SPECIFICATIONS)

GENERAL

THE SPECIFICATIONS BELOW PERTAIN TO PAINTING AND MARKING OF PARKING LOT PAVEMENTS AND CURBS.

MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. UTILIZE FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS AS REQUIRED.

USE TRAINED AND EXPERIENCED PERSONNEL IN APPLYING THE PRODUCTS AND OPERATING THE EQUIPMENT REQUIRED FOR PROPERLY PERFORMED WORK.

MATERIALS

PAINT SHALL BE WATERBORNE OR SOLVENT BORNE, COLORS AS SHOWN OR SPECIFIED ON THE PLANS. PAVEMENT MARKING PAINTS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL LAWS ENACTED TO ENSURE COMPLIANCE WITH FEDERAL CLEAN AIR STANDARDS. PAINT MATERIALS SHALL CONFORM TO THE RESTRICTIONS OF THE LOCAL AIR POLLUTION CONTROL DISTRICT.

WATERBORNE PAINT: PAINTS SHALL CONFORM TO FS TT-P-1952.

SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. PAINT SHALL BE NON-BLEEDING, QUICK-DRYING, AND ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION FOR COLORS WHITE, YELLOW, BLUE, AND RED.

EXAMINATION

EXAMINE THE WORK AREA AND CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

PREPARATION

SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST. WHERE EXISTING PAVEMENT MARKINGS ARE INDICATED ON CONSTRUCTION DRAWINGS TO BE REMOVED OR WOULD INTERFERE WITH ADHESION OF NEW PAINT, A MOTORIZED ABRASIVE DEVICE SHALL BE USED TO REMOVE THE MARKINGS. EQUIPMENT EMPLOYED SHALL NOT DAMAGE EXISTING PAVING OR CREATE SURFACES HAZARDOUS TO VEHICLE OR PEDESTRIAN TRAFFIC. WITHIN PUBLIC RIGHTS-OF-WAY, THE APPROPRIATE GOVERNING AUTHORITY SHALL APPROVE THE METHOD OF MARKING REMOVAL.

NEW PAVEMENT SURFACES SHALL BE ALLOWED TO CURE FOR NOT LESS THAN 30 DAYS BEFORE APPLICATION OF MARKING MATERIALS.

APPLICATION

APPLY TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE, WITHOUT ADDITION OF THINNER, WITH MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS AND DRY FILM THICKNESS OF 7 1/2 MILS PER COAT. PAINT SHALL BE APPLIED FOR A TOTAL DRY FILM THICKNESS OF 15 MILS. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK CURBS AND CROSSWALKS, USE STRAIGHTEDGE TO ENSURE UNIFORM, CLEAN, AND STRAIGHT STRIPE. INSTALL PAVEMENT MARKINGS ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE SPECIFIED MATERIAL.

FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW (UNLESS OTHERWISE NOTED):

- PEDESTRIAN CROSSWALKS: WHITE
- EXTERIOR SIDEWALK CURBS, LIGHT POLE BASES, AND GUARD POSTS: YELLOW
- FIRE LANES: RED OR PER LOCAL CODE
- LANE STRIPING WHERE SEPARATING TRAFFIC MOVING IN OPPOSITE DIRECTIONS: YELLOW
- LANE STRIPING WHERE SEPARATING TRAFFIC MOVING IN THE SAME DIRECTION: WHITE
- ADA SYMBOLS: BLUE OR PER LOCAL CODE
- ADA PARKING SPACE MARKINGS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- PARKING STALL STRIPING: YELLOW, UNLESS OTHERWISE NOTED ON CONSTRUCTION DRAWINGS

INSPECTION:

AFTER THE PAINT HAS THOROUGHLY DRIED, VISUALLY INSPECT THE ENTIRE APPLICATION AND TOUCH UP AS REQUIRED TO PROVIDE CLEAN, STRAIGHT LINES AND SURFACES THROUGHOUT.

TESTING: TESTING OF WET FILM THICKNESS SHALL BE PERFORMED A MINIMUM OF TWO TIMES ON EACH PARKING ROW (INCLUDING STRIPED ISLANDS) AND PEDESTRIAN CROSS WALKS, AND A MINIMUM OF ONE TEST ON EACH LANE/ALIGNMENT STRIPING. AT LEAST ONE TEST SHALL BE PERFORMED AFTER REPELLING PAINT STRIPING MACHINE, CHANGING OPERATORS OF STRIPING MACHINE, AND CHANGING PAINT TYPES, BRANDS, ETC. THIS SHALL BE PERFORMED IN ADDITION TO THE TESTING STATED ABOVE. THESE TESTS SHALL BE PERFORMED ON EACH COAT APPLIED. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D4414.

CLEANING:

WASTE MATERIALS SHALL BE REMOVED AT THE END OF EACH WORKDAY. UPON COMPLETION OF THE WORK, ALL CONTAINERS AND DEBRIS SHALL BE REMOVED FROM THE SITE. PAINT SPOTS UPON ADJACENT SURFACES SHALL BE CAREFULLY REMOVED BY APPROVED PROCEDURES THAT WILL NOT DAMAGE THE SURFACES AND THE ENTIRE JOB LEFT CLEAN AND ACCEPTABLE.

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SPECIFIC NOTES

- INSTALL NEW PARKING PAVING AS INDICATED OVER COMPACTED SELECT FILL (AS REQUIRED), OVER PROPERLY PROOF-ROLLED SUBGRADE. STANDARD DUTY PAVEMENT SHALL BE 6" IN THICKNESS (TYPE B, W/ 12.5' JOINT SPACING MAX.- SEE 2SW1.1) COMPLYING WITH LSSRB, 2006 ED. (TYP.). REFERENCE DETAILS SHEET SW1.2.
- INSTALL NEW CONCRETE SIDEWALK AS INDICATED OVER COMPACTED SELECT FILL (AS REQUIRED), OVER PROPERLY PROOF-ROLLED SUBGRADE. SIDEWALK PAVING SHALL BE 4" IN THICKNESS (REFER TO 3&4SW1.1 FOR JOINT CONDITIONS) (TYP.). REFERENCE DETAILS SHEET SW1.2.
- INSTALL NEW PAINTED "ADA BLUE" PARKING STRIPING AND ACCESSIBLE ISLAND STRIPING AS INDICATED (TYP.).
- INSTALL NEW PAINTED ACCESSIBLE SYMBOL AND REQUIRED ACCESSIBLE SIGN AT DESIGNATED ACCESSIBLE SPACES (TYP.).
- INSTALL NEW PAINTED CONCRETE WHEEL-STOP AT EACH NEW PARKING SPACE AS INDICATED. PAINT WHEEL-STOP "ADA BLUE" AT DESIGNATED ACCESSIBLE SPACES. ALL OTHER SHALL BE PAINTED "YELLOW" (TYP.).
- EXISTING PAVING TO REMAIN IN PLACE (TYP.).
- HEAVY DASHED LINES INDICATE BOUNDRIES OF EXISTING SITE PAVING TO BE REMOVED (TYP.). APPROXIMATE SIZE OF SITE PAVING TO BE REMOVED IS 4,300 SF. THIS DOES NOT INCLUDE THE BUILDING FOUNDATION.
- EXISTING METAL BUILDING AND FOUNDATION TO BE REMOVED. EXISTING BUILDING IS SINGLE STORY, CORRUGATED METAL BUILDING WITH SLAB ON GRADE. APPROXIMATE BUILDING SIZE IS 2,750 SF. REFERENCE PARTIAL DEMOLITION PLAN, SHEET SW1.2 FOR MORE INFORMATION.
- INSTALL 3/4" EXPANSION JOINT @ ALL PAVING/SLAB INTERSECTIONS (TYP.).
- CONTRACTOR SHALL COORDINATE NEW WATER SERVICE AND METER WITH CITY. CONTRACTORS SHALL ASSUME THAT EXISTING WATER MAIN RUNS PARALLEL TO AND ALONG THE NORTH SIDE OF MAGNOLIA ST. REFER TO (MEP) PLANS FOR CONTINUATION OF UTILITIES TO NEW UNITS.
- CONTRACTOR SHALL COORDINATE NEW ELECTRICAL SERVICE FROM NEAREST LOCATION TO NEW UNITS WITH ENTERGY (TYP.). REFER TO (MEP) PLANS FOR CONTINUATION OF UTILITIES TO NEW UNITS.
- CONTRACTOR SHALL COORDINATE NEW SEWER TIE-IN FROM NEW UNITS WITH CITY. CONTRACTORS SHALL ASSUME THAT THE EXISTING CITY SEWER LINE RUNS PARALLEL TO AND DOWN THE CENTER OF MAGNOLIA ST. REFER TO (MEP) PLANS FOR CONTINUATION OF UTILITIES TO NEW UNITS.
- SINGLE 4" PAINTED YELLOW STRIP AT ALL PARKING SPACES WITH THE EXCEPTION OF HANDICAPPED. (TYP.).
- THE APPROXIMATE AVERAGE GRADE ADJACENT TO BUILDING IS 6.5'.
- CONTRACTOR TO SAW CUT AND REMOVE 6' WIDE SECTION OF EXISTING CONCRETE STREET AS REQUIRED FOR SEWER AND WATER TIE-INS AND INSTALL NEW CONCRETE (MATCHING EXISTING CONDITIONS) ONCE TIE-INS ARE COMPLETED. CONTRACTOR SHALL ASSUME THAT ONLY HALF OF THE STREET WILL BE ABLE TO BE DEMOLISHED AND RE-POURED AT ONE TIME. THIS WORK SHALL BE COORDINATED WITH THE CITY OF HOUMA.
- COORDINATE NEW FIRE DEPARTMENT CONNECTION (FDC) IN THIS AREA WITH LOCAL FIRE DEPARTMENT AND CITY OF HOUMA. REFER TO (MEP) PLANS FOR FDC DETAILS.

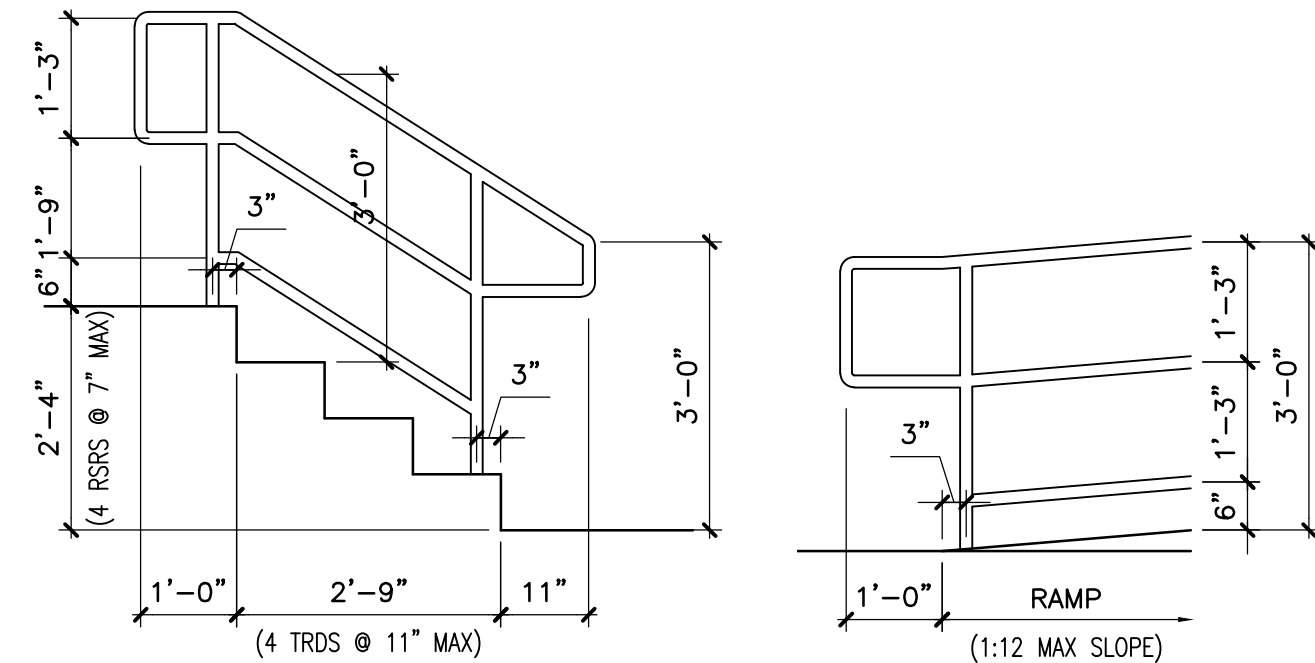
2

DETAIL

1SW1.

@ STEPS/RAMP

1/2" = 1'-0"



CALL LOUISIANA ONE CALL - 1-800-272-3020

LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS AND DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

REVISION BY

DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING & ARCHITECTURE
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THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

Signature: *Michael Maynard*
DATE: 9/13/19



PROPOSED AFFORDABLE HOUSING COMPLEX
FOR THE START CORPORATION
420 MAGNOLIA STREET
HOUMA, LOUISIANA
TERREBONNE PARISH

DRAWN: MFB
CHECKED: MFB
DATE: 9/13/19
SCALE: AS NOTED ON DWG
PROJECT NO.: 18-698A
FILE: I\18-000\18-698A\Con Docs
SHEET

SW1.1

302 MAGNOLIA STREET



