

**AGENDA  
CITY PLANNING COMMISSION  
TOWN HALL AUDITORIUM  
220 W. WILLOW STREET, BUILDING C \*  
LAFAYETTE, LA  
JANAURY 27, 2025  
5:00 P.M.**

**REGULAR MEETING – Town Hall Auditorium**

**I. CALL TO ORDER**

**II. ELECTION OF OFFICERS**

Chairperson  
Vice-Chairperson

**III. NEWLY ELECTED OFFICER’S OATH OF OFFICE**

Chairperson  
Vice-Chairperson

**IV. APPROVAL OF ACTION SUMMARY**

December 16, 2024

**V. DEVELOPMENT REVIEW**

1. Ratification of Hearing Examiner Actions

1. Dugas Subdivision Lot 36A & Lot 36B
2. Nolan Heights, Ext. No. 1 Lot S51-A, S51-B, & S50-A
3. Mouton’s Addition Lot 314-A & 314-B
4. Aline B. Turner Tract from the Partition of Property of Estate of Alfred Benoit Tract 4

2. Case No. 2024-74-PC  
Plat Name: FCG Properties, LLC Tract Q-1  
Requested Action: Preliminary Plat Approval  
Location: 200 Blk Raggio Road  
City of Lafayette  
Proposed Land Use: Commercial  
Size: 6.426 acres  
No. of Lots: 1  
Owner: Frank Gerami

- Applicant: Frank Gerami  
Plat Prepared by: Chris Hulin
3. Case No. 2024-75-PC  
Plat Name: Cottages on Digby  
Requested Action: Preliminary Plat Approval  
Location: 100 Blk Digby Drive  
City of Lafayette  
Proposed Land Use: Residential  
Size: 0.987 acre  
No. of Lots: 10 Lots & 1 Common Area  
Owner: Trahan Real Estate Group-Attn: Chad Trahan  
Applicant: Trahan Real Estate Group-Attn: Chad Trahan  
Plat Prepared by: Ryan Dugas
4. Case No. 2024-76-PC  
Plat Name: Moss Bluff Subdivision  
Requested Action: Preliminary Plat Approval  
Location: Monique Drive  
City of Lafayette  
Proposed Land Use: Residential  
Size: 5.1 acres  
No. of Lots: 30 residential lots & 4 common areas  
Owner: Annette Harding & Patrick Harding  
Applicant: Forward Thinking Construction LLC-Attn: Daniel Danenberg  
Plat Prepared by: Travis Laurent
5. Case No. 2024-77-PC  
Plat Name: Inez Townhome Development  
Requested Action: Preliminary Plat Approval  
Location: 100 Blk of Inez Lane  
City of Lafayette  
Proposed Land Use: Residential  
Size: 0.892 acre  
No. of Lots: 12  
Owner: Larry Durio  
Applicant: HBP Investments, LLC  
Plat Prepared by: Jacob Jarrell
6. Case No. PC2019-0035  
Plat Name: Madison Landing (Chamonix Cottages)  
Requested Action: Acceptance of Perpetual Maintenance  
Location: Grenadine  
City of Lafayette  
Proposed Land Use: Residential  
Size: 6.36 Acres

No. of Lots: 36  
Owner: W. H. Renovations, LLC  
Applicant: Koty Deville  
Plat Prepared by: Shawn Macmenamin

**VI. OTHER BUSINESS**

1. 2024 Comprehensive Plan Annual Report
2. Lafayette Development Code (LDC) Proposed Amendments

**VII. ANNOUNCEMENTS**

**VIII. PUBLIC COMMENTARY**

**IX. ADJOURNMENT**

A Commissioners' Coffee at 4:30 p.m. in the Development and Planning Conference Room.

For additional information concerning items placed on the Planning Commission Agenda, please call 291-8000.

NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

**\* ALTERNATE MEETING LOCATION IS 220 W. WILLOW STREET,  
BUILDING B – COMMUNITY DEVELOPMENT & PLANNING  
AUDITORIUM \***

**LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY PLANNING COMMISSION  
PUBLIC HEARING  
DECEMBER 16, 2024**

ACTION SUMMARY OF THE DECEMBER 16, 2024, MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWNHALL AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Neil LeBouef  
Tenique Briscoe

**MEMBERS PRESENT**

Chris German  
Steven Hebert  
Roger Lehman  
Olivia Pontiff  
Mark Pritchard

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

**I CALL TO ORDER**

Steven Hebert called the meeting to order at 5:03 p.m.

**II. APPROVAL OF ACTION SUMMARY**

MOTION: Chris German moved for approval of the Action Summary.  
SECOND: Olivia Pontiff  
VOTE: 5-0-1-0  
AYES: German, Hebert, Pontiff, Pritchard  
NAYS: None  
ABSTAIN: Lehman  
ABSENT: None

MOTION CARRIES

**III. DEVELOPMENT REVIEW**

**1. Ratification of Hearing Examiner Actions**

1. Friends Construction, LLC Plot A
2. Helpers Holdings, LLC, Tract A & B of Block 2 of East End Addition

MOTION: Mark Pritchard moved for approval of the Hearing Examiner actions.  
SECOND: Roger Lehman

City Planning Commission Meeting – December 16, 2024

VOTE: 5-0-0-0  
AYES: German, Hebert, Lehman, Pontiff, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**2. Raoul Arnould Property (Aldi)**

Tenique Briscoe presented the staff report. Dennis Gowan-Engineer of Record, was available for questions 2 speaker cards received

FOR: 1  
AGAINST: 0  
OTHER: 1

MOTION: Chris German moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram.
2. Plot existing water and wastewater on the plat.
3. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:

LUS water and wastewater facilities are not located on [name of lots/tracts]. The Owner/Developer shall install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements.

4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.

5. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges and will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
6. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). Submittal may take place at the time of building permit application.
7. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. Submittal may take place at the time of building permit application.
8. New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
9. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayette.la.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved.
10. Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm.
11. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development .
12. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Francisco G. Fernandez, Orgeron Heights Development 2, Orgeron Heights Development 3 and the Hernandez Family Irrevocable Trust, Et Al.

13. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
14. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
15. A 25' right of way radius must be dedicated at the intersection of Curran Lane and Ambassador Caffery Parkway on Lot 1-A.
16. Corner lots are subject to the line of sight requirements of 89-44(f).
17. Cross access easements are required between all adjacent property boundaries.
18. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Ambassador Caffery Parkway and at the end of Current lane.
19. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c). A note shall be placed on the plat, "Upon future subdivision of this property public street connections including the extension of Curran Road may be required."
20. A note shall be placed on the plat, "***Upon future subdivision of this property public street connections including the extension of Curran Road may be required.***"
21. Propose public road shall be constructed and dedicated to Lafayette Consolidated Government.
22. The utility easement at the end of Current Lane shall be removed and any Utilities place in that area will need a Public Works Right-of-Way permit.
23. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area; (LDC Art. 10, Sec 89-301)
2. Zoning category requested and/or existing zoning.
3. Building Setbacks referenced for correct zoning district CH (Commercial Heavy) on Final Plat
4. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation “Unplatted”.
5. Correct Adjacent property parcels:
  - a. Northerly Lot: TRACT A & B (ANGELA MEI-YUK OR, ARTHUR W. YOUNG, BENSON K. YOUNG “Unplatted”
  - b. Northerly Lot: LOT 95 (CINDY B. TRAHAN) “Platted
  - c. Southerly Lot: ARNOULD, EARL V & JOHNSON FEDERAL PROPERTIES RESUB LOT 2-B “Platted”
6. All public and private easements showing width and purpose, including associated recordation number.
7. Indicate public and private streets.
8. The location, width and names of all existing public or private streets and sidewalks within or adjacent to the tract, together with easements, railroad rights-of-way, and other important features such as section lines and corners, municipal boundary lines, property lines and monuments.
9. Notate the sidewalk width on final plat.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1’ (one) foot higher than the centerline of the adjacent road.



3. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.
4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
9. Cautionary note: If applicable please indicate location for proposed Cross-Access and/or Joint Access easement/servitude before Final Plat recordation.
10. For an integrated business or shopping area that includes more than one lot and where parking will be shared, a shared parking agreement between all lots will be required.
11. This property is located in the CH (Commercial Heavy) Zoning District.
12. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.

13. This plat/development must comply all standard regulations within the Lafayette Development Code.
14. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
15. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Mark Pritchard  
 VOTE: 5-0-0-0  
 AYES: German, Hebert, Lehman, Pontiff, Pritchard  
 NAYS: None  
 ABSTAIN: None  
 ABSENT: None

MOTION CARRIES

**3. Olde Towne at Millcreek Phase 5**

Tenique Briscoe presented the staff report. Lucas Knepper, Developer, was available questions. 9 speaker cards received

FOR: 1  
 AGAINST: 2  
 OTHER: 6

MOTION: Mark Prichard moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Provide 10’ utility servitudes along all lots bordering public roadways and 15’ utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram **or as worked out with LUS.**
2. The Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.

3. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
5. Plot existing electric facilities and provide required (10'x10') niche at all property corners fronting streets and existing electrical facilities. The niche will be centered such that five feet of the width is on each side of the property line or existing electrical facility (cabinets & transformers) not located on a property line **or as worked out with LUS.**
6. Submittal of a drainage impact analysis to the Department of Public for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved.
7. Remove Note: Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
8. Correct Note: According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0170J dated December 21, 2018, this property is located in Flood Zone X and X-shaded, which are not considered Special Flood Hazard Areas.
9. Delineate x-shaded on the Final Plat.
10. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk.
11. Corner lots are subject to the line of sight requirements of 89-44(f).
12. Varying right-of-way must not create an offset.
13. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. General location and street address (When available) of property.
2. Area of subject property and lots (in acres or square feet).
3. Zoning category requested and/or existing zoning.
4. Zoned RS-2. Add Setbacks to final plat:  
Front = 5 ft Sides = N/A Rear = 10 ft Rear Alley = 8 ft
5. Adjacent Property Owners (within required notification distance) including property directly across a Public or Private Road from the platted boundary, which shall be treated as adjacent property.
6. Include property owner information with 300 feet and across a Public or Private Road from the platted boundary.
7. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".
8. Notate the Northerly Lot as "OLDE TOWNE AT MILLCREEK PH 2-A & 3-A"
9. Note the Minimum lot frontage and area on final plat.
10. On corner lots, please include 1/2 the arc distance for each min. lot frontage calculation on final plat

**OTHER COMMENTS/SUGGESTIONS:**

1. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
2. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ

must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued

3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense.
5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
6. This property is located in the RM-2 (Residential Mixed 2) Zoning District.
7. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
8. This plat/development must comply all standard regulations within the Lafayette Development Code.
9. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
10. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Olivia Pontiff  
VOTE: 5-0-0-0  
AYES: German, Hebert, Lehman, Pontiff, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**4. Timbercreek (PC2017-0066)**

Tenique Briscoe presented the staff Report. Richie Charoenpap-Engineer of record was available for questions

- MOTION: Roger Lehman moved to grant a 1- year extension of Preliminary Plat approval.
- SECOND: Chris German
- VOTE: 5-0-0-0
- AYES: German, Hebert, Lehman, Pontiff, Pritchard
- NAYS: None
- ABSTAIN: None
- ABSENT: None

MOTION CARRIES

**IV. OTHER BUSINESS**

**1. 2025 City Planning Commission Calendar**

- MOTION: Roger Lehman moved to accep the 2025 City Planning Commission Calendar
- SECOND: mark Pritchard
- VOTE: 5-0-0-0
- AYES: German, Hebert, Lehman, Pontiff, Pritchard
- NAYS: None
- ABSTAIN: None
- ABSENT: None

**V. PUBLIC COMMENTARY: GENERAL**

**VI. ADJOURNMENT**

Steven Hebert adjourned the meeting at 6:15 p.m.

Submitted by,

Neil LeBouef  
 Development Manager  
 Community Development and Planning Department

**HEARING EXAMINER REVIEW**  
**ACTION SUMMARY**  
**DECEMBER 2024**

<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>SIZE/# OF LOTS</u></b>	<b><u>ACTION</u></b>	<b><u>WAIVERS APPROVED (CONDITIONS)</u></b>
Dugas Subdivision Lot 36A & Lot 36B	1000 Block of N. Pierce Street	0.18 AC / 2 Lots	Preliminary & Final	Sidewalks
Nolan Heights, Ext. No. 1 Lot S51-A, S51-B, & S50-A	300 Block of Justin Street	0.47 AC / 3 Lots	Preliminary & Final	Sidewalks
Mouton's Addition Lot 314-A & 314-B	300 Block of Lamar Street	0.16 AC / 2 Lot	Preliminary & Final	None
Aline Beniot Turner Tract from the Partition of Property of Estate of Alfred Beniot Tract 4	200 Block of Dupuis Road & 4200 Block of Moss Street	1.566 AC / 1 Lot	Preliminary & Final	Sidewalks





LUS water and wastewater facilities are not located on [name of lots/tracts]. The Owner/Developer shall install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements. (LDC 89-46(c, d)) (LUS)

3. Show LUS as the Water/Wastewater provider. (LUS)
4. The final plat must also include the following note:  
“This development/lot/area has been approved with an open ditch drainage system. The development/lot/area shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the LCG PW Department.”  
(LDC Art. 3, 89-42 (b)) (Public Works)
5. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30’ public drainage servitude from apparent high bank and inclusive of channel” on both sides of channel. Revise final plat to indicate the applicable distance between the 30-foot servitude dimension from the channel top bank and the platted property boundary. (LDC Art. 3, 89-30 (d)) (Public Works)
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e)) (Public Works)
7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development. (LDC Art. 3, 89-42 (d)). (Public Works)
8. Submittal of a drainage impact analysis (Hard Copy) to the Department of Public Works for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d)) (Public Works)
9. Submittal of complete construction plans (**Hard Copy**) to the Departments of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b)) (Public Works)

10. **Remove Note:** Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time. (Floodplain Admin)
11. **Remove Note:** Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically. (Floodplain Admin)
12. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Raggio Road. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. (LDC 89-44 (e)) (TR&B)
13. This subdivision plat is located on Raggio Road with an existing right of way of 50 feet. Five (5) feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Raggio Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. (LDC Table 89-44-1) (TR&B)
14. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. This requirement must be noted on the final plat. (LDC 89-26 (d) (11) (c)) (TR&B)
15. Cross access easements are required between all adjacent property boundaries. This requirement must be noted on the final plat. (LDC 89-30 (f)) (TR&B)
16. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Raggio Road. (LDC 89-44 (b) (1)) (TR&B).
17. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. (LDC 89-26 (d) (c)) (TR&B).
18. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: Effluent will drain to a source as approved by Louisiana Department of Health and Hospitals, Office of Sanitation Services

**PLAT REVISIONS:**

1. Indicate public and private streets. (LDC Art. 10, Sec 89-301)
2. General location and street address (if available) of property. (LDC Art. 10, Sec 89-301)
3. Zoning category requested and/or existing zoning (LDC Art 10. Sec 89-301) (Existing zoning = Industrial Light).

4.

**OTHER COMMENTS/SUGGESTIONS:**

1. NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. (Public Works)
2. NOTE: It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road. (Public Works)
3. Submit preliminary plans to the Development Department for review prior to application for building permit
4. Land Disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] building permit issuance will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process. (Environmental Quality)
5. Stormwater documents, such as SWPPP, will be required if one acre or more of land will be disturbed. (Environmental Quality)
6. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept. (Environmental Quality)
7. The Owner will coordinate with the Lafayette Utilities System for all required service connections. (LUS)
8. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense. (LUS)
9. Provide and show on final plat, any additional utilities easement needed for required utilities facilities. (LUS)
10. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities. (LUS)
11. Any relocation of existing electric facilities will be at the Owner/Developer's expense. (LUS)
12. This property is located in the IL (Industrial Light)) Zoning District.
13. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities.

14. This plat/development must comply all standard regulations within the Lafayette Development Code.
15. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
16. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

Attachments:

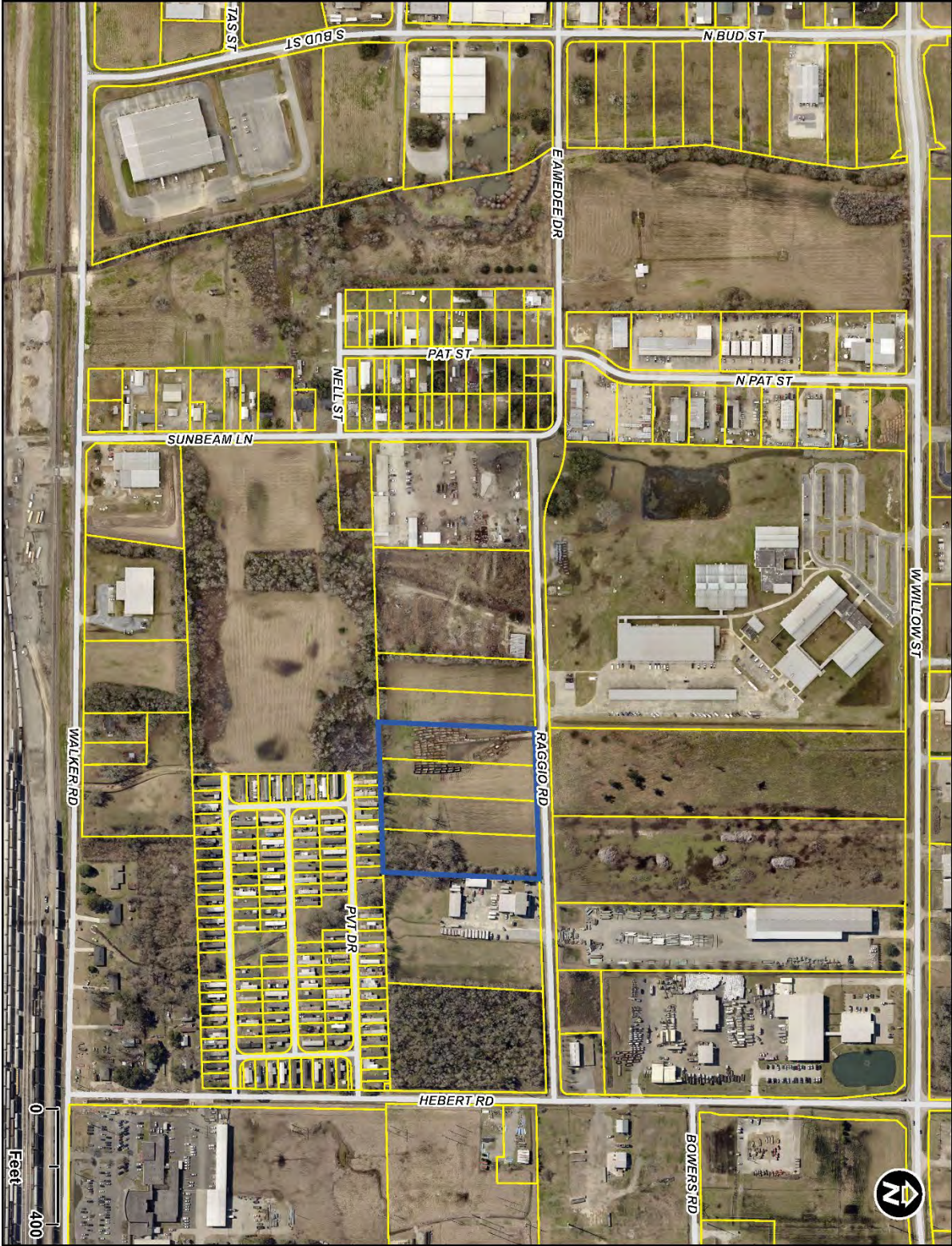
Plat

Aerial Photo

Adjoining Property Owners







# FCG Properties, LLC Tract Q-1 Adjacent Property Owners

Ogden Clarence Guilliot, III  
P.O. Box 61704  
Lafayette, LA 70596-1704

Kerry Simon  
514 Parkway Drive  
Breaux Bridge, La 70517

Parish of Lafayette  
P.O. Box 4017C  
Lafayette, LA 70502-4017

Willow Springs, LLC  
333 Bacque Crescent Dr  
Lafayette, LA 70503-2842

FCG Properties, LLC  
Frank Gerami  
600 W. Bayou Parkway  
Lafayette, LA 70503-3606

R & O C, LLC  
511 Brothers Rd  
Lafayette, LA 70507-5216

Hagan Development  
Company, LLC  
204 Dublin Cir, Apt D  
Lafayette, LA 70506-3887

T & W Properties, LLC  
113 W. Ellendale Estates Dr  
Houma, LA 70360-8920

Law Enforcement District of  
the Parish of Lafayette  
316 W. Main St.  
Lafayette, LA 70501-6846



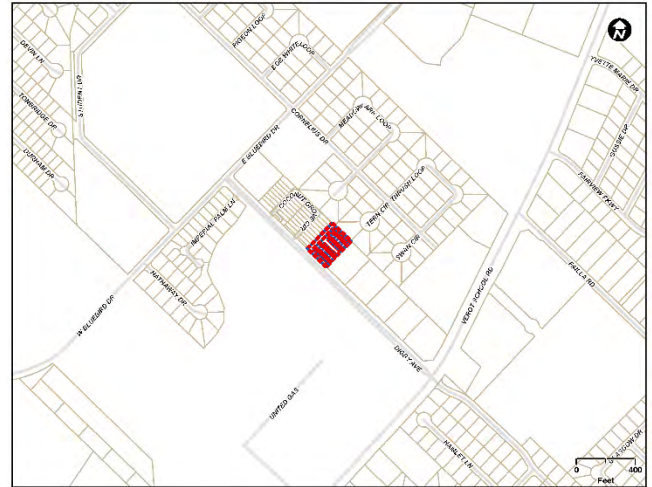
**LAFAYETTE CITY PLANNING COMMISSION**  
**STAFF REPORT**  
 January 27, 2025

**SUBJECT:** Preliminary Plat Approval  
 Plat Name  
 Case No.2024-75-PC

**Applicant:** Trahan Real Estate Group  
 Attn: Chad Trahan

**Owner:** Trahan Real Estate Group  
 Attn: Chad Trahan

**Location:** 100 Blk Digby Drive



**REQUEST:**

- The applicant requests Preliminary Plat approval for the subdivision of .987 acre of property into ten (10) lots for residential use.

**RELEVANT ISSUES:**

- This property is located in the CM-1 (Commercial Mixed) Zoning District.

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

**CONDITIONS:**

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LUS) (LDC 89-46 (e)(1))
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram. (LUS) (LDC 89-30 (c)(2))
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility easements around these facilities. (LUS) (LDC 89-30 (b)(4))



4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. (LDC 89-46 (c) (d)).
5. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c) (d)).
6. Please contact LUS prior to design if the subdivision requires a lift station.
7. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to a source as approved by Louisiana Department of Health and Hospitals, Office of Sanitation Services
8. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 3, 89-25 (b))
9. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission. (LDC Art. 3, 89-44 (d))
10. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. Submittal (HARD COPY TO THE DEPARTMENT OF PUBLIC WORKS) may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
11. All of the development is located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))
12. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the

proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))

13. Submittal of a HARD COPY of a drainage impact analysis to the Department of Public Works for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayette-la.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d))
14. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
15. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Coconut Grove Subdivision and CPA Land Company No 3, LLC properties. (LDC Art. 3, 89-30 (d) & (e))
16. Add Note: Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time. (Floodplain Admin)
17. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Digby Avenue. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. LDC 89-44 (e).
18. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. This requirement must be noted on the final plat. LDC 89-26 (d) (11) (c)
19. Cross access easements are required between all adjacent property boundaries. This requirement must be noted on the final plat. LDC 89-30 (f).
20. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Digby Avenue. LDC 89-44 (b) (1)
21. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).

22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
 Acadian Regional Office  
 825 Kaliste Saloom Road, Suite 100  
 Lafayette, LA 70508

### **PLAT REVISIONS**

1. Provide servitude niches at all property corners including typical utility niche diagram. (LDC 89-30 (c)(2))
2. Distance from the nearest intersection, for accurate addressing. (LDC Art. 10, Sec 89-301)
3. Status of structures on the site (i.e., vacant, to be removed; good condition, interior remodel only; new, as is; etc.). (LDC Art. 10, Sec 89-301)
4. Location and footprint of any existing building or structures. (LDC Art. 10, Sec 89-301)
5. Legal description of the subject property. (LDC Art. 10, Sec 89-301) (Needs ACT # for referenced plats.)
6. Note about flood zone should also include the effective date for the FIRM panel. (LDC Art. 10, Sec 89-301).
7. General location and street address (if available) of property. (LDC Art. 10, Sec 89-301)
8. North arrow (in the same orientation as the plat) for the vicinity map. (LDC Art. 10, Sec 89-301)
9. Final Addresses to be TBD per final plat review

### **OTHER COMMENTS/SUGGESTIONS:**

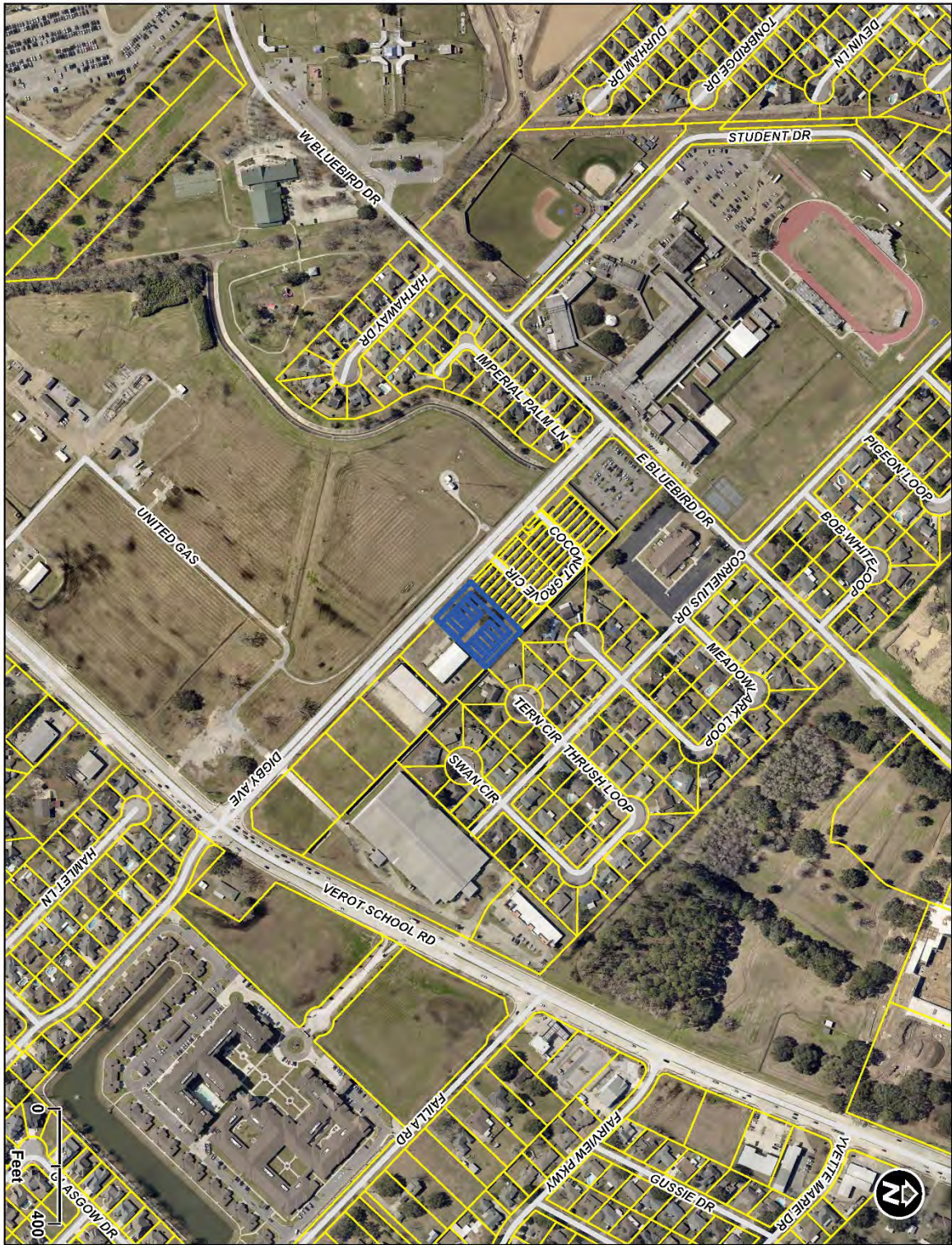
- NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. (Public Works)
- NOTE: It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.( Public Works)
- NOTE: Due to the configuration of the garages/parking for Lots 6-10 - access to said lots will not be provided during drainage work (Public Works)

- Land Disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] building permit issuance will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process. (Environmental Quality)
- Stormwater documents, such as SWPPP, will be required if one acre or more of land will be disturbed (including equipment staging, landscaping, etc.) (Environmental Quality)
- The owner will coordinate with the Lafayette Utilities System for all required service connections. (LUS)
- Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
- Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
- The Owner will coordinate with the Lafayette Utilities System for all required service connections. (LUS)
- Add location & footprint of existing and proposed buildings on Final Plat.
- This property is located in the CM-1 (Commercial Mixed) Zoning District.
- Submit preliminary plans to the Development Department for review prior to application for building permit.
- This plat/development must comply all standard regulations within the Lafayette Development Code.
- Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
- The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

Attachments:  
Plat

Aerial Photo  
Adjoining Property Owners





163 164

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DEPT. OF PUBLIC SAFETY  
LAFAFETTE PARISH, LOUISIANA

## COTTAGES ON DIGBY ADJACENT PROPERTY OWNERS

JLM LEGACY PROPERTIES, LLC  
310 TRAILWOOD LN  
LAFAYETTE, LA 70508

SUZANNE B. HARDY  
102 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

RED DOOR MANAGEMENT, LLC  
100 ARCHANGEL DR  
LAFAYETTE, LA 70508

RYAN & MARGARET MOUTON  
106 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

JEAN/ALICE/MICHAEL BREAU  
108 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

KANE M. RACCA  
110 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

RAVEN E. HULIN  
112 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

MELANIE L. GRANADOS  
114 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

JEREMY & JILL MEAUX  
408 MILL POND DR  
YOUNGSVILLE, LA 70592

JOSEPH C. RYAN  
607 GREENBRIAR RD  
LAFAYETTE, LA 70503

VANCE & KIMBERLY LANDRY  
511 S. BROADWAY ST.  
ERATH, LA 70533

VICTORIA ANNE ST. CYR  
118 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

ROSLYND D. WHITE  
119 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

TRUDIE O. BRYANT  
120 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

JAKE SAVOIE  
121 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

STELLA M. SOUTHER  
122 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

MARY C. FARMER  
12 SUMMERFIELD PL  
NATCHES, MS 39120

EMP PROPERTIES, LLC  
302 QUIET OAKS DR  
YOUNGSVILLE, LA 70592

GENESIS R. ASSULIN  
125 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

RAMIREZ CAPITAL HOLDINGS, LLC  
126 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

KEVIN & SUSAN NOEL  
102 RESERVOIR RD  
BROUSSARD, LA 70518



SABINO CHAVEZ  
128 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

GWEN MERGIST  
129 COCONUT GROVE CIR  
LAFAYETTE, LA 70508

B&B BILLING SERVICE  
PO BOX 80394  
LAFAYETTE, LA 70598  
ATTN: COCONUT GROVE  
OWNERS

CPA LAND COMPANY NO 3, LLC  
PO BOX 61183  
LAFAYETTE, LA 70596

GULF SOUTH PIPELINE CO LP  
9 GREENWAY PLZ – STE 2800  
HOUSTON, TX 77046  
ATTN: DUSTY RHODES

JOE DONALD FAIN, JR  
102 SWAN CIR  
LAFAYETTE, LA 70508

MARIA P. BERGERON  
104 SWAN CIR  
LAFAYETTE, LA 70508

DAVID & ANGELA SPICER  
102 SEAGULL CIR  
LAFAYETTE, LA 70508

FLOYD J. PREJEAN, JR  
104 SEAGULL CIR  
LAFAYETTE, LA 70508

JEFFERY & MONICA WEST  
106 SEAGULL CIR  
LAFAYETTE, LA 70508

ASHLEY & DARREN SECREST  
108 SEAGULL CIR  
LAFAYETTE, LA 70508

GREG & JANE KEARLEY  
110 SEAGULL CIR  
LAFAYETTE, LA 70508

JULIA & MICHAEL PERRIN  
112 SEAGULL CIR  
LAFAYETTE, LA 70508

RIKKIE ANN MECHE GARY  
114 SEAGULL CIR  
LAFAYETTE, LA 70508

ANDRE D. ARCENEUX  
100 TERN CIR  
LAFAYETTE, LA 70508

JOHN B. MECHE  
102 TERN CIR  
LAFAYETTE, LA 70508

COURTNEY FISHER  
104 TERN CIR  
LAFAYETTE, LA 70508

LEORA D. FUSILIER  
106 TERN CIR  
LAFAYETTE, LA 70508

JIKONG ZHAO  
105 ACE LN  
LAFAYETTE, LA 70506

TIMOTHY S. REDD  
110 TERN CIR  
LAFAYETTE, LA 70508

BRYANT & KIMBERLY HEBERT  
112 TERN CIR  
LAFAYETTE, LA 70508

NINA PROPERTIES FOUR, LLC  
100 SILVER OAK LN  
BROUSSARD, LA 70518

**TRAHAN REAL ESTATE GROUP**  
**ATTN: CHAD TRAHAN**  
**325 SETTLER'S TRACE BLVD**  
**LAFAYETTE, LA 70508**

**RT DUGAS, LLC**  
**8116 CHASTANT RD**  
**NEW IBERIA, LA 70560**





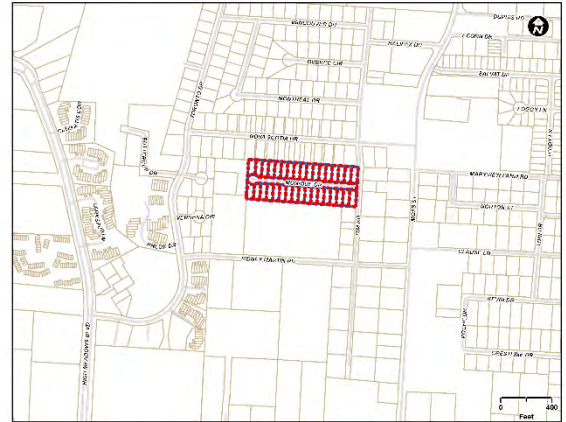
**LAFAYETTE CITY PLANNING COMMISSION**  
**STAFF REPORT**  
 January 27, 2025

**SUBJECT:** Preliminary Plat Approval  
 Moss Bluff Subdivision  
 Case No.2024-76-PC

**Applicant:** Forward Thinking Construction LLC  
 Attn: Daniel Danenberg

**Owner:** Annette Harding &  
 Patrick Harding

**Location:** Monique Drive



**REQUEST:**

The applicant requests Preliminary Plat approval for the subdivision of 5.1 acres of property into thirty (30) lots for residential use.

**WAIVER REQUEST:**

The applicant has requested waiver of the following condition:

- The existing asphalt pavement surface of Monique Drive is heavily worn and past the end of its usable life. Therefore, the roadway will at least need to be milled and overlaid, and it may need full reconstruction, to be determined by the required geotechnical investigation. Additionally, unless it can be proven to PW that a sub-surface drainage system cannot effectively drain storm water from this development, open ditch drainage is no longer allowed along public roadways. (Condition #6)
- The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (Condition #8)
- The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (Condition #9)
- New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission. (Condition #10)

- Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. (LDC 89-44 (e)) (Condition #16)

**RELEVANT ISSUES:**

- Subject property is located in RS-1 (Residential Single Family) Zoning District.

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

**CONDITIONS:**

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram (LDC 89-30 (c) (2)).
2. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. (LDC 89-46 (c) (d)).
3. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c) (d)).
4. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LDC 89-46 (e)(1))
5. Please contact LUS prior to design if the subdivision requires a lift station.
6. The existing asphalt pavement surface of Monique Drive is heavily worn and past the end of its usable life. Therefore, the roadway will at least need to be milled and overlaid, and it may need full reconstruction, to be determined by the required geotechnical investigation. Additionally, unless it can be proven to PW that a sub-surface drainage system cannot effectively drain storm water from this development, open ditch drainage is no longer allowed along public roadways. (LDC Art. 3, 89-42 (b))
7. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 3, 89-25 (b))
8. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall

be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art.3, 89-44 (c))

9. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 4, 89-59 (f))
10. New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission. (LDC Art. 3, 89-44 (a))
11. Submittal of a drainage impact analysis to the Department of Public for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayette.la.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d))
12. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development. (LDC Art. 3, 89-42 (d))
13. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Sarver Family, LLC, Roberie, Harding or Nova Scotia Drive properties. (LDC Art. 3, 89-30 (d) & (e))
14. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense. (LDC Art. 3, 89-44 (a)) (Public Works)

15. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 Public Drainage Servitude from apparent high bank and inclusive of channel” on both sides of channel. Revise final plat to indicate the applicable distance between the 30-foot servitude dimension from the channel top bank and the platted property boundary. (LDC Art. 3, 89-30 (d) (Public Works))
16. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. (LDC 89-44 (e)) (TR&B)
17. This subdivision plat is located on Rim Road with an existing right of way of 50 feet. Five (5) feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Rim Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. (LDC Table 89-44-1) (TR&B)
18. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. This requirement must be noted on the final plat. LDC 89-26 (d) (11) (c) (TR&B)
19. Corner lots are subject to the line of sight requirements of LDC 89-44(f). (TR&B)
20. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. (LDC 89-26 (d)(1)(c)) (TR&B)
21. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

### **PLAT REVISIONS**

1. Names, addresses, and contact information of property owner, developer, applicant and agent. (LDC Art. 10, Sec 89-301) (needs email or phone number for contact).
2. Minimum Class A, B or C stamped survey (see La. Adm. Code tit. 43, §2901 for survey classifications). (LDC Art. 10, Sec 89-301)
3. North arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1” = 3,000’) showing the location of the proposed subdivision or development and the entire subject property. (LDC Art. 10, Sec 89-301)

4. Zoning category requested and/or existing zoning. (LDC Art. 10, Sec 89-301) (Needs to state RS-1 or Residential Single Family-1.)
5. Status of structures on the site (i.e., vacant, to be removed; good condition, interior remodel only; new, as is; etc.). (LDC Art. 10, Sec 89-301)
6. Location and footprint of any existing building or structures. (LDC Art. 10, Sec 89-301)
7. Moss Bluff Subdivision - to be renamed to Moss Ridge upon final plat.
8. Final Addresses to be TBD per final plat review

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. (Public Works)
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road. (Public Works)
3. Land Disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] building permit issuance will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process. (Environmental Quality)
4. Stormwater documents, such as SWPPP, will be required if one acre or more of land will be disturbed. (Environmental Quality)
5. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
6. The owner will coordinate with the Lafayette Utilities System for all required service connections.
7. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
8. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
9. This property was annexed into the City of Lafayette 11/21/2022 and is located in the RS-1 Zoning District.

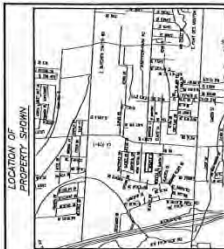
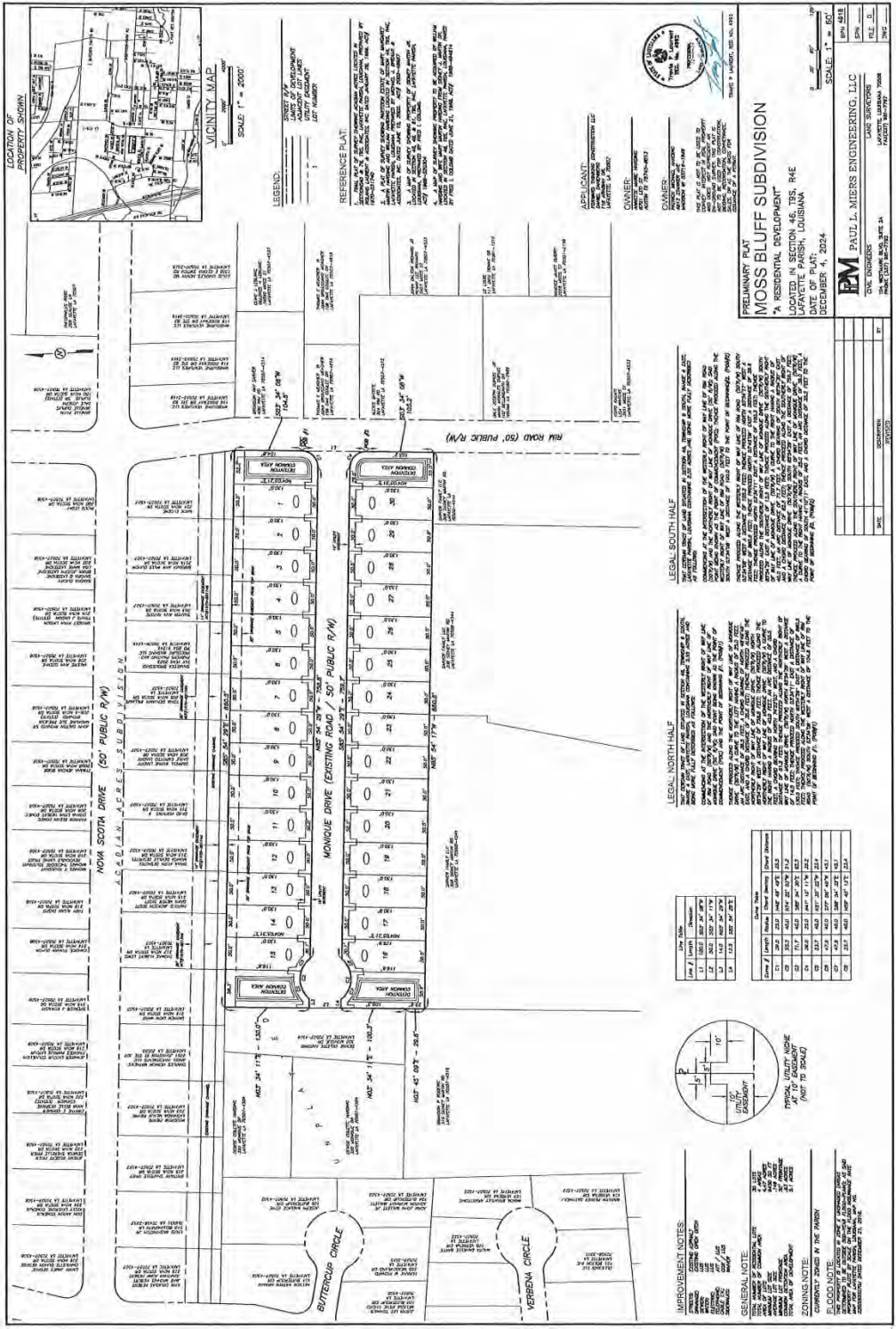
10. Submit preliminary plans to the Development Department for review prior to application for building permit.
11. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
12. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
13. This plat/development must comply all standard regulations within the Lafayette Development Code.
14. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners



**MONITY MAP**  
SCALE 1" = 2000'

**LEGEND:**  
 BOUNDARY OF DEVELOPMENT  
 EXISTING ADJACENT LOT NUMBER

**REFERENCE PLAT:**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

**DESIGNER:**  
 PAUL L. MIERS ENGINEERING, LLC  
 1000 BOULEVARD 46  
 LAFACETTE, LOUISIANA 70501-4602  
 PHONE: 337-885-4602  
 FAX: 337-885-4602

**OWNER:**  
 MOSS BLUFF COMMUNITY  
 1000 BOULEVARD 46  
 LAFACETTE, LOUISIANA 70501-4602  
 PHONE: 337-885-4602  
 FAX: 337-885-4602

**PRELIMINARY PLAT**  
**MOSS BLUFF SUBDIVISION**  
 A RESIDENTIAL DEVELOPMENT  
 LOCATED IN SECTION 46, T9S, R4E  
 LAFACETTE PARISH, LOUISIANA  
 DATE OF PLAT:  
 DECEMBER 14, 2024

**SCALE: 1" = 500'**

**LEGAL SOUTH HALF**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

**LEGAL NORTH HALF**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.



**GENERAL NOTE:**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

Lot No.	Area (sq. ft.)	Dimensions
1-11	1,000.00	20' x 50'
12	1,000.00	20' x 50'
13	1,000.00	20' x 50'
14	1,000.00	20' x 50'

Lot No.	Area (sq. ft.)	Dimensions
15-24	1,000.00	20' x 50'
25-34	1,000.00	20' x 50'

**GENERAL NOTE:**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

**ZONING NOTE:**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

**FLOOD NOTE:**  
 THIS PLAT IS A REVISION OF THE PLAT OF THE COMMUNITY OF MOSS BLUFF, LAFACETTE PARISH, LOUISIANA, AS SHOWN ON PLAT NO. 100-100-100, DATED 12/15/2010, AND AS AMENDED BY PLAT NO. 100-100-100-1, DATED 03/15/2011, AND AS AMENDED BY PLAT NO. 100-100-100-2, DATED 03/15/2011.

**PAUL L. MIERS ENGINEERING, LLC**  
 CIVIL ENGINEERS  
 1000 BOULEVARD 46  
 LAFACETTE, LOUISIANA 70501-4602  
 PHONE: 337-885-4602  
 FAX: 337-885-4602

**DATE:** DECEMBER 14, 2024

**SCALE:** 1" = 500'

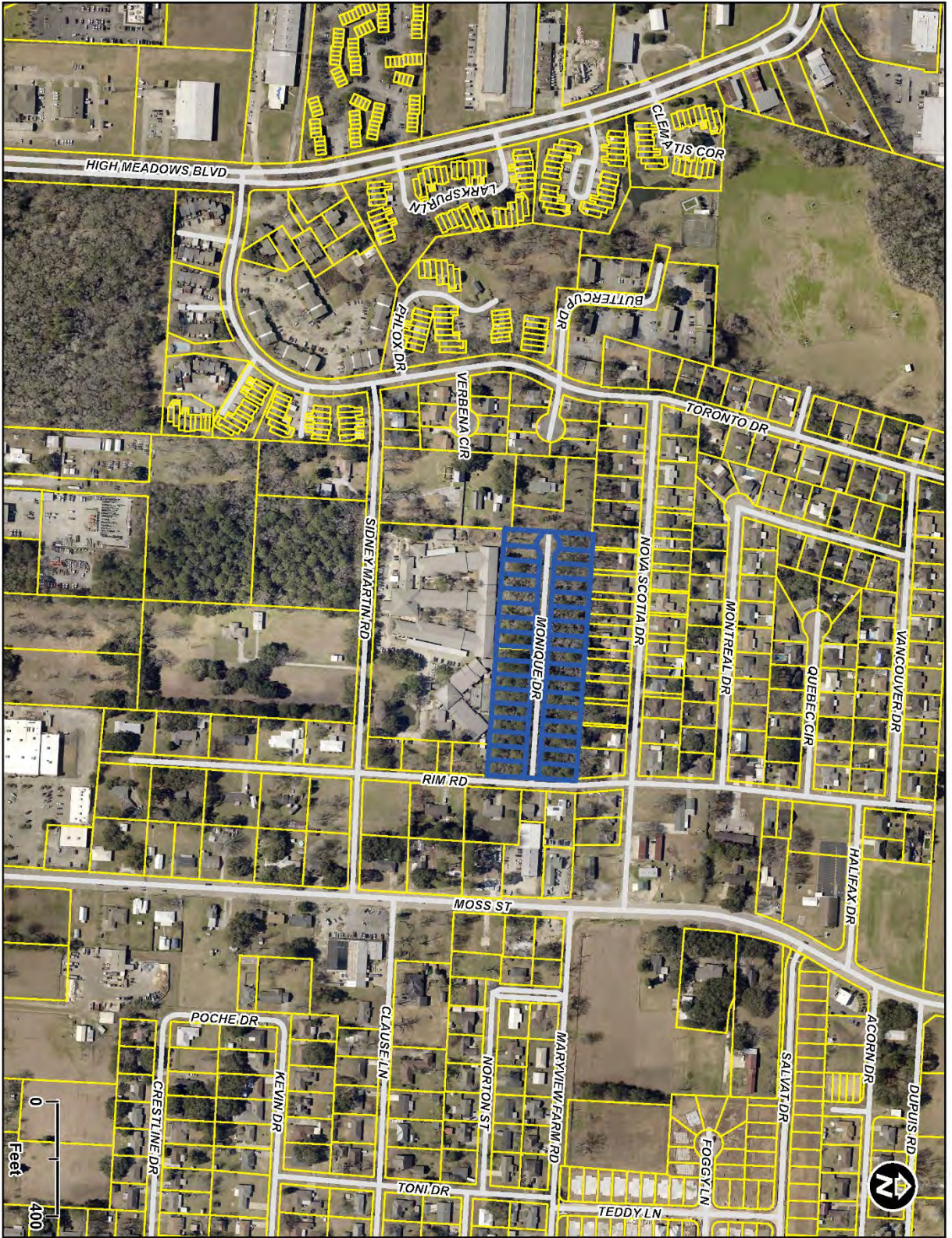
**PROJECT:** MOSS BLUFF SUBDIVISION

**SECTION:** 46, T9S, R4E

**PARISH:** LAFACETTE

**STATE:** LOUISIANA







## MOSS BLUFF SUBDIVISION ADJACENT PROPERTY OWNERS

DENISE HARDING  
300 MONIQUE DR  
LAFAYETTE, LA 70507-4504

BRONSON RAY SARVER  
400 RIM RD  
LAFAYETTE LA 70507-4514

SHAMEECA BROUSSARD  
PARKERS PAINTING & PRESSURE  
WASHING LLC  
PO BOX 91246  
LAFAYETTE LA 70509-1246

ADAM MALLET JR  
ASHTON MALLET  
104 BUTTERCUP CIR  
LAFAYETTE, LA 70507-4502

DWAYNE E CORMIER  
ANNA BELLE DESPANIE CORMIER  
(ESTATE)  
220 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

WANDA ARMSTRONG  
107 VERBENA CIR  
LAFAYETTE, LA 70507-4522

BRANDON ROBERIE  
310 SIDNEY MARTIN RD  
LAFAYETTE, LA 70507-4518

SARVER FAMILY LLC  
308 SIDNEY MARTIN RD  
LAFAYETTE, LA 70508-4544

KURO KALAITI  
LISA WINTERS  
3901 MOSS ST  
LAFAYETTE, LA 70507-4533

DALE JOSEPH DUPUIS JR  
MARIA MORALES DUPUIS  
102 BELLINGRATH DR  
HOUMA LA 70360-7989

KANDICE GUIDRY  
2028 MOSS ST  
LAFAYETTE, LA 70501-2158

KIRK DOUGLAS HEBERT  
JAKE MICHAEL HEBERT  
JONATHAN ADAM HEBERT  
229 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4507

ALEXIS BATISTE  
304 RIM RD  
LAFAYETTE, LA 70507-4512

JOHN RICHARD  
PENNY RICHARD  
3907 MOSS ST  
LAFAYETTE, LA 70507-4533

THOMAS MEAGHER III  
JOAN BROUSSARD  
108 OAK COULEE DR  
LAFAYETTE, LA 70507-4816

CLINE LEBLANC  
DOLORES LEBLANC  
3909B MOSS ST  
LAFAYETTE, LA 70507-4533

CHARLES LOUIS  
1308 E GLORIA SWITCH RD  
LAFAYETTE, LA 70507-2628

WINBOURNE VENTURES, LLC  
119 RIDGEWAY DR STE B2  
LAFAYETTE, LA 70503-3446

MACK EUGENE  
201 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

BARBARA DUHON  
201A NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

SHARON BATISTE  
203 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

TONIA WILLIAMS  
205 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4507

JENNIFER LATOUR COUVILLION  
FRANCES HARGUS LATOUR  
218 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

DARRELL LANDRY  
GAYLE LANDRY  
209 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

DAVID HOPKINS II  
211 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

BRIAN DESHOTEL  
MONICA DESHOTEL  
213 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

HAROLD SCOTT  
DAWN SCOTT  
215 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

THOMAS LEWIS  
217 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

DARREN WARD  
219 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

CHARLES MATHEWS  
ANGEL INVESTMENTS LLC  
2701 JOHNSTON ST STE 307  
LAFAYETTE LA 70503

WOODROW PIERRE  
LASHANDA PIERRE  
223 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

BRITTANY VINEY  
225 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4507

LOUIS WASHINGTON  
510 BELLINGRATH LN  
SLIDELL, LA 70458-2257

SPENCER J KOWAISKI  
216 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

THOPHILUS ROSE  
208 CLAUSE LN  
LAFAYETTE, LA 70507

JANELLE PATIN  
JANELLE DUPIUS  
100 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4506

JEREMY ROBERT PRIER  
DEMECA SHERELLE PRIER  
222 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

SANDRA GUIDRY  
SANDRA LASSEIGNE  
BRIAN LASSEIGNE  
202 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4508

BRIDGET LINDON  
TRAVIS LINDON (ESTATE)  
204 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4508

VALERIE OZENNE  
206 NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4508

JOHN RICHARD  
MACKLINE RICHARD ESTATE  
206-NOVA SCOTIA DR  
LAFAYETTE, LA 70507-4508

TYWANA BOBB  
206B NOVA SCOTIA DR  
LAFAYETTE, LA 70507

PATRICK DOMECH  
DONNA DOMECH  
208 NOVA SCOTIA DR  
LAFAYETTE, LA 70507

MICHAEL THEODORE TOUSSAINT  
REVOCABLE LIVING TRUST  
210 NOVA SCOTIA DR  
LAFAYETTE, LA 70507

TOBY ALLAN DASPIT  
212 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

MARILYN PERRET GASTINEAU  
104 VERBENA CIR  
LAFAYETTE LA 70507-4522

JOSEPH WALLACE ISTRE  
105 BUTTERCUP CIR  
LAFAYETTE LA 70507-4502

JUSTIN LEE SONNIER  
MELISSA IRENE CHORD  
100 BUTTERCUP CIR  
LAFAYETTE LA 70507-4502

RICCO LEDAY  
200 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

CANDICE TRAHAN DUHON  
214 NOVA SCOTIA DR  
LAFAYETTE LA 70507-4508

OLLIEANDI LLC  
101 BOLTON AVE  
LAFAYETTE LA  
70508-3301

NELSON KATRYN HINMAN  
101 BUTTERCUP CIR  
LAFAYETTE LA 70507-4502

LURANIE M RICHARD  
205 MEADOWLAND DR  
LAFAYETTE LA 70507-3565

MALITA DANIELLE BARTIE  
105 VERBENA CIR  
LAFAYETTE LA 70507-4522

LE LOUIS  
111 DIEU DONNE DR  
LAFAYETTE LA 70501-1310

PATRICK HARDING  
4813 STARKER AVE  
MADISON, WI 53716-1849

ANNETTE HARDING  
8701 LEO ST  
AUSTIN, TX 78745-8013

FORWARD THINKING  
CONSTRUCTION LLC  
DANIEL DANENBERG  
118 ARABIAN DRIVE  
LAFAYETTE, LA 70507

PAUL L MIERS ENGINEERING, LLC  
104 WESTMARK BLVD  
LAFAYETTE, LA 70506

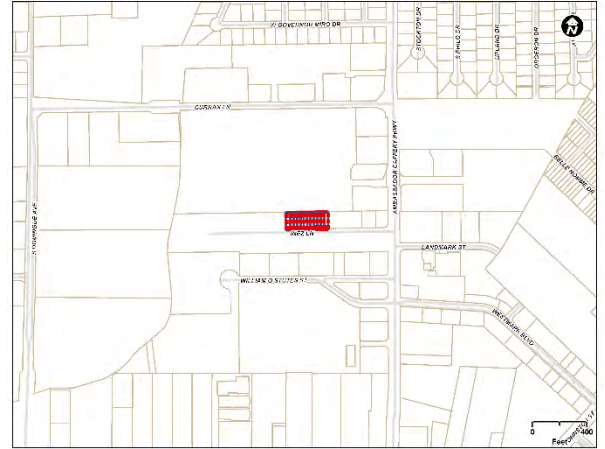
**LAFAYETTE CITY PLANNING COMMISSION**  
**STAFF REPORT**  
 January 27, 2025

**SUBJECT:** Preliminary Plat Approval  
 Inez Townhome Development  
 Case No.2024-77-PC

**Applicant:** HBP Investment, LLC

**Owner:** Larry Dario

**Location:** 100 Blk of Inez Lane



**REQUEST:**

- The applicant requests Preliminary Plat approval for the subdivision of 0.892-acre property into twelve (12) lots for residential use.

**WAIVER REQUEST:**

The applicant has requested waiver(s) of the following condition(s):

- The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c)(d) (Condition #5)
- Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Inez Lane. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. (LDC 89-44 (e)) (Condition #13)
- The deficient one lane gravel roadway surface within the existing 50' public right of way identified on the plat as Inez Lane is not sufficient for public use with the addition of this subdivision. Therefore, the developer will be responsible to provide a two-lane asphalt public street from the proposed development to the existing asphalt section of Inez Lane near Ambassador Caffery Parkway. Additionally, unless it can be proven to Public Works that a sub-surface drainage system cannot effectively drain storm water from this development, open ditch drainage is no longer allowed along public roadways. (LDC Art. 3, 89-42 (b)) (Condition #15)

**RELEVANT ISSUES:**

- Subject property is located in CM-1 Commercial Mixed (Rezoning approved January 7, 2025)

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

**CONDITIONS:**

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LDC 89-46 (e)(1)) (LUS)
2. Provide standard utility servitude niches (10' deep by 5' wide) at all property corners bordering public roadways and provide typical utility niche diagram. (LDC 89-30 (c)(2)) (LUS)
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities. (LDC 89-30 (b)(4)) (LUS)
4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. (LDC 89-46 (c) (d))(LUS)
5. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c) (d)) (LUS)
6. Please contact LUS prior to design if the subdivision requires a lift station.
7. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
8. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
9. Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments

- and a ten (10) year storm event for commercial developments. (See LDC Art. 3, 89-42 (c) and (d)).(Public Works)
10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development. (LDC Art. 3, 89-42 (d))
  11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e)) (Public Works)
  12. Due to the width of the lots, the drainage model of the roadside ditches shall include all driveway culverts to verify that the proposed open ditch system will function as designed. Alternate hydraulic design models may be necessary, including sub-surface drainage system, to provide adequate drainage for the development. (LDC Art. 3, 89-42 (e)) (Public Works)
  13. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Inez Lane. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. (LDC 89-44 (e)) (TR&B)
  14. This subdivision plat is located on Inez Lane with an existing right of way of 50 feet. Five (5) feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Inez Lane. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. (LDC Table 89-44-1)(TRB)
  15. The deficient one lane gravel roadway surface within the existing 50' public right of way identified on the plat as Inez Lane is not sufficient for public use with the addition of this subdivision. Therefore, the developer will be responsible to provide a two-lane asphalt public street from the proposed development to the existing asphalt section of Inez Lane near Ambassador Caffery Parkway. Additionally, unless it can be proven to Public Works that a sub-surface drainage system cannot effectively drain storm water from this development, open ditch drainage is no longer allowed along public roadways. (LDC Art. 3, 89-42 (b)) (TR&B)
  16. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. (LDC 89-26 (d) (c)) (TR&B)
  17. The minimum driveway spacing for a 25-mph speed limit is 165'. (LDC 89-26 (d) (1) (a)) (TR&B)
  18. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. General location and street address (if available) of property. (LDC Art. 10, Sec 89-301)
2. Utility niches should be located on the corners of all 12 lots.
3. Final Addresses to be TBD per final plat review

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. (Public Works)
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road. (Public Works)
3. Land Disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] building permit issuance will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process (Environmental Quality)
4. The owner will coordinate with the Lafayette Utilities System for all required service connections. (LUS)
5. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the (CH) Commercial Heavy Zoning District.
9. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4) for further description of the requirement.
10. This plat/development must comply all standard regulations within the Lafayette Development Code.



11. Plat approval is conditional upon a successful re-zoning from (CH) Commercial Heavy to CM-1 Commercial Mixed) Re-zoning. Once re-zoned, this project must follow all proposed zoning regulations mentioned in the Lafayette Development Code (LDC) which includes density, open-space, building set-back and bulk-place requirements at time of final plat approval.
12. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
13. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

Attachments:

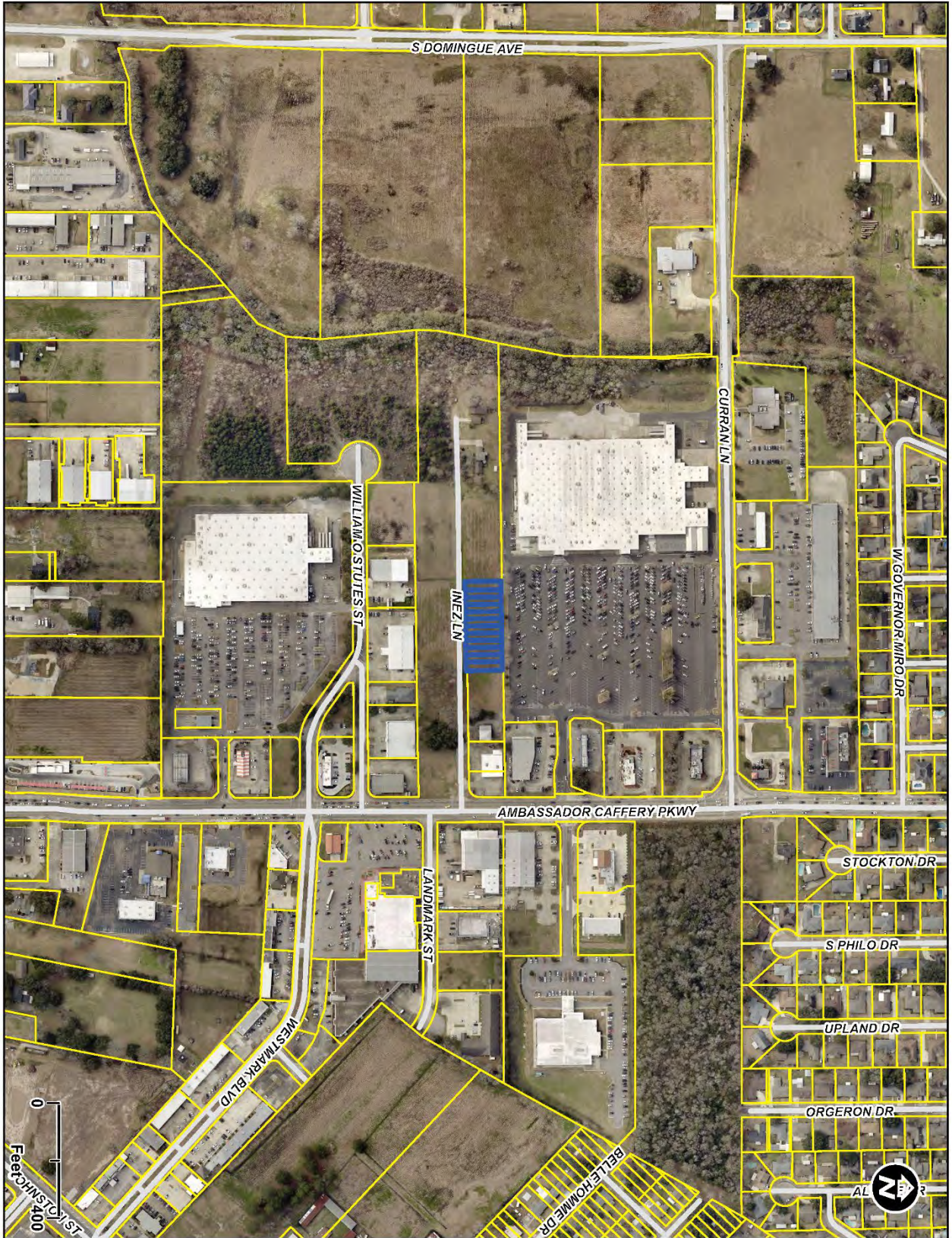
Plat

Aerial Photo

Adjoining Property Owners







## INEZ TOWNHOUME DEVELOPMENT ADJACET PROPERTY OWNERS

Morgan Goudeau & Associates, Inc.  
Attn: Jacob Jarrell  
1703 West Landry Street  
Opelousas, LA 70570

HBP Investments, LLC  
724 I-10 S. Frontage Road  
Scott, LA 70583

Wal Mart Real Estate Business Trust  
P.O. Box 8050 MS 0555  
Bentonville, AR 72712-8050

Ambassador Caffery, LLC  
P.O. Box 14208  
Baton Rouge, LA 70898-4208

Catherine J. Mcgowen  
146 Inez Lane  
Lafayette, LA 70506-7204

Mona Stutes Caldwell  
P.O. Box 10  
Scott, LA 70583-0010

Reddoch Development Co., LLC  
P.O. Box 370  
Maurice, LA 70555

ARC AALAFLA001, LLC  
11995 EL Camino Real  
San Diego, CA 92130-2539

BRC Global, LLC  
110 Bocage Drive  
Houma, LA 70360-2500

Eric K. San  
951 Leora Lane Apt. 413  
The Colony, TX 75056-3927

Duong Estates, LLC  
209 Brookshire Gardens Dr.  
Lafayette, LA 70503-5688

Mary Stutes Brandon  
P.O. Box 1284  
Scott, LA 70583-1284

Jean Stutes Broussard  
202 Bell Down Drive  
Lafayette, LA 70506-6038

Nena McMahan Stutes  
633 Belleview Plantation Rd.  
Lafayette, La 70503-6127

Chunjiang Lin  
123 Club View Drive  
Lafayette, LA 70503-3493

Duong Investment Co., LLC  
106 William O Stutes Street  
Lafayette, LA 70506-7217

Daryl W. Robinson  
104 William O Stutes Street  
Lafayette, LA 70506-7217

GPD Vet Group, LLC  
109 Peck Boulevard  
Lafayette, LA 70508-7327

Steven L. Gitz  
100 William O Stutes Street  
Lafayette, LA 70506-7211

3210 Ambassador, LLC  
194 N. Southlawn Drive  
Lafayette, LA 70503-3336



**LAFAYETTE PLANNING COMMISSION**  
**STAFF REPORT**  
January 27, 2025

**SUBJECT:** Acceptance of Perpetual Maintenance  
Madison Landing  
Case No. PC 2019-0035

**Applicant:** Coty Deville

**Owner:** WH Renovations, LLC

**Location:** Grenadine Drive  
City of Lafayette

**REQUEST:**

- The applicant requests Acceptance of Perpetual Maintenance of Streets and Drainage.

**RELEVANT ISSUES:**

- Final Plat Approval granted December 20, 2022
- The Capital Improvement and Development Division of the Department of Public Works has completed their inspection, is satisfied with the improvements, and recommends that the streets and drainage improvements be accepted for maintenance.

**STAFF RECOMMENDATION:**

Approval is recommended for Acceptance of Perpetual Maintenance of the Streets and Drainage as shown on plat of survey by Shawn Macmenamin dated December 28, 2022, and recorded under Entry No. 202-48569.

Attachments:

Plat

Memo from Public Works





RECEIVED

JAN 03 2025

DEVELOPMENT DIVISION

## Internal Memorandum

Public Works Department  
Capital Improvements Division (5131)

**TO:** Tenique Briscoe  **DATE:** January 3, 2025  
**THRU:** Jessica Cornay  
**FROM:** Angela Bergeron  
**SUBJECT:** **MADISON LANDING (FORMERLY CHAMONIX COTTAGES)**  
**(PC2019-0035)**  
*Perpetual Maintenance Acceptance*

Please be advised, the Lafayette City-Parish Consolidated Government Capital Improvement and Development Division of the Department of Public Works (LCG) completed an on-site inspection for the above referenced development. The Final Plat was recorded in December 2022, and the development was constructed in 2021, and to date has not been formally accepted for maintenance by LCG. The developer has met the necessary roadway and drainage requirements as confirmed by the warranty inspection, coordinated with LCG personnel, and certified by the engineer of record.

Therefore, the LCG hereby recommends that the streets and drainage be accepted for perpetual maintenance for the referenced development. This recommendation is solely for those items under the jurisdiction of Public Works.

If you have any questions or require additional information, please call.



**Angela C. Bergeron, P.E.**  
Engineer III

ACB/jw

cc: Steve Viator  
Brian Smith  
John Vallot  
Development File

A PRELIMINARY PLAT OF SURVEY  
SHOWING PROPERTY BELONGING TO  
**FCG PROPERTIES, LLC**  
CREATING NEW TRACT Q-1  
(COMBINING EXISTING TRACTS N, O, P & Q)  
(A COMMERCIAL DEVELOPMENT)  
LOCATED IN SECTION 27, T9S-R4E  
LAFAYETTE PARISH, LOUISIANA



THIS PLAT WAS COMPILED FROM THE FOLLOWING INFORMATION:

**REFERENCES:**  
(FILE #2001-8367) A PLAT OF PARTITION OF THE PROPERTY OF THE RAGGIO HEIRS, LOCATED IN SECTION 21, 22 & 27, T9S-R4E, CITY OF LAFAYETTE, LAFAYETTE PARISH, LA., BY JOHN WAYNE LANDRY, DATED APRIL 28, 1997, REVISED 10.17.97.

(FILE #1995-40789) PLAT OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS OF BILLY J. HAGAN & WIFE NANCY SMITH HAGAN, BEING 4.714 ACRES, SECTIONS 22 & 27, T9S-R4E, LAFAYETTE PARISH, LA., BY CRAIG P. SPIKES, DATED DECEMBER 12, 1995.

(FILE #1983-25649) PLAT OF SURVEY SHOWING PROPERTY OF ODDON BACQUE, LOCATED IN SECTION 27, T9S-R4E, SUNBEAM LANE, LAFAYETTE PARISH, LA., BY EDMOND E. DUPRE, JR., DATED DECEMBER 5, 1977, REVISED DATE AUGUST 16, 1982.

(FILE #2008-16120) A PLAT OF SURVEY SHOWING PROPERTY OF OLIVIER M. CARMICHAEL BEING TRACT A, AND ELDON L. ADAMS BEING TRACT B, LOCATED IN SECTION 22 AND 27, T9S-R4E, LAFAYETTE PARISH, LA., BY MICHAEL J. BREAU, DATED JULY 31, 2007.

BEARINGS & COORDINATES ARE BASED ON NAD 83 (2011) LOUISIANA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

**FLOOD NOTE:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) PANEL 22055C016D J DATED DECEMBER 21, 2018, THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD).

**NOTES:**  
THIS PLAT ONLY INDICATES VISIBLE AND APPARENT ENCROACHMENTS & SERVITUDES. THIS PLAT DOES NOT INDICATE OTHER SERVITUDES BEARING UPON WHICH MAY BE FILED OF RECORD IN THE CLERK OF COURT'S OFFICE IN THE PARISH WHERE THE PROPERTY IS LOCATED, NOR ANY LEGAL SERVITUDES OR NATURAL SERVITUDES BEARING UPON THE PROPERTY AND ESTABLISHED BY LAW OR POSSESSION.

PLEASE BE ADVISED IF GREATER THAN FIFTEEN (15) LOTS ARE DEVELOPED A COMMUNITY TYPE SEWERAGE DISPOSAL SYSTEM MAY BE REQUIRED AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM. SEE O-189-2011.

LUS WATER AND WASTEWATER FACILITIES ARE NOT LOCATED ON TRACT Q-1. THE OWNER/DEVELOPER SHALL INSTALL LUS-APPROVED WATER AND WASTEWATER FACILITIES PRIOR TO ISSUANCE OF BUILDING PERMITS/CERTIFICATE OF OCCUPANCY. LCG/LUS IS NOT RESPONSIBLE FOR THE COST OF ANY REQUIRED IMPROVEMENTS. (LDC 89-46(c,d))

THIS DEVELOPMENT/LOT/AREA HAS BEEN APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM. THE DEVELOPMENT/LOT/AREA SHALL REMAIN OPEN DITCH AND ONLY SUBSURFACE CULVERTS REQUIRED FOR DRIVEWAYS SHALL BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE LCG PW DEPARTMENT. (LDC ART. 3, 89-42(b))

THE DRIVEWAY WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED OF THE SAME OR MORE DURABLE MATERIAL AS THE ADJOINING STREET. (LDC 89-26(4)(1)(c))

CROSS ACCESS EASEMENTS ARE REQUIRED BETWEEN ALL ADJACENT PROPERTY BOUNDARIES. (LDC 89-30(f))

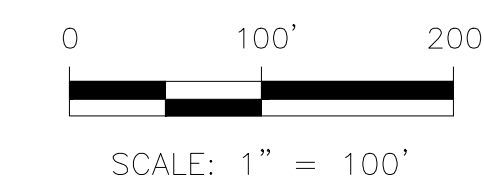
EFFLUENT WILL DRAIN TO A SOURCE AS APPROVED BY LOUISIANA DEPARTMENT OF HEALTH AND HOSPITALS, OFFICE OF SANITATION SERVICES.

• FIVE (05) FEET OF ADDITIONAL RIGHT OF WAY SHALL BE DEDICATED TO LAFAYETTE CONSOLIDATED GOVERNMENT FOR ONE-HALF (1/2) OF A MINIMUM 60 FOOT RIGHT OF WAY ON RAGGIO RD. (LDC TABLE 89-44-1)

• A 1" RESERVED STRIP DEDICATED TO LAFAYETTE CONSOLIDATED GOVERNMENT IS REQUIRED ALONG RAGGIO RD. (LDC 89-44(b)(1))

ALL WORK TO BE PERFORMED WITHIN PUBLIC RIGHT OF WAY MUST BE PERMITTED. PUBLIC WORKS RIGHT OF WAY PERMITS MAY BE OBTAINED (NO CHARGE) AT 1515 EAST UNIVERSITY AVE.

- LEGEND**
- FIP - FOUND IRON PIPE
  - FIR - FOUND IRON ROD
  - SET 1/2" ROUND BAR
  - POWER POLE
  - OE— OVERHEAD ELECTRICAL
  - W— WOOD FENCE
  - C— AT&T COMMUNICATION



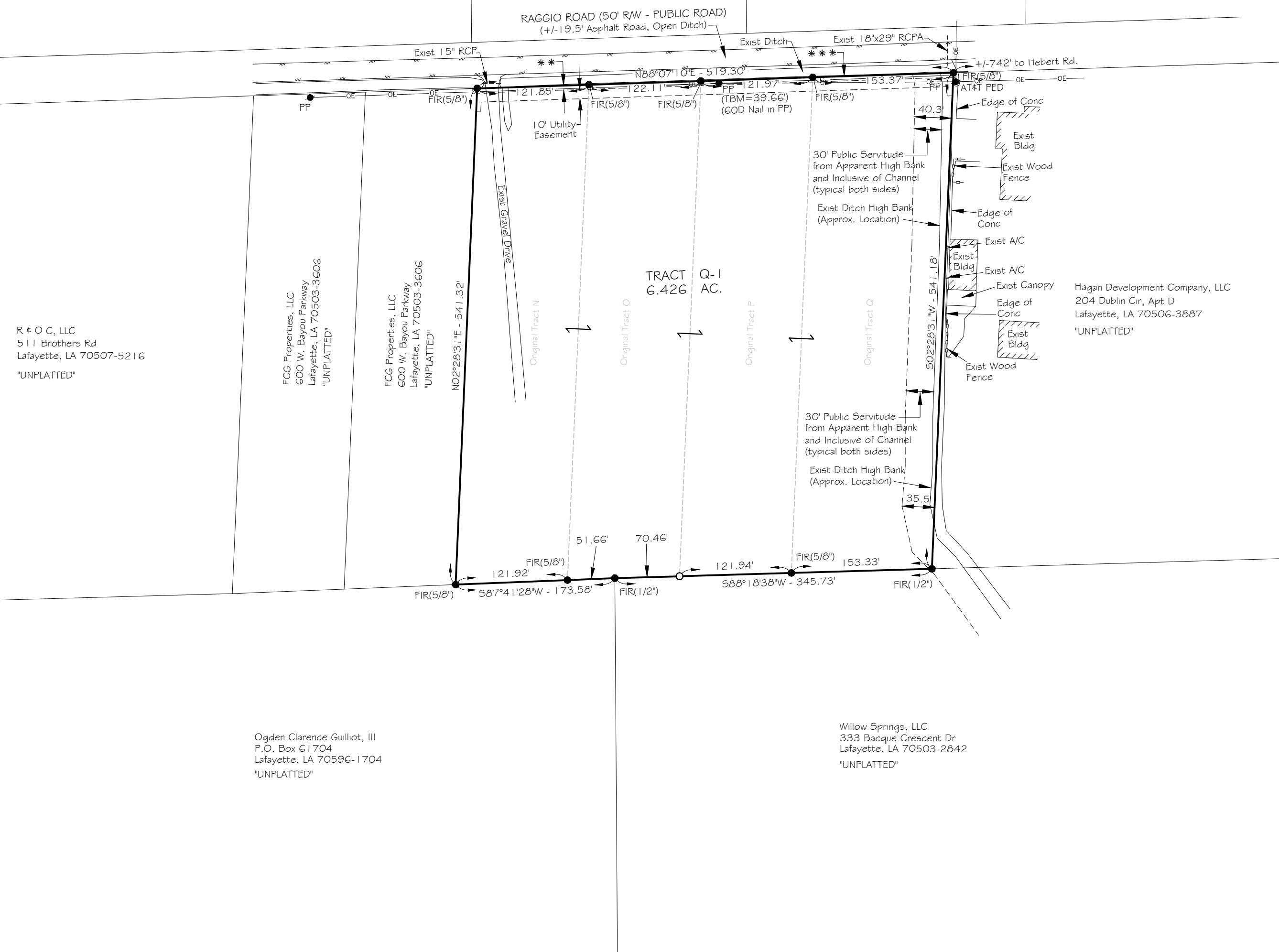
SCALE: 1" = 100'

Law Enforcement District of the Parish of Lafayette  
316 W. Main St.  
Lafayette, LA 70501-6546  
\*PLATTED: 2014-15751

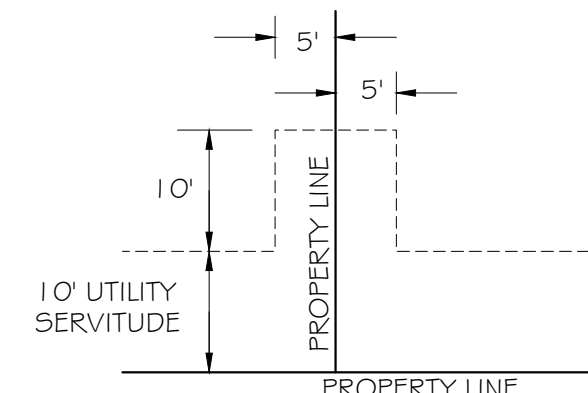
Parish of Lafayette  
Lafayette, LA 70502-4017  
\*PLATTED: 2016-44900

Parish of Lafayette  
Lafayette, LA 70502-4017  
\*PLATTED: 2021-23979

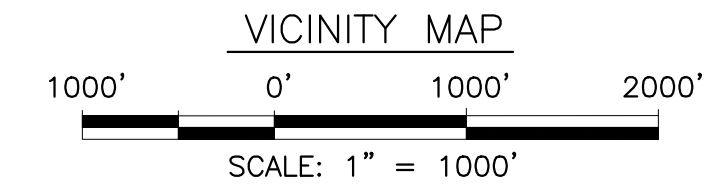
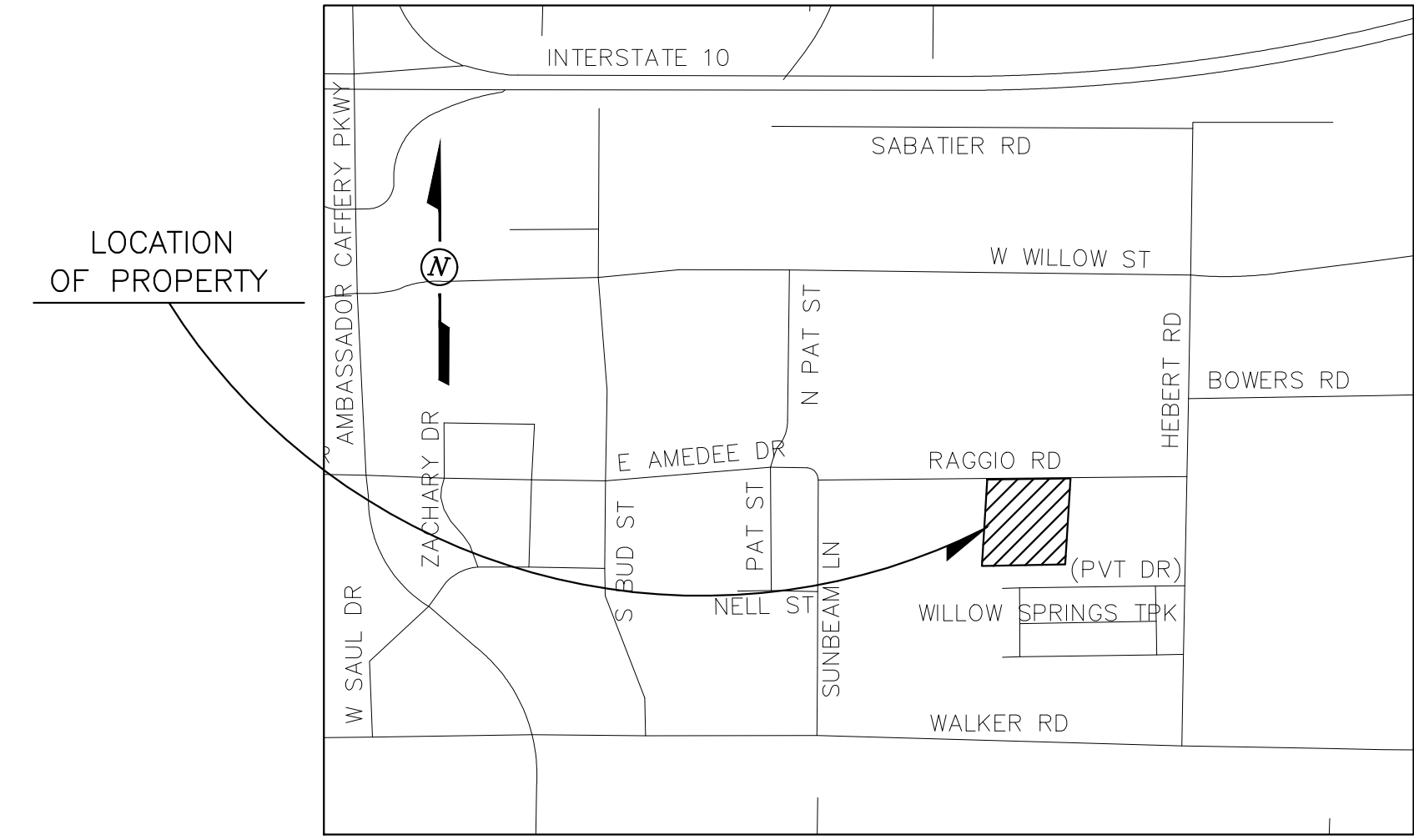
T & W Properties, LLC  
113 W. Bienville Estates Dr.  
Houma, LA 70360-8920  
\*UNPLATTED



**UTILITIES (PER LA ONE CALL TICKET NO. 240575000)**  
SEWER - (NO MARKINGS ON PROPERTY)  
WATER/WASTEWATER - LUS (NO MARKINGS ON PROPERTY)  
COMMUNICATION - AT&T (MARKED; STOPPED AT LOST SIGNAL)  
COMMUNICATION - COX COMMUNICATION (NO COX, MARKED AT#)  
ELECTRIC - ENTERGY (OVERHEAD)  
GAS - ATMOS (NO MARKINGS ON PROPERTY)



TYPICAL UTILITY NICHE DETAIL



VICINITY MAP

1000' 0' 1000' 2000'

SCALE: 1" = 1000'

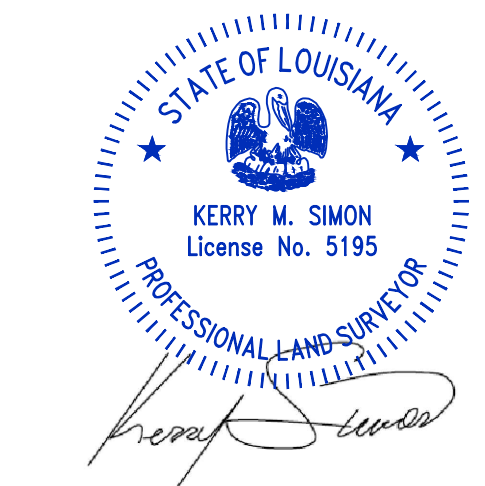
**OWNER/APPLICANT/DEVELOPER INFORMATION**

FRANK GERAMI, III  
600 W. Bayou Pkwy  
Lafayette, LA 70503-3606  
Phone: (337) 278-4511

**GENERAL LOT INFORMATION**

NO. OF LOTS CREATED	1 (TRACT Q-1: 6.426 ACRES)
MIN. LOT AREA	279,931.95 SQ. FT. (6.426 ACRES)
TOTAL AREA OF LOTS	279,931.95 SQ. FT. (6.426 ACRES)
MIN. LOT FRONTAGE	519.30'

ZONING: THIS PROPERTY IS CURRENTLY LOCATED IN THE IL (INDUSTRIAL LIGHT) ZONING DISTRICT.



KERRY M. SIMON  
PROFESSIONAL LAND SURVEYOR  
LA. LICENSE NO. 5195  
514 PARKWAY DRIVE  
BREAUX BRIDGE, LA 70517  
DATE: NOVEMBER 11, 2024  
REVISED: JANUARY 2, 2025

Revisions:

1.02.25: Revised per comments dated Dec. 18, 2024

Drawn By: BLA



**GENERAL NOTES:**

- EXISTING SPOT ELEVATIONS SHOWN ARE TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY LCR & COMPANY, LLC IN JUNE 2024. ALL ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), U.S. SURVEY FEET (GEOID99).
- RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- DEMOLITION NOTE: THE EXISTING RESIDENTIAL STRUCTURE, PAVING, UTILITY SERVICES, AND VEGETATION ON SITE SHALL BE DEMOLISHED AND PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL LOCAL AND STATE ENVIRONMENTAL REGULATIONS. BURNING OR BURYING OF DEBRIS OR VEGETATION ON SITE SHALL NOT BE PERMITTED.
- FILL NOTE: VARIOUS LOTS WITHIN THE PROPOSED SUBDIVISION MAY RECEIVE FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER/BUILDER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO THE CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION CONDITIONS.
- STORM WATER MANAGEMENT NOTE: AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE LAFAYETTE CONSOLIDATED GOVERNMENT (LCG) DEVELOPMENT CODES AND STANDARDS.
- STORM DRAINAGE: STORMWATER WILL BE COLLECTED WITH PROPOSED SUBSURFACE DRAINAGE INTO A DRY RETENTION SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE LATEST LAFAYETTE CONSOLIDATED GOVERNMENT (LCG) DEVELOPMENT CODES AND STANDARDS.
- SANITARY SEWER: ALL LOTS BEING CREATED MUST HAVE A SEWER WYE. SEWER FROM THIS PROPOSED DEVELOPMENT WILL BE COLLECTED VIA GRAVITY LINES FLOWING INTO A PRIVATELY OWNED AND OPERATED LIFT STATION, THEN PUMPED VIA FORCE MAIN TO A LAFAYETTE UTILITY SYSTEM (LUS) MANHOLE LOCATED APPROXIMATELY 300' SOUTH OF THE PROJECT SITE ON DIGBY AVENUE.
- SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH (LDH) LAFAYETTE PARISH UNIT.

**REFERENCE PLATS:**

- PLAT OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS OF "PATRICIA SOULIER" ADDRESS OF 131 DIGBY AVENUE, LAFAYETTE, LA 70508, BEING PARCEL 3 OF MARIE BILLEAUD SOULIER PARTITION LOCATED IN SECTIONS 23 & 86, T-10-S, R-4-E, LAFAYETTE PARISH, LOUISIANA, CITY OF LAFAYETTE, DATED JUNE 1, 2024 AND SURVEYED BY CRAIG SPIKES, PLS.

**LEGAL DESCRIPTION OF TRACT:**

A CERTAIN TRACT OF LAND SITUATED IN SECTION 86, TOWNSHIP 10 SOUTH, RANGE 4 EAST, LOUISIANA MERIDIAN, PARISH OF LAFAYETTE, STATE OF LOUISIANA, HAVING AN AREA OF 0.987 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE APPARENT INTERSECTION OF VEROT SCHOOL ROAD AND DIGBY AVENUE, A DISTANCE OF ±850' NORTH, THENCE NORTHEAST APPROXIMATELY 40' TO A FOUND 3/4" IRON ROD AT THE SOUTHEAST CORNER OF THE TRACT, BEING THE POINT OF BEGINNING (POB):

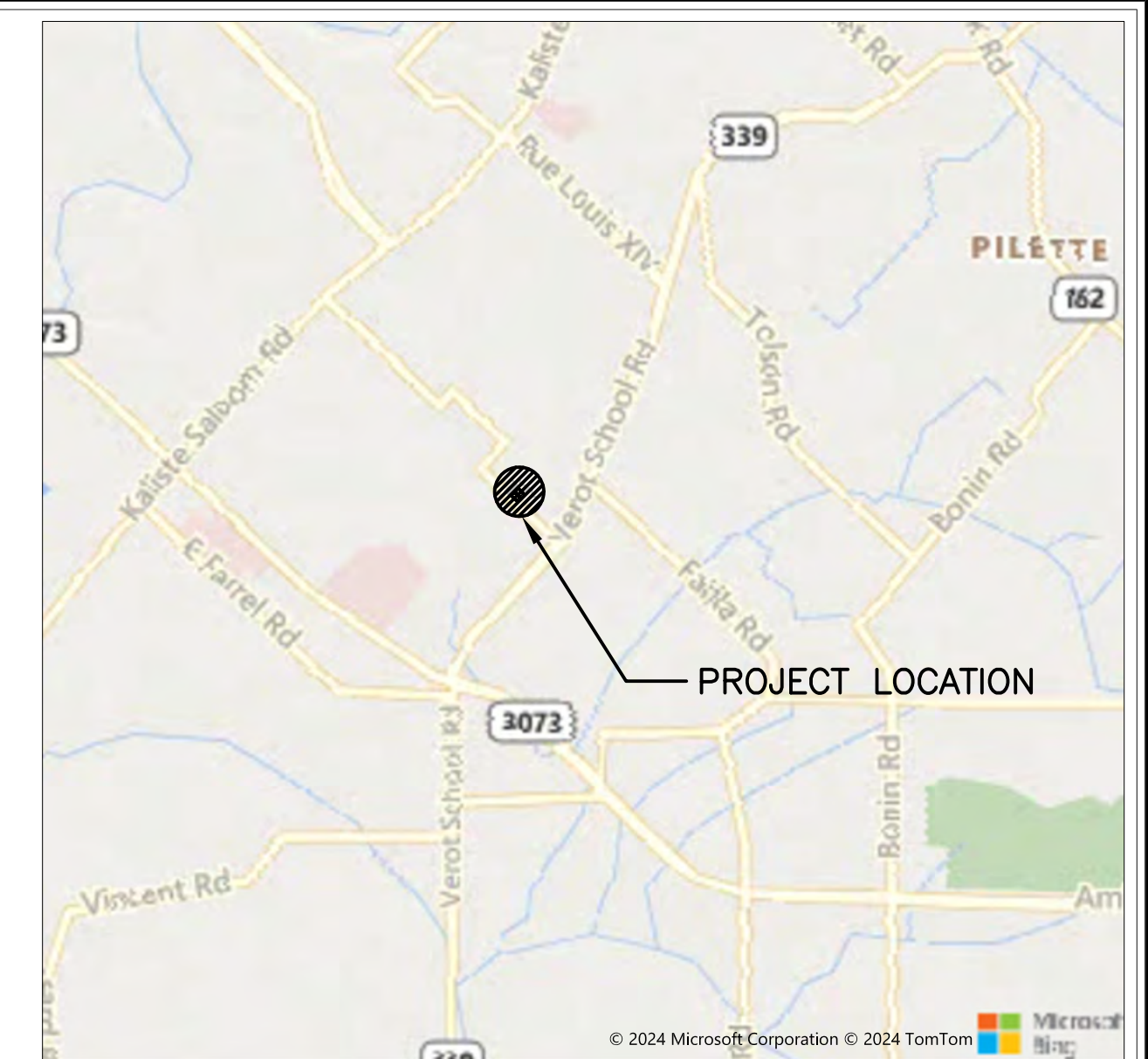
THENCE N46°00'14"W A DISTANCE OF 176.76' TO A FOUND 3/8" IRON ROD;  
 THENCE N44°21'33"E A DISTANCE OF 243.61' TO A FOUND 3/8" IRON ROD;  
 THENCE S45°48'09"E A DISTANCE OF 176.13' TO A FOUND 3/8" IRON ROD;  
 THENCE N44°12'41"E A DISTANCE OF 242.99' TO THE POINT OF BEGINNING.

**OWNER/DEVELOPER/AGENT:**  
 TRAHAN REAL ESTATE GROUP  
 325 SETTLERS TRACE BLVD  
 LAFAYETTE, LA 70508  
 CONTACT: CHAD TRAHAN, MANAGER  
 PHONE: (337) 993-1414

**ARCHITECT:**  
 PECOT & COMPANY ARCHITECTS  
 300 RUE BEAUREGARD BLDG D  
 LAFAYETTE, LA 70508  
 CONTACT: KIRBY PECOT, AIA  
 PHONE: (337) 264-1874

**ENGINEER:**  
 LCR & COMPANY, LLC  
 318 BELLE GROVE BLVD  
 LAFAYETTE, LA 70503  
 CONTACT: LANCE ROBICHAUX, PE  
 PHONE: (337) 207-3761

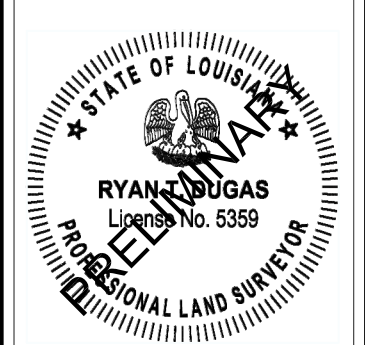
**SURVEYOR:**  
 RT DUGAS, LLC  
 8116 CHASTANT RD  
 NEW IBERIA, LA 70560  
 CONTACT: RYAN DUGAS, PLS  
 PHONE: (337) 967-6347



PROJECT LOCATION

NO.	DATE	REVISION DESCRIPTION

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "C" SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



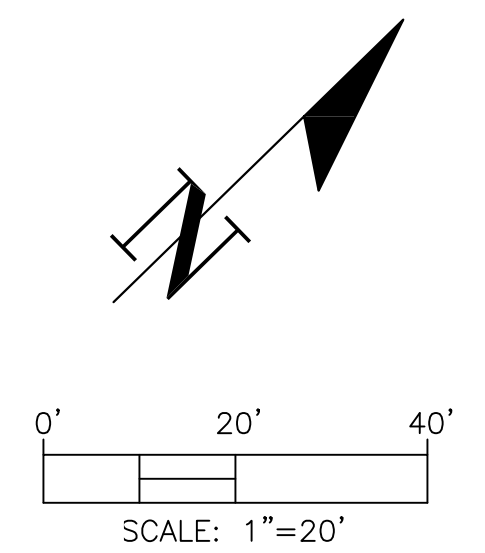
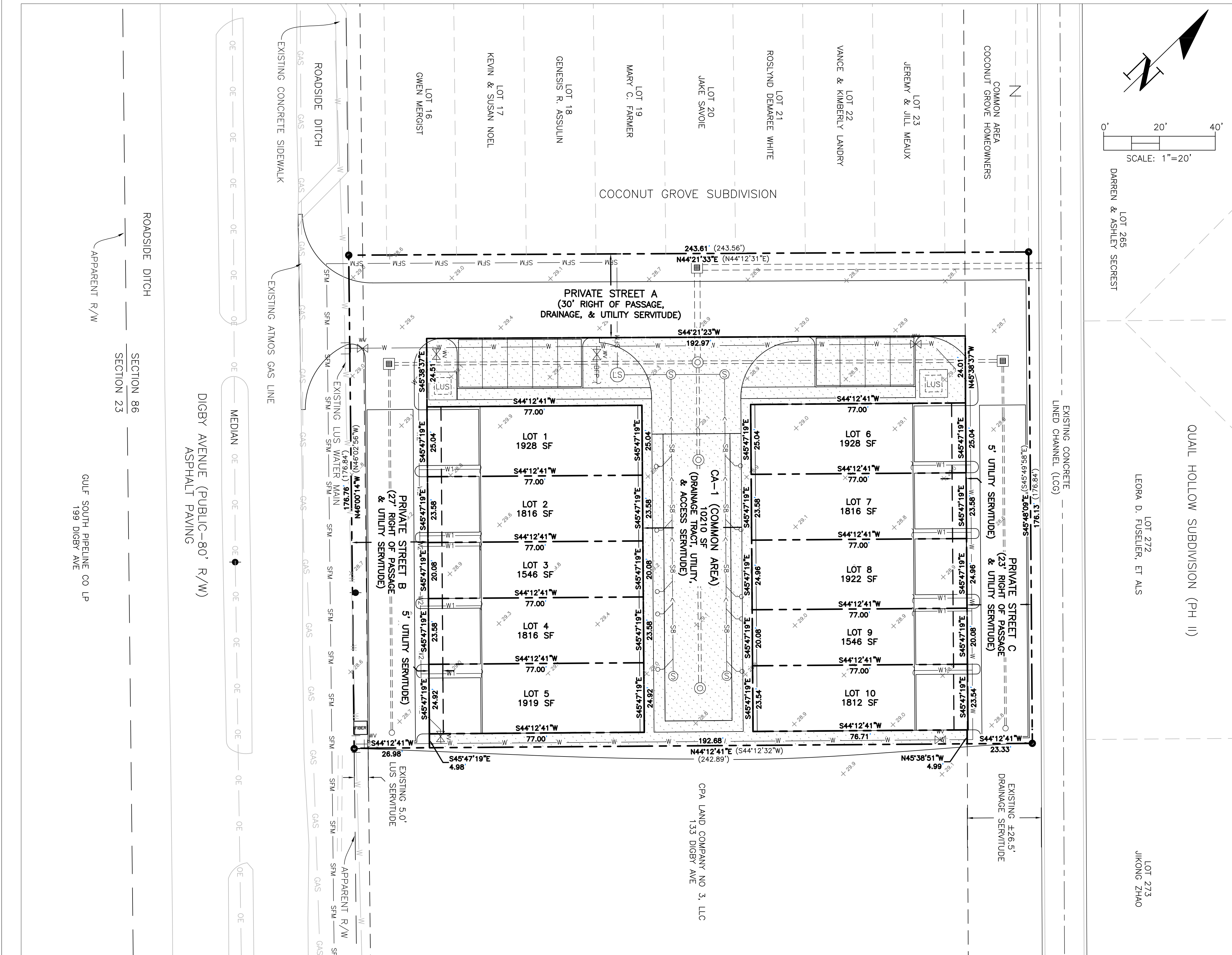
STAMP:  
 SIGNATURE:  
 12/05/2024  
 DATE:

TRAHAN REAL ESTATE GROUP  
 325 SETTLERS TRACE BLVD  
 LAFAYETTE, LA 70508

COTTAGES ON DIGBY  
 131 DIGBY AVENUE  
 LAFAYETTE, LOUISIANA  
 SECTION 86, T-10-S, R-4-E  
 LAFAYETTE PARISH, LOUISIANA

DRAWN BY:  
 LCR  
 CHECKED BY:  
 RTD  
 SURVEYOR:  
 RTD  
 FILE:  
 SEE LEFT  
 LCR PROJ #  
 24-116  
 DATE:  
 12/05/2024

SHEET  
 PLAT



DEVELOPMENT NOTES	
ZONING:	COMMERCIAL MIXED (CM-1)
ACREAGE:	0.987 AC
EXISTING LAND USE:	RESIDENTIAL; SINGLE HOME
PROPOSED LAND USE:	RESIDENTIAL; MULTIFAMILY
MAX. BUILDING HEIGHT:	3 STORY
NO. OF LOTS:	10 RESIDENTIAL; 1 COMMON AREA TRACT
NO. OF DWELLING UNITS:	10 RESIDENTIAL UNITS
MINIMUM LOT FRONTAGE:	20.08'
MINIMUM LOT AREA:	1,546 SF
MINIMUM SETBACK REQUIREMENTS:	FRONT: N/A SIDES: N/A REAR: 5'
STREETS:	5"-6" THICK CONC. PAVING 17.5'-20.0' WIDTH PRIVATE STREET A: 240 LF PRIVATE STREET B: 145 LF PRIVATE STREET C: 145 LF
SIDEWALKS:	4" THICK, 5' WIDE
SEWER:	LAFAYETTE UTILITY SYSTEM (LUS)
WATER:	LAFAYETTE UTILITY SYSTEM (LUS)
ELECTRIC:	LAFAYETTE UTILITY SYSTEM (LUS)
GAS:	ATMOS ENERGY
TELECOMMUNICATIONS:	LUS FIBER
BASE FLOOD ELEVATION:	29.5' (NAVD-88 GEOID99)
DRAINAGE DISTRICT:	LAFAYETTE CONSOLIDATED GOVERNMENT (LCG)

VICINITY MAP	
SCALE: 1"=3,000'	
<b>LEGEND:</b>	
PROPERTY LINE	---
PROPOSED WATER LINE	—W—
PROPOSED SEWER LINE	—SB—
PROPOSED SEWER FORCE MAIN	—SFM— SFM
PROPOSED SEWER MANHOLE	⊙
PROPOSED SEWER LIFT STATION	⊙
PROPOSED DRAINAGE PIPE	—D—
PROPOSED DRAINAGE STRUCTURE	⊙
PROPOSED LUS TRANSFORMER LOCATION (APPROXIMATE)	⊙
FOUND PROPERTY CORNER	●
PROPOSED COMMON AREA	⊙
MEASURED BEARING/DISTANCE	N45°23'15"E; 243.58'
RECORDED BEARING/DISTANCE	(N45°23'15"E); (243.58')

**FLOOD HAZARD NOTE:**  
 THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE WITH A BFE OF 29.5' (NAVD-88, GEOID99) AS DETERMINED BY THE LAFAYETTE PARISH FLOOD PLAIN ADMINISTRATOR AND AS SHOWN ON F.I.R.M. NO. 22055C0170J.  
 IN ACCORDANCE WITH LAFAYETTE DEVELOPMENT CODE (LDC) ART. 3, 89-42 (G) FOR DEVELOPMENT OF SPECIAL FLOOD HAZARD AREAS, ALL FILL PLACED BELOW THE BFE SHALL BE MITIGATED AT A 1:1 RATIO.

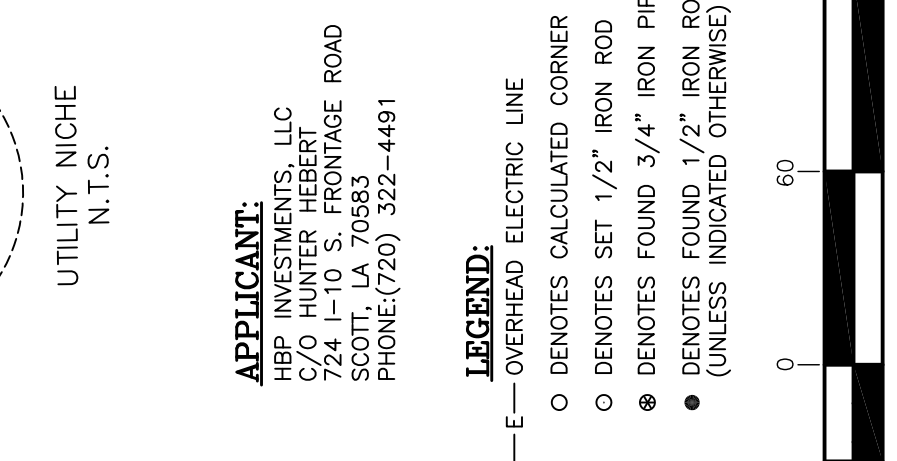
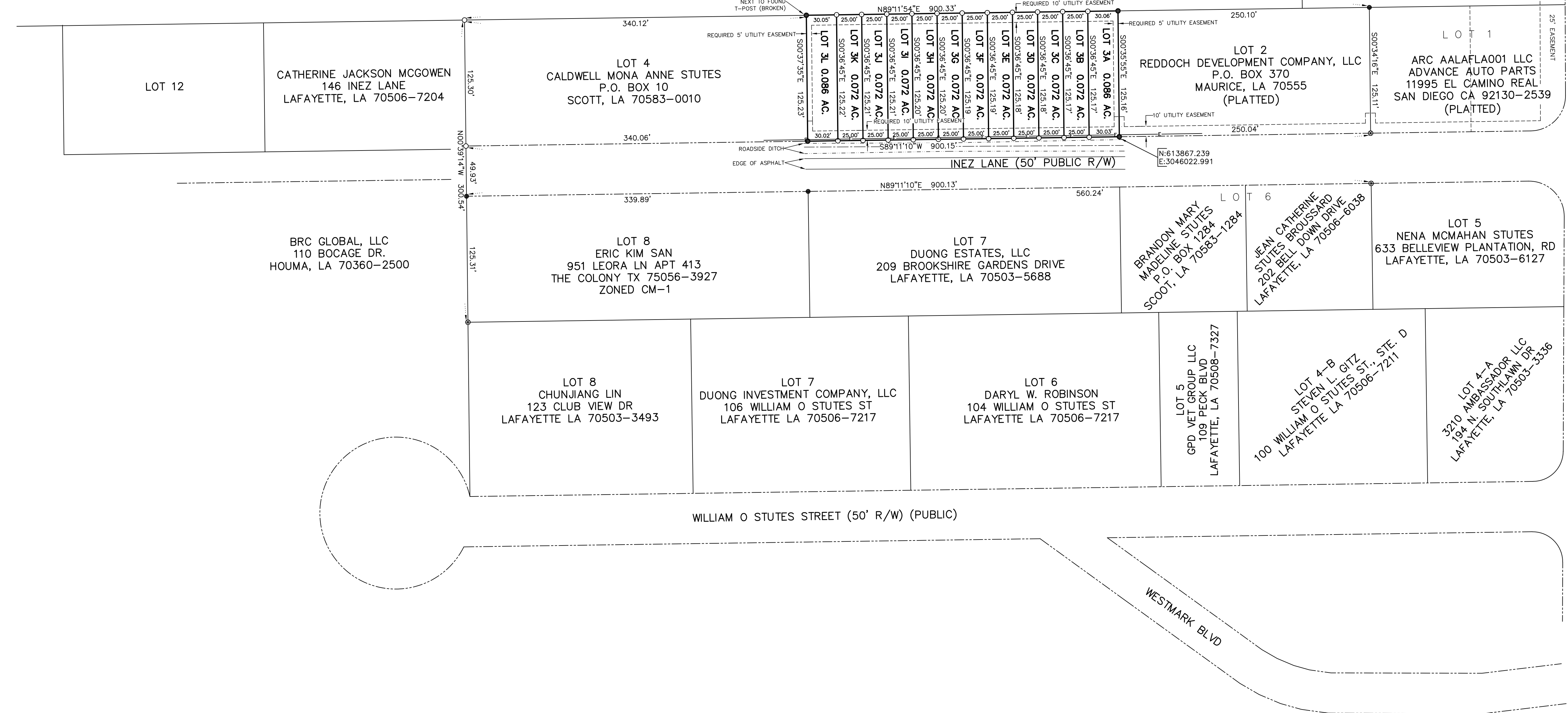
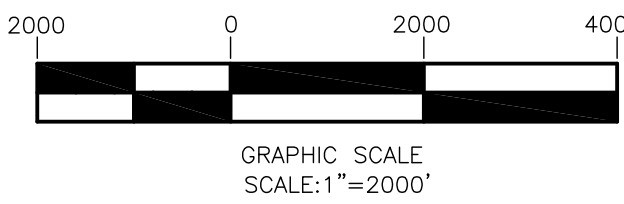
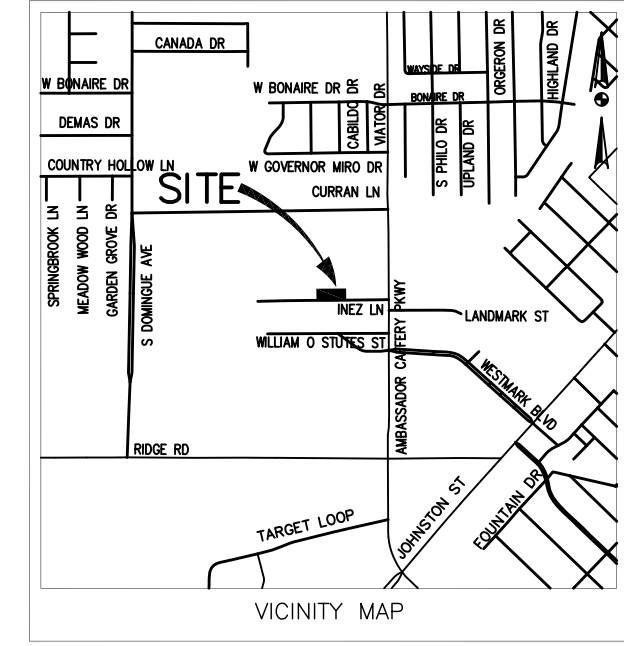
**DEDICATION NOTES:**  
 1. PRIVATE STREETS & COMMON AREAS: THOSE AREAS DESIGNATED HEREON AS "PRIVATE STREET" AND/OR "COMMON AREA" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF COTTAGES ON DIGBY FOR ACCESS, SERVITUDE, RECREATION, AND OTHER RELATED ACTIVITIES. THE "PRIVATE STREETS" AND "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE OF THE HOMEOWNERS AND OCCUPANTS OF COTTAGES ON DIGBY.  
 2. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS, DRAINAGE, AND UTILITIES WITH THE EXCEPTION OF THE SEWER FORCE MAIN (OWNED & MAINTAINED BY LUS WITHIN DIGBY AVENUE RIGHT OF WAY) SHALL BE BY THE COTTAGES ON DIGBY HOMEOWNER'S ASSOCIATION. LAFAYETTE CONSOLIDATED GOVERNMENT IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "PRIVATE STREET" OR "COMMON AREA" EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

**PRELIMINARY PLAT**  
 OF  
**COTTAGES ON DIGBY**  
 (A RESIDENTIAL SUBDIVISION)  
 LOTS 1 THRU 10 & TRACT CA-1  
 BEING A RESUBDIVISION OF  
 PATRICIA SOULIER PROPERTY  
 LOCATED IN SECTION 86, T-10-S, R-4-E,  
 LAFAYETTE PARISH, STATE OF LOUISIANA  
 FOR  
 TRAHAN REAL ESTATE GROUP  
**PRELIMINARY PLAT**  
 PRELIMINARY - NOT FOR RECORDATION,  
 CONVEYANCE, OR SALES









**APPLICANT:**  
 C/O HUNTER HERBERT  
 724 L-10 S. FRONTAGE ROAD  
 SCOTT, LA 70583  
 PHONE: (720) 322-4481

**LEGEND:**  
 —E— OVERHEAD ELECTRIC LINE  
 ○ DENOTES CALCULATED CORNER  
 ○ DENOTES SET 1/2" IRON ROD  
 ● DENOTES FOUND 3/4" IRON PIPE  
 ● DENOTES FOUND 1/2" IRON ROD (UNLESS INDICATED OTHERWISE)

GRAPHIC SCALE  
 SCALE: 1"=60'

**PRELIMINARY**  
 Documents are not to be used for construction, bidding, recordation, conveyance, sales or as basis for issuance of a permit.

*Morgan Goudeau & Associates*  
 CIVIL ENGINEERS LAND SURVEYORS  
 1703 West Landry Street, Opelousas, LA 70570  
 Phone: 337-948-4222 www.morgangoudeau.com



**PLAT OF SURVEY**  
 FOR  
**INEZ TOWNHOME DEVELOPMENT**  
 BEING A RESIDENTIAL DEVELOPMENT  
 SHOWING A PARTITION OF A 0.892 ACRE TRACT OF LAND BEING LOT 3 OF THE  
 THE WILLIAM O. STUTES ESTATE INTO LOTS 3A THRU 3L  
 LOCATED IN SECTION 10, TOWNSHIP 4, SOUTH, RANGE 8 EAST  
 CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

of \_\_\_\_\_ sheets  
 sheet no. \_\_\_\_\_

**ZONING:**  
 RE-ZONED TO COMMERCIAL MIXED (CM-1)  
 LAND LOT SIZE N/A  
 FRONT SETBACK N/A  
 REAR SETBACK N/A  
 RIGHT SETBACK 5 MIN.

**UTILITIES:**  
 ELECTRICITY — LUS  
 WATER — LUS  
 GAS — ATMOS ENERGY  
 PHONE — AT&T  
 SEWER — LUS

**LOT INFORMATION:**  
 DRAINAGE — OPEN DITCHES (EXISTING)  
 STREETS — ASPHALT (EXISTING)  
 MINIMUM FRONTAGE — 25.00'  
 MIN. ACREAGE — 0.072 ACRES (3,136.32 SQ. FT.)  
 MAX ACREAGE — 0.086 ACRES (3,746.16 SQ. FT.)  
 TOTAL ACREAGE — 0.892 ACRES (40,461.12 SQ. FT.)  
 (XXX) — MUNICIPAL NUMBER

**NOTES:**  
 1. PURPOSE OF PLAT IS FOR APPROVAL BY THE LAFAYETTE COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT.  
 2. THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF LAFAYETTE, LOUISIANA.  
 3. TITLE LINES NOT PROVEN.  
 4. EASEMENTS ARE SUBJECT TO B/W'S SERVITUDES, AND/OR EASEMENTS THAT ARE NOT SHOWN.  
 5. COMPLETED APPLICATION FOR PERMIT TO INSTALL INDIVIDUAL WATER AND SEWERAGE SYSTEM BY OWNER NEEDS TO BE SUBMITTED AND APPROVED BY O.P.H. LAFAYETTE PARISH HEALTH UNIT BEFORE CONSTRUCTION IS BEGUN.  
 6. D.H.H. TO DRAIN SEWAGE SYSTEM EFFLUENT TO LAFAYETTE UTILITIES SYSTEM.  
 7. EFFLUENT WILL DRAIN PUBLIC SEWER SYSTEM MAINTAINED BY LAFAYETTE UTILITIES SYSTEM.  
 8. PLEASE BE ADVISED IF GREATER THAN FIFTEEN (15) LOTS ARE DEVELOPED, A COMMUNITY TYPE SEWAGE DISPOSAL SYSTEM MAY BE REQUIRED AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM.

**REFERENCE PLATS:**  
 V.E. SMITH DATED JANUARY 28, 1963 REVISED FEBRUARY 1, 1965 (WILLIAM O. STUTES ESTATE PLAT 18-FILE NO. 1965-471255)  
 WILSON & ASSOCIATES INCORPORATED DATED FEBRUARY 1, 1965 (WALMART STORES EAST INC.-FILE NO. 2004-19381)  
 A.E. MONTAGNET DATED NOVEMBER 3, 2003 (CLAUDETTE STUTES HOLLOWAY LOT 2-FILE NO. 2004-20483)

**FLOOD NOTE:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 22055C0165J HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2018, LAFAYETTE PARISH, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

**REFERENCE BEARING:**  
 BEARINGS AND COORDINATES ARE BASED ON NAD 83 (2011) STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH ZONE.

**CERTIFICATION:**  
 NO ATTEMPT HAS BEEN MADE BY MORGAN GOUDEAU & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDE, EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS THAT MAY AFFECT THE TITLE THAT FURNISHED BY THE OWNER OR OWNER'S REPRESENTATIVE.  
 I, CERTIFY THAT THIS PLAT REPRESENTS A CLASS C SURVEY (RESIDENTIAL AND SUBURBAN) AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, CHAPTER 28, LAC TITLE 46:XX.

certified correct  
 drawn BJJ  
 scale 1"=60'  
 checked JJJ  
 date 12/03/24  
 project 22825A

revisions  
 date: \_\_\_\_\_  
 date: \_\_\_\_\_  
 date: \_\_\_\_\_  
 date: \_\_\_\_\_