

2. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LDC 89-46 (e)(1))
3. Label and dimension utility servitudes on plat.
4. A sanitary sewer capital recovery fee will be applied to this development.
5. 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)).
6. 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)).
7. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
8. Please contact LUS prior to design if the subdivision requires a lift station.
9. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development. (LDC Art. 3, 89-42 (b))
10. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude.
11. 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 Our Saviors Church and Jacqueline Broussard properties. (LDC Art. 3, 89-30 (d) & (e))
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 Drainage 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. Any development associated with this plat that alters the historic drainage patterns, point source the storm water flow or other modifications that impact surrounding properties is subject to a lot grading plan and/or public/private drainage servitudes.

14. The development shall not negatively impact adjacent properties or the existing infrastructure upon which the development relies by managing the water which flows through or ponds on the property in its current condition. See FEMA 2-D BLE data at <https://webapps.usgs.gov/infrm/estbfe/>
15. Submittal of a drainage impact analysis (Hard Copy) to the Department of Drainage 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.lafayettela.gov/docs/default-source/d-p-documents/ldc/ldc-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
16. Approximately 14 acres of the development are 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))
17. 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 DRAINAGE) may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
18. New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Drainage 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))
19. The construction testing/inspection results are to be submitted to Drainage 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. (LDC Art. 4, 89-59 (f))
20. Please note, street lighting is required on all public streets in the City of Lafayette. (LDC Art. 3, 89-44(a)(1)(j))
21. 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))

22. Submittal of complete construction plans to the Departments of Drainage and TRAB and LA DOTD 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))
23. 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).
24. This subdivision plat is located on Gumbo Road with an existing right of way of 40 feet. Ten (10) 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 Gumbo Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. LDC Table 89-44-1.
25. Any access to E Broussard Road (LA 733) must be approved by LA-DOTD must comply with the typical driveway standards. Platting of these parcels does not guarantee direct access to state routes. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat. LDC 89-26 (a) (2).
26. 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)
27. Corner lots are subject to the line-of-sight requirements of 89-44(f).
28. Cross access easements are required between all adjacent property boundaries. This requirement must be noted on the final plat. LDC 89-30 (f).
29. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Gumbo Road. LDC 89-44 (b) (1)
30. A Traffic Impact Analysis is required. LDC 89-26 (d) (c).
31. A public street connection is required to be dedicated and constructed between Street "D" and Gumbo Road. LDC 89-38 (d).
32. Street "A" and Martele Boulevard must align, so left turns into Street "A" and Martele Boulevard will operate safely. A dedicated left into Martele Boulevard currently exists and left turns onto Street "A" will conflict.

33. 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. All public and private easements showing width and purpose, including associated recordation number. (LDC Art. 10, Sec 89-301)
2. The names of abutting subdivisions including citations of any reference plats-**show PROPERTIES LLC as OAK CENTER, LOT1** and in the case of abutting unplatted property, the notation "Unplatted". (LDC Art. 10, Sec 89-301)
3. Correct the dimensions and bearings of lot lines (to the nearest foot) as well as line and curve tables containing the length and radii of all curved street and lot lines, bearings, length of all straight streets and lot lines, and the area in square feet of each lot. **Bearings overlap on both the far left and right of the subdivision: 741.19' interferes with N31d58'29"E 1167.28', and S31d58'54"W... interferes with 903.16'** (LDC Art. 10, Sec 89-301)
4. A title block which includes the subdivision or development name, type of subdivision or development (List residential & commercial), scale and preparation date. (LDC Art. 10, Sec 89-301)
5. Dimensions and bearings of lot lines (to the nearest foot) as well as line and curve tables containing the length and radii of all curved street and lot lines, bearings, length of all straight streets and lot lines, and the area in square feet of each lot. (LDC Art. 10, Sec 89-301)
6. Correct the typo "DICH" on Final Plat -appears twice
7. Ensure that the roadways labeled as "Street A", "Street B", "Street C", and "Street D" are assigned approved names submitted through standard procedures.
8. Addresses to be determined at final plat review

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within public right-of-way must be permitted. Drainage right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502. (Public Works)

2. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically. (Floodplain Admin)
3. 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)
4. 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)
5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP. (Environmental Quality)
6. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease-and-Desist Order. (Environmental Quality)
7. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
8. A sanitary sewer capital recovery fee will be applied to this development.
9. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
10. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
11. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
12. Submit preliminary plans to the Development Department for review prior to application for building permit.
13. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities. Add location & footprint of existing and proposed buildings on Final Plat.
14. This property is located in the Mixed-Use Neighborhood (MN-1) Zoning District.

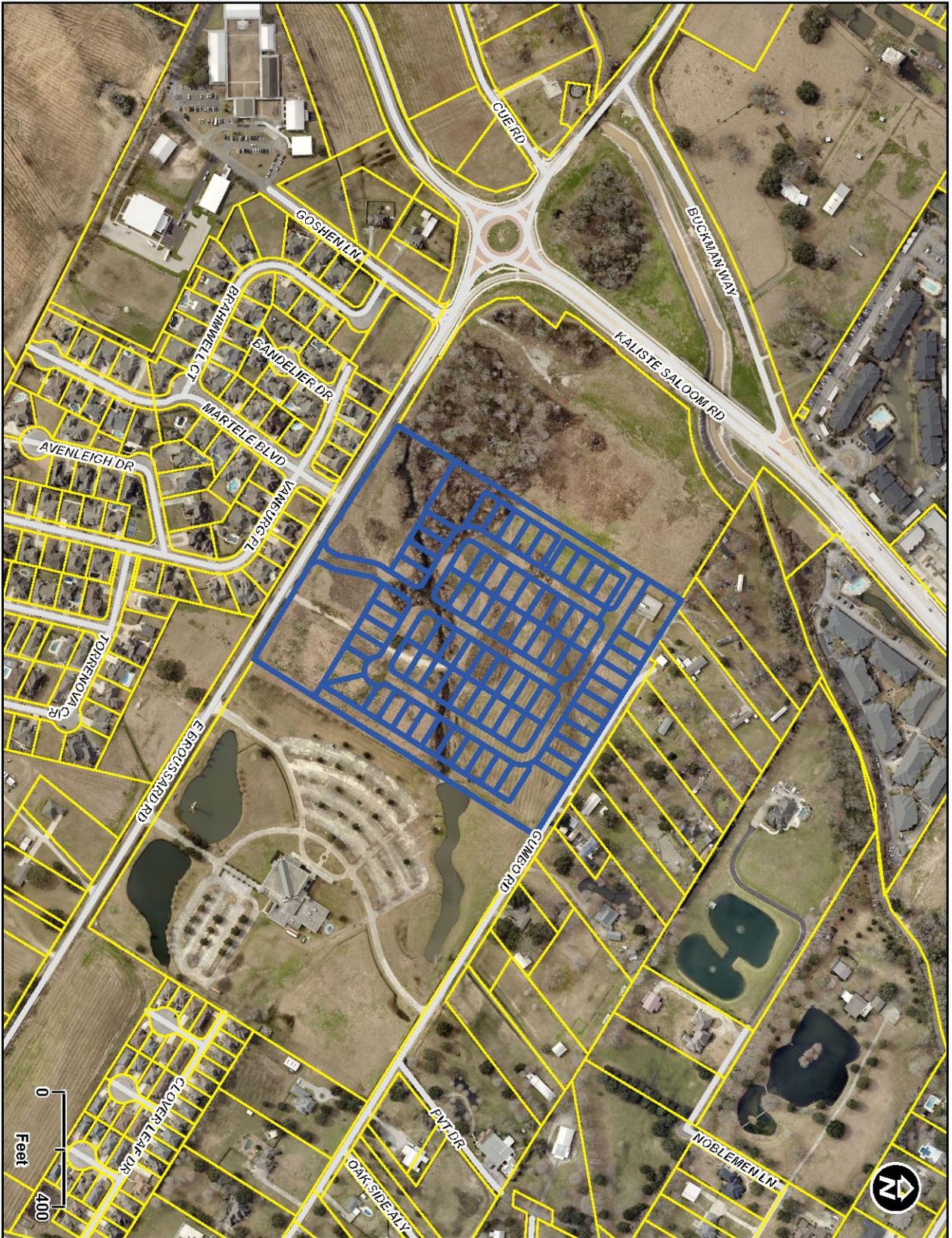
15. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
16. This plat/development must comply all standard regulations within the Lafayette Development Code.
17. 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.
18. 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



ADJACENT PROPERTY OWNERS MAGNOLIA GROVE SUBDIVISION

ALWELL DAVID LOUIS
PO BOX 81767
LAFAYETTE LA 70598-1767

ANDRUS MICHAEL JOSEPH
(ESTATE) 103 BRAHMWELL
CT
LAFAYETTE LA 70508-1822

BREAUX CHRISTY DO
105 VANBURG PL
LAFAYETTE LA 70508-1825

ROUSSARD GENEVIEVE
203 VANBURG PL
LAFAYETTE LA 70508-1828

BROUSSARD GENEVIEVE
PO BOX 670
ABBEVILLE LA 70511-0670

BROUSSARD JACQUELINE
2609 VEROT SCHOOL RD
LAFAYETTE LA 70508-6415

BROUSSARD WALLY J
264 GUMBO RD
LAFAYETTE LA 70508-7613

BROUSSARD WILLIAM
256 GUMBO RD
LAFAYETTE LA 70508-7613

BROUSSARD WILLIS PAUL
260 GUMBO RD
LAFAYETTE LA 70508-7613

COLLINS FAMILY 2 LLC
106 TOURS ST
LAFAYETTE LA 70506-5229

COMEAX BRENDA FAYE
230 GUMBO RD
LAFAYETTE LA 70508-7613

DOMINGUE JACQUELINE
DOMINGUE 403 CHEROKEE LN
LAFAYETTE LA 70508-7009

FRENTZ ANN MARIE SCULL
236 GUMBO RD
LAFAYETTE LA 70508-7613

LAN DEVELOPMENT LLC
301 E KALISTE SALOOM RD STE
401 LAFAYETTE LA 70508-1500

ELAN SUBDIVISION
HOMEOWNERS 1612 MILITARY
CUTOFF RD STE 303 WILMINGTON
NC 28403-5743

GEOFFROY ELAINE LANDRY
208 VANBURG PL
LAFAYETTE LA 70508-1828

GAUTHIER ALLISON & ROBERT
100 BANDELIER DR
LAFAYETTE LA 70508-1823

PULKOWSKI OLGA LINCONI
252 GUMBO RD
LAFAYETTE LA 70508

HARRIS HEATHER
215 VANBURG PL
LAFAYETTE LA 70508-1828

HANNIE NICOL EDWARD
204 VANBURG PL
LAFAYETTE LA 70508-1828

HOOPER DONALD E JR
270 GUMBO RD
LAFAYETTE LA 70508-7613

HIGGINBOTHAM MARY
BROUSSARD 121 DEMETTE RD
LAFAYETTE LA 70508-8041

KORANEK CHRISTOPHER
THOMAS
205 VANBURG PL
LAFAYETTE LA 70508-1828

JOHNSON HARVEY R III
101 BANDELIER DR
LAFAYETTE LA 70508-1823

KULBETH WANDA MILES
PO BOX 61460
LAFAYETTE LA 70596-1460

LCG
PO BOX 4017C
LAFAYETTE LA 70502

M PROPERTIES
110 MARTELE BLVD
LAFAYETTE LA 70508

MARKS LINDA
101 CRAFTSMAN RD
CARENCRO LA 70520

MARTIN ANGELA BROUSSARD
240 GUMBO RD
LAFAYETTE LA 70508

OUR SAVIORS CHURCH
101 MARIE ANTOINETTE ST
LAFAYETTE LA 70506

PAVICH HANNAH FAULK
211 VANBURG PL
LAFAYETTE LA 70508

PMB SURVEYING
BROCK HOLLIER
PO BOX 80594
LAFAYETTE, LA 70598

SPEC, LLC
MORGAN MEYER
107 NOLAN RD
BROUSSARD, LA 70518

COLLINS FAMILY 2, LLC
CLAUDETTE COLLINS CASON
106 TOURS ST
LAFAYETTE, LA 70506

BAILEY SHIVERS
216 RUE LOUIS XIV
LAFAYETTE, LA 70508

