

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.

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

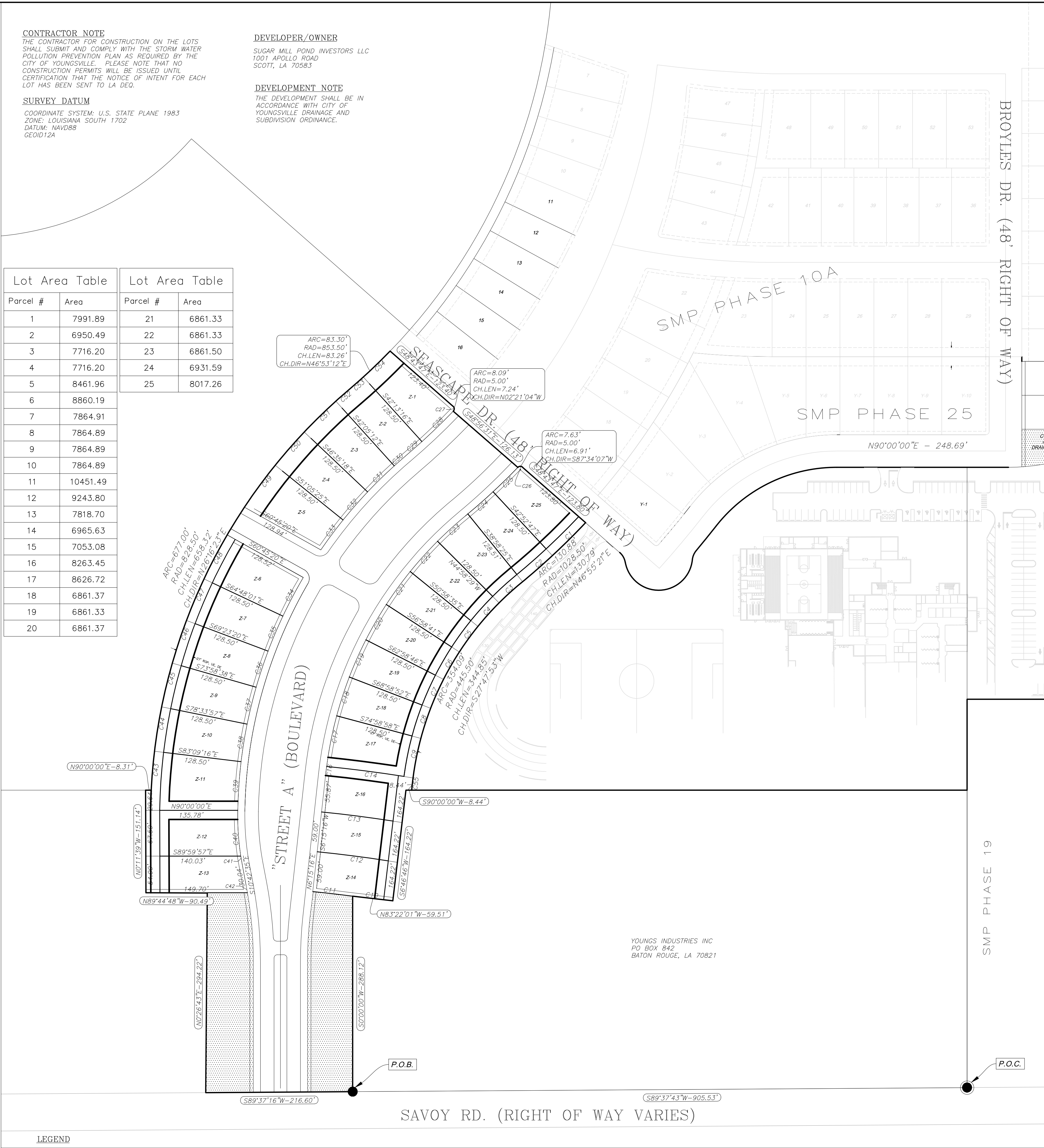
DEVELOPER/OWNER

SUGAR MILL POND INVESTORS LLC  
1001 APOLLO ROAD  
SCOTT, LA 70583

DEVELOPMENT NOTE

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

Lot Area Table		Lot Area Table	
Parcel #	Area	Parcel #	Area
1	7991.89	21	6861.33
2	6950.49	22	6861.33
3	7716.20	23	6861.50
4	7716.20	24	6931.59
5	8461.96	25	8017.26
6	8860.19		
7	7864.91		
8	7864.89		
9	7864.89		
10	7864.89		
11	10451.49		
12	9243.80		
13	7818.70		
14	6965.63		
15	7053.08		
16	8263.45		
17	8626.72		
18	6861.37		
19	6861.33		
20	6861.37		



LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING 8.214 ACRES SITUATED IN SECTION 12, TOWNSHIP-11-SOUTH, RANGE-4-EAST, CITY OF YOUNGSVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WESTERN CORNER OF PARCEL NUMBER 6167646 OWNED BY RED APPLE AT LAFAYETTE SOUTH II LLC SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED ALONG THE NORTHERN BOUNDARY OF SAVOY ROAD WITH A BEARING OF SOUTH 89°37'43" WEST FOR A DISTANCE OF 905.53 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 16" WEST FOR A DISTANCE OF 216.60 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 00° 26' 43" EAST FOR A DISTANCE OF 294.22 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 89° 44' 48" WEST FOR A DISTANCE OF 90.49 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 00° 11' 39" WEST FOR A DISTANCE OF 151.14 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 90° 00' 00" EAST FOR A DISTANCE OF 8.31 FEET TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 828.50 FEET, AN ARC LENGTH OF 677.00 FEET, A CHORD LENGTH OF 658.32 FEET, AND A CHORD BEARING OF NORTH 26° 16' 23" EAST TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 853.50 FEET, AN ARC LENGTH OF 83.30 FEET, A CHORD LENGTH OF 83.26 FEET, AND A CHORD BEARING OF NORTH 46° 53' 12" EAST TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 48° 43' 47" EAST FOR A DISTANCE OF 123.40 FEET TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 8.09 FEET, A CHORD LENGTH OF 7.24 FEET, AND A CHORD BEARING OF NORTH 02° 21' 04" WEST TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 48° 56' 31" EAST FOR A DISTANCE OF 126.13 FEET TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.63 FEET, A CHORD LENGTH OF 6.91 FEET, AND A CHORD BEARING OF SOUTH 87° 34' 07" WEST TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 48° 43' 47" EAST FOR A DISTANCE OF 123.80 FEET TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 1028.50 FEET, AN ARC LENGTH OF 130.88 FEET, A CHORD LENGTH OF 130.79 FEET, AND A CHORD BEARING OF NORTH 46° 55' 21" EAST TO A POINT,

THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 445.50 FEET, AN ARC LENGTH OF 354.09 FEET, A CHORD LENGTH OF 344.85 FEET, AND A CHORD BEARING OF SOUTH 27° 47' 53" WEST TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 90° 00' 00" WEST FOR A DISTANCE OF 8.44 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 06° 46' 46" WEST FOR A DISTANCE OF 164.22 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF NORTH 83° 22' 01" WEST FOR A DISTANCE OF 59.51 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 288.12 FEET TO THE POINT OF BEGINNING (P.O.B.)

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.99	1028.50	3.84	N45° 11' 55"E	68.98	C22	60.13	574.00	6.00	S42° 01' 28"W	60.10	C42	10.44	600.00	1.00	N10° 12' 42"W	10.44
C2	58.32	1028.50	3.25	N48° 44' 41"E	58.31	C23	60.13	585.21	5.89	S47° 59' 51"W	60.10	C43	57.58	812.22	4.06	S4° 51' 17"W	57.56
C3	46.67	453.10	5.90	S48° 00' 04"W	46.65	C24	49.56	898.61	3.16	N48° 41' 48"E	49.56	C44	66.35	828.50	4.59	S9° 08' 23"W	66.33
C4	46.67	445.50	6.00	S42° 01' 28"W	46.64	C25	51.09	898.70	3.26	N45° 29' 43"E	51.08	C45	66.35	828.50	4.59	S13° 43' 42"W	66.33
C5	46.67	445.50	6.00	S36° 01' 22"W	46.64	C26	7.63	5.00	87.40	S87° 34' 08"W	6.91	C46	66.35	828.50	4.59	S18° 19' 01"W	66.33
C6	46.67	446.29	5.99	S30° 01' 17"W	46.64	C27	8.09	5.00	92.76	N2° 21' 04"W	7.24	C47	66.35	828.19	4.59	S22° 54' 20"W	66.33
C7	46.67	445.50	6.00	S24° 01' 11"W	46.64	C28	64.29	982.00	3.75	N45° 54' 11"E	64.28	C48	73.49	828.50	5.08	S27° 44' 27"W	73.46
C8	46.67	446.29	5.99	S18° 01' 05"W	46.64	C29	32.63	982.00	1.90	N48° 43' 50"E	32.63	C49	76.70	828.50	5.30	S36° 15' 28"W	76.67
C9	59.44	444.56	7.66	S11° 11' 42"W	59.39	C30	21.61	700.00	1.77	S48° 47' 53"W	21.61	C50	65.10	828.50	4.50	S41° 09' 39"W	65.08
C10	59.51	1900.02	1.79	N83° 22' 03"W	59.51	C31	55.00	700.00	4.50	S45° 39' 45"W	54.99	C51	65.10	828.50	4.50	S45° 39' 45"W	65.08
C11	59.20	1893.78	1.79	N83° 21' 44"W	59.20	C32	55.00	700.00	4.50	S41° 09' 39"W	54.99	C52	25.58	828.50	1.77	S48° 47' 53"W	25.58
C12	119.27	1952.78	3.50	N82° 29' 33"W	119.26	C33	55.00	700.00	4.50	S36° 39' 32"W	54.99	C53	28.36	853.50	1.90	N48° 43' 50"E	28.36
C13	119.81	2011.78	3.41	N82° 31' 17"W	119.80	C34	64.42	700.00	5.27	S27° 50' 10"W	64.39	C54	54.94	853.50	3.69	N45° 56' 05"E	54.93
C14	128.52	2079.28	3.54	N82° 26' 17"W	128.50	C35	56.06	700.00	4.59	S22° 54' 20"W	56.04	C55	18.23	445.50	2.34	S6° 12' 02"W	18.23
C16	11.63	573.01	1.16	S6° 50' 07"W	11.63	C36	56.06	700.00	4.59	S18° 19' 01"W	56.04	SETBACKS LOTS 1-10: FRONT: 5' SIDE: 5' REAR: 27.00' LOT 11: FRONT: 5' NORTH SIDE: 5' SOUTH SIDE & REAR: VARIES LOT 12 & 13: FRONT: 5' SOUTH SIDE: 5' NORTH SIDE & REAR: 34.3'					
C17	76.16	573.98	7.60	S11° 12' 58"W	76.10	C37	56.06	700.00	4.59	S13° 43' 42"W	56.04						
C18	60.13	574.00	6.00	S18° 01' 05"W	60.10	C38	56.06	700.00	4.59	S9° 08' 23"W	56.04						
C19	60.13	574.00	6.00	S24° 01' 11"W	60.10	C39	71.88	700.00	5.88	S3° 54' 14"W	71.85						
C20	60.13	574.00	6.00	S30° 01' 17"W	60.10	C40	67.73	400.18	9.70	S3° 47' 42"E	67.65						
C21	60.13	574.00	6.00	S36° 01' 22"W	60.10	C41	14.42	400.00	2.07	S9° 40' 38"E	14.42						

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 25  
AREA OF RESIDENTIAL LOTS: 4.44 ACRES  
AREA OF COMMON AREA: .90 ACRES  
AREA OF RIGHT OF WAY: 2.87 ACRES  
TOTAL AREA OF DEVELOPMENT: 8.214 ACRES  
MINIMUM LOT AREA: 6222.10 SQ. FEET  
MINIMUM FRONTAGE: 48.08'  
OPEN SPACE: 11.0 %

FLOOD NOTE

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

THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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 2017.



K. CHRISTIAN ARMSTRONG, PLS

A PRELIMINARY PLAT OF

SUGAR MILL POND PHASE 26  
"A TRADITIONAL NEIGHBORHOOD DEVELOPMENT"

LOCATED IN  
SECTION 12 T-11-S, R-4-E  
CITY OF YOUNGSVILLE,  
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:  
NOVEMBER 2, 2022

SCALE: 1" = 80'

PREPARED BY  
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420 RICHLAND AVENUE  
LAFAYETTE, LOUISIANA 70508  
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