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January 30, 2022

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

**Subject: Gabriel's Place Phase 2
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 the following comments.

SPECIFIC PLAT REVISIONS

- A. I recommend no waivers to the revisions included in the ADRC Report.
- B. Updated title block to reflect the correct name of the subdivision, Gabriel's Place.
- C. Legal description for Phase 2 of Gabriel's Place is missing.
- D. A 30' drainage easement is required for all sections the Darby Coulee.
- E. Setbacks to be noted on the plat. 20' front, 25' garage, 5' side, & 10' rear.
- F. Pond #3 needs access between lots #66 & #67.
- G. Curve data table contains only data from Phase 1.
- H. Plat notes only reflect Phase 1.
- I. Lot areas for each lot is missing from the plat.
- J. Lines of incorporated areas must be detailed on the plat and vicinity map.
- K. Note the area of the ponds on the plat.
- L. Add note: A perimeter fence is required where a development faces a public street, park, or other public property.

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- M. Add a note: Sidewalks are required along all city streets. The sidewalk along Savoy Rd. shall be 6 feet wide by ordinance, installed prior to final approval, and shall not conflict with roadside drainage.
- N. A 1' reserve strip shall be dedicated along Savoy Rd. and detailed on the final plat. Driveway access will be from the proposed neighborhood streets only.
- O. Show the location of the Flood Zones and note the BFE on the plat.
- P. The final plat shall state "Any structure, enclosed on three or more sides, built on property in the one-hundred-year flood zone as depicted on this plat, shall be elevated so as to ensure the lowest floor of such structure is a minimum of one foot above the base flood elevation height for that area at that time."
- Q. The final plat shall state "Encroachments are prohibited, including fill, new construction, substantial improvement and other developments; unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during occurrence of the base flood discharge."
- R. The final plat shall state "Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters." The plat may state that, "In lieu of elevating the utility or sanitary structure on a site that falls within the one hundred (100) year flood zone to an elevation equal to or above the base flood elevation, the building may be floodproofed as certified by a Louisiana Licensed Engineer or Land Surveyor and approved by the Flood Plain Administrator."

PLAT/SUBDIVISION CONDITIONS

- 1. I recommend waivers to conditions #5 & #15 and replace with Youngsville's ordinances.
- 2. I recommend no waivers to the remaining conditions included in the ADRC Report.
- 3. Amenity Plan
 - a) The minimum lot width without negative points is 65'. This development is attributed (8) negative points for 55' wide lots.
 - b) The minimum lot size without negative points is 7,000 sq. ft. This development did not provide the lots sizes on the plat and may be attributed negative points if any lots is less than 7,000 sq. ft.
 - c) A minimum of 10% Common Open Space is required for all residential developments without negative points. Aerated detention ponds may only account for 50% of the required common open space. The area of the coulee may not account of common open space. Negative points will be attributed if the common open space is less than 10%.
 - d) Positive points are required to result in a net zero to comply with city ordinances. To be considered for positive points, the enhancements must be defined on the plat or an amenity plan and must completed before the first lot is sold.
- 4. A 100-year flood study resulting in a no rise will be required for this development.
- 5. A "No net fill" Analysis is required for this development.

6. The developer is reminded that all newly constructed homes must be elevated 18" above the center line of the road or 1' above the BFE, whichever is higher.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
14. 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.
15. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
16. The Developer is reminded that this letter does not permit the initiation of construction activities.
17. 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.

18. 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.

Thanks,



Clint Simoneaux, P.E.

City Engineer

cc: Nicole Guidry, City Clerk
Will Potier, PE
Francis Fortier, PLS