



MAYOR
Ken Ritter

CHIEF OPERATING OFFICER
Terry Bourque

CITY CLERK
Nicole Guidry

City of Youngsville
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CITY COUNCIL
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March 7, 2025

Honorable Ken Ritter
Mayor
City of Youngsville
P.O. Box 592
Youngsville, LA 70592

**Subject: 703 Church St., Lots 1-A & 1-B
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat has been submitted and reviewed for general compliance with the requirements for development in the City of Youngsville.

The 703 Church Street Development is identified as a "Single-Family Residential (R-1)" and is in the Royville Urban District. The minimal size for residential lots shall be a minimum of 7,000 square feet for front-loaded lots, and 6000 square feet for back loaded lots, and the minimal width for front loaded lots is 65 feet for front loaded lots and 55 feet for back loaded lots. Considering the following, the proposed plat displays Lot 1A and Lot 1B with each lot having an accumulated lot size of 5527 square feet which is below the minimum standard threshold. For these reasons, the development does not meet general compliance with the requirements for development in the City of Youngsville without Council approval. In addition, the specific plat revisions need to be addressed on the Preliminary Plat:.

SPECIFIC PLAT REVISIONS

- A. Legal description needs to be shown on the plat.
- B. Plat needs to be signed & sealed by the surveyor.
- C. Addresses of Lot 1-A & 1-B need to be shown.
- D. The name & address of the property owner is missing.
- E. Under Site Data, add a note for the number of dwellings.
- F. A vicinity map must be included on the plat.
- G. Utility legend is missing on the plat.

11. The construction plans submitted for detailed review should be a complete set of plans including the: Overall Plan, Preliminary Plat, Grading Plan, Streets Design, Water/Sewer Design, Stormwater Design, and Erosion Control Plan. Plans submitted lacking sufficient detail to enable a detailed review will be returned without being reviewed.
12. Additional easements may be required for this development. This will be evaluated during the review of the development construction plans.

If you have any questions or need additional information about this, please contact me.

Thanks,

A handwritten signature in blue ink that reads "Garrett Noel". The signature is written in a cursive, flowing style.

Garrett Noel, E.I., CFM

Floodplain Manager

cc: Nicole Guidry, City Clerk
Devon C. Richard, PLS