



McBADE
ENGINEERS & CONSULTANTS, LLC

307 Iberia St.
Youngsville, La 70592
(337)451-5823
June 24, 2024

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

**Subject: A plat of survey dividing Property of Thomas Granger into
Tracts 3A-1-A (3.39 Acres) and Tract 3A-1-B (8.33 Acres)
Preliminary Plat Review Letter**

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). We recommend the City approve this Preliminary Plat subject to the following plat revisions and conditions.

SPECIFIC PLAT REVISIONS

- A. Please include a legal description.
- B. Please include City of Youngsville's City Limits on both plat and vicinity map.
- C. Please include Base Flood Elevation (B.F.E) data on the plate.
- D. Include note requiring sidewalks along all City streets bordering the property as required per City of Youngsville Ordinances.
- E. Please include note: Finish Floor Elevation of any structure enclosed on three or more sides be at minimum 2' (two feet) higher than the centerline of adjacent road or 1' (one foot) above B.F.E. whichever is higher.
- F. Please add a note that if a development detention pond is not constructed then each lot shall provide individual detention at the time of construction.

PLAT CONDITIONS

- 1. Provide sidewalks along streets as required to meet the City Ordinances.
- 2. Submittal of a drainage impact analysis shall be submitted to the City for review and approval prior to construction. Any development is subject to City detention requirements at the time of development.
- 3. A portion of the property is located within a Special Flood Hazard Area (SFHA) and is subject to all requirements of FEMA in that area. If any development is done in the SFHA, at the time of submittal of plans and drainage impact analysis a 100-year flood study is required that indicates no impact to the 100-year base flood elevation from the development.

4. There is currently no sanitary sewer in the area and no plans for sewer extension to the development. 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.
5. There is no city water in the areas of the development nor any plans for waterline extension to the area. 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.
6. 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.
7. 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.
8. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
9. 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 Design Development and Resource Guide.
10. The review of this Preliminary Plat is for general conformance with overall development requirements and does not grant authority to perform construction activities on the site. 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. 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.

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

June 24, 2024

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 "Pamela" being the most prominent.

Pamela Gonzales Granger, PE
Principal Engineer

cc: Nicole Guidry, City Clerk
Mr. Terry Bourque, CAO