

## **AREAWIDE DEVELOPMENT REVIEW COMMITTEE**

### **COMPREHENSIVE REPORT**

**ADRC Meeting Date:** December 18, 2017

**Case Number:** PC2017-0088

**Case Name:** Canehaven

**Recommendation:** Approval subject to the following conditions.

#### **CONDITIONS:**

1. Provide 10' utility servitude niches at all property corners including typical utility niche diagram. (LUS) (UDC 89-30 (c)(2))
2. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. (LUS) (UDC Art. 3, 89-46(c)(d))
3. LUS to determine if they will be the Wastewater provider. (LUS)
4. If LUS is the Wastewater provider, the Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LUS) (UDC 89-46 (c) (d))
5. Submittal of complete construction plans to the Department of Public Works 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. (Public Works Engineering) (UDC Art. 3, 89-25 (b))
6. 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. (Public Works Engineering) (UDC Art.3, 89-44 (c))
7. The construction testing/inspection results are to be submitted to Public Works 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. (Public Works Engineering) (UDC Art. 4, 89-59 (f))

8. New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission. (Public Works Engineering) (UDC Art. 3, 89-44 (a))
9. Submittal of a drainage impact analysis to the Department of Public Works 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 Department of Public Works. Building permits shall not be issued until the analysis has been approved. (Public Works Engineering) (UDC Art. 3, 89-42 (c) and (d))

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. (Public Works Engineering) (See UDC Art. 3, 89-42 (c) and (d))

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (Public Works Engineering) (UDC Art. 3, 89-42 (d)).
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Morel, David, Olivier, Mayeux, Leblanc, Anzalone, Gunn, Romero, Huval, Guidry and Hulin properties. (Public Works Engineering) (UDC Art. 3, 89-30 (d) & (e))
12. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude. (Public works Engineering)
13. The retention/detention pond (storm water management facility) may not incorporate the existing drainage channel. (Public Works Engineering) (UDC Art. 3, 89-42 (b) (5))

14. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense. (Public Works Engineering) (UDC Art. 3, 89-44 (a))
15. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development. (Public Works Engineering) (UDC Art. 3, 89-42 (b))
16. Sidewalks are required along all public streets. (UDC Art. 3, 89-44 (e))
17. Ten feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Langlinais Road. (UDC Art. 3, 89-44 (a) (1) h. & 89-42 (e) (3) (a))
18. Langlinais Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback of 30' is required. (UDC Art. 3, 89-38 (f) (a))
19. One stub out street is required to be dedicated and constructed to the western property line. (UDC Art. 3, 89-38 (d))
20. One stub out street right of way is required to be dedicated to the eastern property line. (UDC Art. 3, 89-38 (d))
21. One stub out street right of way is required to be dedicated to the southern property line. (UDC Art. 3, 89-38 (d))
22. A traffic impact analysis shall be performed to determine necessary accommodations for increased traffic. (UDC Art. 3, 89-26 (d) (1) (c))

24. 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, Building 3 – Suite 100, Lafayette, LA, 70508. (Lafayette Parish Health Unit)

1. Ensure that the ten roadways labeled as Street A through Street J are assigned approved names submitted through standard procedures. (911/Communications District)
2. Addresses are assigned as follows:

[illegible]

Street E				Street F				Street G				Street I			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
129	100	139	101	89	100	256	101	71	100	237	301	194	100	193	101
130	102	138	103	88	102	257	103	70	102	236	303	195	102	192	103
131	104	137	105	87	104	258	105	69	104	235	305	196	104	191	105
132	106	136	107	86	106	259	107	68	200	234	307	197	106	190	107
133	108	135	109	85	108	260	109	67	202	233	309	198	108	189	109
134	110			84	110	261	111	66	204	232	311	199	110	188	111
				83	112	262	113	65	206	231	313	200	112	187	113
Street H				82	114	263	115	64	300	230	315	201	114	186	115
Lot	No	Lot	No	81	116	264	117	63	302	229	317	202	116	185	117
216	100	215	101	80	118	265	119	62	304	228	319	203	118	184	119
217	102	214	103	79	120	269	121	61	306	227	321	204	120	183	121
218	104	213	105	78	122	267	123	60	308						
219	106	212	107	77	124	268	125	59	310			Street J			
220	108	211	109	76	126	269	127	58	312			Lot	No	Lot	No
221	110	210	111	75	128	270	129	57	314			172	100	171	101
222	112	209	113	74	130	271	131	56	316			173	102	170	103
223	114	208	115	73	132	272	133	55	318			174	104	169	105
224	116	207	117	72	134	273	135	54	320			175	106	168	107
225	118	206	119					53	322			176	108	167	109
226	120	205	121					52	400			177	110	166	111
								51	402			178	112	165	113
												179	114	164	115
												180	116	163	117
												181	118	162	119
												182	120	161	121

### **OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
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 Vince Comeaux with the USPS at 225-339-1025.
3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)

5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
6. 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. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land is disturbed or if site is part of a larger development. The Department of Public Works Environmental Quality Division must review and approve the SWPPP. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if more than five acres of land is disturbed, and the Department of Public Works Environmental Quality Division must receive a copy of the NOI. Violation of these provisions can result in a Cease and Desist Order being issued. (Public Works Engineering)
7. If applicable, all Subdivision Improvements Agreements associated with the construction of 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. (Public Works Engineering) (UDC Art. 3, 89-44 (e))