

## **AREAWIDE DEVELOPMENT REVIEW COMMITTEE**

### **COMPREHENSIVE REPORT**

**ADRC Meeting Date:** December 15, 2021

**Case Number:** PC2021-0093

**Case Name:** Sabal South  
City of Youngsville

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

#### **CONDITIONS:**

1. Provide standard servitude niches (10' deep by 5' wide) 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. 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 89-42 (g).

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.
8. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management.
9. 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.
10. Sidewalks are required along all public streets.
11. A traffic impact analysis is required.

12. Access to Youngsville Highway (LA 89-1) shall be approved by DOTD.

13. The following notes are required on the plat:

“According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0275J dated December 21, 2018, this property is located in Flood Zone X, which is the property outside of the 0.2% annual chance flood hazard and is not considered a Special Flood Hazard Area, and Flood Zone A, which is the property inundated by the 1% annual chance flood hazard and is considered a Special Flood Hazard Area.”

“Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.”

“Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.”

“Please be advised, a Floodplain Development Permit is required for any site development in the Special Flood Hazard Area, including, but not limited to, mining, dredging, filling, grading, paving, excavation/drilling operations or storage of equipment and materials.”

14. Ensure that the roadways labeled as Streets A thru F are assigned approved names submitted through standard procedures. (911/Communications District)

15. Ensure that if Street “B” is going to utilize the name Sunset Palm Ct., that the numerical block range for this street will continue to rise in numerical sequence from the existing portion of this roadway. If this is not possible, ensure that the roadway is assigned an approved name submitted through standard procedures. (911/Communications District)

16. Twenty percent (20%) Open Space is required. The calculations must be provided on the final plat.

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. Identify the existing right of way width of Youngsville Highway.
2. The property was previously plat as the Youngsville Land Co., LLC  
Resubdivision of Tracts 1-A - 1-D. Please indicate on the final plat that this plat is a resubdivision of that plat.
3. Please note that Street A is “Patron Saints Boulevard” for approximately 869 feet according to the previous plat approved.
4. Addresses are assigned as follows:

Street E				Street D-Even		Street. D-Odd				Street G				Street F					
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
90	100	8	101	124	212	80	101	57	315	111	100	110	101	9	100	33	310	142	211
91	102	7	103	125	214	79	103	56	317	112	102	109	103	10	102	34	312	141	213
92	104	6	105	126	216	78	105	55	319	113	104	108	105	11	104	35	314	140	215
93	106	5	107	127	218	77	107	54	321	114	106	107	107	12	106	36	316	139	217
CA	108	4	109	128	220	76	109	53	323	115	108	106	109	13	108	37	318	138	219
94	200	3	111	162	300	75	111	52	401	116	110	105	111	14	110	38	320	193	221
95	202	2	113	163	302	74	201	51	403	117	112	104	113	15	200	39	322	192	223
96	204	1	115	164	304	73	203	50	405	118	114	103	115	16	202	40	324	191	301
97	206	89	201	165	306	72	205	49	407	119	116	102	117	17	202	41	326	190	303
98	208	88	203	166	308	CA	207	48	409	121	118	101	119	18	204	42	328	189	305
		87	205	167	310	71	209	CA	501	122	120	100	121	19	206	43	400	188	307
		86	207	168	312	70	211	194	505	123	122	99	123	20	208	44	402	187	309
		85	209	169	314	69	213							21	210	45	404	186	311
		84	211	170	400	68	215			Street H				22	212	46	406	185	313
		83	213	171	402	67	217			Lot	No	Lot	No	23	214	47	408	184	315
		82	215	173	404	66	219			143	100	137	101	24	216			183	317
		81	217	173	406	65	221			144	102	136	103	25	218			182	319
				174	408	64	301			145	104	135	105	26	220			181	401
				175	410	63	303			146	106	134	107	27	222			180	403
				195	504	62	305					133	109	28	300			179	405
						61	307					132	111	29	302			178	407
						60	309					131	201	30	304			177	409
						59	311					130	203	31	306			176	411
						58	313					129	205	32	308				

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

1. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
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 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. Any channel crossings for the referenced development must obtain an *Off Road Channelization Permit* from the City of Youngsville.
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. 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.
6. This property is located in the City of Youngsville. Contact Garrett Noel for flood comments [garrettnoel@youngsvillela.gov](mailto:garrettnoel@youngsvillela.gov)