



**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com

**Council**  
Angel Racca - District  
David M. Bonin - District I  
Jesse Regan - District II  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District V  
Jeff Delahoussaye - At Large

**Broussard Planning and Zoning Commission Meeting**  
**416 East Main Street**  
**Broussard LA 70518**  
**Thursday, June 10, 2021**  
**6:00 p.m.**

**Agenda**

- 6:00 p.m. – 6:01 p.m. 1. Meeting called to order  
6:02 p.m. – 6:05 p.m. 2. Pledge of Allegiance and Silent Prayer  
6:05 p.m. – 6:10 p.m. 3. Adopt the minutes of the Thursday, May 13, 2021

**Broussard Planning Commission**

- 6:10 p.m.- 6:20 p.m. 1. Marteau Estates – One Commercial Lot/7 Single Family Residential Lots.  
Marteau and Young Street  
6:20 p.m.- 6:30 p.m. 2. Whispering Meadows Phase III – Single Family Residential.  
Whispering Meadows Road.  
6:30 p.m.- 6:40 p.m. 3. Sabal Point- One Commercial Lot/19 Single Family Residential Lots.  
6:40 p.m.- 6:50 p.m. 4. Billeaud Farm LLC – Residential  
Bayou Tortue Road  
6:50 p.m.-7:00 p.m. 5. Listi Cove – Commercial – 14 Lots  
Carlo Listi drive – Private RD  
7:00p.m. -7:10 p.m. 6. Ambassador Caffery Common – Single Family Residential- 172 total lots  
E Fairfield Drive

**Broussard Zoning Commission**

- 7:10 p.m. – 7:20 p.m. 1. Map H-7 –421 Bayou Tortue Road- introduced to be zoned as Community Commercial  
7:20 p.m. – 7:30 p.m. 2. Map H-8 - 421 Bayou Tortue Road- introduced to be zoned as Community Commercial

**Adjournment**

- 7:30 p.m. 1. Adjourn Meeting

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Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Minutes of the Broussard Planning and Zoning Meeting  
Held on Thursday, May 13, 2021

**Members Present**

Brad Hamman, Teddy Eastin, Russell Trahan, Craig Kimball

**Others Present**

Sarah Hebert, BPC Clerk,  
Ray Bourque – Mayor  
Zac Gerard- Broussard PD  
Walter Comeaux, City Engineer  
Callie Laviolette- Executive Assistant to the Mayor  
Angel Racca – City Councilwoman – District 1

Brad Hamman called the meeting to order, followed by the Pledge of Allegiance and a Silent Prayer.  
Craig Kimball moved to approve the minutes of the meeting held on Thursday, April 8, 2021 as written.  
Second by Russell Trahan  
Discussion – none  
Question – Teddy Eastin  
Roll Call:  
Brad Hamman, Yea - Teddy Eastin, Yea – Russell Trahan, Yea - Craig Kimball, Yea

**Broussard Planning Commission**

There was no new business to discuss.

**Broussard Zoning Commission**

Russell Trahan moved to open the Zoning Portion of the meeting.  
Second by Teddy Eastin  
Discussion – None  
Question – Craig Kimball  
Roll Call:  
Brad Hamman, Yea - Teddy Eastin, Yea – Russell Trahan, Yea - Craig Kimball, Yea

**ZONING MAP D-8 101 and 111 Glaser Drive – recently annexed - Light Industrial (LI)**

Walter Stated that there were no comments on this plat from the public.  
Russell Trahan moved to present this plat to the Broussard City Council to be as light industrial.  
Second by Teddy Eastin  
Discussion – None  
Question- Craig Kimball  
Roll Call:  
Brad Hamman, Yea - Teddy Eastin, Yea – Russell Trahan, Yea - Craig Kimball, Yea

**Adjourn**

Russell Trahan moved to adjourn as there is no new business to discuss.

Second by Teddy Eastin

Discussion – none

Question – Craig Kimball

Roll Call:

Brad Hamman, Yea - Teddy Eastin, Yea – Russell Trahan, Yea - Craig Kimball, Yea



P.O. Box 452  
601 East Second Street  
Broussard, Louisiana 70518

Phone: (337) 837-2210  
Fax: (337) 837-2217

Email: [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com)

# COMEAX

ENGINEERING & CONSULTING

Walter S. Comeaux, III, P.E., P.L.S.  
Mallory Comeaux Hutchinson, P.E.  
Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

May 21, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Re: Broussard Planning  
Marteau Estate  
Commercial/Residential Development  
2021002-007

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

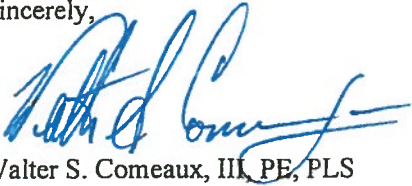
1. The property under consideration at this time is not located within the corporate limits of the City of Broussard. The Engineer of Record for the developer has indicated that the developer intends to annex the property into the city. Preliminary Plat approval is contingent on and effective upon annexation of the property into the city.
2. This proposed subdivision is to divide a 11.63 acre tract into 7 single family residential lots and one commercial lot.
3. Portions of the property are located within Zone AE and within a Regulatory Floodway. Fill placement or construction which would impede the floodway is prohibited. Structures constructed within Zone AE shall have a finished floor elevation 1' above the Base Flood Elevation minimum.
4. An additional 5' R/W shall be dedicated along Marteau Road.
5. A 15' sidewalk, drainage and utility easement shall be provided along Marteau Road and LA Highway 92.
6. 20' setbacks shall be required along Marteau Road and LA Highway 92.
7. Residential traffic from Lots 2-8 will not be permitted to back onto Marteau Road. Builders will be required to provide driveway access to these lots to facilitate this and will provide site plans, acceptable to the permitting department, at the time building permits are obtained.
8. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
9. The developer shall be required to provide water mains and hydrants to insure that coverage for fire protection is adequate to the satisfaction of the City Engineer and Broussard Fire Department.
10. It is the sole responsibility of the developer to provide water and sewer to the point of service of each lot.
11. Marteau Road shall remain open ditch, a note to that effect shall be placed on the plat.
12. A profile of Marteau Road, proposed regrading and culvert sizing chart for each lot shall be provided as part of the construction submission.

13. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
14. This development is subject to the current Stormwater Management ordinance.
15. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
16. A Louisiana Department of Health permit is required prior to commencement of construction.
17. Place a note on the plat stating that City Ordinances do not permit fences to be placed within city servitudes.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.


Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque  
Mel Bertrand, City Manager/Director of Public Works

**Broussard Planning Commission  
Application for Plat Approval**

Plat Name:	Marteau Estates
Location (Sec., Township, Range):	Sec. 10, T11S, R5E Laf.
Nearest Intersecting Street (& Distance To):	Marteau + Young
Proposed Number of Lots:	1 Commercial / 7 residential
Total Acreage (Three Decimal Places):	11.63 acres
Proposed Use:	Commercial / Residential
Owner/Developer:	Guidry Land Dev.
Address:	104 S. Jefferson St. Broussard La 70518
Phone:	337-962-3274
Fax:	
Authorized Agent:	Guidry Land Dev.
Address:	104 S. Jefferson St. Broussard La 70518
Phone:	337-962-3274
Fax:	
Registered Engineer/Land Surveyor:	Travis P Laurent/Paul L. Miers Engineering, L.L.C.
Address:	104 Westmark Boulevard, Lafayette, LA 70506
Phone:	337-981-7792
Fax:	337-981-7797
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge. *****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval. *****</p> <p>Furthermore, by signing this, I acknowledge that NO type of Construction, Dirt Work, ETC. may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning has been granted. *****</p>	
Signature of Owner/Developer:	Date:
	April 5, 2021



**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com

**Council:**  
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David M. Bonin - District II  
Jesse Regan - District III  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

**TO:** Various Property Owners Adjacent to Section 10, T11S, R5E Lafayette Parish  
Nearest intersecting street(s): Marteau & Young Street  
Marteau Estates

**Re:** Commercial/Single Family Residential Use

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Guidry Land Development, LLC is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure







P.O. Box 452  
601 East Second Street  
Broussard, Louisiana 70518

Phone: (337) 837-2210  
Fax: (337) 837-2217

Email: [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com)

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# COMEAX

## ENGINEERING & CONSULTING

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Mallory Comeaux Hutchinson, P.E.  
Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

May 21, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Re: Broussard Planning  
Whispering Meadow Phase III  
Residential Development  
2021002-008

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

1. The property under consideration at this time is not located within the corporate limits of the City of Broussard. The Engineer of Record for the developer has indicated that the developer intends to annex the property into the city. Preliminary Plat approval is contingent on and effective upon annexation of the property into the city.
2. This proposed subdivision is to divide a 33.56-acre tract into 104 single family residential lots.
3. Portions of the property are located within Zone AE and within a Regulatory Floodway. Fill placement or construction which would impede the floodway is prohibited. Please identify the limits of the Regulatory Floodway.
4. Sidewalks are required within residential subdivisions within the City of Broussard.
5. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
6. The developer shall be required to provide water mains and hydrants to ensure that coverage for fire protection is adequate to the satisfaction of the City Engineer and Broussard Fire Department.
7. It is the sole responsibility of the developer to provide water and sewer to the point of service of each lot.
8. The developer shall provide street names acceptable to the Lafayette Parish Communication District.
9. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
10. This development is subject to the current Stormwater Management ordinance.
11. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
12. A Louisiana Department of Health permit is required prior to commencement of construction.
13. Place a note on the plat stating that City Ordinances do not permit fences to be placed within city servitudes.

14. Please identify the use of the "15' utility easement to be dedicated to City of Broussard."
15. Please identify the lines shown along the western border of the subdivision.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.


Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque

**Broussard Planning Commission  
Application for Plat Approval**

Plat Name:	Whispering Meadow Ph III	
Location (Sec., Township, Range):	Sec 10, T11S, R5E	
Nearest Intersecting Street (& Distance To):	Whispering Meadow Rd	
Proposed Number of Lots:	104	
Total Acreage (Three Decimal Places):	33.56	
Proposed Use:	Residential	
Owner/Developer:	Guidry Land Dev.	
Address:	104 S. Jefferson St. Broussard	
Phone:	337-962-3274	La 70518
Fax:		
Authorized Agent:	Guidry Land Dev.	
Address:	104 S. Jefferson St. Broussard	
Phone:	337-962-3274	La 70518
Fax:		
Registered Engineer/Land Surveyor:	Travis P Laurent/Paul L. Miers Engineering, L.L.C.	
Address:	104 Westmark Boulevard, Lafayette, LA 70506	
Phone:	337-981-7792	
Fax:	337-981-7797	
<p><b>I hereby certify that all information contained herein is true and correct to the best of my knowledge.</b>  *****</p> <p><b>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.</b>  *****</p> <p><b>Furthermore, by signing this, I acknowledge that NO type of Construction, Dirt Work, ETC. may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning has been granted.</b>  *****</p>		
Signature of Owner/Developer:	Date:	
	April 5, 2021	



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Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

**TO:** Various Property Owners Adjacent to Section 10, T11S, R5E Lafayette Parish  
Nearest intersecting street(s): Whispering Meadow Road  
Whispering Meadows Phase III

**Re:** Single Family Residential Use

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Guidry Land Development, LLC is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure



GUIDRY LAND DEVELOPMENT, LLC  
104 S. JEFFERSON STREET  
BROUSSARD, LA 70518

REQUEST FOR ANNEXATION

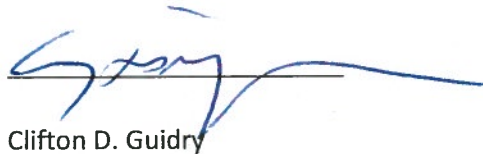
April 15, 2021

Sarah Hebert  
City of Broussard  
Planning and Zoning  
Codes and Permits

310 E. Main Street  
Broussard, LA 70518  
337.330.4613

Sarah,

Please accept this letter as my request for annexation. The subject matter is Whispering Meadows phase 3. If you have any further questions, feel free to call me direct at 337.962.3274.

A handwritten signature in blue ink, appearing to read 'Clifton D. Guidry', is written over a horizontal line.

Clifton D. Guidry  
GUIDRY LAND DEVELOPMENT, LLC  
104 S. JEFFERSON STREET  
BROUSSARD, LA 70518

PAUL L. MIERS ENGINEERING, LLC

PARTNERS:

Paul L. Miers, P.E., P.L.S.  
Travis P. Laurent, P.E., P.L.S.

CHIEF ENGINEER:

Jared A. Arthur, P.E., L.S.I.

STAFF:

Craig M. Girouard Jr., E.I.  
Tracie D. Boudreaux  
Amberlyn E. Comeaux

ACCOUNTING:

Tracy Laurent, CPA, CGMA

April 21, 2021

Mayor Ray Bourque  
City of Broussard  
310 E Main Street  
Broussard, LA 70518

RE: Guidry Land Development, LLC  
Whispering Meadows Ph III  
Preliminary, Final Plat & Lot Staking  
PLME #:4782-02(A-1)

Dear Mayor Bourque

As per your request please find the attached proposed Preliminary Plat for Whispering Meadows Phase III as well as the Boundary Survey for this proposed Subdivision. It is the intention of Guidry Land Development, LLC to acquire this property and develop a 104-lot residential subdivision. Part of this proposal is to be located within the city limits of Broussard and to utilize the existing sewer and water that was installed to provide service to this area, assuming the City of Broussard agrees with the proposed development.

Guidry Land Development, LLC is also proposing a small subdivision of 8 lots (1 commercial and 7 residential lots) along Marteau Road. This smaller development is proposing to utilize only City of Broussard water that is located along the frontage of Marteau Road. It is also Mr. Guidry's wish that the development be located within the City of Broussard should the city agree with the proposed development. A copy of the proposed development plat for this property is also attached.

Guidry Land Development, LLC is aware that any approvals will be contingent on annexation into the City of Broussard.

Should you have any questions or need additional information please do not hesitate to contact our office.

Sincerely,

PAUL L. MIERS ENGINEERING, L.L.C.



Travis P. Laurent, P.E., P.L.S.  
TPL/hri



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# COMEAX

ENGINEERING & CONSULTING

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Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

May 21, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Re: Broussard Planning  
Sabal Point  
Residential/Commercial Development  
2021002 009

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

1. This proposed subdivision is to divide a 4.274 acre tract into one commercial lot and 19 zero lot line residential lots.
2. The developer has requested that the front setback be reduced to 15'. This would place the residential foundation at the edge of the utility easement. We recommend approval of this request only if the following conditions are met.
  - a. City water mains shall maintain a minimum 6' clearance from home foundations.
  - b. City sewer mains and manholes shall maintain a minimum clearance of 10' from home foundations (this requirement may increase dependent on the depth of the sewer mains).
  - c. The developer shall install all water meters.
  - d. The developer shall sign an agreement, acceptable to the City Attorney, stating that the City is not responsible for foundation failures to the homes caused by utility trench failures or leaking water/sewer lines.
  - e. The developer shall also sign an agreement, acceptable to the City Attorney, stating that the City will not be responsible for damages to homes, streets or other subdivision features caused by repair work to utilities.
3. The developer has also requested a waiver of the street width from 28' to 25'. Broussard Subdivision regulations require a minimum 28' width for private streets. We do not recommend that the Commission grant this waiver due to emergency access concerns.
4. Preliminary layouts of this development were shared with City staff during a pre-application meeting. That layout indicated two driveways to the commercial lot and an additional driveway to the residential lots. Please be informed that all of these proposed



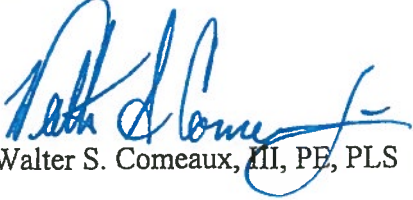
driveways are in exceedingly close proximity to the roundabout. During this meeting City staff recommended eliminating the southernmost commercial drive and utilizing residential drive as a common access; the developer has chosen not to do this. Due to the proximity of the roundabout this will require additional analysis by a Traffic Engineer and may trigger requirements in addition to the requirements herein. This analysis may be performed during the plan review process.

5. The access point for the residential area shall be right turn in and right turn out only and shall be channelized. The developer shall be required to install some type of median barricade, acceptable to the City, to prohibit median crossover access to or from the subdivision entrance.
6. The developer shall be required to provide an end treatment, acceptable to the City, at the termination of Street B to prohibit access to West Fairfield.
7. The current configuration of the streets would require Fire Trucks or other large vehicles to back out onto West Fairfield, this is unacceptable. The developer shall be required to extend Street A to the western border of the residential area to facilitate a Fire Truck or other large vehicle turn around. Due to Planning Commission plat review time constraints Fire Department access will be required to be thoroughly evaluated during the plan review process. Access to this development shall be acceptable to the Broussard Fire Department.
8. Driveways for the commercial lot will be further evaluated during site plan review of the commercial lot, however, as a general rule the two driveways shall be situated as far to the north and east of the roundabout as possible. This comment shall not be construed to approve two access points for the commercial lot, that issue shall be evaluated during review of the commercial lot. Further, any driveway access shall require median treatment as described in item 5.
9. Please revise the utility easement along South Bernard and West Fairfield as a 15' Sidewalk, Drainage and Utility Easement.
10. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
11. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
12. The developer shall be required to submit acceptable street names for Street B & C.
13. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
14. This development is subject to the current Stormwater Management ordinance.
15. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements
16. A Louisiana Department of Health permit is required prior to commencement of construction.
17. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
18. Please correct the note indicating the number of lots.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Walter S. Comeaux, III". The signature is fluid and cursive, with a long horizontal stroke at the end.

Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque  
Mel Bertrand City Manager/Director of Public Works



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Wednesday, May 12, 2021

**TO:** Various Property Owners Adjacent to Section 5, T11S, R5E Lafayette Parish  
Nearest intersecting street(s): W. Fairfield and S Bernard Road  
Sabal Point

**Re:** Single Family Residential Use and Commercial use

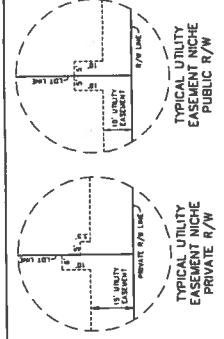
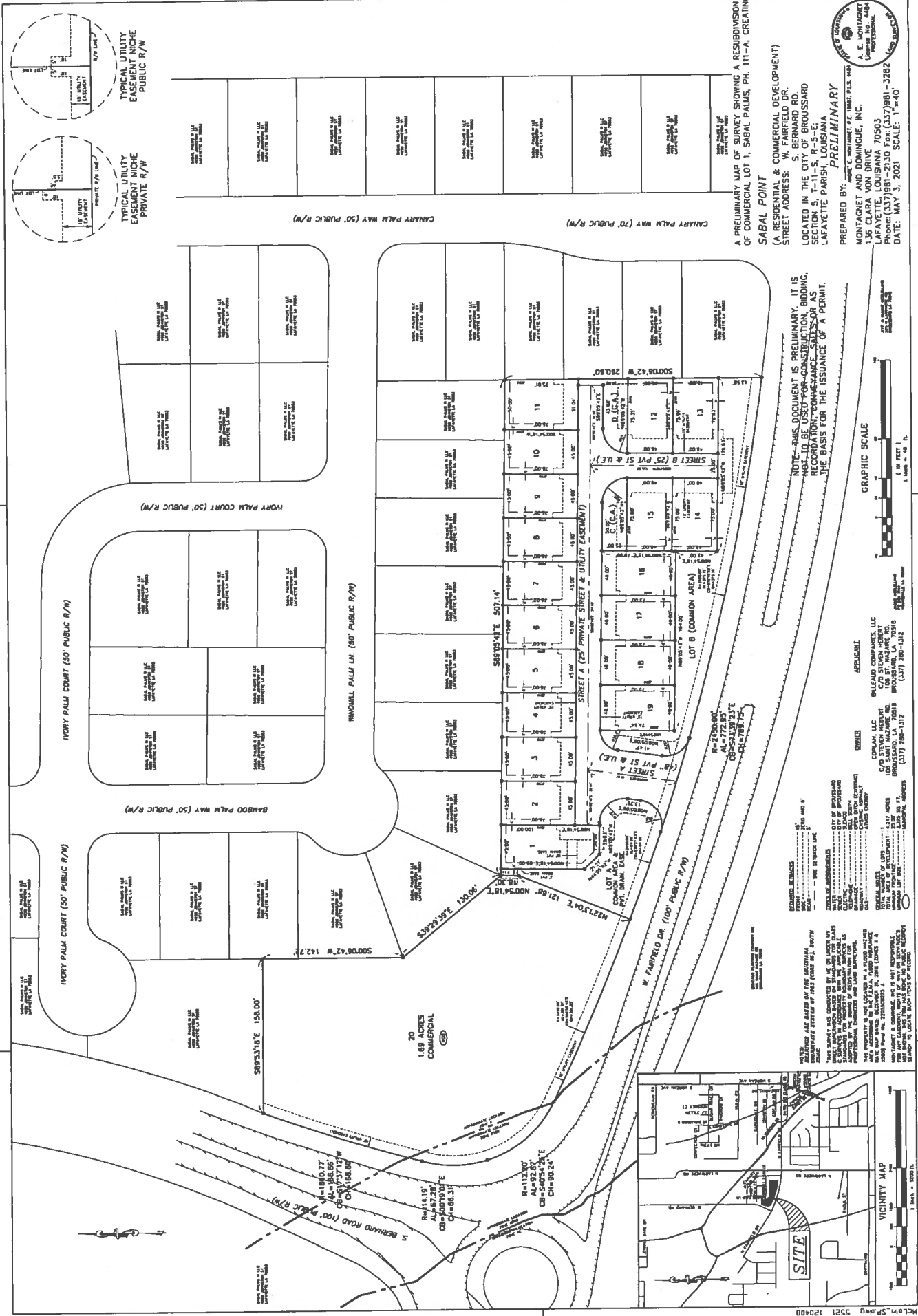
The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

CoPlan, Inc is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE	100' WIDE

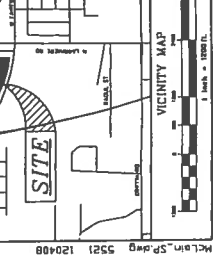
A PRELIMINARY MAP OF SURVEY SHOWING A RESUBDIVISION OF COMMERCIAL LOT 1, SABAL PALMS, PH. 111-A, CREATING SABAL POINT (A RESIDENTIAL & COMMERCIAL DEVELOPMENT) STREET ADDRESS: W. FAIRFIELD DR. LOCATED IN THE CITY OF BOSSARD SECTION 5, 1-11-S, R-5-E, LAFAYETTE PARISH, LOUISIANA PRELIMINARY PREPARED BY: JAMES C. MONTAGNET P.E. 1988 P.L.S. 0088 MONTAGNET AND DOMINIQUE, INC. 136 CLARA VON DRIVE LAFAYETTE, LOUISIANA 70503 Phone: (337) 981-2130 Fax: (337) 981-3282 DATE: MAY 3, 2021 SCALE: 1"=40'

NOTE - THIS DOCUMENT IS PRELIMINARY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONFORMANCE SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.


GRAPHIC SCALE 1" = 40' (BY FEET) 1 inch = 40 ft.

REGISTERED SURVEYORS: JAMES C. MONTAGNET, P.E. 1988 P.L.S. 0088; DOMINIQUE, INC. 136 CLARA VON DRIVE, LAFAYETTE, LA 70503. CITY OF BOSSARD: 100 ST. MAZARD RD., BOSSARD, LA 70503. BOSSARD PLANNING & ZONING COMMISSION: (337) 290-1312. BOSSARD POLICE DEPARTMENT: (337) 290-1312. BOSSARD FIRE DEPARTMENT: (337) 290-1312. BOSSARD WATER & SEWERAGE DEPARTMENT: (337) 290-1312.

WARRANTY: THE SURVEYOR WARRANTS THAT HE OR SHE HAS CONDUCTED A REASONABLE AND CAREFUL SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT STATEMENT OF THE FACTS. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE OR THAT IT WILL BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.



**Broussard Planning Commission  
Application For Plat Approval**

<b>Plat Name</b>	Sabal Point
<b>Location (Sec, Township, Range)</b>	Section 5, T-11-S, R-5-E
<b>Nearest Intersecting Street (&amp; Distance To)</b>	W. Fairfield Dr. & S. Bernard Rd.
<b>Proposed Number of Lots</b>	20
<b>Total Acreage (Three Decimal Places)</b>	4.247
<b>Proposed Use</b>	Residential & Commercial
<b>Owner/Developer</b>	<i>COTLAR, INC.</i> Comeaux Planning Co. represented by Steven Hebert
<b>Address</b>	106 St. Nazaire Rd., Broussard, LA 70518
<b>Phone</b>	337-280-1312
<b>Fax</b>	
<b>Authorized Agent</b>	
<b>Address</b>	
<b>Phone</b>	
<b>Fax</b>	
<b>Registered Engineer /Land Surveyor</b>	Andre' E. Montagnet
<b>Address</b>	136 Clara Von Dr., Lafayette, LA 70503
<b>Phone</b>	337-981-2130
<b>Fax</b>	337-981-3282
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.</p> <p>*****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.</p> <p>*****</p> <p>*****</p> <p>Furthermore, by signing this I acknowledge that NO type of Construction, Dirt Work, ETC may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning as been granted</p>	
<b>Signature of Owner/Developer</b>	<b>Date</b>
	5/6/2021

## Sarah Hebert

---

**From:** Evan Geerts <egeerts@ddgpc.com>  
**Sent:** Thursday, May 27, 2021 8:52 AM  
**To:** Heather Klingman; Walter Comeaux III; Sarah Hebert  
**Cc:** Steven P. Hebert  
**Subject:** RE: 2021-05-18 Ambassador Commons Mtg Notes

Sarah,

Good morning, I hope this email finds you well. We have discussed the requests referenced in items 4 and 5 below with DSLD.

- Regarding the request for an additional 5' servitude along the back of lots on E. Fairfield, the additional servitude would impact the function of the lots; therefore, unfortunately we will be unable to accommodate the request. There is currently a 10' utility servitude along E. Fairfield.
- Regarding the request for 25' ROW radii at all street intersections, we will make this change on the revised plat.

If these points need further discussion or if you have any questions, please let us know.

Thank you,



**Evan M. Geerts, PE**  
Project Manager

O: 985.447.0090 | C: 985.228.0920  
314 East Bayou Road  
Thibodaux, LA 70301



---

**From:** Heather Klingman <hklingman@ddgpc.com>  
**Sent:** Wednesday, May 19, 2021 5:56 PM  
**To:** walt@comeauxengineering.com; Sarah Hebert <shebert@broussardla.com>  
**Cc:** Steven P. Hebert <sph@billeaudcompanies.com>; Evan Geerts <egeerts@ddgpc.com>  
**Subject:** 2021-05-18 Ambassador Commons Mtg Notes

Walter, Sarah,

Below are my notes from the meeting yesterday. Please review and advise if you have any questions or additional comments/notes that you would like to add. Thanks again for taking the time to meet yesterday.

Attendees: Mayor Ray Bourque, Steven Hebert, Heather Klingman, Walter Comeaux, Sarah Hebert, Mel Bertrand, Benjamin Theriot

1. Walter asked for an overall plat on one sheet, which DDG will prepare.

2. DDG will modify the Marteau ROW line to provide for 30' of row on the east side of the roadway centerline.
3. An additional 15' sewer, drainage, and sidewalk servitude will be required in addition to the row dedication for Marteau.
4. City requested an additional 5' servitude along the back of the lots along Fairfield. DDG will review the impacts to the lots and discuss with DSLD and get back with the City on this.
5. Walter indicated that the row at all intersections within the subdivision shall have a 25' radius. We will take a look at this to see how it affects the lots. We also looked through the code and could not find this requirement. We saw the requirement where the row at acute intersections should have a 25' radius, but I could not find anything about the 25' radius requirement at all intersections. Can you point us to that section of the code?
6. Per code, a street stub to the south should be included in the plans. Billeaud will request a variance for this requirement. DDG will send the necessary information to Sarah.
7. A requirement will be included in the subdivision covenants that addresses numbers must be posted on houses for 911 services.
8. Sewer must have a minimum of 5' of cover where it crosses the drainage coulee.
9. Mel has no objection to the sewer being located within the drainage servitude. He asked that care be taken to compact the sewer trench within the coulee to minimize erosion. Mel also asked that fusible pvc or hdpe be used if possible within the limits of the coulee.
10. Hydrant layout will be submitted to the Fire Chief for approval. T-turn arounds were previously submitted to the Chief and approved.
11. Walter indicated that a HEC model would need to be done for all three coulees to determine the BFE elevations. We do have BFE determinations from the corps for the three coulees. I will forward these in a separate email to discuss this requirement and the drainage study requirements in more detail.
12. Walt noted that the resident to the south/east has previously flooded. Once during TS Allison and again in 2016.
13. FFE's shall be a minimum of 1' above BFE or centerline of road, whichever is higher.
14. The abandonment and relocation of the existing drainage and maintenance servitude over the coulee was discussed. Walter noted that the existing servitudes could be abandoned after construction. I would like to have this done prior to construction if possible, so I will follow up with additional questions regarding this matter.
15. Pros and cons of sidewalk placement within the row were discussed. DDG will coordinate with DSLD on their preferred location and then get back with the City to confirm the final location.
16. A variance will not be required for the block length based on the location of the coulee.
17. Waterline loops can use 2" diameter pipes in lieu of 3".
18. All open cut trenches within the roadway must be backfilled with flowable fill. Any dotd approved culvert type can be used for roadway crossings.
19. Everyone agreed that there are no issues with platting and submitting construction plans for the entire subdivision, knowing that the subdivision will be constructed in phases. Walter noted that they would need drainage and utility servitudes over improvements within undeveloped portions of the property, which is not an issue with Billeaud.
20. Mel mentioned that all water and sewer details and testing should be per LUS requirements.
21. Post-construction videos will be required on drainage and sewer.



**Heather R. Klingman, P.E.**  
Principal

O: 985.447.0090 | F: 985.447.7009  
314 East Bayou Road  
Thibodaux, LA 70301



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310 E. Main Street • Broussard, Louisiana 70518

**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com



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(337) 837-6681 • Fax (337) 837-8121

**Council:**  
Angel Racca - District I  
David M. Bonin - District II  
Jesse Regan - District III  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

**TO:** Various Property Owners Adjacent to Section 93, T-10-5, R-5-E,  
Nearest intersecting street(s): +- 450' to intersection of C/L of LaFlamme Road

**Re:** Single Family Residential Use and Community Commercial

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Billeaud Farm LLC is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning Commission

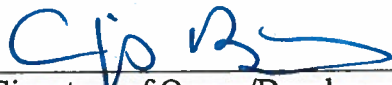
Enclosure





**BROUSSARD PLANNING COMMISSION  
APPLICATION FOR PLAT APPROVAL**

Deadline: 5-11-2021  
Meeting: 6-10-2021

PLAT NAME	Plat Showing A Partition of Property owned By Billeaud Farm, LLC. Being a portion of the original Lucius Dubon Estate Tract containing 41.091 Acres. Creating Tract 1 + Tract 2
LOCATION (SECTION, TOWNSHIP, RANGE)	Section 93, T-10-S, R-5-E
NEAREST INTERSECTING STREET (& DISTANCE TO)	+/- 450' to intersection of c/L of LE Flamme Rd
PROPOSED NUMBER OF LOTS	2
TOTAL ACREAGE (THREE DECIMAL PLACES)	41.091 acres
PROPOSED USE	Residential
OWNER/DEVELOPER	Billeaud Farm, LLC.
ADDRESS	102 Shinnecock Hills Drive Broussard, LA 70518
PHONE	(337) 277-0456
FAX	N/A
AUTHORIZED AGENT	Chip Billeaud
ADDRESS	102 Shinnecock Hills Drive Broussard, LA 70518
PHONE	(337) 277-0456
FAX	N/A
REGISTERED ENGINEER/ LAND SURVEYOR	Walter S. Comeaux, III, P.L.S., P.E.
ADDRESS	601 E. Second St. Broussard, LA 70518
PHONE	(337) 837-2210
FAX	(337) 837-2217
I hereby certify that all information contained herein is true and correct to the best of my knowledge.	
I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.	
Signature of Owner/Developer	Date
	5-7-21



P.O. Box 452  
601 East Second Street  
Broussard, Louisiana 70518

Phone: (337) 837-2210  
Fax: (337) 837-2217

Email: [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com)

# COMEAX

ENGINEERING & CONSULTING

Walter S. Comeaux, III, P.E., P.L.S.  
Mallory Comeaux Hutchinson, P.E.  
Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

May 21, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Re: Broussard Planning  
Listi Cove  
Residential Development  
2021002-010

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

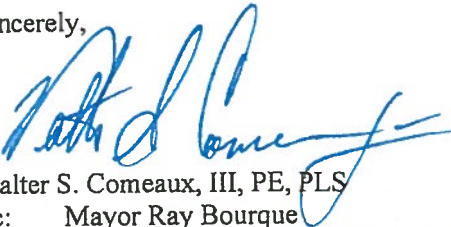
1. This proposed subdivision is to divide a 5.897-acre tract into 14 commercial lots.
2. Please add the name and phone number of the applicant.
3. Note that the strip of property south of the ditch on Lots 1-12 is part of the drainage easement.
4. Provide a drainage easement between Lot 3 & 4, 20' from bank of ditch on either side and inclusive of channel.
5. If Carlo Listi Drive drainage system drains adjoining properties change the note from Private Access & Utility Easement to Private Access, Utility & Drainage Easement.
6. The servitude providing access to Lot 14 must be 28' wide.
7. Additional utility servitudes may be required along Carlo Listi Drive, to be determined during plan review.
8. Carlo Listi Drive is currently in extremely poor condition; the private drive must be improved in accordance with the Subdivision Regulations.
9. Portions of the property are located within Special Flood Hazard Area Zone A. City ordinances require structures within SFHA's to be constructed with finished floor elevations 1' minimum above the Base Flood Elevation.
10. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
11. The developer shall be required to provide water mains and hydrants to ensure that coverage for fire protection is adequate to the satisfaction of the City Engineer and Broussard Fire Department.
12. It is the sole responsibility of the developer to provide water and sewer to the point of service of each lot.
13. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
14. This development is subject to the current Stormwater Management ordinance. An analysis and evaluation of the existing drainage must be included as part of the design submission.

15. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
16. A Louisiana Department of Health permit is required prior to commencement of construction.
17. Place a note on the plat stating that City Ordinances do not permit fences to be placed within city servitudes.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.

Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque  
Mel Bertrand, City Manager/Director of Public Works

**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com



**Council:**  
Angel Racca - District I  
David M. Bonin - District II  
Jesse Regan - District III  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

**TO:** Various Property Owners Adjacent to Section 60, T10S, R5E  
Nearest intersecting street(s): Albertson Parkway  
Listi Cove

**Re:** Commercial Use

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Maxtec Properties LLC is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

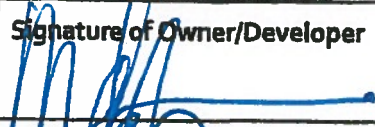
Sincerely,

Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure



**Broussard Planning Commission  
Application For Plat Approval**

Plat Name	LISTI COVE
Location (Sec, Township, Range)	SECTION 00, T05, R0E
Nearest Intersecting Street (& Distance To)	ALBERTSON PKWY
Proposed Number of Lots	14
Total Acreage (Three Decimal Places)	5.897
Proposed Use	COMMERCIAL
Owner/Developer	MAXTEC PROPERTIES, LLC
Address	108 LETCHWORTH LN. LAFAYETTE 70508
Phone	337-319-0583
Fax	N/A
Authorized Agent	SPEC, LLC
Address	107 NOLAN RD BROUSSARD
Phone	337-839-9090
Fax	N/A
Registered Engineer /Land Surveyor	PBM SURVEYING
Address	SAME AS ABOVE ↑
Phone	↑
Fax	N/A
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.            *****            *****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.            *****            *****</p> <p>Furthermore, by signing this I acknowledge that NO type of Construction, Dirt Work, ETC may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning as been granted</p>	
Signature of Owner/Developer	Date
	5/11/2021



**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com

**Council:**  
Angel Racca - District I  
David M. Bonin - District II  
Jesse Regan - District III  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

TO: Various Property Owners Adjacent to Section 3- T 11 S- R 5 E  
Nearest intersecting street(s): E. Fairfield Drive  
Ambassador Common

Re: Residential Subdivision

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

St. Etienne Development, LLC is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

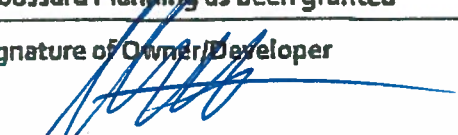
A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure



**Broussard Planning Commission  
Application For Plat Approval**

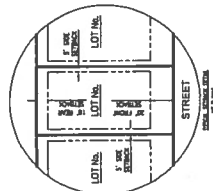
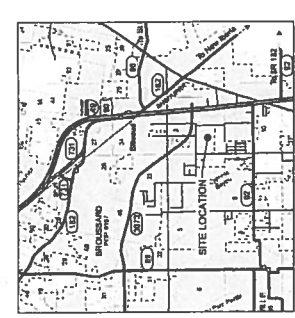
Plat Name	PLAT OF AMBASSADOR COMMON	
Location (Sec, Township, Range)	Sec 3 T11S - R5E	
Nearest Intersecting Street (& Distance To)	E. Fairfield Dr.	
Proposed Number of Lots	172 LOTS - 168 Res. 3 Common Areas	
Total Acreage (Three Decimal Places)	+- 40.935 Acres	
Proposed Use	Residential	
Owner/Developer	ST. ETIENNE DEVELOPMENT LLC	
Address	106 St. Nazaire Rd., Broussard 70518	
Phone	(337) 280-1312 (STEVEN HEBERT)	
Fax		
Authorized Agent	ST. ETIENNE DEVELOPMENT, LLC	
Address	106 St. Nazaire	
Phone	(337) 280-1312	
Fax		
Registered Engineer /Land Surveyor	Shawn MacMenamin	
Address	1308 Camellia Blvd Suite 200	
Phone	(225) 278-8227 (C)	
Fax		
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.            *****            *****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.            *****            *****</p> <p>Furthermore, by signing this I acknowledge that NO type of Construction, Dirt Work, ETC may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning as been granted</p>		
Signature of Owner/Developer		Date 5/10/2021



REVISION	BY

PRELIMINARY PLAT OF AMBASSADOR COMMONS  
 CITY OF BROUSSARD  
 LAFAYETTE, LOUISIANA  
 FOR  
 BILEAUD COMPANIES

2-C-3  
 SHEET  
 20451 PRELIMINARY PLAT  
 FILE NO. 20451  
 PROJECT NO. 20451  
 CHECKED BY  
 DRAWN BY

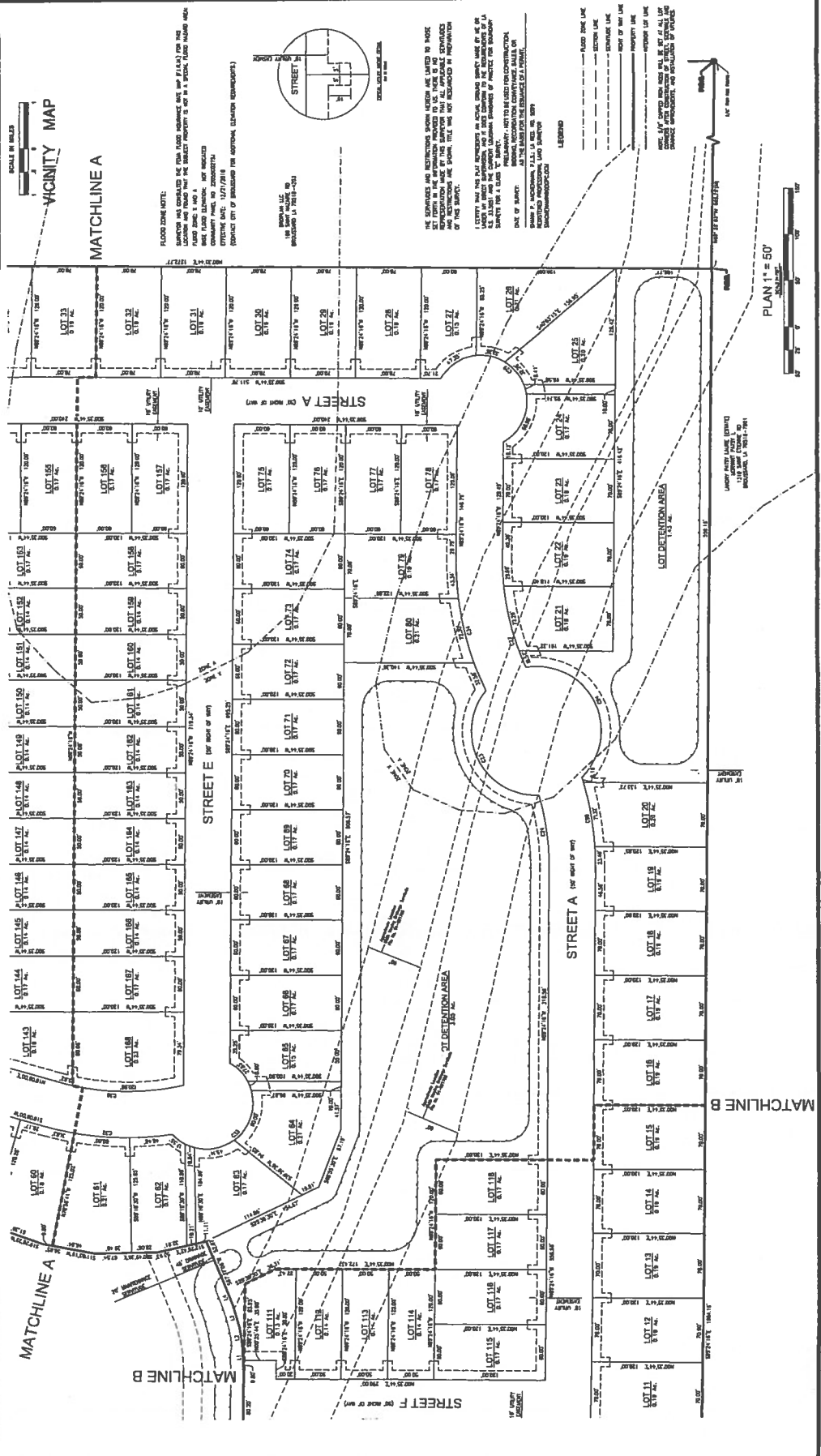


**PLAT SHOWING PRELIMINARY SUBDIVISION  
 OF  
 AMBASSADOR COMMONS**  
 SECTION 3, TOWNSHIP 11 SOUTH - RANGE 5 EAST,  
 SOUTHWESTERN LAND DISTRICT  
 CITY OF BROUSSARD  
 LAFAYETTE PARISH, LOUISIANA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00° 00' 00" E	11.12
L2	S 89° 59' 59" W	11.12
L3	S 00° 00' 00" W	11.12
L4	N 89° 59' 59" E	11.12
L5	N 00° 00' 00" E	11.12

PARCEL DATA		
NO.	AREA	PERCENTAGE
1	0.0000	0.00
2	0.0000	0.00
3	0.0000	0.00
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SCALE IN FEET  
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STREET A  
 STREET B  
 STREET C  
 STREET D  
 STREET E  
 STREET F

LOT 111  
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 LOT 199  
 LOT 200

PLAN 1" = 50'  
 MATCHLINE B

NOTES:  
 1. OWNER, LAFAYETTE TRUST FUND, INC. (LTF), HAS BEEN DESIGNATED AS THE TRUSTEE FOR THE COMMONS.  
 2. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD ZONING ORDINANCE.  
 3. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD SUBDIVISION ORDINANCE.  
 4. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD PLATTING ORDINANCE.  
 5. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD DEVELOPMENT ORDINANCE.  
 6. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD CONVEYANCE ORDINANCE.  
 7. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD RECORDING ORDINANCE.  
 8. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD TAXING ORDINANCE.  
 9. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD UTILITIES ORDINANCE.  
 10. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD PUBLIC SAFETY ORDINANCE.  
 11. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD ENVIRONMENTAL ORDINANCE.  
 12. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD HEALTH ORDINANCE.  
 13. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD EDUCATION ORDINANCE.  
 14. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD CULTURE ORDINANCE.  
 15. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD RECREATION ORDINANCE.  
 16. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD TRANSPORTATION ORDINANCE.  
 17. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD INFRASTRUCTURE ORDINANCE.  
 18. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD COMMUNITY DEVELOPMENT ORDINANCE.  
 19. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD ECONOMIC DEVELOPMENT ORDINANCE.  
 20. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD HOUSING ORDINANCE.  
 21. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD SOCIAL SERVICES ORDINANCE.  
 22. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD POLICE ORDINANCE.  
 23. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD FIRE DEPARTMENT ORDINANCE.  
 24. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD PUBLIC WORKS ORDINANCE.  
 25. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD PARKS AND RECREATION ORDINANCE.  
 26. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD LIBRARY ORDINANCE.  
 27. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD SENIOR CENTER ORDINANCE.  
 28. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD YOUTH CENTER ORDINANCE.  
 29. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD COMMUNITY CENTER ORDINANCE.  
 30. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD CULTURAL CENTER ORDINANCE.  
 31. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD ARTS CENTER ORDINANCE.  
 32. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD MUSIC CENTER ORDINANCE.  
 33. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD THEATER CENTER ORDINANCE.  
 34. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD CONVENTION CENTER ORDINANCE.  
 35. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD EXHIBITION CENTER ORDINANCE.  
 36. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD CONFERENCE CENTER ORDINANCE.  
 37. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD MEETING CENTER ORDINANCE.  
 38. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD BANQUET CENTER ORDINANCE.  
 39. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD WEDDING CENTER ORDINANCE.  
 40. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD RECEPTION CENTER ORDINANCE.  
 41. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD DINNER CENTER ORDINANCE.  
 42. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD BRUNCH CENTER ORDINANCE.  
 43. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD LUNCHEON CENTER ORDINANCE.  
 44. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD SUPPER CENTER ORDINANCE.  
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 46. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD WEDDING CENTER ORDINANCE.  
 47. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD RECEPTION CENTER ORDINANCE.  
 48. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD DINNER CENTER ORDINANCE.  
 49. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD BRUNCH CENTER ORDINANCE.  
 50. THE COMMONS SHALL BE SUBJECT TO THE CITY OF BROUSSARD LUNCHEON CENTER ORDINANCE.





P.O. Box 452  
601 East Second Street  
Broussard, Louisiana 70518

Phone: (337) 837-2210  
Fax: (337) 837-2217

Email: [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com)

# COMEAX

ENGINEERING & CONSULTING

Walter S. Comeaux, III, P.E., P.L.S.  
Mallory Comeaux Hutchinson, P.E.  
Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

May 21, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Re: Broussard Planning  
Ambassador Common  
Residential Development  
2021002 011

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

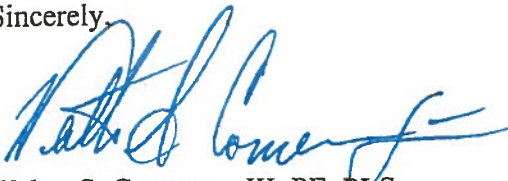
1. This proposed subdivision is to divide a 27.903 acre tract into 168 residential lots.
2. Please resubmit this plat on one sheet, a 1"=100' oversize drawing is acceptable.
3. Provide the name, address and phone number of the owner and developer on the plat.
4. Indicate the plat type (single family residential).
5. Provide a legal description of the property being subdivided.
6. The notes show the total area of lots, show the total acreage.
7. Show the distance to the nearest intersecting street.
8. Show the date of preparation of the Preliminary Plat.
9. Show edge of asphalt on Marteau and East Fairfield.
10. Provide additional R/W along Marteau measuring 30' from centerline of existing road.
11. Provide a 15' sidewalk, drainage and utility easement along Marteau and East Fairfield.
12. Sidewalks are required on all interior subdivision streets. Sidewalks may be constructed at the time of residential construction; certificates of occupancy will not be issued until such time that required sidewalks are constructed and accepted by Broussard.
13. Provide 25' fillets at all intersections including Marteau and East Fairfield.
14. Place a note on the plat that no fences are permitted within or across city servitudes.
15. Provide street names on all proposed streets acceptable to the Lafayette Parish Communication District.
16. Indicate municipal numbers on each lot as assigned by the city. Municipal point of service addresses are required on all common areas requiring utility services.
17. Contact the Broussard Post Office to determine the need for a mail kiosk.
18. Provide a stub street to the south.

19. An auto-turn analysis of the "T" turnarounds shall be performed and shall be acceptable to the Broussard Fire Department.
20. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
21. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
22. This development is subject to the current Stormwater Management ordinance.
23. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
24. Drainage of this subdivision is facilitated through three sub laterals of Cypress Bayou each of which is located in Special Flood Hazard Area Zone A. Step backwater analysis of each lateral shall be conducted to determine the Base Flood Elevation of each area.
25. Stormwater impacts to each sub lateral shall be mitigated in accordance with city ordinances. Please note that a residence located to the south of this development along St. Etienne Road has experienced flooding in the past.
26. All residences constructed within Zone A areas must have a finished floor elevation 1' minimum above the Base Flood Elevation.
27. Based on examination of the plat it appears that in-line stormwater management is proposed for this development. The city stormwater ordinance requires that a step backwater and pond storage analysis be performed to ensure that the peak rate of flow is reduced and to determine that the water surface elevation is not increased during the design storm event.
28. Provide a 1' reserve strip on all lots adjoining existing public roads.
29. A Louisiana Department of Health permit is required prior to commencement of construction.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.

Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque



O: 985.447.0090 | C: 985.228.0920  
314 East Bayou Road  
Thibodaux, LA 70301



**From:** Heather Klingman <[hklingman@ddgpc.com](mailto:hklingman@ddgpc.com)>  
**Sent:** Wednesday, May 19, 2021 5:56 PM  
**To:** [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com); Sarah Hebert <[shebert@broussardla.com](mailto:shebert@broussardla.com)>  
**Cc:** Steven P. Hebert <[sph@billeaudcompanies.com](mailto:sph@billeaudcompanies.com)>; Evan Geerts <[egeerts@ddgpc.com](mailto:egeerts@ddgpc.com)>  
**Subject:** 2021-05-18 Ambassador Commons Mtg Notes

Walter, Sarah,

Below are my notes from the meeting yesterday. Please review and advise if you have any questions or additional comments/notes that you would like to add. Thanks again for taking the time to meet yesterday.

Attendees: Mayor Ray Bourque, Steven Hebert, Heather Klingman, Walter Comeaux, Sarah Hebert, Mel Bertrand, Benjamin Theriot

1. Walter asked for an overall plat on one sheet, which DDG will prepare.
2. DDG will modify the Marteau ROW line to provide for 30' of row on the east side of the roadway centerline.
3. An additional 15' sewer, drainage, and sidewalk servitude will be required in addition to the row dedication for Marteau.
4. City requested an additional 5' servitude along the back of the lots along Fairfield. DDG will review the impacts to the lots and discuss with DSLD and get back with the City on this.
5. Walter indicated that the row at all intersections within the subdivision shall have a 25' radius. We will take a look at this to see how it affects the lots. We also looked through the code and could not find this requirement. We saw the requirement where the row at acute intersections should have a 25' radius, but I could not find anything about the 25' radius requirement at all intersections. Can you point us to that section of the code?
6. Per code, a street stub to the south should be included in the plans. Billeaud will request a variance for this requirement. DDG will send the necessary information to Sarah.
7. A requirement will be included in the subdivision covenants that addresses numbers must be posted on houses for 911 services.
8. Sewer must have a minimum of 5' of cover where it crosses the drainage coulee.
9. Mel has no objection to the sewer being located within the drainage servitude. He asked that care be taken to compact the sewer trench within the coulee to minimize erosion. Mel also asked that fusible pvc or hdpe be used if possible within the limits of the coulee.
10. Hydrant layout will be submitted to the Fire Chief for approval. T-turn arounds were previously submitted to the Chief and approved.
11. Walter indicated that a HEC model would need to be done for all three coulees to determine the BFE elevations. We do have BFE determinations from the corps for the three coulees. I will forward these in a separate email to discuss this requirement and the drainage study requirements in more detail.
12. Walt noted that the resident to the south/east has previously flooded. Once during TS Allison and again in 2016.
13. FFE's shall be a minimum of 1' above BFE or centerline of road, whichever is higher.

14. The abandonment and relocation of the existing drainage and maintenance servitude over the coulee was discussed. Walter noted that the existing servitudes could be abandoned after construction. I would like to have this done prior to construction if possible, so I will follow up with additional questions regarding this matter.
15. Pros and cons of sidewalk placement within the row were discussed. DDG will coordinate with DSLD on their preferred location and then get back with the City to confirm the final location.
16. A variance will not be required for the block length based on the location of the coulee.
17. Waterline loops can use 2" diameter pipes in lieu of 3".
18. All open cut trenches within the roadway must be backfilled with flowable fill. Any dotd approved culvert type can be used for roadway crossings.
19. Everyone agreed that there are no issues with platting and submitting construction plans for the entire subdivision, knowing that the subdivision will be constructed in phases. Walter noted that they would need drainage and utility servitudes over improvements within undeveloped portions of the property, which is not an issue with Billeaud.
20. Mel mentioned that all water and sewer details and testing should be per LUS requirements.
21. Post-construction videos will be required on drainage and sewer.



**Heather R. Klingman, P.E.**  
Principal

O: 985.447.0090 | F: 985.447.7009  
314 East Bayou Road  
Thibodaux, LA 70301





## Sarah Hebert

---

**From:** Walter Comeaux <walt@comeauxengineering.com>  
**Sent:** Thursday, May 27, 2021 7:37 PM  
**To:** Heather Klingman; Sarah Hebert  
**Cc:** Steven P. Hebert; Evan Geerts; Mayor Ray Bourque; Benjamin Theriot; Mallory Hutchinson; Mel Bertrand  
**Subject:** RE: 2021-05-18 Ambassador Commons Mtg Notes

All,

DDG has requested three waivers of the review letter I prepared for the above referenced proposed development.

They are asking for a waiver on my request to provide a 15' sidewalk, drainage and utility easement along Fairfield. This is a request I have consistently made on existing City streets and is designed to provide the City an opportunity to construct sidewalks in the future. Typically on existing open ditch roads there is not enough room to place a sidewalk without piping the ditch which greatly increases the cost of a sidewalk extension. Given the close proximity of the school it seemed to me to be a reasonable request.

They are asking for a waiver to perform a hydraulic analysis to determine the Base Flood Elevation. This is a comment from the Flood Plain Administrator and from my reading of the regulations I believe that the request is consistent with both our previous practice and with the regulations.

The final request is to waive the requirement to reduce the peak rate of discharge from the development. This is a requirement of the City, by ordinance, that I do not believe the Commission has the ability to waive and would require Council action. If you will all recall the current drainage ordinance was adopted by the council after the 2016 Flood Event.

As you are all aware the Preliminary Plat Approval process is a short process in which the City has a limited amount of information to make decisions that can not be fully evaluated. I therefore recommend that if DDG wishes to pursue these waiver requests the comments be amended to read "or as negotiated with the City Administration during construction plan review." This will provide time to fully evaluate these issues with a more complete set of information.

Should you have any further questions please do not hesitate to contact me.

Sincerely,

Walter S. Comeaux, III, PE, PLS

---

**From:** Heather Klingman <hklingman@ddgpc.com>  
**Sent:** Thursday, May 27, 2021 5:45 PM  
**To:** Sarah Hebert <shebert@broussardla.com>; Walter Comeaux <walt@comeauxengineering.com>  
**Cc:** Steven P. Hebert <sph@billeaudcompanies.com>; Evan Geerts <egeerts@ddgpc.com>  
**Subject:** RE: 2021-05-18 Ambassador Commons Mtg Notes

Sarah,

In additional to Evan's email, I did want to mention that the additional row and 15' servitude along Marteau and the reserve strips are not an issue. We discussed those early on and we accounted for it in the layout. We did not discuss the additional 5' along Fairfield, and it is causing an issue to make that change at this point.

Regarding the drainage design items:

24 – We do have BFE determinations from the corps that you sent to us a while back on all three of the laterals (see attached). I would like to request that we be allowed to utilize the corps provided BFE's for design and establishment of slab elevations. We will be submitting a CLOMR-F for the subdivision, so we would request that the decision to create a new model or rely on the corp BFE's be based ultimately on FEMA's decision/determination.

27 – We are in the process of preparing a PCSWMM model of the development and would request that the model results showing no increase in HGL's upstream and downstream in all affected laterals be accepted in lieu of the required decrease in the post development flow rates.

We are working on a formal response to the remainder of the comments, but these are the "big ticket" items that I would like to get ironed out as soon as possible. Thanks in advance for your consideration on these issues, and please do not hesitate to call if ya'll have any questions.



**Heather R. Klingman, P.E.**  
Principal

O: 985.447.0090 | F: 985.447.7009  
314 East Bayou Road  
Thibodaux, LA 70301



---

**From:** Evan Geerts <[egeerts@ddgpc.com](mailto:egeerts@ddgpc.com)>  
**Sent:** Thursday, May 27, 2021 8:52 AM  
**To:** Heather Klingman <[hklingman@ddgpc.com](mailto:hklingman@ddgpc.com)>; [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com); Sarah Hebert <[shebert@broussardla.com](mailto:shebert@broussardla.com)>  
**Cc:** Steven P. Hebert <[sph@billeaudcompanies.com](mailto:sph@billeaudcompanies.com)>  
**Subject:** RE: 2021-05-18 Ambassador Commons Mtg Notes

Sarah,

Good morning, I hope this email finds you well. We have discussed the requests referenced in items 4 and 5 below with DSLD.

- Regarding the request for an additional 5' servitude along the back of lots on E. Fairfield, the additional servitude would impact the function of the lots; therefore, unfortunately we will be unable to accommodate the request. There is currently a 10' utility servitude along E. Fairfield.
- Regarding the request for 25' ROW radii at all street intersections, we will make this change on the revised plat.

If these points need further discussion or if you have any questions, please let us know.

Thank you,

**Evan M. Geerts, PE**  
Project Manager

**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
www.cityofbroussard.com



**Council:**  
Angel Racca - District I  
David M. Bonin - District II  
Jesse Regan - District III  
Michael Rabon - District IV  
Kenny Higginbotham - District V  
Ray Gary - District VI  
Jeff Delahoussaye - At Large

Wednesday, May 12, 2021

RE: Zoning Map H-7 and H-8

TO: The Property owners in portions of Districts 5 - Broussard LA

The Broussard Planning / Zoning Commission dictate that the property owners are notified when a property is being considered for zoning.

This map includes 421 Bayou Tortue Road, which was recently annexed.

The areas to be zoned are the colored hatched mark areas representing the zoning code. The Orange hatched areas are to be zoned as Community. The other areas have been recently brought before the zoning commission.

The Broussard Planning / Zoning Commission will review the introduction maps on **Thursday, June 10, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518**, at 6:00 p.m.

If you should have any questions, please do not hesitate to contact me at, 337-837-6681 ext. 5.

Sincerely,

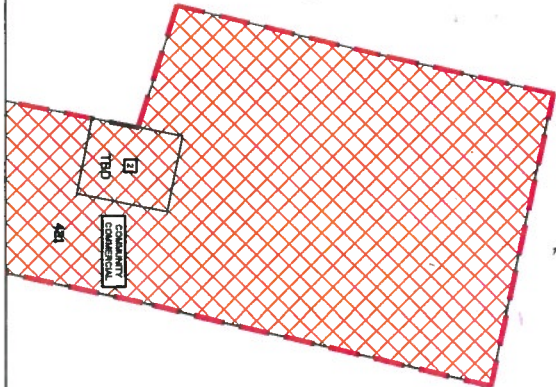
A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning / Zoning Commission

Enclosure(s)

N  
SCALE 1"=400'  
NEXT MAP G-7

SCALE 1"=400'



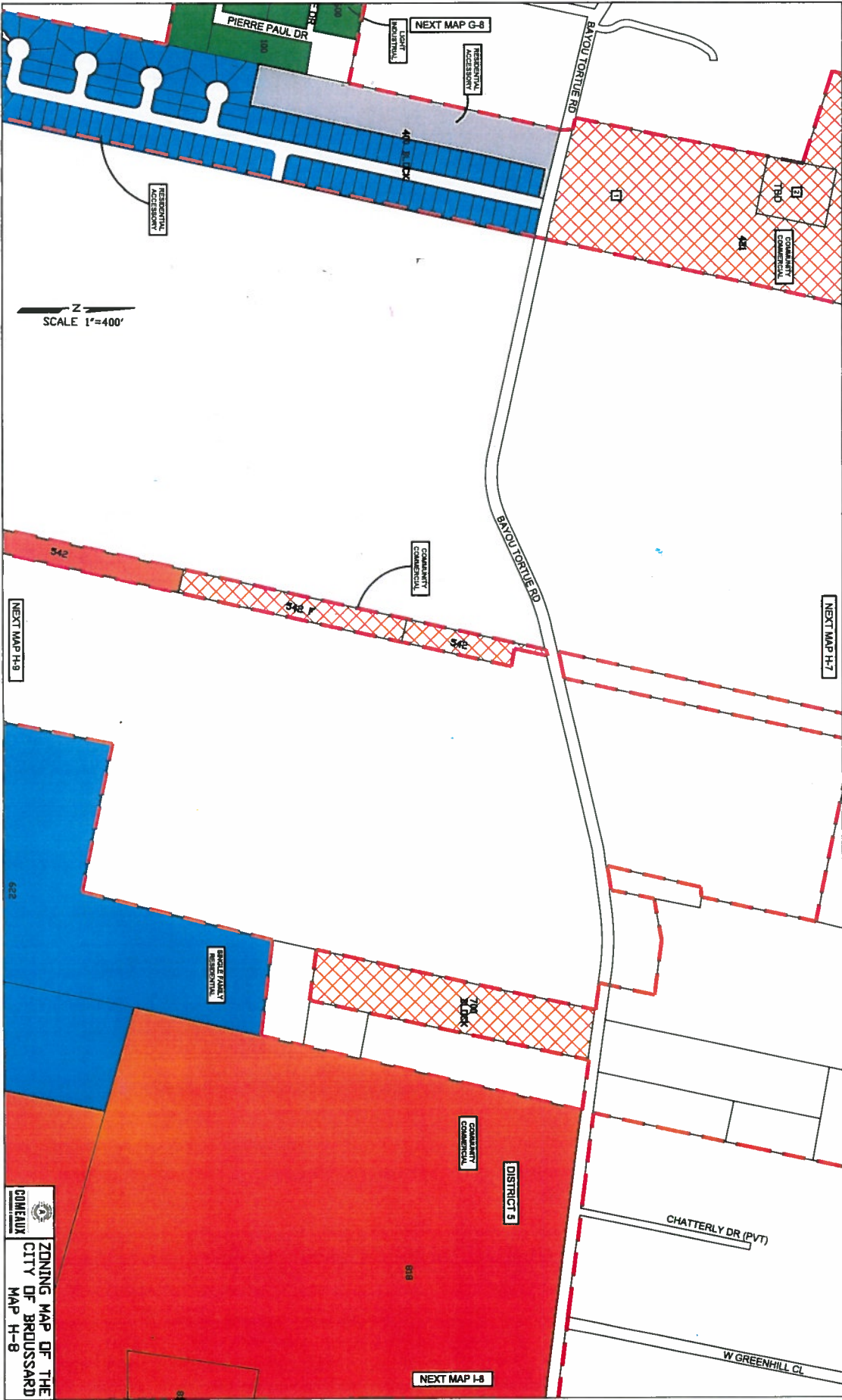
NEXT MAP H-8

NEXT MAP H-8

CONSEIL  
ZONING MAP OF THE  
CITY OF BROUSSARD  
MAP H-7

ENHILL CL

NEXT MAP I-7



SCALE 1"=400'


 ZONING MAP OF THE  
 CITY OF BRNO  
 MAP H-8

INDUSTRIAL  
 AMUSEMENT  
 RECREATION

NEXT MAP G-8  
 LIGHT  
 INDUSTRIAL  
 AMUSEMENT  
 RECREATION

COMMUNITY  
 COMMERCIAL

COMMUNITY  
 COMMERCIAL

NEXT MAP H-7

NEXT MAP H-9

SINGLE FAMILY  
 RESIDENTIAL

COMMUNITY  
 COMMERCIAL

DISTRICT 3

CHATTERLY DR (PVT)

W GREENHILL CL

NEXT MAP I-8

PIERRE PAUL DR

BAYOU TORTUE RD

BAYOU TORTUE RD