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October 5, 2022

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

**Subject: The Palms Crossing
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat has been submitted and reviewed for general compliance with the requirements of a Multi Family – Low Density Neighborhood Development in the of the City of Youngsville.

I recommend the City of Youngsville approve this Preliminary Plat with the following comments.

SPECIFIC PLAT REVISIONS

- A. I recommend no waivers to the revisions listed in the ADRC report.
- B. All names and addresses of all adjacent property owners within 300' must be shown on the plat.
- C. The multi-family low density development must have a 20' setback on all sides. Lots 69-73 encroach this setback.
- D. Add the following notes: General Notes: Add number of dwellings, acreage of residential lots, & acreage of commercial lots to this list of notes. Change the land use note to low density multi-family residential.
- E. Define on the plat the extents of the gas line easements.
- F. Define on the plat the extents of flood zone boundaries on Lafayette Parish's FIRM dated December 21, 2018.
- G. The BFE for the flood zone needs to be noted on the plat.

- H. The final plat shall state "Any structure, enclosed on three or more sides, built on property in the one-hundred-year flood zone as depicted on this plat, shall be elevated so as to ensure the lowest floor of such structure is a minimum of one foot above the base flood elevation height for that area at that time. Any development that fills or modifies the special flood hazard area must mitigate the development volumetrically."
- I. The final plat shall state "Encroachments are prohibited, including fill, new construction, substantial improvement and other developments; unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during occurrence of the base flood discharge."
- J. The final plat shall state "Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters." The plat may state that, "In lieu of elevating the utility or sanitary structure on a site that falls within the one hundred (100) year flood zone to an elevation equal to or above the base flood elevation, the building may be floodproofed as certified by a Louisiana Licensed Engineer or Land Surveyor and approved by the Flood Plain Administrator."

PLAT/SUBDIVISION CONDITIONS

1. I recommend waiving conditions #12 and #14 in the ADRC report.
2. I recommend waiving conditions #6 and replacing with the City of Youngsville requirements.
3. I recommend no waivers to the conditions listed in the ADRC report.
4. An approved CLOMR-F will be required prior to construction of this development.
5. A flood study resulting in a no rise and a no net fill calculation are required.
6. A 6' perimeter sidewalk is required along the frontage of Fortune Rd. A 6' sidewalk will be required along Hwy 89 as part of the commercial lot build out.
7. A perimeter fence is required along the frontage of Fortune Rd.
8. All utilities dedicated to the COY must be outside of any sidewalks.
9. All naming of roadways must be approved by Lafayette 911.
10. 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.
11. 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.
12. 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.

13. 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.
14. Submittal of a drainage impact analysis shall be submitted to the City for review and approval prior to construction. Please note that this subdivision is subject to the 25-year detention requirements.
15. 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.
16. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
17. 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.
18. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
19. The Developer is reminded that this letter does not permit the initiation of construction activities.
20. 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.
21. 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.

Sincerely,



Clint Simoneaux, P.E.

City Engineer

cc: Nicole Guidry, City Clerk
Mickey Robertson, PLS