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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 10b
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. Detail the curve table and lot table on the plat.
- D. Detail on the plat street addresses for each lot.
- E. Utility niches are required along all property lines.
- F. Sidewalk note shall read: required along all city streets.
- G. Correct the plat scale.
- H. Setbacks for lot 4 shall not encroach the 27' ROP.
- I. Broyles Ln is required to be extended and shown as dedicated ROW for this phase.

PLAT/SUBDIVISION CONDITIONS

1. I recommend waiving conditions #1 & 3 of the ADRC Report and replacing with the City of Youngsville requirements.
2. I recommend no waivers to the remaining conditions included in the ADRC Review Report.
3. Drainage calculations shall show 25-year conveyance between ponds.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
11. 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.
12. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
13. The Developer is reminded that this letter does not permit the initiation of construction activities.

14. 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.
15. 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