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Youngsville, La 70592  
(337)451-5823

July 29, 2024

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

**Subject: Sugar Mill Pond Phase 10C  
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat dated June 28, 2024, 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 has completed their review of the Preliminary Plat and the Areawide Development Review Committee (ADRC) report dated July 17, 2024, 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 5 Plat Revisions included in the ADRC Review Report.
- B. Please add a note that sidewalks are required along all City Streets.
- C. Please include all names and addresses of all adjacent property owners.
- D. Please show utility easements with dimensions.
- E. Please show private right of passage with dimensions.

**PLAT/SUBDIVISION CONDITIONS**

- 1. We recommend no waivers to the 11 Conditions included in the ADRC Review Report.
- 2. 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.

3. 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.
4. 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.
5. 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.
6. Area of common space must meet the minimum requirements as specified in the City of Youngsville Ordinances.
7. Submittal of a drainage impact analysis shall be submitted to the City for review and approval prior to construction. Please note that the development is subject to the 25-year detention requirements.
8. 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.
9. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
10. 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 Residential Design Development and Resource Guide.
11. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
12. The Developer is reminded that this letter does not permit the initiation of construction activities.
13. 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.
14. Additional easements may be required for this development. This will be evaluated during the review of the actual development construction plans.

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

July 29, 2024

Sincerely,  
McBade Engineers & Consultants, L.L.C.



Lucas Hudspeth, PE  
Engineer

cc: Mr. Ken Ritter, Mayor  
Ms. Nicole Guidry, City Clerk  
Mr. Terry Bourque, CAO  
Ms. Pamela Gonzales-Granger/City Engineer  
Mr. Robert Daigle, Owner/Developer  
Mr. Christian Armstrong/Surveyor

**AREAWIDE DEVELOPMENT REVIEW COMMITTEE**

**COMPREHENSIVE REPORT**

**ADRC Meeting Date:** July 17, 2024

**Case Number:** 2024-36-PC

**Case Name:** Sugar Mill Pond, Phase 10-C

**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 servitude niches at all property corners and include typical utility niche diagram (LDC 89-30 (c) (2)).
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. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
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. (LDC Art.3, 89-44 (c))
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. (LDC Art. 4, 89-59 (f))
5. 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.
6. 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.lafayettela.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))

7. 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)).
8. Show the drainage servitude for Bayou Parc Perdue (Lateral 8A), which traverses the property. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
9. 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).
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. 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

**REVISIONS:**

1. Ensure that the roadway labeled as "Street A (48' R/W)" is assigned an approved name submitted through standard procedures.
2. Geometry Review: was able to calculate in the interior tracts, but some line directions and curves were missing.
3. North arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1" = 3,000') showing the location of the proposed subdivision or development and the entire subject property. (LDC Art. 10, Sec 89-301)
4. Indicate public and private streets. (LDC Art. 10, Sec 89-301)
5. Addresses: TBD

**OTHER COMMENTS/SUGGESTIONS:**

1. Provide and show on final plat, any additional utilities easement 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. 7.152 acres. Preliminary Plat Approval. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the site is part of a larger development. If a SWPPP is required, EQ must receive, review and approve the SWPPP before the 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 the site is part of a larger development. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities. Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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 regulatory authority in this jurisdiction.
4. 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.
5. This property is located in the unincorporated area of Lafayette Parish, therefore not zoned.