

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: January 20, 2021

Case Number: PC2021-0006

Case Name: The Marshes Phase I

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Provide standard servitude niches (10' deep by 5' wide) at all property corners bordering public roadways and provide 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 citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section.
4. 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.

5. 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.
6. 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.

7. 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 (UDC Art. 3, 89-42 (d)).
8. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest includes the ditch and culverts which traverse the eastern portion of the property.
9. Amend the drainage servitude language for Darby Coulee (Lateral 3), which traverses the eastern boundary of the property. 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”.
10. Sidewalks are required along all public streets.
11. A public stub out street to the northern property line is required to be dedicated and constructed.
12. A public street shall be dedicated and constructed to tie into Decon Road.

13. Twenty percent (20%) open space is required. The calculations must be provided prior to final plat approval.
14. 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:

Street B				Street C			
Lot	No	Lo	No	Lot	No	Lot	No
15	100	40	101	50	104	16	101
14	102	41	103	39	106	17	103
13	104	42	105	38	108	18	105
12	106	43	107	37	110	19	107
11	108	44	109	36	112	20	109
10	110	45	111	35	114	21	111
9	112	46	113	34	116	22	113
7	114	47	115	33	118	23	115
6	116	48	117	32	120	24	117
5	118	49	119	31	122	25	119
4	120					26	121
3	122					27	123
2	124					28	125
1	126					29	127
12	128					30	129

Comment: Street A is the extension of San Cristobal Drive. Street name must be approved thru the Lafayette Parish Communications District. (E-911)

2. Ensure that the roadways labeled as Street A, B, & C are assigned approved names submitted through standard procedures. (911/Communications District)

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. 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.
4. 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.
5. **ENVIRONMENTAL QUALITY** 15.42 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.