

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: May 21, 2025

Case Number: 2025-28-PC

Case Name: Central Village Phase II

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. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
6. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management.
7. 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 (LDC Art. 3, 89-42 (d)).
8. Corner lots are subject to the line of sight requirements of 89-44(f).
9. A Traffic Impact Analysis is required as this is a phase of development. LDC 89-26 (d) (c).

10. 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. Flood hazard area limits and zone, FIRM panel number and effective date *date missing
2. Addresses: TBD

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. NOTE: All work to be performed within public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall
3. 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.
4. 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.
5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. 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.
7. 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.
8. 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.
9. This property is currently located in the City of Youngsville.