

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: April 16, 2025

Case Number: 2025-16-PC

Case Name: Parc Bonin

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including 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. The subdivision submitted has less than sixteen (16) lots but there is additional unplatted land along the private road. Therefore, the final plat must also include the following note:

“If greater than fifteen (15) lots are developed along this Private Street the pavement design shall meet the requirements of Section 89-44(a)(1)(g).”
6. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the City of Youngsville based upon the results of the drainage impact analysis and/or the requirement is waived by the City of Youngsville. (LDC Art. 3, 89-44 (d))

7. 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 Department of Public Works. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
8. 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 LDC Art. 3, 89-42 (c) and (d)).
9. 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 the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
10. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Francis Mitchell, Betty Broussard, Dewayne Spriggs, Jami Comeaux, Charlette Leblanc, and the remainder of the unplatted properties. (LDC Art. 3, 89-30 (d) & (e))
11. Amend drainage servitude language to read “30’ public drainage servitude from apparent top bank and inclusive of channel, on both sides of channel”. Public or private servitudes may be required. (LDC Art. 3, 89-30 (d))
12. 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).
13. This subdivision plat is located on Bonin Road with an existing right of way of 50 feet. Five (5) feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Bonin Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. LDC Table 89-44-1.
14. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. This requirement must be noted on the final plat. LDC 89-26 (d) (11) (c)

15. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
16. A stub out street is required to be dedicated and constructed to the south toward Maxie Duhon Road. LDC 89-38 (d).
17. 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. Addresses: TBD
2. Ensure that the roadway labeled as “28’ Private Street” is assigned an approved name submitted through standard procedures.
3. Indicate public and private streets. (LDC Art 10, Sec 89-301)
4. Minimum lot size should only indicate 1 lot (Lot 3)
5. Bonin Road is no longer a state highway, remove the designation.

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
2. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
3. 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.
4. NOTE: Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works; call 291-5604
5. NOTE: 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 or 1’ higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/>, whichever is higher.

6. 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.
7. 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.
8. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
9. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
10. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries 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.
11. Existing Brick House between Lot 4 and Future Phase is to be removed.
12. A Private Street Maintenance Agreement must be signed by all the owners, notarized and submitted at time of final plat submittal. (Development)
13. 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.
14. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.