

NOTES:  
NO FILL, STRUCTURE, IMPROVEMENT OR DEVELOPMENT OF ANY TYPE CAN BE DEVELOPED IN FLOOD-WAYS UNLESS TECHNICAL DATA IS SUBMITTED BY A LOUISIANA LICENSED ENGINEER OR LAND SURVEYOR CERTIFYING THAT ADVERSE FLOOD HEIGHTS WILL RESULT DUE TO THE DEVELOPMENT.  
NO STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, SHALL BE ERRECTED IN THE ONE HUNDRED (100) YEAR FLOOD ZONE UNLESS THE LOWEST FLOOR AT OR ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA IN EFFECT AT THAT TIME. THE LOWEST FLOOR ELEVATION WILL HAVE TO BE CERTIFIED BY A LOUISIANA LICENSED ENGINEER OR LAND SURVEYOR.

OWNER/APPLICANT	SURVEYOR	ENGINEER
LL DEVELOPMENT, LLC 119 VETERANARIAN ROAD LAFAYETTE, LA 70507 PH. 337/896-2305	WIL J. GUIDRY 1488 EASY STREET LAFAYETTE, LA 70506 PH. 337/232-0777 FAX 337/232-0851	TODD A. VINCENT 1488 EASY STREET LAFAYETTE, LA 70506 PH. 337/232-0777 FAX 337/232-0851



REVISIONS	
DATE	BY
1-5-06	W.J.G.

**Sellers & Associates, Inc.**  
ENGINEERS SURVEYORS  
Lafayette - Abbeville  
PLANNERS  
Lafayette - Abbeville

**La Bon Vie Subdivision**  
PHASE I-A  
"A RESIDENTIAL DEVELOPMENT"  
LOCATED IN SECTIONS II AND 40, 198, 84E  
LAFAYETTE PARISH, LOUISIANA

**ENGINEER**  
TAV/WJG  
**DRAWN BY**  
JPM  
**DATE**  
NOVEMBER 28, 2005  
**SCALE**  
1" = 100'  
**PROJECT NO.**  
7014-14  
**FILE NO.**  
G-15-34  
**ACAD. DWG. NO.**  
7014-14/7014 phase 1a.dwg  
**SHEET**  
1  
**OF 1 SHEETS**

ANNIE P. GUIDROZ  
2918 N. UNIVERSITY AVENUE  
LAFAYETTE, LOUISIANA 70507

LAFAYETTE PARISH SCHOOL BOARD  
113 CHAPLIN ROAD  
LAFAYETTE, LOUISIANA 70508

PATRICIA ANN & THERESA SONNIER  
815 W. BUTCHER SWITCH ROAD  
LAFAYETTE, LOUISIANA 70507

KEVIN M. MATURIN  
206 VETERANARIAN RD.  
LAFAYETTE, LOUISIANA 70507

5' RESERVED FOR FUTURE  
ROAD IMPROVEMENT & 1'  
RESERVED FOR ACCESS  
CONTROL

ELAINE RICHARD BREUX ET AL  
3306 N. UNIVERSITY AVENUE  
LAFAYETTE, LOUISIANA 70507

YVONNE COURET CALLAHAN  
CALLAHAN PROPRIETES  
2849 N.W. EVANGELINE THRUWAY  
LAFAYETTE, LOUISIANA 70507

**LEGEND**

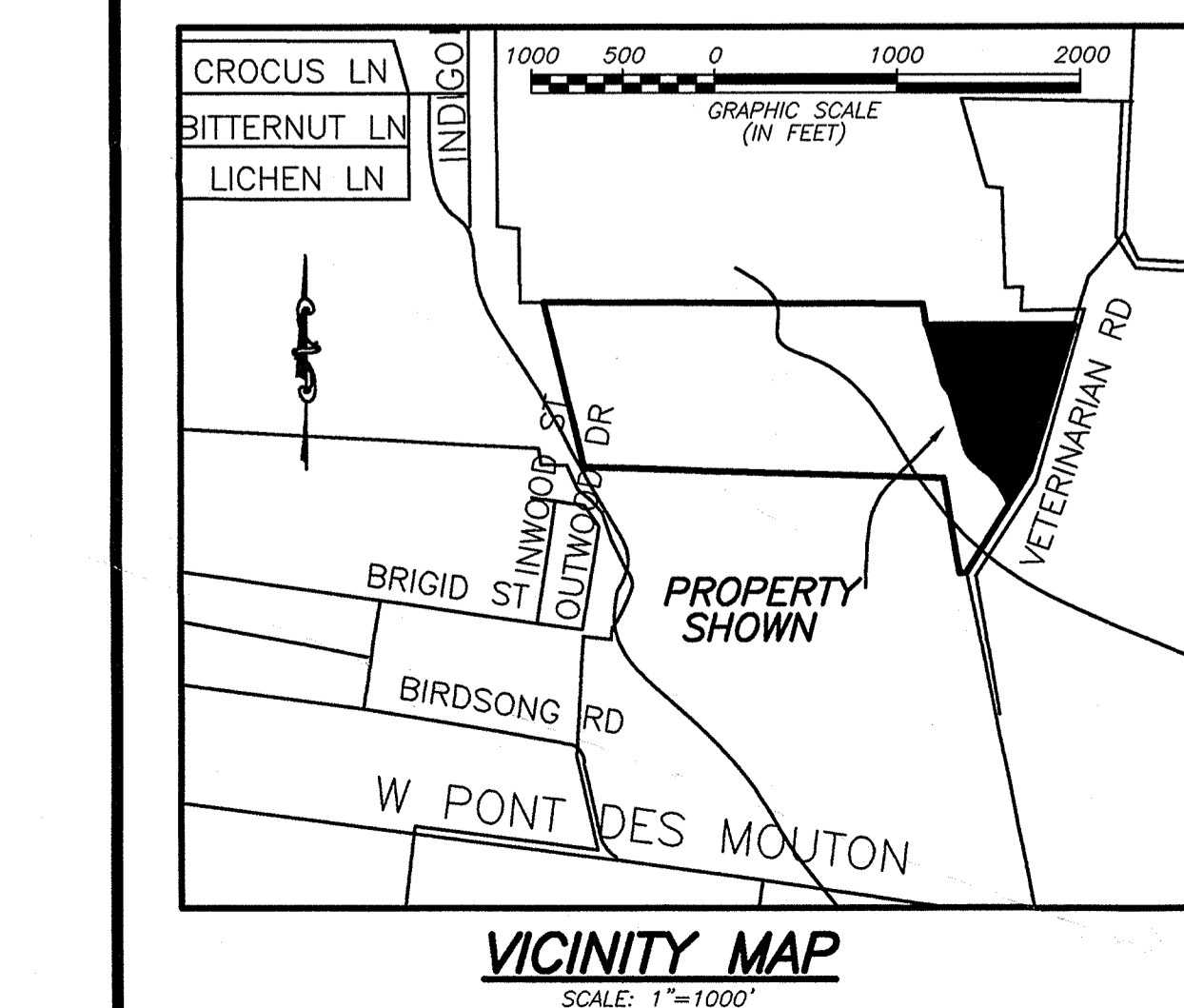
• SET 1/2" STEEL ROD	--- DEVELOPMENT LIMITS
○ FOUND 1/2" IRON ROD	--- LOT LINES
○ FOUND IRON PIPE	--- STREET RIGHT-OF-PASSAGE
○ FOUND 1/4" IRON ROD	--- PONDS
18 LOT NUMBER	--- COMMON AREA

**GENERAL NOTES**

- TOTAL NUMBER OF LOTS - 46
- AREA OF LOTS - 7.44 ACRES
- AREA OF GREEN/Common Area - 0.55 ACRES \*
- AREA OF DEVELOPMENT - 11.27 ACRES \*
- AREA OF PRIVATE STREET R/W - 3.28 ACRES \*
- AREA DEDICATED FOR FUTURE IMPROVEMENTS - 43.85 ACRES
- MINIMUM LOT SIZE - 3,295sq.ft. (LOT 205)
- \*COMMON/PRIVATE STREET AREA PER LOT (3.83 ACRES=166,834.8sq.ft. ÷ 46)
- ZONING OF PROPERTY - R-1-C (RESIDENTIAL)
- MUNICIPAL NUMBER - 40C
- TYPES OF IMPROVEMENTS - PUBLIC 27' ASPHALT w/CONCRETE CURB AND GUTTER  
PRIVATE 24' ASPHALT w/CONCRETE CURB AND GUTTER  
PRIVATE LANE 12' ASPHALT  
LAFAYETTE UTILITIES SYSTEM  
LAFAYETTE UTILITIES SYSTEM  
LAFAYETTE UTILITIES SYSTEM  
BELL SOUTH TELEPHONE  
NOT AVAILABLE  
COX COMMUNICATIONS
- SEWER - LAFAYETTE UTILITIES SYSTEM  
WATER - LAFAYETTE UTILITIES SYSTEM  
ELECTRIC - LAFAYETTE UTILITIES SYSTEM  
TELEPHONE - BELL SOUTH TELEPHONE  
GAS - NOT AVAILABLE  
CABLE T.V. - COX COMMUNICATIONS
- NOTES: 1. PRIVATE LANES & PRIVATE STREETS TO BE DEDICATED AS RIGHT-OF-PASSAGES AND UTILITY SERVITUDES.  
2. PUBLIC STREET RIGHT-OF-WAY IS 50' WIDE. PRIVATE STREET RIGHT-OF-PASSAGE IS 48' WIDE. PRIVATE LANE RIGHT-OF-PASSAGE IS 32' WIDE.

**FLOOD NOTE**

THIS PROPERTY (LA BON VIE SUBDIVISION PHASE I-A) HAS BEEN DETERMINED TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH LOUISIANA AND INCORPORATED AREAS, MAP NUMBER: 22055C0025 G EFFECTIVE DATE, JANUARY 18, 1998.



1-5-06 REVISED FOR PLANNING, ZONING, AND CODES COMMENTS

