

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: August 19, 2020

Case Number: PC2020-0050

Case Name: Fairfax Phase 2
CITY OF YOUNGSVILLE

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and utility servitude niches at all property corners including typical utility niche diagram.
2. 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
3. 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.
4. 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.
5. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the City of Youngsville. Building permits shall not be issued until the analysis has been approved.

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15%

through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm.

6. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the City of Youngsville shall be commenced until a favorable written approval of the drainage impact analysis has been made by City of Youngsville. Violation of this provision can result in a cease and desist order being issued for the development.
7. Show the drainage servitude for Bayou Parc Perdue (Lateral 1B-2), which traverses near the southern boundary of the property. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads “30’ drainage servitude from apparent top bank and inclusive of channel”.
8. Show the drainage servitude for Bayou Parc Perdue (Lateral 1B-3), which traverses the western portion of the property. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads “30’ drainage servitude from apparent top bank and inclusive of channel”, on both sides of channel.
9. Lafayette Consolidated Government FIRM Maps show property is located in Flood Zone X-Unshaded. Verify with the City of Youngsville.
10. Sidewalks are required along all public streets.
11. A traffic impact analysis is required if greater than 100 trips are generated in one hour. With the addition of Fairfax Phases 1 and 2 as well as Fairhaven, the number of lots would generate over 100 tips in one hour.
12. Twenty percent (20%) open space is required. Calculations must be provided on the final plat.
13. Ensure that roadway labeled as Street A is assigned an approved name submitted through standard procedures. (911/Communications)
14. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Lot dimensions are not drawn at 1” = 60’ scale.

2. Addresses are assigned as follows:

Harton Road				Bennington Lane				Street A	
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
94	202	93	203	72	202	65	203	113	101
95	204	92	205	73	204	66	205	112	103
96	206	91	27	74	206	67	207	111	105
97	208	90	209	75	208	68	209	110	107
98	210	89	211	76	210	69	211	109	109
99	212	88	213	77	212	70	213		
100	214	87	215	78	214	71	215		
101	216	86	217	79	216	CA1	217		
102	218	85	219	80	218				
103	220	84	221	81	220				
104	222	83	223	82	222				
105	224								
106	226								
CA	228								
107	230								
108	232								

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
3. Any channel crossings for the referenced development must obtain an *Off Road Channelization Permit* from the City of Youngsville.
4. If applicable, all Subdivision Improvements Agreements associated with the construction of A.D.A. compliant sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
5. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is

part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. 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. Violation of these provisions can result in a Cease and Desist Order being issued by the regulating authority in this jurisdiction.