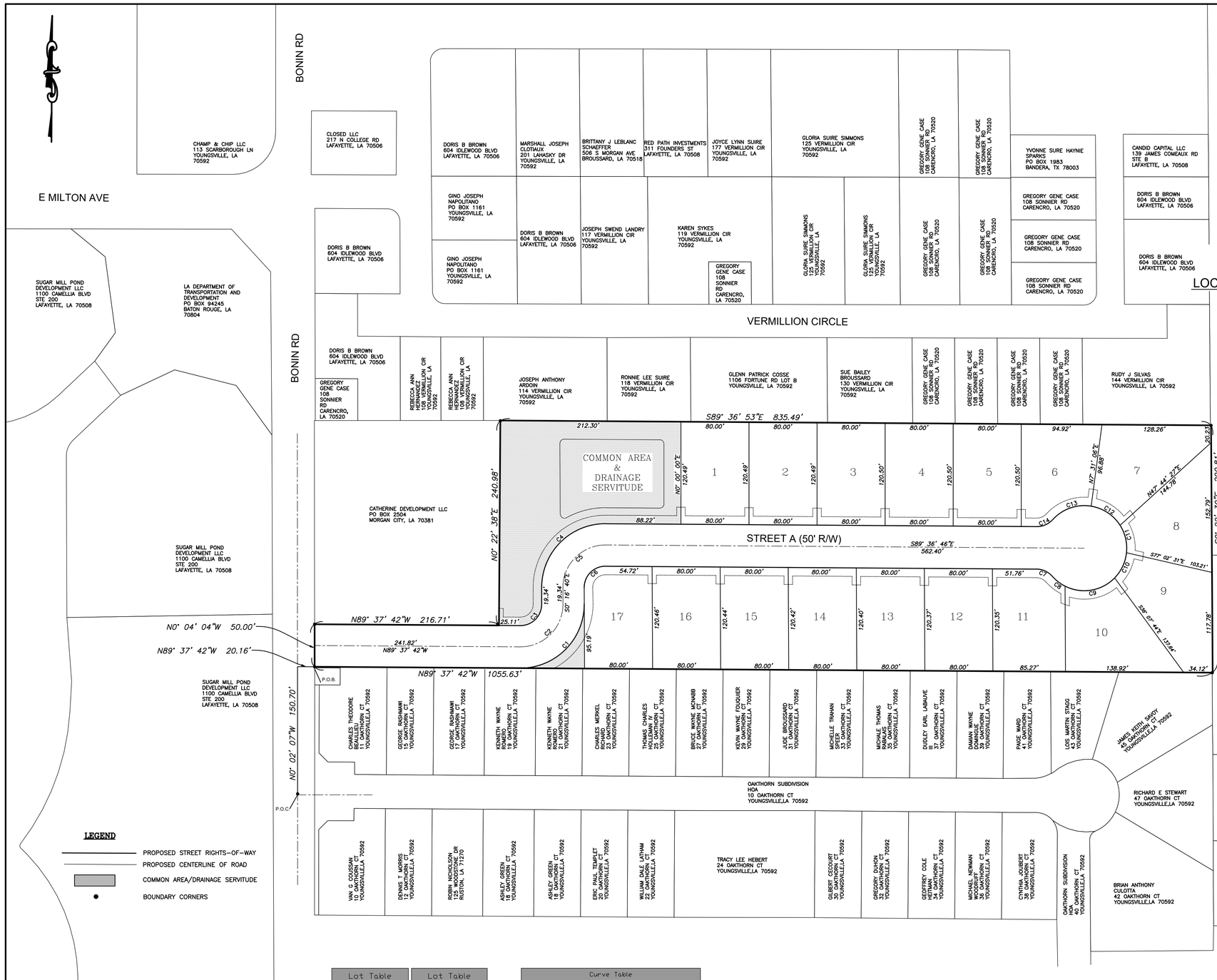



**FLOOD NOTE**

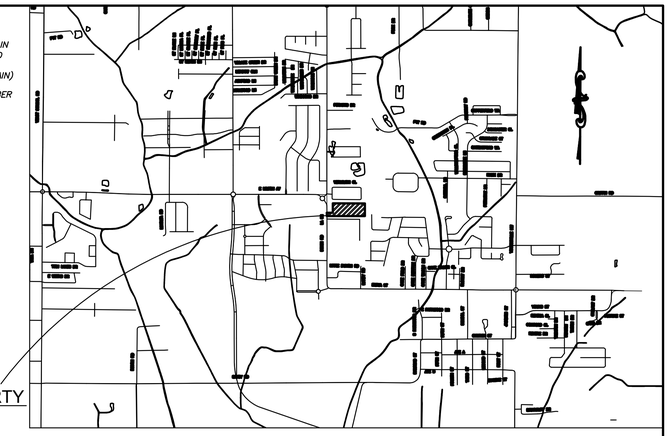
*THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 22055C0250J DATED DECEMBER 21, 2018*

**SETBACKS**

| | |
|---|---|
| FRONT: | 20' |
| SIDE: | 5' |
| REAR: | 10' |

**CONTRACTOR NOTE**

*THE CONTRACTOR FOR CONSTRUCTION ON THE LOTS SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGSVILLE. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LA DEQ.*




VICINITY MAP

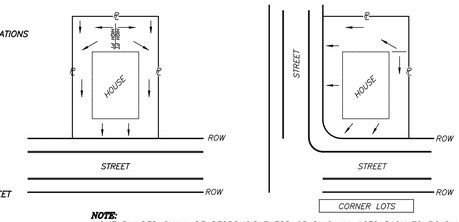
**TYPES OF IMPROVEMENTS**

| | |
|---|---|
| STREETS: | ASPHALT WITH CURB AND GUTTER |
| WATER: | CITY OF YOUNGSVILLE |
| SEWER: | CITY OF YOUNGSVILLE |
| ELECTRIC: | SLEMCO |
| TELEPHONE: | AT&T |
| CABLE TV: | COX COMMUNICATIONS |

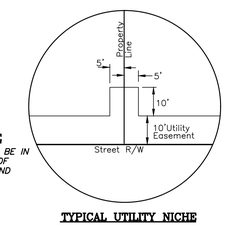
**GENERAL NOTES:**

| | |
|---|---|
| TOTAL NUMBER OF RESIDENTIAL LOTS: | 17 |
| AREA OF RESIDENTIAL LOTS: | 3.94 ACRES |
| AREA OF COMMON AREA: | 0.78 ACRES |
| AREA OF RIGHT OF WAY: | 1.25 ACRES |
| TOTAL AREA OF DEVELOPMENT: | 5.84 ACRES |
| MINIMUM LOT AREA: | 9,499.77 SQ. FEET |
| MINIMUM FRONTAGE: | 33.26' |
| OPEN SPACE: | 11.0 % |
| POND AREA: | 10,057.82 SQ. FEET |

**TYPICAL LOT GRADING PLAN**




***NOTE:***
*HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.*




**TYPICAL UTILITY NICHE**

**DEVELOPMENT NOTE**

*THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF YOUNGSVILLE DRAINAGE AND SUBDIVISION ORDINANCE.*

**DEVELOPER**

*JORDAN DAIGLE*
*420 RICHLAND AVE.*
*LAFAYETTE, LA 70508*

**PROPERTY OWNER**

*CATHERINE DEVELOPMENT LLC*
*PO BOX 2504*
*MORGAN CITY, LA 70381*

**REFERENCE PLAT**

*CLASS C SURVEY PLAT OF SUBDIVISION OF PROPERTY FORMERLY OF CATHERINE DEVELOPMENT, LLC DATED JUNE 4, 2019, RECORDED UNDER ACT NO. 2019-18263*

**SURVEY DATUM**

*COORDINATE SYSTEM: U.S. STATE PLANE 1983*
*ZONE: LOUISIANA SOUTH 1702*
*DATUM: NAVD88*
*GEOID12A*

**LEGEND**

- PROPOSED STREET RIGHTS-OF-WAY
- PROPOSED CENTERLINE OF ROAD
- COMMON AREA/DRAINAGE SERVITUDE
- BOUNDARY CORNERS

| Lot Table | | Lot Table | |
|---|---|---|---|
| Lot # | Area | Lot # | Area |
| 1 | 9639.28 | 10 | 10224.71 |
| 2 | 9639.48 | 11 | 9993.12 |
| 3 | 9639.69 | 12 | 9628.92 |
| 4 | 9639.90 | 13 | 9630.65 |
| 5 | 9640.11 | 14 | 9632.38 |
| 6 | 9533.10 | 15 | 9634.11 |
| 7 | 10330.38 | 16 | 9635.84 |
| 8 | 9707.38 | 17 | 9499.77 |
| 9 | 10218.81 | | |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 118.66 | 75.00 | 90.65 | N45° 02' 49"E | 106.67 |
| C2 | 79.11 | 50.00 | 90.66 | N45° 03' 04"E | 71.11 |
| C3 | 39.56 | 25.00 | 90.66 | N45° 02' 59"E | 35.56 |
| C4 | 118.66 | 75.00 | 90.65 | S45° 02' 53"W | 106.67 |
| C5 | 79.11 | 50.00 | 90.65 | S45° 02' 53"W | 71.11 |
| C6 | 39.55 | 25.00 | 90.65 | S45° 02' 53"W | 35.56 |
| C7 | 21.03 | 25.00 | 48.19 | N65° 31' 05"W | 20.41 |
| C8 | 19.15 | 50.00 | 21.94 | S52° 23' 37"E | 19.03 |
| C9 | 63.14 | 50.00 | 72.36 | N80° 27' 31"E | 59.03 |
| C10 | 33.26 | 50.00 | 38.11 | N25° 13' 33"E | 32.65 |
| C11 | 33.80 | 50.00 | 38.73 | N13° 11' 40"W | 33.16 |
| C12 | 41.86 | 50.00 | 47.97 | N56° 32' 39"W | 40.65 |
| C13 | 49.98 | 50.00 | 57.27 | S70° 50' 03"W | 47.93 |
| C14 | 21.03 | 25.00 | 48.19 | N66° 17' 32"E | 20.41 |

**LEGAL DESCRIPTION**

*A CERTAIN PARCEL OF LAND BEING 5.84 ACRES SITUATED IN SECTION 7, TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGSVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE INTERSECTION OF BONIN ROAD AND RAMPART OAKTHORNE COURT, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.),*
*THENCE PROCEED ALONG A BEARING OF NORTH 00°02'07" WEST FOR A DISTANCE OF 150.70 FEET TO A POINT,*
*THENCE PROCEED ALONG A BEARING OF NORTH 89°37'42" WEST FOR A DISTANCE OF 20.16 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);*

*THENCE PROCEED ALONG A BEARING OF NORTH 00° 04' 04" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT;*
*THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 42" EAST FOR A DISTANCE OF 216.71 FEET TO A POINT;*
*THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 240.98 FEET TO A POINT;*
*THENCE PROCEED ALONG A BEARING OF SOUTH 89° 36' 53" EAST FOR A DISTANCE OF 835.49 FEET TO A POINT;*
*THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 30" WEST FOR A DISTANCE OF 290.81 FEET TO A POINT;*
*THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 42" WEST FOR A DISTANCE OF 1055.63 FEET TO THE POINT OF BEGINNING (P.O.B);*

*I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2019.*

STATE OF LOUISIANA
BARRY J. BLEICHNER
REG. NO. 4422
REGISTERED
LAND SURVEYOR

BARRY J. BLEICHNER, PE, PLS

A PRELIMINARY PLAT OF

# THE PRESERVE

## "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

LOCATED IN
SECTION 7 T-11-S, R-5-E
CITY OF YOUNGSVILLE,
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
SEPTEMBER 2, 2020

0 60' 120'
SCALE: 1" = 60'

PREPARED BY
BARRY J. BLEICHNER, PE, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 849-7696