

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: November 18, 2020

Case Number: PC2020-0069

Case Name: Metairie Place
CITY OF YOUNGSVILLE

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public 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. Building permits 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. An area of particular interest includes the existing ditch that traverses the eastern boundary of the property.
8. This property is located on Lafayette Parish FIRM Panel 22055C0275J & St Martin Parish FIRM Panel. (Floodplain Management)
9. Sidewalks are required along all public streets.
10. A traffic impact analysis (TIA) is required.
11. Ten feet of additional right of way for one-half of a minimum 60' right of way shall be dedicated along Viaulet Road.
12. Five feet of additional right of way for one-half of a minimum 60' right of way shall be dedicated along Langlinais Road.
13. Twenty-five foot right of way radii are required at all public street intersections i.e. Langlinais at Viaulet.
14. This property is located in the jurisdiction of both City of Youngsville and Saint Martin Parish.
15. Twenty percent (20%) open space is required. The calculations must be provided on the final plat.
16. 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. Ensure that the roadways labeled as Streets A, B, C, D, E & F are assigned approved names submitted through standard procedures. (911/Communications District)
2. Since this is a Resubdivision of QCP Group, LLC, it should be notated in the title block at final plat.
3. Provide complete bearing information.
4. Addresses are assigned as follows:

Street B				Street C				Street D				Street F			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
71	100	87	101	86	100	72	101	132	102	63	101	37	101	150	300
70	102	88	103	85	102	73	103	133	104	131	103	38	103	151	302
69	104	89	105	84	104	74	105	134	106	130	105	39	105	152	304
68	106	90	107	83	106	75	107	135	108	129	107	109	201	153	308
CA1	8	91	109	82	108	76	109	136	110	128	109	108	203	154	310
67	200	92	111	81	110	77	111	137	112	127	111	107	205	155	312
66	202	93	113	53	112	78	113	138	114	126	113	106	207	156	314
65	204	1	201	80	114	164	115	139	116	125	115	105	209		
64	206	2	203	79	116	163	117	140	118	124	117	104	211		
		3	205	165	118	162	119	141	120	123	119	103	301		
		4	207	166	120	161	121	142	122	122	121	102	303		
		5	209	167	122	160	123	143	124	121	123	101	305		
		6	301	168	124	159	125	144	126	120	125	100	307		
		7	303	169	126	158		145	128	119	127	CA3	309		
		8	305	170	128	157		146	130	118	129	99	311		
		9	307	171	130			147	132	117	131	98	313		
		10	309	172	132			148	134	116	133	97	315		
		11	311	173	134			149	136	115	135	96	317		
		12	313	174	136					114	137	95	319		
				175	138					113	139	95	401		
Langlinais Rd										112	141				
	Lot	No								111	143				
	CA2	318								110	145				

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
2. 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.
3. 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.
4. 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.
5. If developing: 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. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. 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. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. 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. Violation of these provisions can result in a Cease and Desist Order being issued by the regulating authority in this jurisdiction.