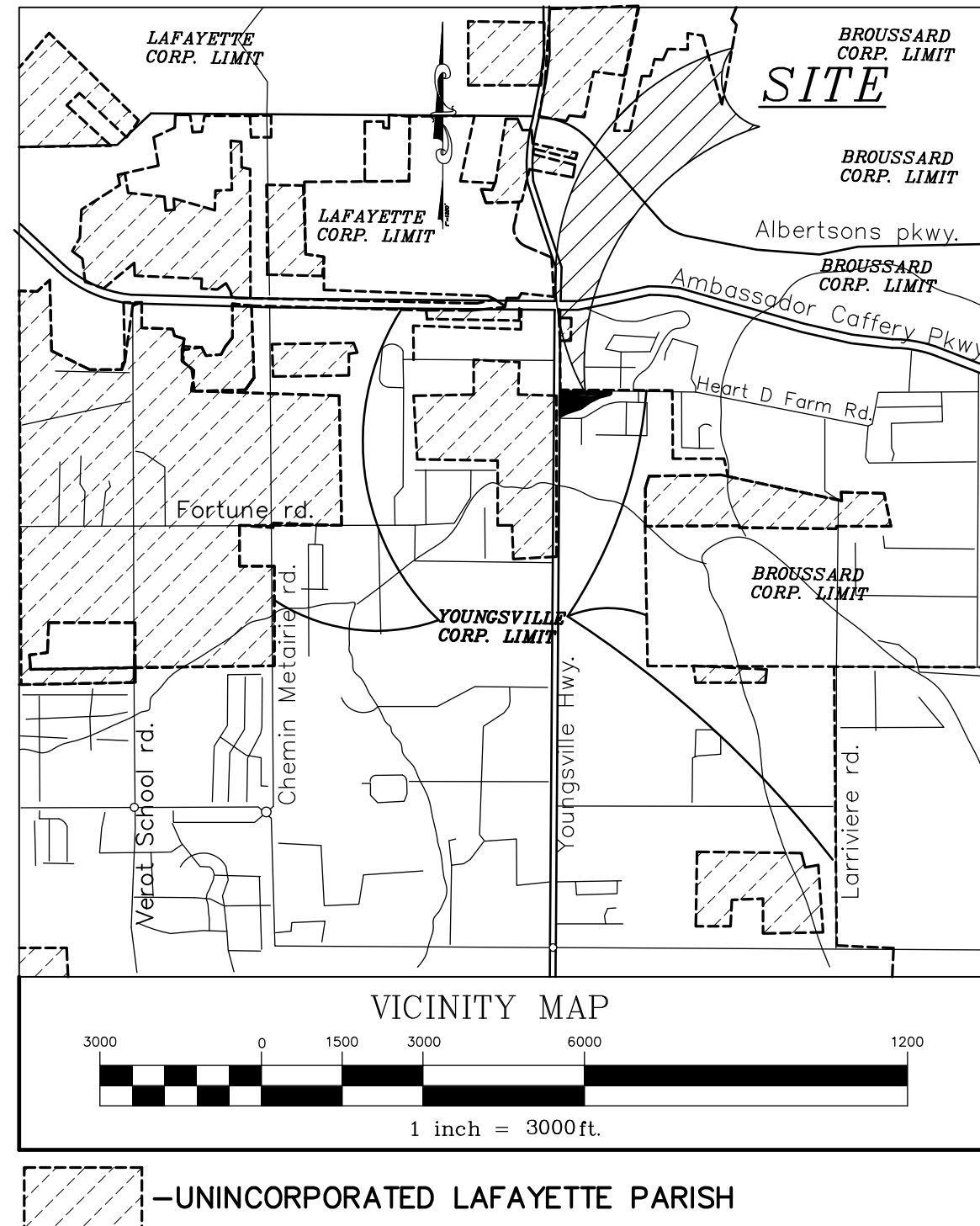




C. E. NO. 19687
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282
DATE: AUGUST 21, 2024 SCALE: 1"=60'



TYPES OF IMPROVEMENTS

WATER -----	CITY OF YOUNGVILLE
SEWER -----	CITY OF YOUNGVILLE
ELECTRIC -----	LUS
TELEPHONE -----	BELL SOUTH
DRAINAGE -----	SUBSURFACE
ROADWAY -----	ASPHALT, CURB & GUTTER

GENERAL NOTES

TOTAL NUMBER OF LOTS -----	20
TOTAL AREA OF DEVELOPMENT -----	6.61 ACRES
MINIMUM FRONTAGE -----	40.00'
MINIMUM LOT SIZE -----	3,200 SQ. FT.
 -----	MUNICIPAL ADDRESS

MINIMUM BUILDING SETBACKS

FRONT -----	15'
GARAGE -----	20'
REAR -----	10'
SIDE LOTLINE -----	5'

****FASMENTS SHOWN SUPERSDFE MINIMUM SETBACKS****

OWNER/APPLICANT

LE JARDIN D'ABEL, LLC
BOB AUSTIN/BRIAN CLEMENT
187 SOUTH BEADLE ROAD
LAFAYETTE, LA 70508
(337) 269-9362

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.