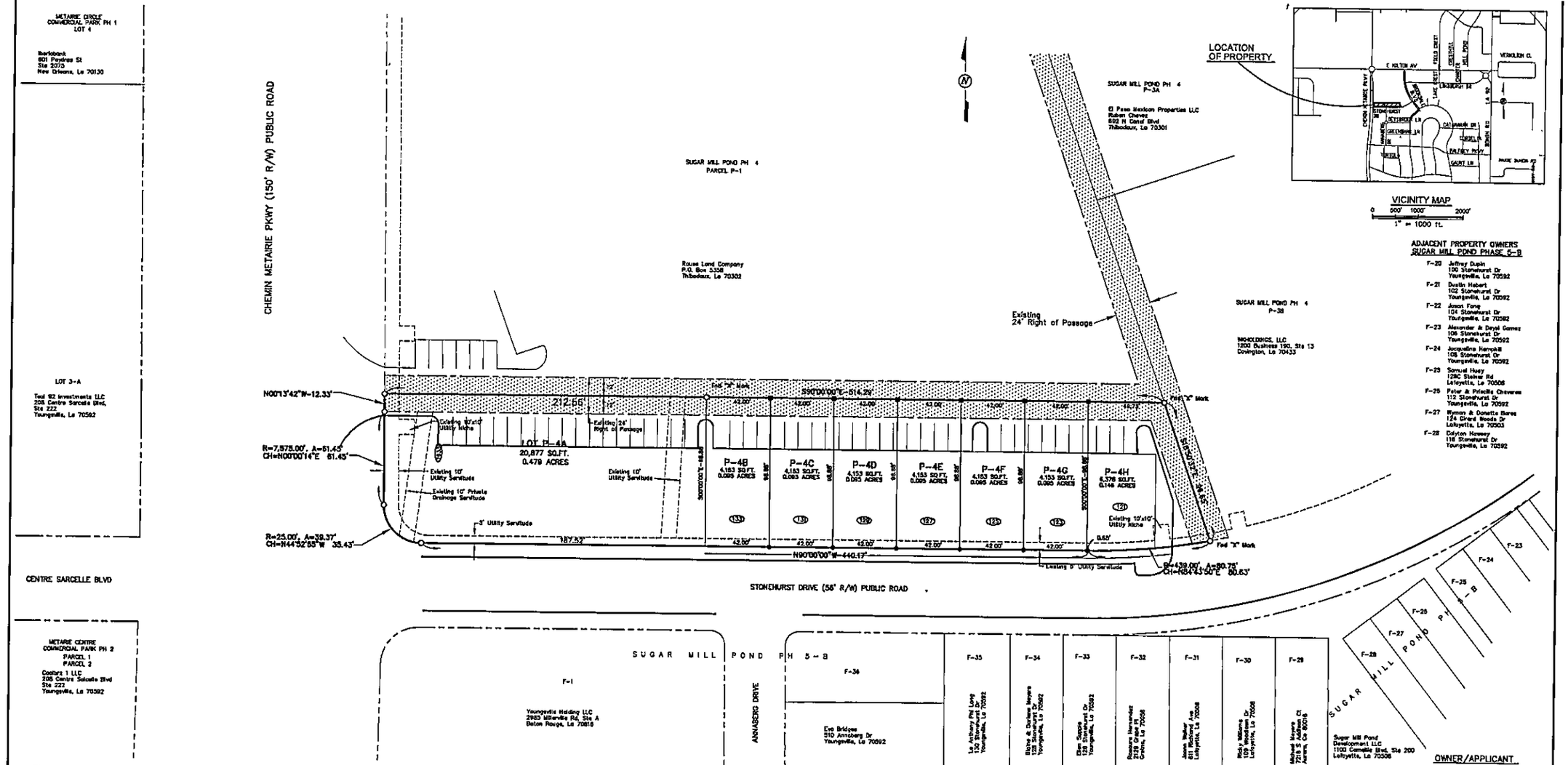


VICINITY MAP

0 500' 1000' 2000'

1" = 1000 ft.

ADJACENT PROPERTY OWNERS
SUGAR MILL POND PHASE 5-B

F-20 Jeffrey Dupin 130 Stonehurst Dr Youngsville, La 70592
F-21 Dustin Hebert 102 Stonehurst Dr Youngsville, La 70592
F-22 Jason Faraj 104 Stonehurst Dr Youngsville, La 70592
F-23 Alexander & Deyal Gomez 106 Stonehurst Dr Youngsville, La 70592
F-24 Jacqueline Hemphill 108 Stonehurst Dr Youngsville, La 70592
F-25 Samuel Huey 1280 Steiner Rd Lafayette, La 70508
F-26 Peter & Priscilla Cheveres 112 Stonehurst Dr Youngsville, La 70592
F-27 Hyman & Danette Bares 124 Girard Woods Dr Lafayette, La 70503
F-28 Colyton Hanway 116 Stonehurst Dr Youngsville, La 70592

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE, MAP NUMBER 220293C0075 G, DATED JANUARY 19, 1996, AND ZONE X ACCORDING TO THE REVISED PRELIMINARY FLOOD INSURANCE RATE MAP NO 22055C0250J DATED SEPTEMBER 6, 2011.

REFERENCE PLAT

FINAL PLAT OF SUGAR MILL POND PHASE 4, PREPARED BY BARRY J. BLEICHNER, PE, PLS, LLC, DATED APRIL 25, 2007, ACT NO 2007-020922

REFERENCE BEARING

REFERENCE BEARING BASED ON GRID NORTH NAD 27, U.S. STATE PLANE COORDINATES, LOUISIANA SOUTH ZONE.

URBAN REGULATING PLAN

VILLAGE CENTER 1

SIDEWALK NOTE

5' CONCRETE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS

NOTE

THIS RESUBDIVISION IS GRANTED WITH THE UNDERSTANDING THAT LOTS P-4B THRU P-4H WILL BE LIVE/WORK UNITS WITH COMMERCIAL/OFFICE ON BOTTOM FLOOR AND RESIDENCE ON SECOND FLOOR. DEVIATIONS FROM THIS PLAN WILL REQUIRE CITY APPROVAL AND REPLATTING.

PARKING AND MAINTENANCE OF THE RIGHT OF PASSAGE WILL BE SHARED BETWEEN LOTS P-4, P-3, AND P-1 (ROUSES)

NO DIRECT ACCESS TO STONEHURST DRIVE WILL BE ALLOWED FROM LOTS P-4B, P-4C, P-4D, P-4E, P-4F AND P-4H. ALL ACCESS FOR THESE LOTS WILL BE FROM RIGHT OF PASSAGE.

LEGEND

- ○ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ● SET 1/2" IRON ROD
- ■ SET "X" MARK IN CONCRETE
- (XXX) MUNICIPAL NUMBER

SETBACKS

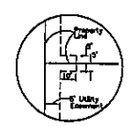
FRONT	5'
SIDE	5'
REAR	10'

TYPES OF IMPROVEMENTS

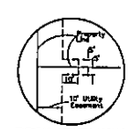
STREETS:	ASPHALT W/CURB & GUTTER
SEWER:	CITY OF YOUNGSVILLE
WATER:	CITY OF YOUNGSVILLE
ELECTRIC:	SLEMCO OR ENTERGY
TELEPHONE:	AT&T
CABLE T.V.:	COX COMMUNICATION
GAS:	ATMOS ENERGY

GENERAL NOTES

TOTAL NUMBER OF LOTS	8
AREA OF LOT	1.197 ACRES
MINIMUM LOT AREA	0.095 ACRES
TOTAL AREA OF DEVELOPMENT	1.197 ACRES
MINIMUM LOT FRONTAGE	42.00'



TYPICAL UTILITY NICHE ON 5' UTILITY EASEMENT
Not to Scale



TYPICAL UTILITY NICHE ON 10' UTILITY EASEMENT
Not to Scale

I CERTIFY THAT THIS REPRESENT 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.

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

BARRY J. BLEICHNER, PE, PLS

OWNER/APPLICANT
WKHOLDINGS MANDEVILLE LLC
c/o BILL KINGSMILL
1200 BUSINESS 190 STE 13
COVINGTON, LA 70433
PH. 504-258-3838

RESUBDIVISION OF LOT P-4
INTO
P-4A, P-4B, P-4C, P-4D, P-4E, P-4F, P-4G AND P-4H
SUGAR MILL POND PHASE 4
(A COMMERCIAL/RESIDENTIAL PHASE WITHIN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT)
LOCATED IN SECTION 12, T11S, R4E,
CITY OF YOUNGSVILLE
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT: MAY 3, 2018

0 30' 60'
SCALE: 1" = 30'

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