

Resp.

2017-0043

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 6273

A resolution in support of a Preliminary Plat approval for Lots 1-30 of Destrehan Plantation Estates with a waiver from the geometric standard for lot side lines as requested by P & L Investments IX, LLC.

WHEREAS, the St. Charles Parish Subdivision Regulations require that "All lot side lines shall be at right angles to straight street lines or radial to curved street lines" (Subdivision Regulations. III. C. 2.); and,

WHEREAS, the Preliminary Plat for Destrehan Plantation Estates shows a "Proposed Street" that is curved and 30 lots with side lines that do not appear to be at right angles to or radial to the proposed street lines; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for Destrehan Plantation Estates as presented in case number PZS 2017-07, at their February 2, 2017 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting authorization to endorse the Preliminary Plat Approval for Destrehan Plantation Estates, a Resubdivision of Tract 4-II-A-2A, A Portion of Undesignated Tract C of Plantation Business Campus, & A Portion of Whirlpool Corp Property 1-II into Lots 1-30 with a waiver from the geometric standard for lot side lines, as requested by P & L Investments IX, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

ABSTAIN: BENEDETTO

And the resolution was declared adopted this 20th day of March, 2017, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Terrill D. Wilson

SECRETARY: Tiffany K. Clark vb

DLVD/PARISH PRESIDENT: 3/22/17

APPROVED:  DISAPPROVED:

PARISH PRESIDENT: 

RETD/SECRETARY: 3/23/17

AT: 10:15am RECD BY: JKC vb

**PRELIMINARY PLAN  
DESTREHAN PLANTATION ESTATES**

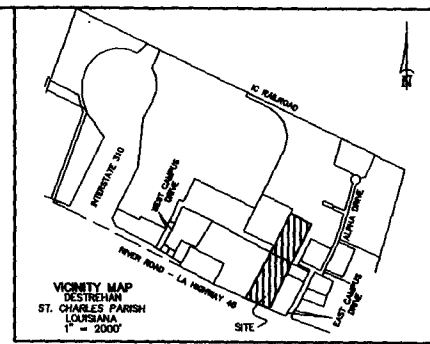
**SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-2A,**

**A PORTION OF UNDESIGNED TRACT C OF PLANTATION BUSINESS CAMPUS & A PORTION OF WHIRLPOOL CORP PROPERTY 1-I INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30**

**OF PLANTATION BUSINESS CAMPUS  
SITUATED IN SECTION 4, T-13-E, R-8-E  
DESTREHAN, ST. CHARLES PARISH, LOUISIANA**

**SURVEYOR'S NOTES:**  
A. THIS PLAN IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE SURVEYOR AND DOES NOT CONFORM WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARD OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAN ONLY. IF NO TITLE ORIGIN HAS BEEN PROVIDED TO THE SURVEYOR, THE SURVEYOR IS NOT RESPONSIBLE FOR THE EXISTENCE OF OTHER SURVEYS OR ENCUMBRANCES WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
B. NO OTHER UNDERGROUND LINES OR CONDUITS SHOWN.  
C. MINOR SETBACK LINES AND SEWER/DRAINAGE LINES ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.  
D. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE NEIGHBORHOOD COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.  
E. SEWER DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWERAL LOTS. THE METHOD OF TREATMENT AND DISPOSAL - LAND HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.  
F. THE EXISTING 13 ACRE SITE IS LOCATED ON THE EAST BANK OF THE MISSISSIPPI RIVER IN TOWNSHIP 13 AND RANGE 8. IT IS SITUATED ON AND NORTH OF LA STATE HIGHWAY 48, RIVER ROAD, EAST DESTREHAN PLANTATION HISTORICAL SOCIETY, SOUTH OF ILLINOIS CENTRAL RAILROAD RIGHT OF WAY AND WEST OF DEVELOPED EAST CAMPUS DRIVE AND ALPHA DRIVE. THE LAND IS PRESENTLY CLEARED AND IS GRANTED TO PROVIDE A SLOPE OF RAINFALL FROM THE SOUTH TOWARD AN EXISTING CONCRETE DRAINAGE DITCH NORTH OF THE PROPOSED SUBDIVISION. THE PROPOSED SUBDIVISION WILL UTILIZE SURFACE DRAINAGE BY DIVERTING THE RAINFALL TOWARD ITS EXISTING ROUTE TOWARD THE EXISTING CONCRETE DRAINAGE DITCH NORTH OF THE PROPERTY. THE DRAINAGE IMPACT ANALYSIS AND SUBDIVISION DESIGN FOR THIS DEVELOPMENT WAS PREPARED IN ACCORDANCE WITH ST. CHARLES PARISH SUBDIVISION REQUIREMENTS.

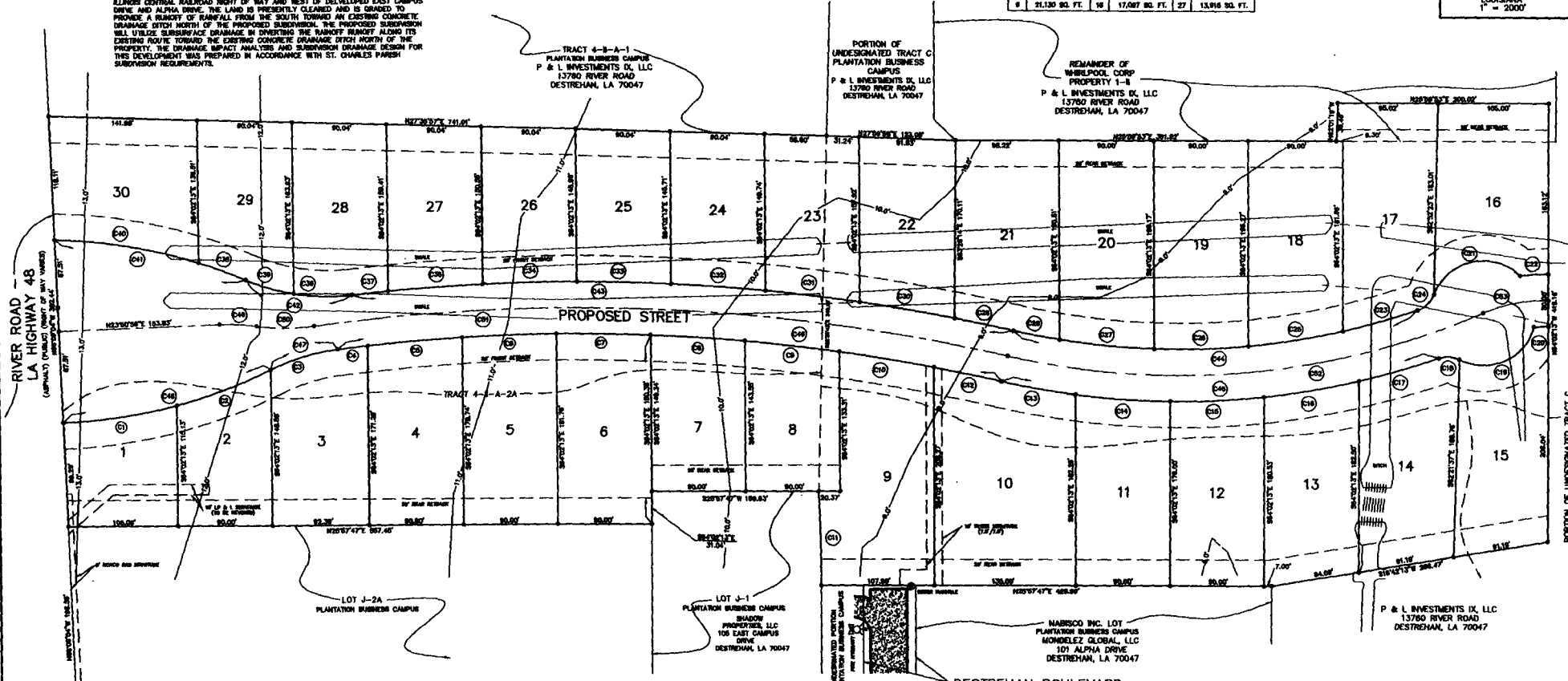
LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	11,242 SQ. FT.	19	20,300 SQ. FT.	27	17,082 SQ. FT.
2	11,720 SQ. FT.	20	16,041 SQ. FT.	28	13,824 SQ. FT.
3	15,083 SQ. FT.	21	17,803 SQ. FT.	29	17,288 SQ. FT.
4	15,790 SQ. FT.	22	14,882 SQ. FT.	30	17,288 SQ. FT.
5	16,288 SQ. FT.	23	13,817 SQ. FT.	LOTS	478,284 SQ. FT.
6	16,330 SQ. FT.	24	13,283 SQ. FT.	TOTAL	636,894 SQ. FT.
7	13,214 SQ. FT.	25	16,949 SQ. FT.		
8	12,483 SQ. FT.	26	13,513 SQ. FT.		
9	21,130 SQ. FT.	27	17,087 SQ. FT.		



**DEVELOPER:** DESTREHAN PLANTATION DEVELOPMENT, LLC  
13780 RIVER ROAD  
DESTREHAN, LA 70047  
985-784-7275

**OWNER:** P & L INVESTMENTS IX, LLC  
13780 RIVER ROAD  
DESTREHAN, LA 70047  
985-784-7275

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD BEARING
C1	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C2	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C3	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C4	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C5	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C6	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C7	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C8	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C9	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C10	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C11	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C12	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C13	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C14	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C15	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C16	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C17	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C18	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C19	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C20	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C21	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C22	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C23	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C24	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C25	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C26	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C27	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C28	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C29	100.00	100.00	100.00	N 0° 00' 00" E	100.00
C30	100.00	100.00	100.00	N 0° 00' 00" E	100.00



**STREET DEDICATION:** THE RIGHT OF WAY OF THE STREET SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH. ALL AREAS SHOWN AS RESERVED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER, OR OTHER PROPER PURPOSE FOR CONDUIT USE TO THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED AND NEITHER PLANTED WITHIN THE LIMITS OF ANY RESERVE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RESERVE IS GRANTED. AREAS COMBINED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH.  
THE OWNER SHALL SUBMIT A FINAL ACT OF DEDICATION PRIOR TO APPROVAL OF FINAL PLAT.

**ZONING:** R-10  
FRONT SETBACK 20'  
SIDE SETBACK 10'  
REAR SETBACK 10'

**SURVEY REFERENCE:** 1. SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-2 AND LOT 1-2 OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS TRACT 4-II-A-2A AND LOT 1-2A BY STEPHEN P. FLYNN, P.L.S. DATED 8/20/2016  
2. ALTA/ASPS LAND TITLE SURVEY OF LOT 1-2, LOT 4-1, TRACT 4-II-A-1, TRACT 4-II-A-2, TRACT 4-II-A-3, TRACT 4-II-A-4, PLANTATION BUSINESS CAMPUS, TRACTS 100-1, 100-2 & 100-3 OF TRACT C, R PARISH & TOWNSHIP ST. CHARLES PARISH SCHOOL BOARD PROPERTY  
3. "HOME" TRACTS, LOTS & PARCELS LISTED IN WITHIN TRACT C OF DESTREHAN PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED 8/26/2016

**BASIS OF BEARING:** BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1700 USNS LSCA SHARPEY METHOD DATED 8/20/2016 NAADS.

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22048-0100 DATED 8/2/2000 LHM.

**APPROVED:** \_\_\_\_\_ DATE 4/6/17  
PARISH PRESIDENT  
DIRECTOR, DEPT. OF PLANNING AND ZONING DATE 3/11/17  
PLANNING & ZONING COMMISSION CHAIRMAN DATE 4/3/17  
CHAIRMAN OF THE PARISH COUNCIL

**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH ON THE  
DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

**LEGEND:**  
# REGULATED POINT

SCALE IN FEET  
1" = 50'

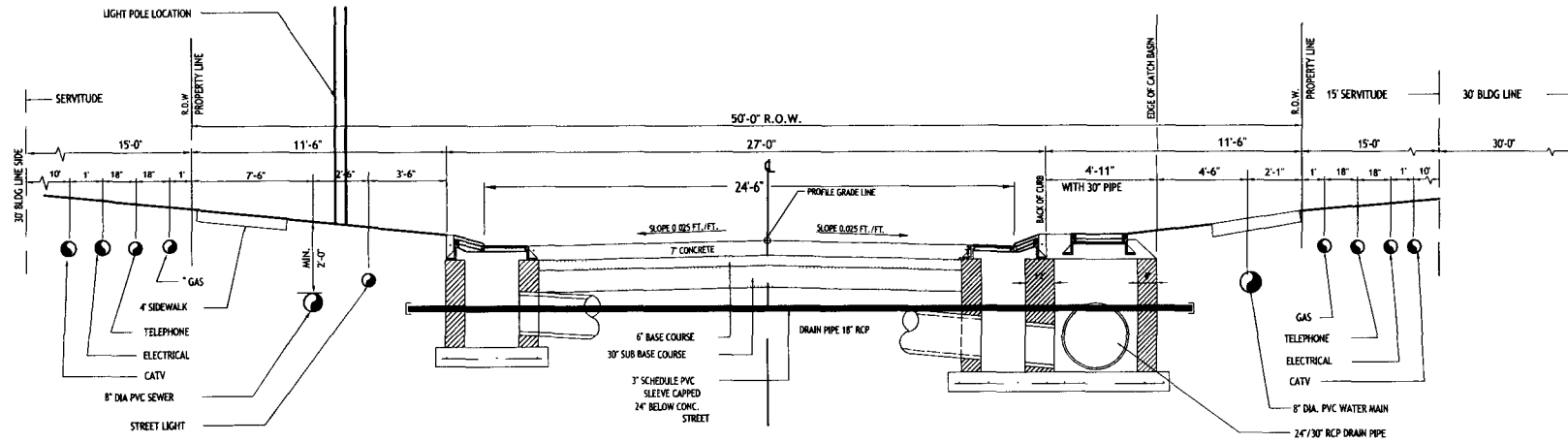
NO.	DATE	REVISION	BY

DRIVEN BY: SPB SHEET NO. 1 OF 1  
DATE: JANUARY 6, 2017 DRAWER NO. LARA\_SCHUBERT

**RIVERLANDS SURVEYING COMPANY**  
608 HEMLOCK STREET  
LAFAYETTE, LA 70503  
1-800-848-6066  
800-662-6366

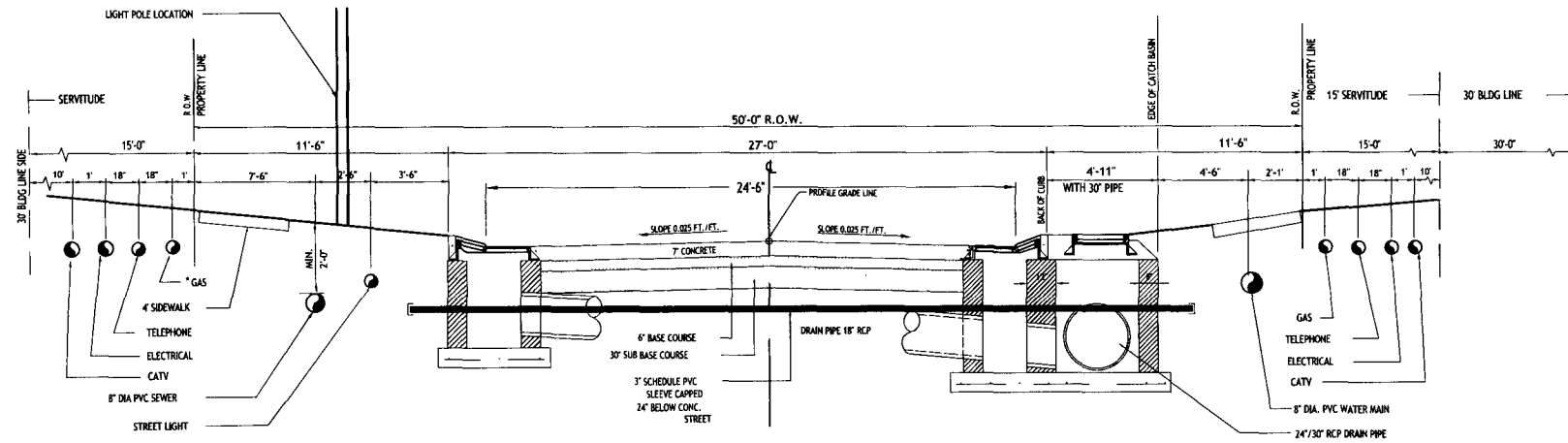
**Stephen P. Flynn**  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4888

**DESTREHAN PLANTATION ESTATES  
DESTREHAN, ST. CHARLES PARISH, LOUISIANA**



\*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET. LIGHT POLE LOCATIONS SEE LIGHTING PLAN

**TYPICAL CROSS SECTION  
AT CONNECTION STREETS**



\*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET. LIGHT POLE LOCATIONS SEE LIGHTING PLAN

**TYPICAL STREET CROSS SECTION**

NO	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY	KPB	SHEET NO. 3 OF 17	
DATE	JANUARY 5, 2017	DRAWING NO. L1588_W02R08	

**PRELIMINARY**  
STEPHEN P. FLINN  
P.L.S. LA ST REG. NO. 4668



**RIVERLANDS  
SURVEYING  
COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70069  
1-800-248-8982  
985-852-6358

NOT TO BE USED FOR CONSTRUCTION  
BIDDING, RECORDATION, CONVEYANCE,  
SALES OR AS THE BASIS FOR THE  
ISSUANCE OF A PERMIT