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October 4, 2021

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

**Subject: Sugar Mill Pond – Phase 20
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat has been submitted and reviewed for general compliance with the requirements for a Traditional Neighborhood development in the City of Youngsville.

I recommend the City of Youngsville approve this Preliminary Plat with the following comments.

SPECIFIC PLAT REVISIONS

- A. I recommend no waivers to the revisions in the ARDC report.
- B. Legal description does not match the plat.
- C. Include a North arrow on the plat.
- D. Detail on the plat 30' drainage servitudes from each apparent top bank along Bayou Parc Perdue.
- E. SMP Phase 20 shall only have access to Iberia Street along Street D and Street A. Interior parking lots shall have access from the interior alleyway. A 1' reserve strip is required along Iberia Street for access control.
- F. Detail on the plat street addresses for each lot.
- G. Sidewalk note shall read: required along all city streets.
- H. Should utilities be required along the front of Lots 75-81, a utility easement will be required to be added to the plat.
- I. The BFE for the flood zone needs to be noted on the plat.

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- J. The final plat submittal shall include a declaration that "Development is not allowed in floodway areas unless technical data is submitted to and approved by a representative of the city. "
- K. The final plat shall state "Any structure, enclosed on three or more sides, built on property in the one hundred year flood zone as depicted on this plat, shall be elevated so as to insure the lowest floor of such structure is a minimum of one foot above the base flood elevation height for that area at that time."
- L. The final plat shall state "Encroachments are prohibited, including fill, new construction, substantial improvement and other developments; unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during occurrence of the base flood discharge."
- M. The final plat shall state "Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters." The plat may state that, "In lieu of elevating the utility or sanitary structure on a site that falls within the one hundred (100) year flood zone to an elevation equal to or above the base flood elevation, the building may be floodproofed as certified by a Louisiana Licensed Engineer or Land Surveyor and approved by the Flood Plain Administrator."

PLAT/SUBDIVISION CONDITIONS

- 1. I recommend waiving conditions #1, 5, & 18 of the ADRC Report and replacing with the City of Youngsville requirements.
- 2. I recommend waiving condition #14 of the ADRC Report with the condition that the future southern phase ties into Broyles Ln.
- 3. I recommend no waivers to the remaining conditions included in the ADRC Review Report.
- 4. Drainage calculations shall show 25-year conveyance for both, Lateral L-9 of Bayou Parc Perdue and conveyance between ponds.
- 5. 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.
- 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. 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.

8. 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.
9. Submittal of a drainage impact analysis shall be submitted to the City for review and approval prior to construction. Please note that this subdivision is subject to the 25-year detention requirements.
10. 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.
11. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
12. 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 Residential Design Development and Resource Guide.
13. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
14. The Developer is reminded that this letter does not permit the initiation of construction activities.
15. 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.
16. Additional easements may be required for this development. This will be evaluated during the review of the actual development construction plans.

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

Sincerely,



Clint Simoneaux, P.E.

City Engineer

cc: Sally Angers, City Clerk
K. Christian Armstrong, PLS