



327 Iberia St. Suite 5
Youngsville, La 70592
(337)451-5823

December 2, 2025

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

**Subject: Live Oak Gas Station Tract A-1
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 (City). The Lafayette Consolidated Government (LCG) Development and Zoning Divisions have completed their review of the Preliminary Plat and the Areawide Development Review Committee (ADRC) report is attached.

We recommend the City of Youngsville approve this Preliminary Plat subject to the following comments and to all the attached ADRC review comments:

SPECIFIC PLAT REVISIONS

- A. We recommend no waivers to the 2 Plat Revisions included in the ADRC Review Report.
- B. Include a note requiring sidewalks along all City streets bordering the property as required by the City of Youngsville Ordinances.
- C. Please include a Legal Description
- D. Please include Building Setbacks.
- E. Please include Flood Note: The minimum finished floor elevation of any structure enclosed on three or more sides must be the higher value of either 1' above the BFE, 1.5' above the road's center line if the structure is outside the SFHA, or 2' above the road's center line if the structure is inside the SFHA.
- F. Please label drainage channels, watercourses, ravines, other bodies of water, servitudes, and the location of the one hundred (100) flood zone with boundaries. Drainage easements should be included.
- G. Please include a utility niche on the Southwest corner of the property.
- H. Please review the accuracy of the Southeast property corner. Currently, the property corner impedes the Right of Way owned by the City of Youngsville. Include the Plat of Survey prepared by Kevin D. Domingue dated April 13, 2021 and recorded under File No. 2021-00018575 in the Reference Documents.

PLAT/SUBDIVISION CONDITIONS

1. We recommend waiving Condition #4 and #8 of the ADRC Review Report since the City of Youngsville Ordinance requires the development design to be based on a 25-year storm event and The minimum finished floor elevation of any structure enclosed on three or more sides must be the higher value of either 1' above the BFE, 1.5' above the road's center line if the structure is outside the SFHA, or 2' above the road's center line if the structure is inside the SFHA.
2. We recommend no waivers to the remaining 2 Conditions included in the ADRC Review Report.
3. The review of this Preliminary Plat is for general conformance with overall development requirements. The developer must submit detailed engineering plans for review and approval by the appropriate authority prior to construction. It is the responsibility of the developer and/or the developer's engineer to notify, coordinate, and ultimately adjudicate any review comments to the satisfaction of the appropriate authority. This would include any individual permits that may be required for construction activities.
4. Approval of the Preliminary Plat does not imply that utility services necessary to serve the development currently exist, or if they do exist have the capacity to serve the planned development. Any such evaluation and determination would take place by the respective utility during the detailed review of the engineering plans.
5. If desired in the future, the owner/developer is responsible for any required sewer infrastructure to convey sewer from the development to the City of Youngsville Sanitary Sewer Treatment Plant or the nearest location with available capacity as determined by the City. The available capacity of the sewer system at the point of discharge from the development into the City sewer system shall be evaluated by the City Engineer during the detailed review of engineering plans. The City reserves the right to require the developer to contribute funds towards the upgrade of existing lift station(s) and collection lines that may result from the addition of the development's sewage discharge to the overall system.
6. If desired in the future, the owner/developer shall utilize the City water system as the source of water for the development. The available capacity of the existing water system in the area relative to the proposed development's consumption of City water shall be evaluated during the detailed review of engineering plans. The City reserves the right to require the owner/developer to contribute funds towards the City's water distribution system to provide the requested water services to the development.
7. All signage shall conform to the City Sign Ordinance. The proposed signage will be evaluated when the required sign permit application is submitted for review.
8. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
9. The owner/developer is reminded that the final design and all construction activities associated with the development of this plat, including required submittals and permits,

must comply with the applicable City Ordinances in effect at the time of submittal and the City's Commercial Design Development and Resource Guide.

10. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
11. The Developer is reminded that this letter does not permit the initiation of construction activities.
12. 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.
13. Additional easements may be required for this development. This will be evaluated during the review of the actual development construction plans.
14. To maintain safe traffic flow along Chemin Metairie, driveways shall be (right in/right out) and shall be approved by the City of Youngsville.
15. Structures including fences shall not be located in the 20' drainage servitude.
16. If required, joint servitudes shall be provided and recorded during the final plat process.

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

Regards



Lucas Hudspeth P.E.

cc: Ken Ritter, Mayor
Nicole Guidry, City Clerk
Mr. Terry Bourque, CAO
Terry J. Ortego, PLS

**LAFAYETTE PLANNING COMMISSION
HEARING EXAMINER REVIEW**

H.E. Name: Live Oak Gas Station Tract A-1
H.E. Review Number: 2025-117-HE
Plat Location: City of Youngsville
ASSIGNED ADDRESS: **Tract A-1 TBD**
Owner: XAG Group YV LLC
Applicant: Bruhati 1, LLC
Surveyor: Terry Ortego
Applicable Regulations: Youngsville Development Code
Requested Action: Preliminary Plat Approval

Number of Lots 1
Total Area 1.50 Acres

CONDITIONS OF DEVELOPMENT:

1. 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, Bldg. 3 - Suite 100, Lafayette, LA 70508. (Lafayette Parish Health Unit)
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 or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b)) (Public Works)
3. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g). (Public Works)
4. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the

City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g)) (Public Works)

5. Submittal of a drainage impact analysis (Hard Copy) 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/ldc/ldc-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d)) (Public Works)
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)). (Public Works)
7. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e)) (Public Works)
8. **Add Note:** Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time. (Floodplain Administrator)
9. **Add Note:** Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically. (Floodplain Administrator)
10. Provide standard utility servitude niches (10' deep by 5' wide) at all property corners bordering public roadways and provide typical utility niche diagram. (LDC 89-30 (c)(2)) (Electric)
11. It is recommended that cross access easements are provided between all adjacent property boundaries. This requirement should be noted on the final plat. LDC 89-30 (f). (Traffic, Roads & Bridges-Traffic Engineering)
12. It is recommended that a Traffic Impact Analysis is provided if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c). (Traffic, Roads & Bridges-Traffic Engineering)
13. It is recommended that the driveway within the right-of-way be constructed of the same or more durable material as the adjoining street. LDC 89-26 (d)(11)(c). (Traffic, Roads & Bridges-Traffic Engineering)
14. It is recommended that Americans with Disabilities Act (A.D.A.) compliant sidewalks are constructed along Savoy Road and Chemin Metairie Parkway. The A.D.A. compliant sidewalks are recommended to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalks. LDC 89-44 (e). (Traffic, Roads & Bridges-Traffic Engineering)

PLAT REVISIONS:

1. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date. (LDC Art. 10, Sec 89-301) Commercial Development to Title Block (Development)
2. Label the assigned address using the municipal oval. (Development)

Tract A-1 TBD (address to be determined at final plat review, contact Tenique Briscoe)

OTHER PLAT COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. Submit preliminary plans to the Development Department for review prior to application for building permit.
3. Provide and show on the final plat, any additional utility servitudes needed for the required utilities facilities.
4. 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.
5. 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.
6. Land disturbance of *one acre* or more requires the preparation and submittal of a **SWPPP**.

NOTE: The above are recommendations and requirements necessary to receive Preliminary Plat Approval. The above items will be discussed at the Hearing Examiner's Meeting. Please do not correct your plats based on the above comments. The Final Plats need to be corrected **after** the meeting.