

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: March 19, 2025

Case Number: 2025-6-PC

Case Name: Mon Cherie, PH 2

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Submittal of complete construction plans to the City of Youngsville will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
2. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art.3, 89-44 (c))
3. The construction testing/inspection results are to be submitted to City of Youngsville at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 4, 89-59 (f))
4. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest includes the ditch and culverts which traverse the eastern portion of the property.
5. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayette-la.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
6. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the City of Youngsville. Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
7. Show the drainage servitude for W-23(L1A), which traverses from the Northwest corner to Southeast of property. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel, on both sides of channel".

8. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. LDC 89-44 (e).
9. Corner lots are subject to the line of sight requirements of 89-44(f).
10. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
11. Cape Town Avenue is required to be stubbed out, dedicated, and constructed to the west to align with the existing stub out street Rolling Mills Lane. LDC 89-38 (d).
12. Street "B" is required to be stubbed out, dedicated, and constructed to the west to align with the existing stub out street Rolling Mills Lane. LDC 89-38 (d).
13. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)

REVISIONS:

1. Ensure that the numerical block range for Cape Town Avenue will continue to rise in numerical sequence from the existing point of this roadway. If it is not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedures. (911 Communications District)
2. Ensure that the roadways labeled as "Street A, Street B, Street C and Street D" are assigned approved names submitted through standard procedures.
3. All streets should list public or private status (LDC Art. 10, Sec 89-301).
4. Complete missing items in utility legend (LDC Art. 10, Sec 89-301).
5. Addresses: TBD

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
2. NOTE: All work to be performed within public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall
3. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Erosion control

measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.

5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
7. The Postal Service determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
8. A Private Street Maintenance Agreement must be signed by all the owners, notarized and submitted at time of final plat submittal. (Development)
9. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
10. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.