

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: September 21, 2022

Case Number: 2022-44-PC

Case Name: The Palms Crossing

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 full 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. (UDC Art. 3, 89-25 (b))
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. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
4. 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. (UDC Art.3, 89-44 (c))

5. 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. (UDC Art. 4, 89-59 (f))
6. 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. (UDC Art. 3, 89-42 (c) and (d))

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. (See UDC 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 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 (UDC Art. 3, 89-42 (d)).
8. 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.
9. Amend the drainage servitude language for Darby Coulee (Lateral 3), which traverses the eastern 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”.
10. Sidewalks are required along all public streets.
11. A 1’ reserve strip shall be dedicated at the end of all stub out streets.
12. A traffic impact analysis is required.
13. Streets shall terminate in a cul de sac.

14. The street labeled as Palmside Drive shall extend to Youngsville Highway.
15. A note must be placed on the final plat stating, "The private streets are not to be maintained by the City of Youngsville." Additionally a Private Street maintenance Agreement must be signed prior to final plat approval.
16. 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, Building 3 – Suite 100, Lafayette, LA, 70508. (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Remove Floodway comments.
2. Indicate adjacent property owners, within 300 feet, including property directly across a Public or Private Road from the platted boundary, which shall be treated as adjacent property.
3. Provide a North arrow for the vicinity map (locate within the map area).
4. Indicate in the general notes that there is one (1) commercial lot.
5. Indicate in the title of the plat that this is a residential & commercial development.
6. Indicate, clearly, the public and private streets.
7. Indicate in the plat title that this is a Resubdivision of Small Fortune, LLC Tract 5-B-2.
8. Ensure that the roadways labeled as "Palms Crossing Drive", "Palmview Drive", "Lakeview Drive", "Palm Drive", and "Palmside Drive" are all assigned an approved name submitted through standard procedures.
9. Add the following notes to the plat:

"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."

"Any development that fills or modifies the special flood hazard area must mitigate the development volumetrically."

10. Addresses are assigned as follows:

Palmview Dr				Palm Drive				Palmside Drive				Lakeview Dr		
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	
1	100	27	105	45	100	68	101	77	200	C6	101	69	101	
2	102	28	107	46	102	67	103	78	202	116	103	70	103	
3	104	29	109	47	104	66	105	79	204	115	105	71	105	
4	106	30	111	48	106	65	107	80	206	114	107	72	107	
5	108	31	113	49	108	64	109	81	208	113	109	73	109	
6	110	32	115	50	110	63	111	82	210	112	111	74	111	
7	112	33	117	51	112	62	113	83	212	111	201	75	113	
8	114	34	119	52	114	61	115	84	214	110	203	76	115	
9	116	35	121	53	116	60	117	85	216	109	205	A5	201	
10	118	36	123	54	118	59	119	86	218	108	207			
11	120	37	125	55	120	C2	121	87	220	107	209			
12	122	38	127	56	122			88	222	106	211			
13	124	39	129	57	124			89	224	105	213			
14	126	40	131	58	126			90	226	A7	215			
15	128	41	133					91	228	104	217			
16	130	42	135					92	230	103	219			
17	132	43	137							102	221			
18	134	44	139							101	223			
19	136			Youngsville Hwy							100	225		
20	138			Lot	No					99	227			
21	140			5B2A	2308					98	229			
22	142									97	231			
23	144			Palms Xing Dr							96	233		
24	200			Lot	No					95	235			
25	202			C1	101					94	237			
26	204									93	239			

OTHER COMMENTS/SUGGESTIONS:

1. The Postal Service has 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 have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery 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.
2. 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, their 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.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

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. (UDC Art. 3, 89-44 (e))
5. 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 ro
6. A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more 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 must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in a Cease and Desist Order being issued by the regulatory authority in this jurisdiction.