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February 10, 2021

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

**Subject: The Marshes – Phase 1
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 remaining conditions included in the ADRC Review Report.
- B. Hatch all common areas. Detail on the plat total common area, detention area, and open area.
- C. The minimum lot area is 5,400 sq. ft. Lot 12 lot lines must be adjusted to meet the minimum. 6 negative points is attributed to 5,400 sq. ft. lots. An amenity plan must be submitted showing mitigation of negative points.

PLAT/SUBDIVISION CONDITIONS

- 1. I recommend waiving condition #6 & #13 of the ADRC Review and replace with the City of Youngsville requirements. Portions of the property are within Flood Zone, therefore all of FEMA's and the City of Youngsville's flood plain requirements must be applied to the design and analysis of the development. A 100 year flood analysis will be required in addition to the drainage analysis.
- 2. I recommend waiving condition #11, as there is currently a stub out to the north through San Sebastian.

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3. Condition #12 of the ARDC states that a public street shall be dedicated and constructed to tie into Decon Road. It is recognized that the developer has under contract the adjacent 20 acres to the south of this parcel. I recommend that this requirement may be waived if a satisfactory connection can be established from the Marshes Phase 1 to Decon Rd. through the adjacent 20 acres prior to final platting of The Marshes - Phase 1.
4. I recommend no waivers to the remaining conditions included in the ADRC Review Report.
5. 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, whichever is higher.
6. Street address for the properties shall be included on the plat.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

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



Clint Simoneaux, P.E.

City Engineer

cc: Sally Angers, City Clerk
Barry Bleichner, PE, PLS