

## **AREAWIDE DEVELOPMENT REVIEW COMMITTEE**

### **COMPREHENSIVE REPORT**

**ADRC Meeting Date:** November 18, 2020

**Case Number:** PC2020-0072

**Case Name:** Gabriel's Garden  
CITY OF YOUNGSVILLE

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

#### **CONDITIONS:**

1. Provide 10' utility servitudes along all lots bordering all public roadways and 15' utility servitudes along all lots bordering private roadways and full (10' deep & 5' wide) 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. Show the drainage servitude for Darby Coulee, which traverses the western 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".
8. Private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest includes the existing ditch which traverses the northeastern portion of the property.
9. Please include all Special Flood Hazard area comments, including Floodway comment to plat:
  - Any structure, enclosed on three or more sides, built, placed or substantially improved on property which is subject to inundation by the 1% Annual Chance Flood as depicted on this plat, shall be elevated so as to ensure the lowest floor of such structure and all machinery servicing the structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time
  - Any development that fills or modifies the special flood hazard area must mitigate the development volumetrically.
10. Sidewalks are required along all public streets.
11. 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 Decon Road.
12. Five feet of additional right of way for one-half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Savoy Road.
13. A public stub out street to the northern property line is required to be dedicated and constructed.
14. A public street right of way is required to be extended to the western property line.
15. Twenty percent (20%) open space is required and the calculations must be provided on the

final plat.

16. Retention Pond #3 must have street access.

17. 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-C are assigned approved names submitted through standard procedures.
2. Ensure that the roadway between Lot 1 and Lot 86 and the roadway labeled as Street A will only intersect Street B once if they are going to utilize the same approved name. If this is not possible, ensure that the roadway between Lot 1 and Lot 86 is assigned an approved name submitted through standard procedures.
3. Remove Atmos Energy as the gas provider as there is no gas at this location.
4. Consecutively number the Common Areas.
5. Addresses are assigned as follows:

Street A				Street B						Street C					
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	35	204	Lot	No
71	200	52	201	13	100	86	300	14	101	49	100	34	206	16	101
70	202	53	203	12	102	85	302	15	103	48	102	33	208	17	103
69	204	54	205	11	104	84	304	CA92	205	47	104	32	210	18	105
68	206	55	207	10	106	83	306	50	207	46	106	31	212	19	107
67	208	56	209	9	108	82	308	CA88	209	45	108	31	214	20	109
66	210	57	211	8	200	81	310	51	211	44	110	CA95	216	CA96	111
65	212	58	213	7	202	80	312	72	401	43	112			21	201
64	214	59	215	6	204	78	402	73	403	42	114			22	203
63	216	60	217	CA91	206	77	404	74	405	41	116			23	205

62	218	61	219	5	208	76	406	75	407	40	118			24	207
				4	210					39	120			25	209
				3	212					38	122			26	211
				2	214					37	200			27	213
				1	216					36	202			28	215
														29	217

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

1. 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.
2. Any channel crossings for the referenced development must obtain an *Off Road Channelization Permit* from the City of Youngsville.
3. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
4. 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.
5. 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.
6. 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. (UDC Art. 3, 89-44 (e))