

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: November 16, 2022

Case Number: 2022-73-PC

Case Name: Sugar Mill Pond Phase 26
CITY OF YOUNGSVILLE

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and 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. Submittal may take place at the time of building permit application.
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. 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.
6. Show the drainage servitude for Bayou Parc Perdue (Lateral 8A), which traverses 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", on both sides of channel.

7. 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 Department of Public Works. 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.

8. 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 City of Youngsville. Violation of this provision can result in a cease and desist order being issued for the development.
9. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
10. Sidewalks are required along all public streets.
11. Setbacks indicated on the plat do not comply with the required standard setbacks for single-family residential lots required by the Lafayette Development Code.
12. Twenty percent (20%) open space is required.
13. If any private streets (alleys) are designated, a note must be placed on the final plat stating, "The private streets are not to be maintained by Lafayette Consolidated Government." Additionally, the owner/developer shall provide a private street maintenance agreement.
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, Building 3 – Suite 100, Lafayette, LA, 70508. (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Ensure that the roadway labeled as Street “A” is assigned an approved name submitted through standard procedures.
2. Ensure that the roadway labeled as “Seascape Drive” is assigned an approved name submitted through standard procedures as this name was previously not approved for use.
3. Indicate required easements and show the width and purpose.
4. Indicate that the alleys are private and label the, as, “Private Alleys/Utility Servitudes”.
5. Provide the right of way width and dimensions of the alleys located along the rear of the lots.
6. Indicate street status, public or private.
7. Provide dimensions for all lot lines.
8. Verify geometry.
9. Indicate in the title block that this phase of Sugar Mill Pond is for residential use.
10. Provide a North arrow for the plat and vicinity map.
11. Addresses to be determined prior to final plat approval.

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall.
2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, their agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to ensure adequate fire protection to the property.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more 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 must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in a Cease and Desist Order being issued by the regulatory authority in this jurisdiction.

5. 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.
6. 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. (UDC Art. 3, 89-44 (e))