



MAYOR
Ken Ritter

CITY CLERK
Sally M. Angers, MMC

CITY ENGINEER
Clint Simoneaux, P.E.

CITY TREASURER
Benjamin Burley

City of Youngsville
P.O. Box 592
305 Iberia Street
Youngsville, LA 70592
(337) 856-4181 * Fax (337) 856-8863

CITY COUNCIL

Lindy Bolgiano
Simone Champagne
Matt Romero
Kenneth Stansbury
Gary Williams

February 10, 2021

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

**Subject: Metairie Place
Preliminary Plat Review**

Dear Mayor Ritter:

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

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

SPECIFIC PLAT REVISIONS

- A. I recommend no waivers to the revisions included in the ADRC Review Report.
- B. Utility easements with niches are required and must be detailed on the plat.
- C. Detail on the required setbacks on the plat. 20' front, 5' side, 10' rear.
- D. Detail on the plat total common area, area of detention, and open area.
- E. Metes and bounds of the boundary need to match legal description.
- F. Datum and Geoid data must be detailed on the plat.
- G. Lot 24 is duplicated. Detail total lots to be 177.
- H. Areas of each lot must be detailed on the plat. Provide minimum lot area.
- I. Note on the plat, sidewalks are required along all city streets.
- J. Note on the plat, A perimeter fence is required where a development faces a public street, park, or other public property.
- K. 36' wide driveway is required for all entrances into Metairie Place from a public road.

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- L. Chemin Metairie Pkwy is defined as an arterial road. The front 200' of property that faces an arterial road must be reserved for commercial lots. In lieu of fulfillment of this requirement, the developer has agreed to enhance the "curb appeal" of Chemin Metairie Pkwy by repositioning the pond and upgraded decorative fencing along Chemin Metairie. The developer has also agreed to the donation of 1 acre of property to the city designated on the plat as "commercial". Intended use is for future fire station or water utility infrastructure. See supplemental sketch of the proposed view from Chemin Metairie.
- M. Negative 4 points have been attributed to this neighborhood for 50' wide lots. Negative 2 points have been attributed to this neighborhood for an assumed lot area of 5850 sq ft for lot 165, as the lot square footage was not provided. A total of 6 points (depending on the actual minimum lot area) must be mitigated and shown on an amenity plan for the neighborhood. The amenities on the plan must be constructed prior to the first lot being sold.
- N. An industrial business is located adjacent to the east of this parcel on Chemin Metairie. The land use conflict level of 5 is attributed to this conflict. The ordinance states that a 50' greenbelt and fence is required to be constructed to mitigate this conflict level.
- O. Show drainage channel on east side of property. A 25' drainage servitude is required to be dedicated from top bank.
- P. Add a note, no fences to be constructed inside dedicated drainage servitudes.

PLAT/SUBDIVISION CONDITIONS

- 1. I recommend waiving condition #5 & #15 of the ADRC Review and replace with the City of Youngsville requirements.
- 2. As stated in condition #10 of the ARDC, a traffic impact analysis is required.
- 3. I recommend no waivers to the remaining conditions included in the ADRC Review Report.
- 4. The south east portion of this plat is in St. Martin Parish and outside of the jurisdiction of the City of Youngsville.
- 5. Street address for the properties shall be included on the plat as indicated in the ARDC review report.
- 6. A minimum of 10% Common Open Space is required for all residential developments. Detention ponds can only account for 50% of common area. Detention ponds must be aerated to count as Common Open Space.
- 7. Sidewalks are required along all city streets. Prior to final platting, the developer is required to install sidewalks along all common areas that front city streets.
- 8. The developer is reminded that the required perimeter fence must be approved by the City of Youngsville prior to construction and must include accent features such as brick or stucco columns every 100'.
- 9. The developer is reminded that the F.F.E. of each house must be 1' above the BFE or 18" above the center line of the road, which ever is higher.
- 10. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
17. 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.
18. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
19. The Developer is reminded that this letter does not permit the initiation of construction activities.
20. 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.

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,

A handwritten signature in blue ink that reads "Clint Simoneaux". The signature is written in a cursive, flowing style.

Clint Simoneaux, P.E.

City Engineer

cc: Sally Angers, City Clerk
Travis Laurent, PLS