

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: July 20, 2022

Case Number: 2022-42-PC

Case Name: Rosewalk
City of Youngsville

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. Submittal may take place at the time of building permit application.
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.
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.
5. 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. Final Plat shall not be issued until the analysis has been approved.

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.

6. 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.
7. Show the drainage servitude for Bayou Parc Perdue (Lateral 1B-2), which traverses the northern portion 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”.
8. Show the drainage servitude for Bayou Parc Perdue (Lateral 1B), which traverses the eastern portion 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”.
9. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Sugar Mill Pond properties.
10. Sidewalks are required along all public streets.
11. A cross access easement is required between Lot C-2 and the property to the northwest.
12. A cross access easement is required between Lot C-1 and the property to the southeast.
13. A public street connection is required to be dedicated and constructed to tie into Oak Shadows Drive.
14. A public street connection is required to be dedicated and constructed to the southern property line.
15. 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, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. In the title, please indicate that this is also a Resubdivision of Chemin Metairie Commercial Park Lots 4 and 5 along with Unplatted Property into “Rosewalk”.
2. Indicate in the title that this is a residential and commercial subdivision.
3. Indicate and label the public street, Oak Shadows Drive, located along the western property boundary.
4. Verify easements showing width and purpose.
5. Indicate all lots lines in bold.
6. The total number of commercial lots is listed twice in the General Notes.
7. Provide a total area of the commercial lots.
8. Provide a North arrow for the plat and vicinity map, orienting them the same direction.
9. Provide names of abutting subdivisions and in the case of abutting unplatted property provide the notation, “Unplatted”.
10. Indicate adjacent property owners (within required notification distance) include property owners directly across a Public or Private Road from the platted boundary.
11. Property owners shall be labeled by name and contact information, not parcel number.
12. Ensure that the roadway starting at Chemin Metairie Parkway, Lot R-1 ending at Lot R-17 is assigned an approved name submitted through standard procedures.
13. Ensure that the roadway starting at Chemin Metairie Parkway, Lot R-18 ending at Lot R-36 is assigned an approved name submitted through standard procedures.
14. Ensure that the roadway starting at Lot F-79, heads North, then turns West ending at Lot R-37 is assigned an approved name submitted through standard procedures.
15. Addresses are assigned as follows:

Street A				Street B				Street C			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
R-83	110	R-1	109	R-72	102	R-18	101	R-63		R-37	
R-82	112	R-2	111	R-71	104	R-19	103	R-62		R-37	
R-81	114	R-3	113	R-70	106	R-20	105	R-61		R-39	
R-78	202	R-4	115	R-69	108	R-21	107	R-60		R-40	
R-77	204	R-5	117	R-68	110	R-22	109	R-59		R-41	
R-76	206	R-6	119	R-67	112	R-23	111	R-58		R-42	
R-75	208	R-7	201	R-66	114	R-24	113	R-57		R-43	
R-74	210	R-8	203	R-65	116	R-25	115	R-56		R-44	
R-73	212	R-9	205	R-64	118	R-26	117	R-55		R-45	
		R-10	207	R-36	202	R-27	119	R-54		R-46	

		R-11	209	R-35	204	R-28	121	R-79		R-47	
		R-12	211	R-34	206	R-29	TBD			R-48	
		R-13	213			R-30	201			R-49	
		R-14	215			R-31	203			R-50	
		R-15	217			R-32	205			R-51	
		R-16	219			R-33	207			R-52	
		R-17	221							R-53	

Comments: Addressing for Street C to be determined once preliminary approval granted by the City of Youngsville

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall.
2. 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.
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 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.
5. If Developing: 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.

6. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58(f)(4) for further description of the requirement.