



327 Iberia St., Suite 5
Youngsville, La 70592
(337)451-5823

February 29, 2024

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

**Subject: Paradise Plaza
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 (City). The Lafayette Consolidated Government (LCG) Development and Zoning Divisions has completed their review of the Preliminary Plat and the Areawide Development Review Committee (ADRC) report dated February 21, 2024, is attached.

We recommend the City of Youngsville approve this Preliminary Plat subject to the following comments and to all the attached ADRC review comments:

SPECIFIC PLAT REVISIONS

- A. We recommend no waivers to the 5 Plat Revisions included in the ADRC Review Report.
- B. Include note requiring sidewalks along all City streets bordering the property as required per City of Youngsville Ordinances.
- C. Please include detention area locations for each lot.
- D. Please revise plat note "Proposed 10' utility sidewalk and drainage servitude" to "10' Utility Easement".

PLAT/SUBDIVISION CONDITIONS

- 1. We recommend waiving Condition #4 of the ADRC Review Report since the City of Youngsville Ordinance requires the development design to be based on a 25-year storm event.
- 2. We recommend no waivers to the remaining 5 Conditions included in the ADRC Review Report.
- 3. Street address for the properties shall be included on the plat.
- 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 Commercial 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.
15. To maintain safe traffic flow along Chemin Metairie, one driveway access will be allowed that aligns with Pebble Lane. Any other driveways shall be (right in/right out) and shall be approved by the City of Youngsville.

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16. Structures including fences shall not be located in the 20' drainage servitude.

17. Joint servitudes shall be provided and recorded during the final plat process.

If you have any questions or need additional information about this, please contact me.

Sincerely,
McBade Engineers & Consultants, L.L.C.

A handwritten signature in black ink, appearing to read "Pamela Gonzales Granger". The signature is fluid and cursive, with the first name being the most prominent.

Pamela Gonzales Granger, PE
Principal Engineer

cc: Ken Ritter, Mayor
Nicole Guidry, City Clerk
Mr. Terry Bourque, CAO
Kerry Simon, PLS

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: February 21, 2024

Case Number: 2024-9-PC

Case Name: Subdivision of Tract A of Young's Industries Inc. Being Paradise Plaza

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. 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
2. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
3. 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))
4. 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)).

5. 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)).
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
7. 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))
8. Sidewalks are required along all public streets. LDC 89-44(e)
9. A 1' reserve strip shall be dedicated along Chemin Metaire Parkway. Driveway access will be per building permit review. LDC 89-44(b)(1)
10. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)

REVISIONS:

1. Label the Act number for the Abandoned Railroad Right of Way.
2. Please review the subdivision mapbook, across the street is platted and provide the subdivision act number and a reference note.
3. Names, addresses, and contact information of property owner, developer, applicant and agent. (LDC Art. 10, Sec 89-301)
4. Minimum lot size. (LDC Art. 10, Sec 89-301)
5. Assigned Addresses:

Chemin Metairie Pkwy	
4	1900
3	1906
2	1912
1	1918

OTHER COMMENTS/SUGGESTIONS:

1. Total area of 6.487 acres. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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 the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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. Violation of these provisions can result in a Cease and Desist Order being issued by the regulatory authority in this jurisdiction.
2. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
3. 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.
4. This property is located within the City of Youngsville.
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.