

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: September 15, 2021

Case Number: PC2021-0069

Case Name: Sugar Mill Pond Phase 20
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.
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.
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.
5. 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, 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.

6. 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.
7. Private and/or public drainage servitudes may be required to achieve proper storm water management.
8. Show the drainage servitude for Bayou Parc Perdue, which traverses the eastern boundary of the development. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads “30’ drainage servitude from apparent top bank and inclusive of channel”.
9. Show the drainage servitude for Bayou Parc Perdue (Lateral 9), which traverses the development. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads “30’ drainage servitude from apparent top bank and inclusive of channel”, on both sides of channel.
10. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1’) above the base flood elevation height for the area at that time.
11. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
12. No development shall take place in the mapped floodway without an engineer’s certificate of no-rise including the supporting technical data, which is to be approved by the City of Youngsville.
13. Sidewalks are required along all public streets.

14. Sugar Mill Pond Phase 20 shall provide stub out streets and a plan to connect to Broyles Street.
15. Ensure that the four roadways labeled as Streets A – D are assigned approved names submitted through standard procedures. (911/Communications District)
16. A note must be placed on the final plat stating, “The private streets are not to be maintained by the City of Youngsville.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
17. Ensure that all private streets (Alleys) are labeled as, “Private Street/Utility Easement.”
18. Twenty percent (20%) open space is required. The calculations must be provided on the proposed final plat.
19. 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. Addresses are assigned as follows:

Iberia Street				Street A				Street B				Street C			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
15	621	7	637	1		56		??	100	75		16		75	
14	623	6	639	49		57		??	106	74		17		76	
13	625	5	701	50		58		41		73		18		77	
12	627	4	703	51		50		42		72		19		78	
11	629	3	705	52		60		43		71		20		79	
10	631	2	707	53				44		70		21		80	
9	633			54				45		69		22		81	
8	635			55				46		68		23		40	
								47		67		24		39	
								48		66		25		38	
Street D										65		26		37	
Lot	No	Lot	No							64		27		36	
82	100	87	101							63		28		35	
83	102	88	103							62		29		34	
84	104	89	105							61		30		33	

85	106	90	107									31		32	
86	200	91	201												

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.
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. 57.89 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)
5. 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.