

AREAWIDE DEVELOPMENT REVIEW COMMITTEE
COMPREHENSIVE REPORT
AMENDED

ADRC Meeting Date: December 13, 2023

Case Number: 2023-76-PC

Case Name: Lafayette Public Library, Tract A & B

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. (LUS) (LDC 89-30 (c)(2))
2. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit in favor of LUS for water and wastewater items after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:

LUS water and wastewater facilities are not located on [name of lots/tracts]. The Owner/Developer shall install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements. (LDC 89-46(c, d)).

3. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved (LDC 89-46 (c) (d)).
4. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges 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. (LDC Art. 3, 89-25 (b))
5. Submittal of a drainage impact analysis to the Department of Public Works 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. (LDC Art. 3, 89-42 (c) and (d))

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. (See LDC Art. 3, 89-42 (c) and (d)).

6. The proposed development is located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
7. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense. (LDC Art. 3, 89-44 (a))
8. 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. (LDC Art. 3, 89-44 (e))
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. **Add Note to 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. (Floodplain Admin)
11. **Add Note to final plat :** Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically. (Floodplain Admin)
12. Sidewalks are required along all public streets. LDC 89-44(e)
13. A 1' reserve strip dedicated to the Lafayette Consolidated Government is required along Shadow Bluff Drive and Louisiana Avenue. LDC 89-44(b)(1)
14. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)
15. Cross access easements are required between all property boundaries. 89-31 (f)
16. Venus Drive shall be dedicated and constructed to tie into Shadow Bluff Drive. LDC 89-44(b)
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. **Correct the Zoning Classification on Final Plat: CM-1 (Commercial Mixed) on Final Plat. (LDC Art10, Sec 89-301)**

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. If developing: 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 (Environmental Quality)

3. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities.. (LUS)
4. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
6. Add location & footprint of existing and proposed buildings on Final Plat.
7. This property is located in the Commercial Heavy (CH) Zoning District.
8. This plat/development must comply all standard regulations within the Lafayette Development Code.
9. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.