

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: November 16, 2022

Case Number: 2022-74-PC

Case Name: Griffin Estates
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 full 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. Amend the drainage servitude for Bayou Parc Perdue (Lateral 14), which traverses the northern 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”, 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. 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).
9. 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.
10. 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.
11. The following conditions apply and notes are required on the final plat:

“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.”

12. Sidewalks are required along all public streets.
13. A public stub out street is required to be dedicated and constructed to each of the property lines: north, west, and east.
14. A note must be placed on the final plat stating, “The private streets are not to be maintained by the City of Youngsville.” Additionally, the owner/developer shall provide a private street maintenance agreement.
15. Twenty percent (20%) open space is required.
16. 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 roadways labeled as Streets “A, B, C, D, and E” are assigned approved names submitted through standard procedures.
2. Indicate the names of any abutting subdivisions.
3. Addresses are assigned as follows:

Street A				Street B		Street E		Street C				Street D			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
1	100	43	201	14	100	42	101	60	100	61	101	79	100	31	101
2	102	44	203	15	102	41	103	59	102	62	103	78	102	30	103
3	104	45	205	16	104	40	105	58	104	63	105	77	104	29	105
4	200	46	207	17	200	39	107	57	106	64	107	76	106	28	107
5	202	47	209	18	202	38	109	56	108	65	109	75	108	27	109
6	204	48	211	19	204	37	111	55	110	66	111	74	110	26	111
7	206	49	213	20	206	36	113	54	112	67	113	73	112	CA3	113
8	208	50	215	21	208	35	115	53	114	68	115	72	114	25	115

9	210	51	217	22	210	34	117	52	116	69	117	71	116	24	117
10	212				212	33	119			70	119	CA4	118	23	119
11	214				214	32	121								
12	216														
13	218							Griffon Rd							
								Lot	No	Lot	No				
								SLS	320	CA2	322				

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall.
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 LaTasha L. Lewis with the USPS at 225-339-1023.
3. 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.
4. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
5. 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.
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))