

# Exhibit F. Chemin 2 Site Zoning Map, Documents & Tax Assessment



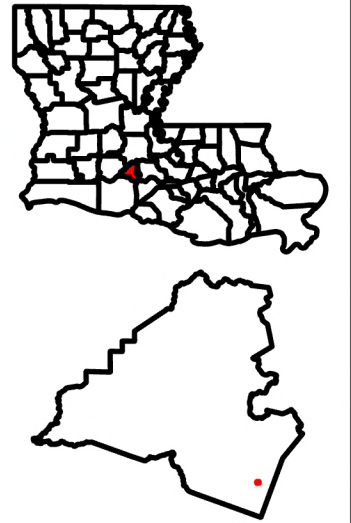
# Chemin 2 Site Zoning Map, Documents & Tax Assessment

Site Exhibit for  
Chemin 2 Site  
Lafayette Parish, LA

## Key Site Points:

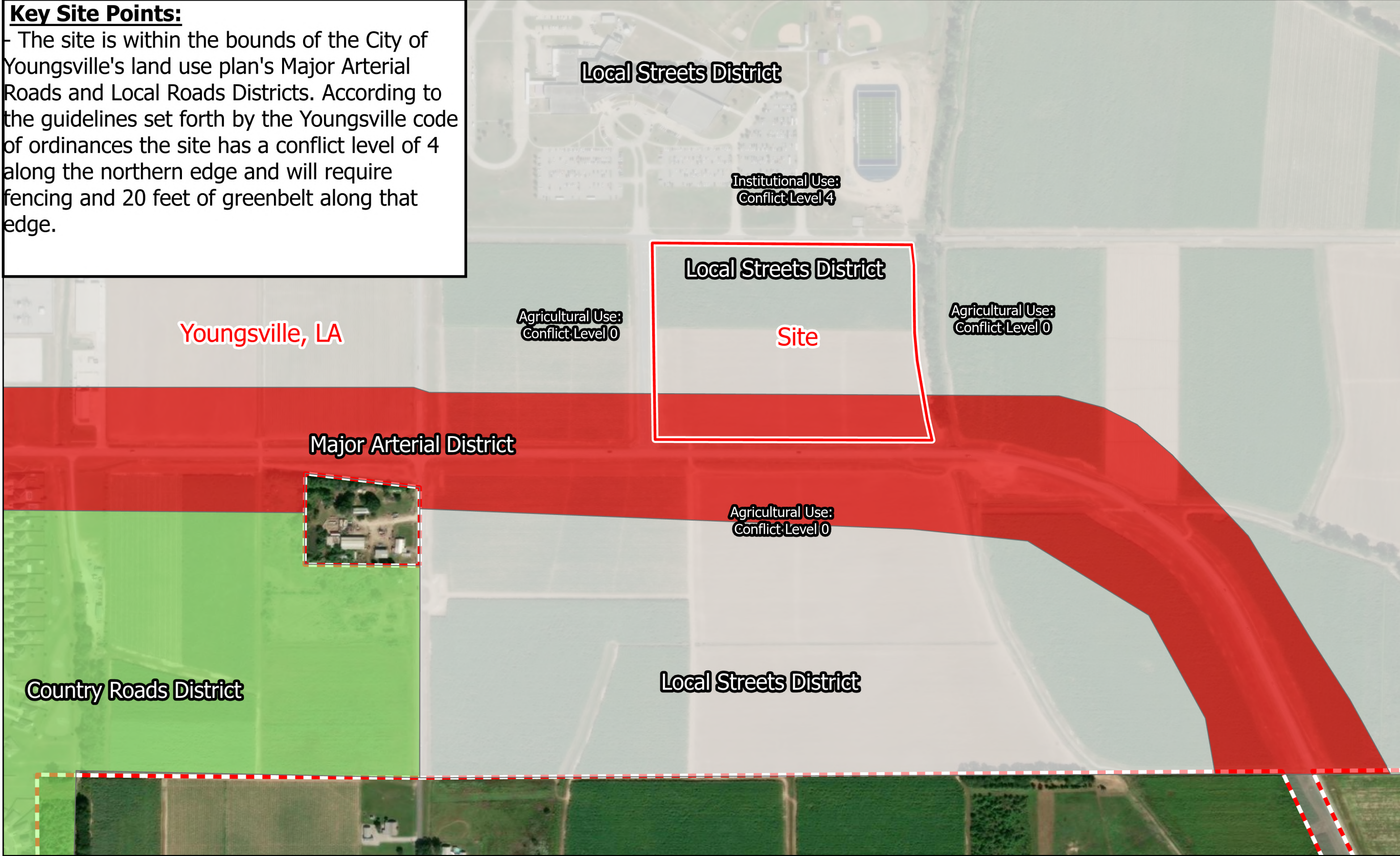
The site is within the bounds of the City of Youngsville's land use plan's Major Arterial Roads and Local Roads Districts. According to the guidelines set forth by the Youngsville code of ordinances the site has a conflict level of 4 along the northern edge and will require fencing and 20 feet of greenbelt along that edge.

## One Acadiana



## Legend

- Site Boundary (±24.99 Ac.)
- City Limits
- City of Youngsville Land Use Districts**
- Country Road District
- Local Street District
- Major Arterial District



P:\214002\One Acadiana Certified Sites Program\Certified Sites\Chemin 2 Site

- General Notes:
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  - No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  - Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
  - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



**ONEACADIANA**

Date: 3/3/2026  
Project Number: 222270  
Drawn By: CFO  
Checked By: EEB

**CSRS**  
a Westwood company

# **Chemin 2 Site Zoning Map, Documents, & Tax Assessment**

## **City of Youngsville Land Use Plan Guidelines**

Youngsville has a land use ordinance that dictates how lots can be used. Chapter 130 of Youngsville's Code of Ordinances has all the information pertaining to land use. A lot's land use can be determined in the steps below.

- 1) In Sec. 130-11, use the land use road district map to find the lot's road district.
- 2) In Sec. 130-4, identify the land use type of the proposed development on the lot & all surrounding lots.
- 3) In Sec. 130-10, find the road district's chart, then compare the lot's development (y-axis) to each surrounding lot's development (x-axis) to generate a conflict level. [Ex. If a general business (GB) is projected to be built near a single-family residential home (R-1) within a local streets district, the conflict level at that property line is 4].
- 4) In Sec. 130-5, use the conflict level chart to determine the required spacing for greenbelts and/or buffers from the property line along with checking if fencing is required.

Sec. 130-4. - Land use types.

- (a) All land within the city limits has an existing land use type, as defined in this chapter.
- (b) For the purpose of this chapter, the following land use types are established:
  - (1) *Single-family residential land use (R-1)*. The primary intended land use is single-family residential units. Also permitted are one accessory apartment, accessory use buildings (e.g., detached garage), and bed and breakfasts (as long as the facility has no more than two guest rooms).
  - (2) *Low density multi-family residential land use (R-2)*. The primary intended land use is low density multi-family residential units, including dwellings intended for two or more families, boarding houses, college or university dormitories, fraternity or sorority houses, condominiums, townhouses, bed and breakfasts (with three or more guest rooms), and zero lot line homes.
  - (3) *High density multi-family residential land use (R-3)*. The primary intended land use is high density multi-family residential units, including apartments and mobile home parks.
  - (4) *Neighborhood business land use (NB)*.
    - a. The primary intended land use is light commercial business, including art galleries, barber shops, beauty shops, bookstores, business or professional offices, camera and photographic supply stores, candy stores, coffee and/or pastry shops, commercial child care facilities, convenience stores (excluding gasoline and diesel sales), cosmetic stores, drug stores (with drive-through for pharmaceutical products only), floral shops, gift shops, hamburger and/or sandwich shops, hobby supply stores, ice cream parlors, laundry (self-service), music stores, newsstands, picture framing stores, pick-up stations (laundry and/or dry cleaning), clubs or lodges (private), shoe repair, and tobacco stores.
    - b. Open outside storage of goods and/or supplies is prohibited in this district.
    - c. Drive-in and drive through establishments are prohibited, except as noted above.
  - (5) *General business land use (GB)*. The primary intended land use is business, including air conditioning sales and services, amusements (commercial), animal hospitals, auditoriums, automotive parts sales, automotive sales, automotive rentals, automotive repairs, automotive service stations, car washes, drive-in establishments, electric contractors and wholesalers, electric repair, exterminators, glass stores, hotels and motels, laundry, lounges or barrooms, marine stores, motorcycle sales and services, off-site signs, pawn shops, pet stores, plumbing shops, printing and publishing, radio and television broadcasting studios and transmitters, radio and television repair, restaurant supply sales, retail manufacturing, seafood markets, sign shops, storage garages, taxidermists, trailer sales, travel trailer parks, antique shops, apparel and accessory shops, dance studios, interior decorators, jewelry manufacturing, jewelry stores, personal service shops, seamstresses or dressmakers or tailors, and stationery

stores, bakeries, banks, businesses and/or professional colleges, catering shops, clinics, dairy product sales, delicatessens, diaper services, drive-through establishments, dry goods stores, fix-it shops, fruit and/or vegetable stands, funeral homes, furniture repair, gasoline or diesel fuel sales (retail), grocery stores, gymnasiums, haberdasheries, hardware stores (retail), hospitals and/or sanitariums, leather stores, liquor sales (package), loan offices, nursing or convalescent homes, office supplies, optical and/or surgical supply stores, parking garages or lots, printing and graphics, reducing salons and/or health clubs, restaurants, shoe stores, sporting goods stores, strip malls, studios for professional work or teaching, tailor shops, theaters, toy stores, uniform sales, variety sales, YMCA/YWCA, appliance stores, automobile dealerships (franchised, with related services) department stores, dry cleaners, garden supply stores, paint stores, post offices, and public offices (state, local, and federal).

- (6) *Parks and recreational land use (PR)*. The primary intended land use is recreational. Also permitted are libraries or reading rooms, parks and playgrounds, and recreational facilities (privately owned and operated, including individual and community swimming pools, tennis clubs, non-commercial community centers, and similar uses).
- (7) *Institutional land use (IT)*. The primary intended land use is civic, religious, cultural, and educational, including art galleries or museums, public buildings (parish, city, state and federal), churches and associated uses, cemeteries/mausoleums, kindergarten, libraries or reading rooms, schools (elementary, secondary, public and private, including associated uses and structures), and water storage facilities.
- (8) *Industrial land use (ID)*. The primary intended land use is industrial in nature, including electric substations, pipeline or electric transmission lines, railroad rights-of way, railroad facilities, sewer pumping stations, telephone exchanges, warehousing, water pumping stations, and water storage facilities, airports and/or dusting services, archery ranges, armories, bakeries (wholesale), battery manufacturing, beverage manufacturing, gasoline or diesel bulk plants (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), clothing manufacturing, bulk coffee roasting, cold storage plants, contractors (including storage yards for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creameries, dairy equipment sales, dog pounds, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating stations, electroplating, elevator maintenance and service, farm equipment supplies and sales, feed stores, feed locker plants, food manufacturing, food wholesale and storage, freight depots (railway and truck), frozen food plants, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage and wholesale), hatcheries, hosiery mills, ice cream manufacturing, lumber yards and building materials, machine shops, machinery tools (construction equipment sales and service), mattress factories, metal sharpening, millinery manufacturing, mill work and woodwork

manufacturing, novelty retail or manufacturing, oil companies (drilling and exploration), oil field service companies, oil field supplies and machinery, packing, painting and decorating contractors, paper product manufacturing, paper supplies (wholesale) passenger depots, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, riding academies, roofing and sheet metal shops, rug cleaning, sand and gravel storage yards, seed and feed stores, self-service storage facilities, sewer pumping stations, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade schools, transit vehicle storage and servicing, truck stops, venetian blind and metal awning (fabrication and cleaning), water distillation, welding shops, and well drilling companies (water).

(9) *Obnoxious land use (OB)*. The primary intended land use is obnoxious to adjacent land uses, including asphalt and concrete batching plants, any type of borrow pit (sand, gravel, clay, dirt), disposal facilities, dumping pits, incinerators, landfills, logging, pipe yards, prisons, recycling facilities, scrap and salvage yards, sewer treatment plants, waste transfer stations, waste pick-up stations, and wrecker yards.

(10) *Agricultural land use (AG)*. The primary intended land use is land designated by the parish tax assessor as agricultural in use.

(Ord. No. 357.1-2013, § 4, 12-12-2013; Ord. No. 459.A-2021, § 3, 1-13-2022; Ord. No. 476-2022, §§ 2, 3, 11-10-2022)

Sec. 130-5. - Requirements, restrictions, and responses.

- (a) All buildings and developments shall comply with all of the requirements of this chapter to include any existing building where the proposed land use is changing from the existing land use.
- (b) It is the responsibility of the new building or development to minimize the conflict with adjacent property by providing greenbelts, buffers, or other amenities as part of its development. The attached conflict matrix charts define the levels of conflict.
- (c) For the purpose of this chapter, the following responses to the conflict level types are established:

Conflict Level	Greenbelt (Feet)	Buffer (Feet)	Fence (Required?)
1	10	0	No
2	15	0	Yes
3	20	0	Yes
4	25	0	Yes

5	50	0	Yes
6	100	0	Yes
7	150	600	Yes
8	200	1,320	Yes
9	300	2,640	Yes
10	400	5,280	Yes

- (d) Any proposed development must also meet any and all other applicable federal, state and local laws, statutes, ordinances, rules and/or regulations which are then in effect and which may pertain to such development.
- (e) Mixed use developments must meet the requirements of this chapter internally as well as externally.
- (f) The conflict level of any business or other establishment operating between the hours of 8:00 p.m. and 6:00 a.m. shall be increased by one.
- (g) The conflict level of any business or other establishment where alcoholic beverages are sold for consumption on the premises shall be increased by one.
- (h) Compliance with this chapter does not negate the requirements of subdivision or development covenants or regulations. It is the responsibility of the developer to meet these covenants or regulations; it is not the city's responsibility to enforce these covenants or regulations.
- (i) A conflict level of zero will be assigned to any land use except obnoxious (OB) adjacent to agricultural (AG) land.
- (j) A visual barrier will be required whenever multi-story (more than two) buildings are located adjacent to a residential land use.
- (k) It is the developer's responsibility to avoid and/or mitigate light pollution.
- (l) All major arterial districts shall reserve a minimum depth of 400 feet for commercial development (neighborhood business, general business, industrial).
- (m) For proposed commercial businesses in existing buildings that do not meet the conflict level requirements, the owner may request a variance from the city council.
- (n) Where the ordinance requires a fence adjacent to a single-family residential neighborhood, an eight feet fence shall be used.

- (o) For buildings governed by this chapter, other than single family residences, that have more than two stories, the setback shall increase by ten feet from all property lines for each story above the second story. The total buffer is the greater of the land use grid definition or the enhanced setback listed above.
- (p) Specific requirements, restrictions, and responses for self-storage facilities.
  - (1) A minimum of 80 percent of the final finished face of any new self-storage building facility (single or multiple story building structure) directly facing any public street shall consist of a brick veneer final finish to maintain the aesthetic quality desired by the City of Youngsville.
  - (2) Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 15 percent glass.
  - (3) The maximum property coverage of the self-storage building and pavement shall be 50 percent.
  - (4) Only one self-storage building will be allowed and permitted for a single property parcel.
  - (5) Self-storage units shall only be accessed from the interior of the building(s) or site. No unit doors may face the street or be accessed from the exterior of the building.
  - (6) Self-storage units shall not be used for:
    - a. Heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity.
    - b. Conducting garage or estate sales. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
    - c. Storage of flammable, perishable or hazardous materials or the keeping of animals.
  - (7) Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage in outdoor storage pods or shipping containers is permitted.
  - (8) Recognition of existing facilities. Existing self-service storage businesses are permitted to expand or construct new buildings within parcels being used for self-storage as of the date of adoption of the ordinance codified in this section. The expansion or new construction shall be consistent with and meet all applicable standards.

(Ord. No. 357.1-2013, § 5, 12-12-2013; Ord. No. 357.2-2020, § 2, 12-10-2020; Ord. No. 459.A-2021, §§ 4, 5, 1-13-2022; Ord. No. 476-2022, §§ 4, 5, 11-10-2022; Ord. No. 357.3-2024, § 2, 12-2-2024)

Sec. 130-10. - Permitted uses.

COUNTRY ROADS DISTRICT

	<i>Existing</i>
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		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	1	1	2	1	3	3	7	0
	R-2	1	N.C.	1	1	1	1	2	3	5	0
	R-3	3	2	N.C.	3	3	2	3	3	5	0
	NB	2	2	2	N.C.	2	2	3	4	5	0
	GB	3	3	2	1	N.C.	1	2	3	5	0
	PR	1	1	2	2	2	N.C.	3	3	6	0
	IT	4	3	2	2	2	2	N.C.	2	6	0
	ID	5	4	3	3	2	2	2	N.C.	5	0
	OB	9	8	8	8	7	8	9	7	N.C.	7
	AG	2	1	1	2	1	2	1	1	1	N.C.

LEGEND

- R-1 Single-family residential
- R-2 Low density multi-family residential
- R-3 High density multi-family residential
- NB Neighborhood business
- GB General business
- PR Parks and recreation
- IT Institutional
- ID Industrial
- OB Obnoxious
- AG Agricultural
- N.C. No conflict
- #'s Conflict level

ARCHITECTURAL CODE

LOCAL STREETS DISTRICT

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

New	R-1	N.C.	0	0	1	2	2	2	4	6	0
	R-2	1	N.C.	0	0	1	2	2	4	5	0
	R-3	3	2	N.C.	2	2	2	3	3	4	0
	NB	2	1	1	N.C.	0	1	2	3	4	0
	GB	4	3	1	2	N.C.	1	2	3	4	0
	PR	2	2	1	2	2	N.C.	0	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	3	4	3	3	4	N.C.	4	0
	OB	10	9	9	9	9	9	10	7	N.C.	8
	AG	4	4	2	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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MAJOR ARTERIAL DISTRICT

		<i>Existing</i>									
		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	1	1	1	1	1	5	6	0
	R-2	1	N.C.	1	0	1	2	2	4	5	0
	R-3	4	3	N.C.	3	2	3	2	2	2	0
	NB	2	2	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	2	4	0
	PR	2	2	1	2	2	N.C.	2	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	3	2	2	2	1	N.C.

LEGEND

- R-1 Single-family residential
- R-2 Low density multi-family residential
- R-3 High density multi-family residential
- NB Neighborhood business
- GB General business
- PR Parks and recreation
- IT Institutional
- ID Industrial
- OB Obnoxious
- AG Agricultural
- N.C. No conflict
- #'s Conflict level

ARCHITECTURAL CODE

MAJOR COLLECTOR DISTRICT

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

New	R-1	N.C.	0	1	1	1	1	1	5	6	0
	R-2	1	N.C.	1	0	1	2	2	4	5	0
	R-3	4	3	N.C.	3	2	3	2	2	2	0
	NB	2	2	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	3	4	0
	PR	2	2	1	2	2	N.C.	2	1	4	0
	IT	5	4	2	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	0
	AG	4	4	3	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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NODAL DISTRICT

		<i>Existing</i>									
		R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG
<i>New</i>	R-1	N.C.	0	3	1	1	1	1	5	6	0
	R-2	1	N.C.	2	0	1	2	2	4	5	0
	R-3	5	4	N.C.	3	2	4	3	3	6	0
	NB	2	1	1	N.C.	0	1	2	3	4	0
	GB	3	2	1	1	N.C.	1	1	2	4	0
	PR	2	2	2	2	2	N.C.	2	1	4	0
	IT	5	4	3	3	2	1	N.C.	0	4	0
	ID	6	5	4	4	3	3	4	N.C.	3	0
	OB	10	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	3	2	2	2	1	N.C.

<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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ROYVILLE (URBAN DISTRICT)

	<i>Existing</i>									
	R-1	R-2	R-3	NB	GB	PR	IT	ID	OB	AG

<i>New</i>	R-1	N.C.	0	0	1	1	1	1	6	7	0	
	R-2	1	N.C.	0	0	1	2	2	4	6	0	
	R-3	1	1	N.C.	1	1	1	2	2	4	0	
	NB	1	1	0	N.C.	0	1	1	3	5	0	
	GB	2	1	1	0	N.C.	0	1	2	5	0	
	PR	2	2	0	2	2	N.C.	2	1	5	0	
	IT	5	4	1	3	2	1	N.C.	0	5	0	
	ID	8	8	6	6	6	8	6	N.C.	3	0	
	OB	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.C.	N.A.
	AG	4	4	1	3	3	2	2	2	1	N.C.	

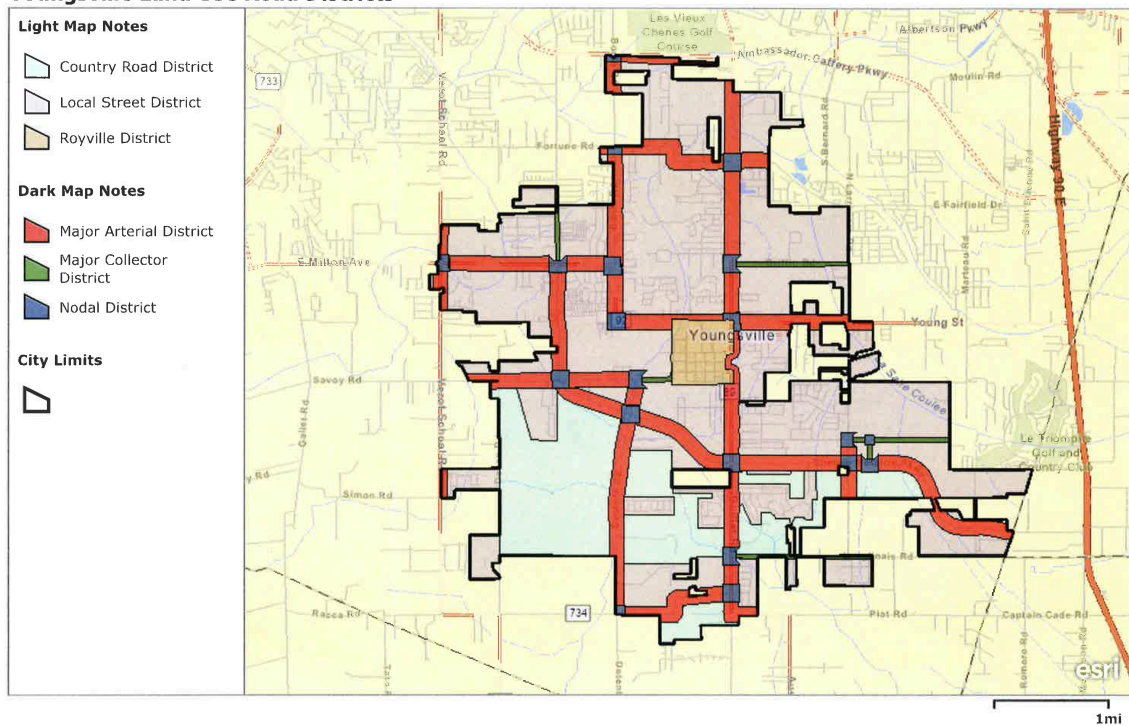
<p>LEGEND</p> <p>R-1 Single-family residential</p> <p>R-2 Low density multi-family residential</p> <p>R-3 High density multi-family residential</p> <p>NB Neighborhood business</p> <p>GB General business</p> <p>PR Parks and recreation</p> <p>IT Institutional</p> <p>ID Industrial</p> <p>OB Obnoxious</p> <p>AG Agricultural</p> <p>N.C. No conflict</p> <p>#'s Conflict level</p>	<p>ARCHITECTURAL CODE</p>
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(Ord. No. 357.1-2013, att., 12-12-2013)

Sec. 130-11. - District map.

- (a) *Adopted.* The district map of the city as adopted by the mayor and city council shall be applicable within the incorporated territory of the city.
- (b) *Amended.* The district map shall be amended as follows:
  - (1) To include all annexed residential parcels.
  - (2) Savoy Rd., Chemin Metairie Pkwy., Chemin Agreeable, Détente Rd., Bonin Rd, Fortune Rd. and Fortune Rd. Extension in their entirety shall be designated as major arterial districts.
  - (3) Almonaster Rd., from S. Larriviere Rd. to Gireer Rd. shall be designated as a major collector district.
  - (4) Mayor Lucas Denais Dr. in its entirety shall be designated as a major collector district.
  - (5) Larriviere Road from Almonaster Road to the southern city limits shall be designated as a major arterial district.

**Youngsville Land Use Road Districts**



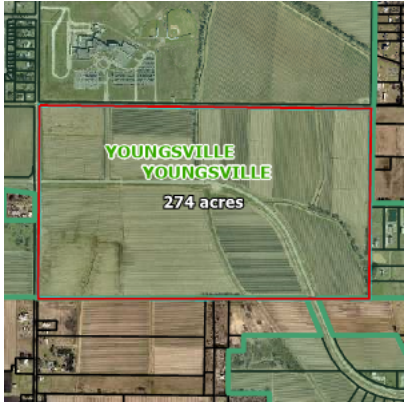
CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

(Ord. No. 357-2013, 4-11-2013; Ord. No. 357.1-2013, 12-12-2013; Ord. No. 357.2-2024, § 2, 6-13-2024; Ord. No. 357.3-2024, § 3, 12-12-2024)

# Chemin 2 Site Tax Assessment

**Summary**

Parcel ID 6122454  
 PropertyAddress 100 ALMONASTER RD  
 YOUNGSVILLE,  
 Neighborhood South of Youngsville  
 Legal Description SOUTH 1/2 SEC 16 T11S R5E (274.08 AC)  
 Sect/Twp/Range 16/ 11/ 5  
 SubdivisionName  
 TaxDistrict 06 - YOUNGSVILLE  
 Zoning



**Owner Information**

Owner Name	Percent Interest	Role Type	Address	State	City	Zip
LAFAYETTE PARISH SCHOOL BOARD	100.00 %	ON	202 RUE IBERVILLE	LA	LAFAYETTE	70508

**Exemption Information**

Description	Year	Amount
Real Property Total Exemption	0	\$219,264

**Valuation**

Assessed Year	2025
Improvement Market Value	\$0
Land Market Value	\$2,192,640
Total Market Value	\$2,192,640
Total Assessed Value	\$219,264
Homestead Exemption Value	
Total Taxable Value	\$0

**Taxes**

Year	City	Parish
2024		
2023		
2022		
2021		
2020		
2019		
2018		
2017		
2016		
2015		
2014		
2013		
2012		
2011		
2010		
2009		
2008		
2007		
2006		

**Land**

Land Description	LTC Code	Deed Units	Assessed Land Value
Res Acreage >=3 Ac	3060	274.08	\$219,264

## Sales

Recording Date	Sale Date	Sale Price	Document Type	Document Number
7/7/2017	4/5/2017	\$0	Agreement	201700026960
	1/1/1800	\$0	Transfer of Property	0

No data available for the following modules: Additional Property Addresses, Map, Buildings, Extra Features, Comp Search (Mixed), Related Parcels.

The information supplied by the Lafayette Parish Assessor's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Louisiana Statute. The Lafayette Parish Assessor makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 12/4/2025, 3:02:57 AM

Contact Us

Developed by  
 **SCHNEIDER**  
G E O S P A T I A L



Here is how we are investing your money in capital improvements for water and sewer.

### GROWING YOUNGVILLE

If we are to continue with plans to successfully grow our community, we must expand our **water** and **sewer** facilities. This plan will help us maintain the high quality of service you have come to expect, while addressing the demands that growth places on our infrastructure. These new facilities will also help us meet mandated public health requirements.

### WHERE WILL THE MONEY COME FROM?

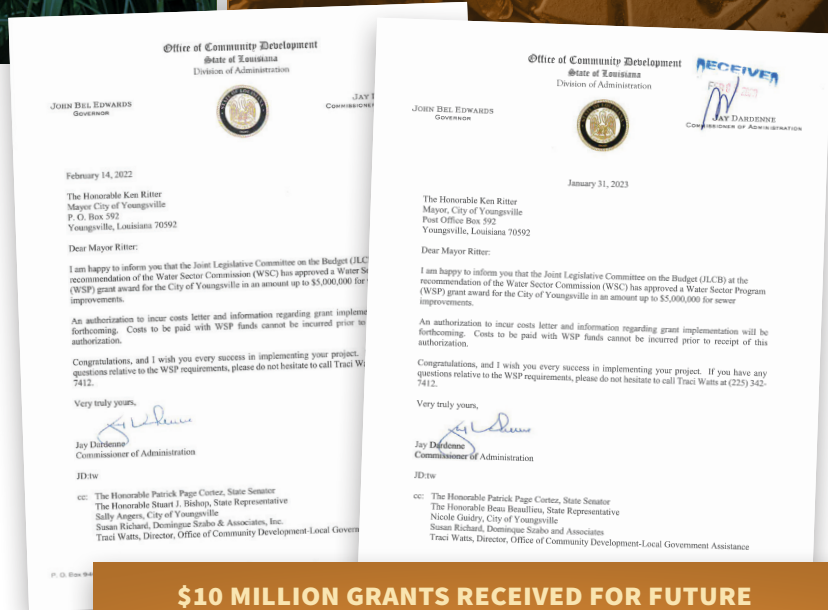
We have been able to secure grant funding for these historic infrastructure improvements. As part of our agreement to receive millions of dollars in state funding, we must increase our current fees to provide money to operate what we build.

### I LIVE IN YOUNGVILLE NOW, DOES THIS APPLY TO ME?

**No, only for new connections.** The **new** development fee structure will be implemented in two phases. Beginning July 1, 2024, a partial payment of \$1,619 per new connection will be required. Beginning January 1, 2025, the full cost of \$3,238 per new connection will be required.

### FEES ARE A DEDICATED INVESTMENT IN YOUNGVILLE'S FUTURE

The fees collected will be deposited into a separate fund and used solely for the purposes of maintaining, repairing, and improving the existing water and sewer system. This ensures that the fees collected are dedicated to the improvement of the infrastructure required to support new developments.



### \$10 MILLION GRANTS RECEIVED FOR FUTURE WATER AND SEWER IMPROVEMENTS

The City successfully obtained \$5 million in Water Sector Program (WSP) grant funding for water improvements. A \$5 million WSP grant was also awarded for sewer improvements.

# Permit & Development Fees

Effective July 1, 2024

## DEVELOPMENT FEES

Preliminary Plat Approval	\$75 per lot
Construction Plan Review Engineers	\$50 per lot
Final Plat Approval	\$25 per lot
Final Construction Inspection	\$25 per lot
Drainage Study Review	\$25 per lot
<b>Total</b>	<b>\$200 per lot</b>
Property Boundary Line Adjustments	\$350 per plat

## DEVELOPMENT CAPITAL IMPROVEMENT FEES\*\*

Water	\$1,480 per new connection
Sewer	\$1,758 per new connection
Recordation fees***	\$125 per document

## RESUBMITTAL FEES

Drainage Study Resubmit	\$5 per lot
Construction Plan Review/Resubmit Engineers	\$10 per lot
Final Construction Inspection – 2nd	\$10 per lot

## UTILITY CONNECTION FEES (If applicable, boring fee is to be determined.)

Water Connection Fee (inclusive of tap fee)	\$2,000 per building/residence
Sewer Deposit/Tap (\$200 refunded upon passed inspection)	\$250 per building/residence
Irrigation Connection ¾ or 1 inch (inclusive of tap fee)	\$1,500 per building/residence

## NEW CONSTRUCTION PERMIT FEES

Plan Review	\$300 per building/residence
Residential Building Plan Inspection Fee (electrical, plumbing & mechanical)	\$1,950 per building/residence
<b>Total Residential</b>	<b>\$2,250 per building/residence</b>
Commercial Building Plan Inspection Fee (electrical, plumbing & mechanical)	\$2,000 per building up to 6,000 sq ft
More than 6,000 sq ft = \$2000 + .20¢ per sq ft over 6,000	

## INDIVIDUAL PERMIT FEES

AC Permit	\$75 per building/residence
Plumbing Permit	\$250 per building/residence
Electrical Permit	\$75 per building/residence

## ANNEXATION FEES

Annexations (small parcels <25 acres)	\$500 per plat/request
Annexations (parcels > 25 acres)	\$1,000 per plat/request

\*\* Partial payment of development capital improvement fees will take effect July 1, 2024, at a total cost of \$1,619 per new connection. The full cost for development capital improvement fees will take effect January 1, 2025, at a total cost of \$3,238 per new connection.

\*\*\* Recordation Fees are subject to change in accordance with the Lafayette Parish Clerk of Court fee schedule, without Council approval.