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April 28, 2025

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

**Subject: Parc Bonin
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.

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

SPECIFIC PLAT REVISIONS

- A. The distance of the major arterial road district needs to be changed to 400'.
- B. Under General Notes, add a note detailing the number & type of commercial dwellings along with the acreage of all commercial lots, common area, right-of-way, & detention ponds.
- C. Under Legal Description at the 4th paragraph, the bearings of the 3rd & 4th featured line don't match the plat.
- D. Add a note stating that sidewalks are required on both sides of all streets.
- E. Add a note stating, "In areas outside the SFHA, the minimum finished floor elevation must be the higher value of either 1' above the BFE or 1.5' above the road's center line elevation."
- F. If detention ponds are installed in the common area, show the outline of their top bank & note their size.
- G. The following subdivisions need their names included in this plat: Copper Meadows Phase IV, Oakthorn Phase II, & Sugar Mill Pond Phase 2.
- H. The private street is missing its right-of-way label.
- I. The new property lines need to be arranged so that they line up with the private street's right-of-way.

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- J. I recommend no waivers to the revisions included in the ADRC Report.

PLAT/SUBDIVISION CONDITIONS

1. I recommend no waivers to the conditions included in the ADRC Report.
2. The developer is reminded that the public roadway will be required to meet all City of Youngsville infrastructure requirements and LCG requirements, such as 3.5" asphalt roadway, 12" soil cement base, 11' travel lanes.
3. The developer is reminded that all newly constructed homes must be elevated 18" above the center line of the road or 1' above the BFE, whichever is higher.
4. 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.
5. 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.
6. 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.
7. 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.
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.

Thanks,



Garrett Noel, E.I., CFM
Floodplain Manager

cc: Nicole Guidry, City Clerk
Terry Ortego, PLS