

## **AREAWIDE DEVELOPMENT REVIEW COMMITTEE**

### **COMPREHENSIVE REPORT**

**ADRC Meeting Date:** September 15, 2021

**Case Number:** PC2021-0068

**Case Name:** Sugar Mill Pond Phase 10B  
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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application.
3. 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. Final Plat shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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.

4. 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.

5. Sidewalks are required along all public streets.
6. Broyles Street is required to be dedicated and constructed to provide access to all proposed lots.
7. A note must be placed on the plat stating, “The private street is not to be maintained by the City of Youngsville.” Additionally a Private Street Maintenance Agreement must be signed prior to final plat approval.
8. 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. Include “Residential” in the plat title.
2. Label the “27’ Private ROP, UE, DS” as “27’ Private Street, Utility Easement, and Drainage Servitude”.
3. Addresses are assigned as follows:

Broyles Street	
Lot	No
4	906
3	908
CA	910
2	912
1	914

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained at the City of Youngsville.
2. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)

3. 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.
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. (LDC Art. 3, 89-44 (e))
5. 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.
6. 2.72 acres - A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. 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. Erosion control measures should be installed immediately once clearing and grading commences. Violation of these provisions can result in a Cease and Desist Order being issued by the regulatory authority in this jurisdiction. (Environmental Quality)