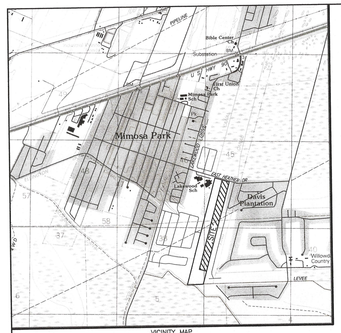
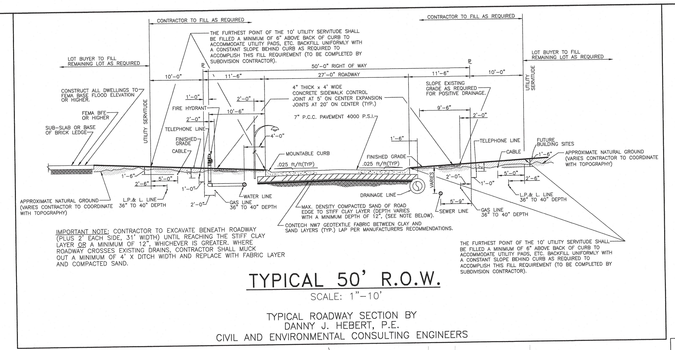



VICINITY MAP
SCALE: 1" = 2000'




## TYPICAL 50' R.O.W.

SCALE: 1"=10'

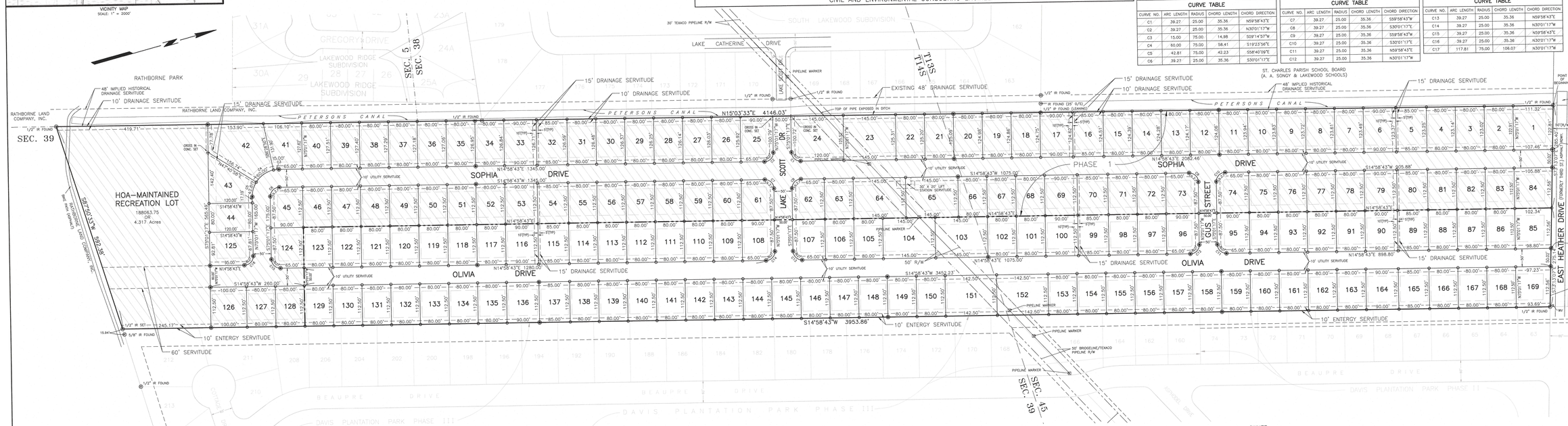
TYPICAL ROADWAY SECTION BY
DANNY J. HEBERT, P.E.
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS

| AREA TABLE | | AREA TABLE | | AREA TABLE | | AREA TABLE | | AREA TABLE | | AREA TABLE | | AREA TABLE | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA |
| 1 | 13,436.73 SQ. FT. | 26 | 10,077.91 SQ. FT. | 51 | 9,000.00 SQ. FT. | 76 | 9,000.00 SQ. FT. | 101 | 9,000.00 SQ. FT. | 126 | 11,250.00 SQ. FT. | 151 | 16,031.25 SQ. FT. |
| 2 | 9,837.33 SQ. FT. | 27 | 10,086.90 SQ. FT. | 52 | 9,000.00 SQ. FT. | 77 | 9,000.00 SQ. FT. | 102 | 9,000.00 SQ. FT. | 127 | 9,000.00 SQ. FT. | 152 | 16,031.25 SQ. FT. |
| 3 | 9,846.33 SQ. FT. | 28 | 10,095.89 SQ. FT. | 53 | 10,125.00 SQ. FT. | 78 | 9,000.00 SQ. FT. | 103 | 16,312.50 SQ. FT. | 128 | 9,000.00 SQ. FT. | 153 | 9,000.00 SQ. FT. |
| 4 | 9,855.32 SQ. FT. | 29 | 10,104.89 SQ. FT. | 54 | 9,562.50 SQ. FT. | 79 | 10,125.00 SQ. FT. | 104 | 16,312.50 SQ. FT. | 129 | 9,000.00 SQ. FT. | 154 | 9,000.00 SQ. FT. |
| 5 | 10,481.13 SQ. FT. | 30 | 10,113.88 SQ. FT. | 55 | 9,000.00 SQ. FT. | 80 | 9,562.50 SQ. FT. | 105 | 9,000.00 SQ. FT. | 130 | 9,000.00 SQ. FT. | 155 | 9,000.00 SQ. FT. |
| 6 | 11,108.74 SQ. FT. | 31 | 10,122.87 SQ. FT. | 56 | 9,000.00 SQ. FT. | 81 | 9,000.00 SQ. FT. | 106 | 9,000.00 SQ. FT. | 131 | 9,000.00 SQ. FT. | 156 | 9,000.00 SQ. FT. |
| 7 | 9,883.99 SQ. FT. | 32 | 10,765.41 SQ. FT. | 57 | 9,000.00 SQ. FT. | 82 | 9,000.00 SQ. FT. | 107 | 9,990.87 SQ. FT. | 132 | 9,000.00 SQ. FT. | 157 | 9,000.00 SQ. FT. |
| 8 | 9,892.98 SQ. FT. | 33 | 11,409.73 SQ. FT. | 58 | 9,000.00 SQ. FT. | 83 | 9,000.00 SQ. FT. | 108 | 9,990.87 SQ. FT. | 133 | 9,000.00 SQ. FT. | 158 | 9,000.00 SQ. FT. |
| 9 | 9,901.97 SQ. FT. | 34 | 10,151.54 SQ. FT. | 59 | 9,000.00 SQ. FT. | 84 | 11,712.76 SQ. FT. | 109 | 9,000.00 SQ. FT. | 134 | 9,000.00 SQ. FT. | 159 | 9,000.00 SQ. FT. |
| 10 | 9,910.97 SQ. FT. | 35 | 10,160.53 SQ. FT. | 60 | 9,000.00 SQ. FT. | 85 | 11,314.40 SQ. FT. | 110 | 9,000.00 SQ. FT. | 135 | 9,000.00 SQ. FT. | 160 | 9,000.00 SQ. FT. |
| 11 | 9,919.96 SQ. FT. | 36 | 10,169.52 SQ. FT. | 61 | 9,990.87 SQ. FT. | 86 | 9,000.00 SQ. FT. | 111 | 9,000.00 SQ. FT. | 136 | 10,125.00 SQ. FT. | 161 | 9,000.00 SQ. FT. |
| 12 | 9,928.95 SQ. FT. | 37 | 10,178.52 SQ. FT. | 62 | 9,990.87 SQ. FT. | 87 | 9,000.00 SQ. FT. | 112 | 9,000.00 SQ. FT. | 137 | 9,562.50 SQ. FT. | 162 | 9,000.00 SQ. FT. |
| 13 | 9,937.95 SQ. FT. | 38 | 10,187.51 SQ. FT. | 63 | 9,000.00 SQ. FT. | 88 | 9,000.00 SQ. FT. | 113 | 9,000.00 SQ. FT. | 138 | 9,000.00 SQ. FT. | 163 | 9,000.00 SQ. FT. |
| 14 | 9,946.94 SQ. FT. | 39 | 10,196.50 SQ. FT. | 64 | 16,312.50 SQ. FT. | 89 | 9,562.50 SQ. FT. | 114 | 9,000.00 SQ. FT. | 139 | 9,000.00 SQ. FT. | 164 | 10,125.00 SQ. FT. |
| 15 | 9,955.93 SQ. FT. | 40 | 10,205.50 SQ. FT. | 65 | 16,312.50 SQ. FT. | 90 | 10,125.00 SQ. FT. | 115 | 9,562.50 SQ. FT. | 140 | 9,000.00 SQ. FT. | 165 | 9,562.50 SQ. FT. |
| 16 | 10,588.03 SQ. FT. | 41 | 11,902.35 SQ. FT. | 66 | 9,000.00 SQ. FT. | 91 | 9,000.00 SQ. FT. | 116 | 10,125.00 SQ. FT. | 141 | 9,000.00 SQ. FT. | 166 | 9,000.00 SQ. FT. |
| 17 | 11,221.92 SQ. FT. | 42 | 20,932.34 SQ. FT. | 67 | 9,000.00 SQ. FT. | 92 | 9,000.00 SQ. FT. | 117 | 9,000.00 SQ. FT. | 142 | 9,000.00 SQ. FT. | 167 | 9,000.00 SQ. FT. |
| 18 | 9,984.60 SQ. FT. | 43 | 12,665.25 SQ. FT. | 68 | 9,000.00 SQ. FT. | 93 | 9,000.00 SQ. FT. | 118 | 9,000.00 SQ. FT. | 143 | 9,000.00 SQ. FT. | 168 | 9,000.00 SQ. FT. |
| 19 | 9,993.59 SQ. FT. | 44 | 9,600.00 SQ. FT. | 69 | 10,125.00 SQ. FT. | 94 | 9,000.00 SQ. FT. | 119 | 9,000.00 SQ. FT. | 144 | 9,000.00 SQ. FT. | 169 | 10,738.99 SQ. FT. |
| 20 | 10,002.59 SQ. FT. | 45 | 9,990.87 SQ. FT. | 70 | 9,562.50 SQ. FT. | 95 | 9,990.87 SQ. FT. | 120 | 9,000.00 SQ. FT. | 145 | 9,000.00 SQ. FT. | | |
| 21 | 10,011.58 SQ. FT. | 46 | 9,000.00 SQ. FT. | 71 | 9,000.00 SQ. FT. | 96 | 9,990.87 SQ. FT. | 121 | 9,000.00 SQ. FT. | 146 | 9,000.00 SQ. FT. | | |
| 22 | 10,020.57 SQ. FT. | 47 | 9,000.00 SQ. FT. | 72 | 9,000.00 SQ. FT. | 97 | 9,000.00 SQ. FT. | 122 | 9,000.00 SQ. FT. | 147 | 9,000.00 SQ. FT. | | |
| 23 | 18,185.21 SQ. FT. | 48 | 9,000.00 SQ. FT. | 73 | 9,990.87 SQ. FT. | 98 | 9,000.00 SQ. FT. | 123 | 9,000.00 SQ. FT. | 148 | 9,000.00 SQ. FT. | | |
| 24 | 18,080.63 SQ. FT. | 49 | 9,000.00 SQ. FT. | 74 | 9,990.87 SQ. FT. | 99 | 9,562.50 SQ. FT. | 124 | 9,990.87 SQ. FT. | 149 | 9,000.00 SQ. FT. | | |
| 25 | 11,192.77 SQ. FT. | 50 | 9,000.00 SQ. FT. | 75 | 9,000.00 SQ. FT. | 100 | 10,125.00 SQ. FT. | 125 | 11,003.04 SQ. FT. | 150 | 9,000.00 SQ. FT. | | |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C1 | 39.27 | 25.00 | 35.36 | N59°58'43"E |
| C2 | 39.27 | 25.00 | 35.36 | N30°01'17"W |
| C3 | 15.00 | 75.00 | 14.98 | S09°14'57"W |
| C4 | 60.00 | 75.00 | 58.41 | S19°23'56"E |
| C5 | 42.81 | 75.00 | 42.23 | S58°40'09"E |
| C6 | 39.27 | 25.00 | 35.36 | S30°01'17"E |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C7 | 39.27 | 25.00 | 35.36 | S59°58'43"W |
| C8 | 39.27 | 25.00 | 35.36 | S30°01'17"E |
| C9 | 39.27 | 25.00 | 35.36 | S59°58'43"W |
| C10 | 39.27 | 25.00 | 35.36 | S30°01'17"E |
| C11 | 39.27 | 25.00 | 35.36 | N59°58'43"E |
| C12 | 39.27 | 25.00 | 35.36 | N30°01'17"W |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C13 | 39.27 | 25.00 | 35.36 | N59°58'43"E |
| C14 | 39.27 | 25.00 | 35.36 | N30°01'17"W |
| C15 | 39.27 | 25.00 | 35.36 | N59°58'43"E |
| C16 | 39.27 | 25.00 | 35.36 | N30°01'17"W |
| C17 | 117.81 | 75.00 | 106.07 | N30°01'17"W |




REFERENCE PLANS:
1. SURVEY OF LOWER OR EAST LINE OF PROPERTY OF DR. W. G. ROSS BY E. M. COLLIER DATED NOV., 1945
2. DAVIS PLANTATION PARK PHASE II FINAL PLAT PLAN BY LINFIELD, HUNTER & GIBBONS, INC., DAVID A. HUNTER, JR., CIVIL ENGINEER, DATED JULY 29, 1980
3. DAVIS PLANTATION PARK PHASE III FINAL PLAT PLAN BY LINFIELD, HUNTER & JUNIUS, INC., R. P. FONCUBERTER, JR., LAND SURVEYOR, DATED NOV. 27, 1981
4. RESUBDIVISION OF A PORTION OF GROUND SITUATED IN THE EZRA DAVIS PLANTATION BY LANDMARK SURVEYING, INC., J. F. RUELLO, PLS, DATED AUGUST 21, 1997, REVISED NOVEMBER 6, 1997
5. A. A. SONGY & LAKEWOOD SCHOOLS, PROPERTY OF ST. CHARLES PARISH SCHOOL BOARD BY LUCIEN C. GASSEN, PLS, DATED FEBRUARY 20, 2008
6. SOUTH LAKEWOOD SUBDIVISION BY DUFRENE SURVEYING & ENGINEERING, INC., TILDON J. DUFRENE, JR., PLS, DATED JUNE 30, 2008
7. LAKEWOOD EAST SUBDIVISION PHASES 1 & 11 BY J. MICHAEL DIXON, PLS, DATED MARCH 17, 2000 AND MARCH 11, 2002
8. SURVEY OF LOT WD-1 LAKEWOOD MARKETPLACE SUBDIVISION BY BFM CORPORATION, LLC, R. P. FONTCUBERTA, JR., PLS, DATED FEBRUARY 21, 2002

THERE IS A GAS PIPELINE THROUGH THE PROPERTY.
THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THE PLAN.

This is to certify that I have consulted the Flood Insurance Rate Map (Community No. 220160, Panel No. 0150, Suffix C, Dated June 16, 1992) and found that this property is in Zone AE.

"ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE."

NO IMPROVEMENT CAN BE CONSTRUCTED THAT BLOCKS THE STORM WATER RUNOFF FROM THE STREET OR THAT ALLOWS STORM WATER TO STAND ON THE STREET. LOTS MUST BE GRADED SO THAT STORM WATER DRAINS TO THE FRONT OF THE PROPERTY LINES. THE STORM DRAINAGE RUNOFF WILL BE HANDLED BY STREET COLLECTION INTO SUBSURFACE DRAINAGE AND ULTIMATELY INTO COUSINS CANAL AND DISCHARGED BY THE COUSINS PUMPING STATION INTO LAKE CATOUACHE.

SEWAGE WILL BE HANDLED BY GRAVITY FLOW INTO ADJACENT SITE LIFT STATION AND INTO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWAGE TREATMENT PLANT OPERATED BY ST. CHARLES DEPARTMENT OF WASTEWATER.

BUILDING SETBACKS:
20' FRONT
20' REAR
5' SIDE
10' SIDE AT DRAINAGE SERVITUDE
20' SIDE FOR CORNER LOT

Restrictive Covenants Recorded at:

Entry # 481151

Recorded 04/23/2024

THIS PERIMETER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ZONING - R1A

CONTOURS FROM ST. CHARLES PARISH GIS

LEGEND
- ⊕ IP = IRON PIPE
- ⊕ IR = IRON ROD
- ⊕ 80d SPIKE IN CONC. SET
- ⊕ 1/2" IRON ROD IN CONC. SET
- ○ 1/2" IRON ROD SET
- + CROSS IN CONC. SET
- ○ WV = WATER VALVE
- ⊞ PIPELINE MARKER

BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) ESTABLISHED BY USING LOUISIANA STATE UNIVERSITY'S C4G REAL TIME NETWORK.

| | | |
|---|---|---|
| 21,799 ACRES | R-1A | CONCRETE |
| AREA | ZONING | ROAD SURFACING |
| 9,000 SQ. FT. | 80 LOTS/ PARCELS | GRAVITY |
| MINIMUM LOT SIZE | NUMBER OF LOTS | SEWERAGE SYSTEM |
| 50 FOOT | 3,728 | SUBSURFACE |
| STREET R/W WIDTH | LENGTH OF STREET | DRAINAGE SYSTEM |

NOTE:
The only change from prior versions of this subdivision plat is to the name of the subdivision, from Heather Oaks Phase 2 to The Reserve at Heather Oaks.

# AMENDED FINAL PLAT

## THE RESERVE AT HEATHER OAKS
## LOTS 85 THROUGH 123
## & 129 THROUGH 169
## IN SECTION 45, T13S – R21E
## AND SECTION 39, T14S – R21E
## ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 100'

JANUARY 20, 2023
REVISED JANUARY 23, 2024
REVISED APRIL 24, 2024

0 50 100 200 300 400 500
GRAPHIC SCALE

APPROVALS:

ST. CHARLES PARISH PLANNING AND ZONING COMMISSION CHAIRMAN — DATE 8-MAY-2024

ST. CHARLES PARISH COUNCIL CHAIRMAN — DATE

ST. CHARLES PARISH PRESIDENT — DATE

OWNER:
HEATHER OAKS LLC
104 S. JEFFERSON STREET
BROUSSARD, LOUISIANA 70518

DEVELOPER::
QUORY LAND DEVELOPMENT, LLC
104 S. JEFFERSON STREET
BROUSSARD, LOUISIANA 70518

DEDICATION:
THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

TALON QUORY, MANAGER OF OWNER & DEVELOPER

I certify that this plat represents an actual ground survey performed by the undersigned and is in accordance with the Louisiana standards of practice for a Class C survey and that the distances, courses, all angles and all survey information are shown correctly, that monuments have been set and the lot and block corners are staked correctly on the ground, and that the Professional Land Surveyor has fully complied with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.

STATE OF LOUISIANA
LOUIS J. GASSEN, JR.
License No. 4945
PROFESSIONAL
AND SURVEYOR

LOUIS J GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC