

IBERIA PARISH REGIONAL PLANNING COMMISSION
March 18, 2024
IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, 4TH FLOOR
NEW IBERIA, LA
5:30 P.M.

REGULAR MEETING – Iberia Parish Council Chambers

I. CALL TO ORDER - CHAIRMAN’S OPENING REMARKS

II. PRAYER & PLEDGE

III. ROLL CALL

IV. APPROVAL OF AGENDA

1. March 18, 2024

V. ADOPTION OF MINUTES

1. February 19, 2024

VI. DEVELOPMENT REVIEW

1. Case No.: PC2024-0002
Plat Name: Christian & Jason Braquet
Location: Coteau Holmes Rd
Proposed Land Use: Residential

VII. OTHER BUSINESS

VIII. PUBLIC COMMENTARY

IX. ADJOURNMENT

For additional information concerning items placed on the Planning Commission Agenda, please call 337-369-4438

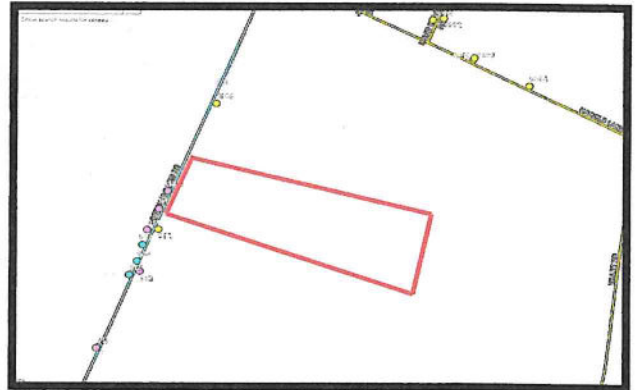
NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

IBERIA PARISH REGIONAL PLANNING COMMISSION

STAFF REPORT

March 18, 2024

SUBJECT: Preliminary & Final
Plat Approval
Case Name
Case No.: PC2024-0002
Applicant: Jason Braquet
Owner: Christian Braquet & Jason Braquet
Location: Coteau Holmes Rd
Iberia Parish



REQUEST:

The applicant requests Preliminary & Final Plat approval for the subdivision of 16.652 acres of property into two (2) lots for Residential use.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Iberia Parish Subdivision Regulations.

CONDITIONS:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works).

PLAT REVISIONS:

1. Addresses are assigned as follows: (911/Communications District)

Tract A:

Tract B:

Property is too large to address. Need location of structure.
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2. Label the drainage channel on the back side of the property as “L-20B” 50ft from top bank. (Public Works)
3. Add the following note to the notes section for Department of Health & Hospitals:

“A servitude for sewer effluent for individual sewerage treatment systems or spray irrigation system must be maintained by the property owner(s), with Health Department approval on a case by case basis. (BOH)
4. Add the following note to the notes section for Department of Health & Hospitals:

“Need permission from the pipeline company to discharge sewer line down the 40’ path on Lot 2-B.”

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. All work to be performed within public right-of-way must be permitted. Driveway permits may be obtained at 715-A Weldon St. For more information, call (337) 369-4438.

Attachments:

Plat

Adjoining Property Owners

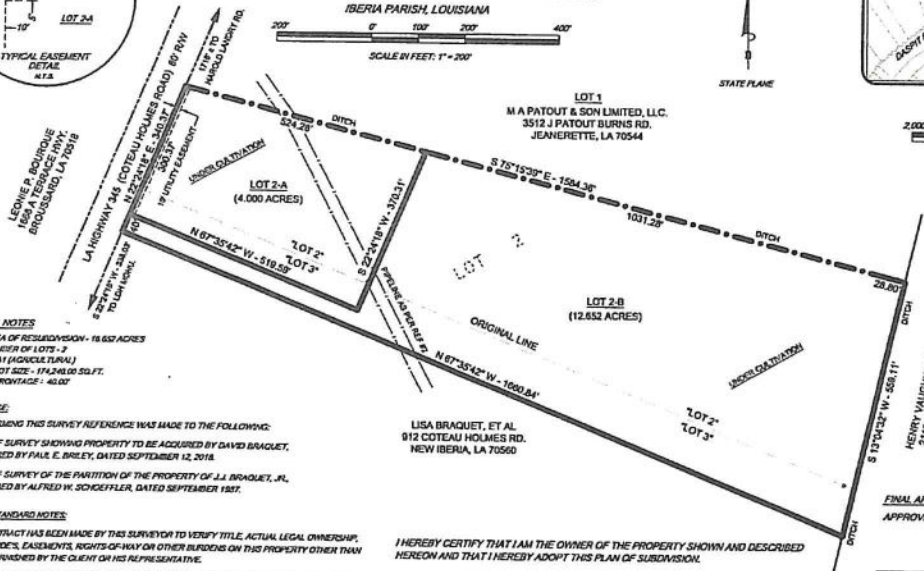
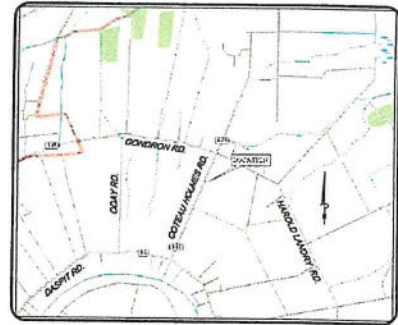
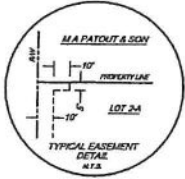
Aerial Photo

PLAT OF SURVEY SHOWING THE RESUBDIVISION OF LOT 2 AND THE NORTH 100' OF LOT 3
OWNED BY

CHRISTIAN MARK ANTHONY BRAQUET
AND
JASON BRAQUET, ET AL

(RESIDENTIAL DEVELOPMENT)

LOCATED IN: SECTION 29, TOWNSHIP 11 SOUTH - RANGE 07 EAST
IBERIA PARISH, LOUISIANA



UTILITY COMPANIES
ELECTRIC - CLECO
PHONE - AT&T
WATER - BAYOU TECHE WATERWORKS
GAS - CENTERPOINT ENERGY
SEWER - INDIVIDUAL SEWER SYSTEM

SYMBOLS LEGEND
○ FND. IRON MARKER
● SET 1/2" IRON ROD

GENERAL NOTES
TOTAL AREA OF RESUBDIVISION - 19.652 ACRES
TOTAL NUMBER OF LOTS - 2
ZONING - A1 (AGRICULTURAL)
MINIMUM LOT SIZE - 174,240.00 SQ. FT.
MINIMUM FRONTAGE - 45.00'

REFERENCE
IN PERFORMING THIS SURVEY REFERENCE WAS MADE TO THE FOLLOWING:
1) PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY DAVID BRAQUET, PREPARED BY PAUL E. BRILEY, DATED SEPTEMBER 12, 2018.
2) PLAT OF SURVEY OF THE PARTITION OF THE PROPERTY OF J.J. BRAQUET, JR., PREPARED BY ALFRED W. SCHNEFFLER, DATED SEPTEMBER 1987.

SURVEY STANDARDS NOTES
1) NO ABSTRACT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SETBACKS, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THIS PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
2) THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY (RESIDENTIAL AREAS) AS STIPULATED IN THE LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 1.2.
3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) PANEL 220400275E DATED DECEMBER 03, 2014, THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

CHRISTIAN MARK ANTHONY BRAQUET _____ DATE _____
JASON BRAQUET _____ DATE _____

FINAL APPROVAL
APPROVED BY THE DEPARTMENT OF PERMITTING, PLANNING & ZONING

JACOB WEAVER _____ DATE _____
I HEREBY CERTIFY THIS PLAT TO BE IN COMPLIANCE WITH LA R.S. 33:5051 ET. SEQ. AND THE LAWS AND ORDINANCES OF IBERIA PARISH GOVERNMENT.
LEROI J. GARY, JR. _____ DATE 01/30/24

Acadiana Surveying, LLC.
A SUBSIDIARY OF WAITE, M. LAROCHE ENGINEERING
117 BAILE VERDE
NEW IBERIA, LA 70560
PHONE: (337) 364-7895

JASON BRAQUET
7116 CHASPIE ROAD, LOT 12
NEW IBERIA, LA 70563

DATE	REVISION

CREATED BY: JWB
DRAWN BY: JWB
CHECKED BY: JWB
DATE: 01/30/24
PROJECT NO.: 220400275E

AVERY

5160

Easy Peel Address Labels
Border along line to expose Pop-up Edge

Go to avery.com/templates
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LESLIE J. BERGERON
P. O. BOX 677
LOREAUVILLE, LA 70552

ALLEN JOSEPH TOUCHECK, JR.
P.O. BOX 9896
NEW IBERIA LA 70562-9896

SADIE CANGELOSI BRAQUET
912 COTEAU HOLMES RD.
NEW IBERIA, LA 70560

DAVID BRAQUET
912 COTEAU HOLMES RD.
NEW IBERIA, LA 70560

HARVEY BRAQUET
9406 BRAQUET RD.
NEW IBERIA, LA 70560

HENRY VAUGHN ESTATE
C/O ALLEN VAUGHN
2112 MARSHFIELD RD.
NEW IBERIA, LA 70560

M A PATOUT & SON, LLC.
3512 J PATOUT BURNS RD
JEANERETTE, LA 70544

LOW RIDGE HOLDINGS, LLC.
1003 MARTHA HEBERT RD.
BREAUX BRIDGE, LA 70517

LORAIN FRANCES ROMERO
6405 LINDY LN.
NEW IBERIA, LA 70560

LEONIE P. BOURQUE
1666 A TERRACE HWY
BROUSSARD, LA 70518

SHEILA M. B. ARCENEUX
911 COTEAU HOLMES RD
NEW IBERIA, LA 70563

RAYMOND DOUCET
P. O. BOX 787
LOREAUVILLE LA 70552

JASON BRQUET
7119 DASPIT ROAD, LOT 17
NEW IBERIA, LA 70563

LEROY J. GARY, JR.
117 EMILE VERRET RD.
NEW IBERIA, LA 70560

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la fin de la ligne afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160



912 coteau holmes rd X Q
Show search results for 912 cot...



DOUCET RAYMOND
-91.73730, 084 Degrees

