

**SURVEYOR'S NOTES:**

A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND DOES NOT COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY. NO TITLE OPINION WAS PROVIDED TO THIS FIRM. THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

B. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.

C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN 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 SUBDIVISION CONVENIENCE WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

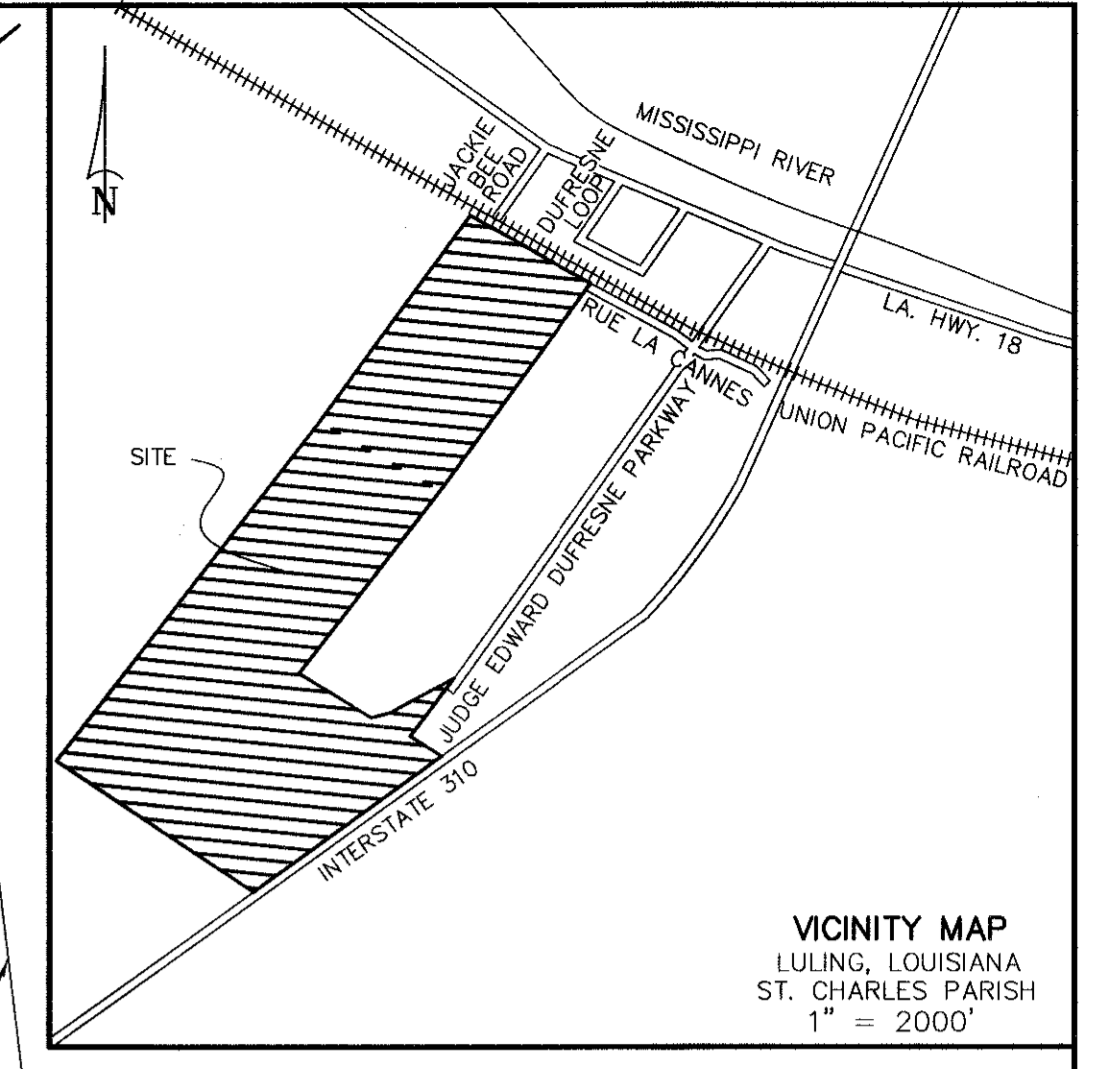
F. SEWAGE DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL, LAWS HAVE BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.

G. THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA A COMBINATION OF OPEN SWALES AND SUBSURFACE DRAINAGE PIPES AND DRAINED INTO THE WEST AND EAST DRAINAGE CANALS. ULTIMATELY, THE STORM DRAINAGE RUN OFF IS PARTIALLY CONVEYED UNDER LA HIGHWAY 3127 VIA THE H'YEL CANAL AND PARTIALLY CONVEYED VIA THE SUBSURFACE DRAINAGE PIPE UNDER I-310 TO THE 80 ARPERT PUMP STATION AND THENCE INTO THE 80 ARPERT CANAL.

ESPERANZA PLANTATION  
ESPERANZA LAND, LLC  
14035 RIVER ROAD  
LULING, LA 70070

# PRELIMINARY PLAN ESPERANZA BUSINESS PARK PHASE 2

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOT 11A OF ESPERANZA BUSINESS PARK PHASE 1 & A PORTION OF TRACT 14 OF ESPERANZA PLANTATION INTO LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35, PARCEL A, PARCEL B & PARCEL C OF ESPERANZA BUSINESS PARK PHASE 2 SITUATED IN SECTIONS 1, 81, 99, 100, 101, 102 & 121, T-13-E, R-20-E LULING, ST. CHARLES PARISH, LOUISIANA

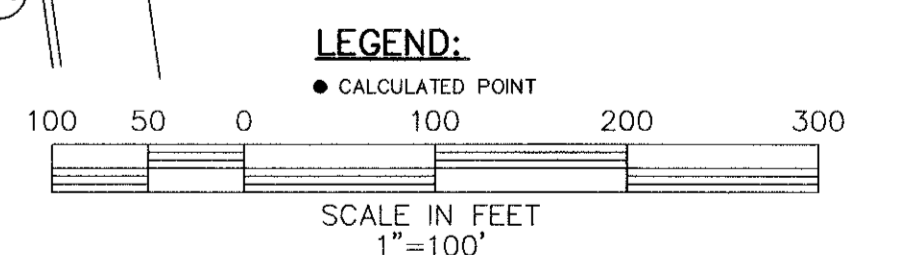
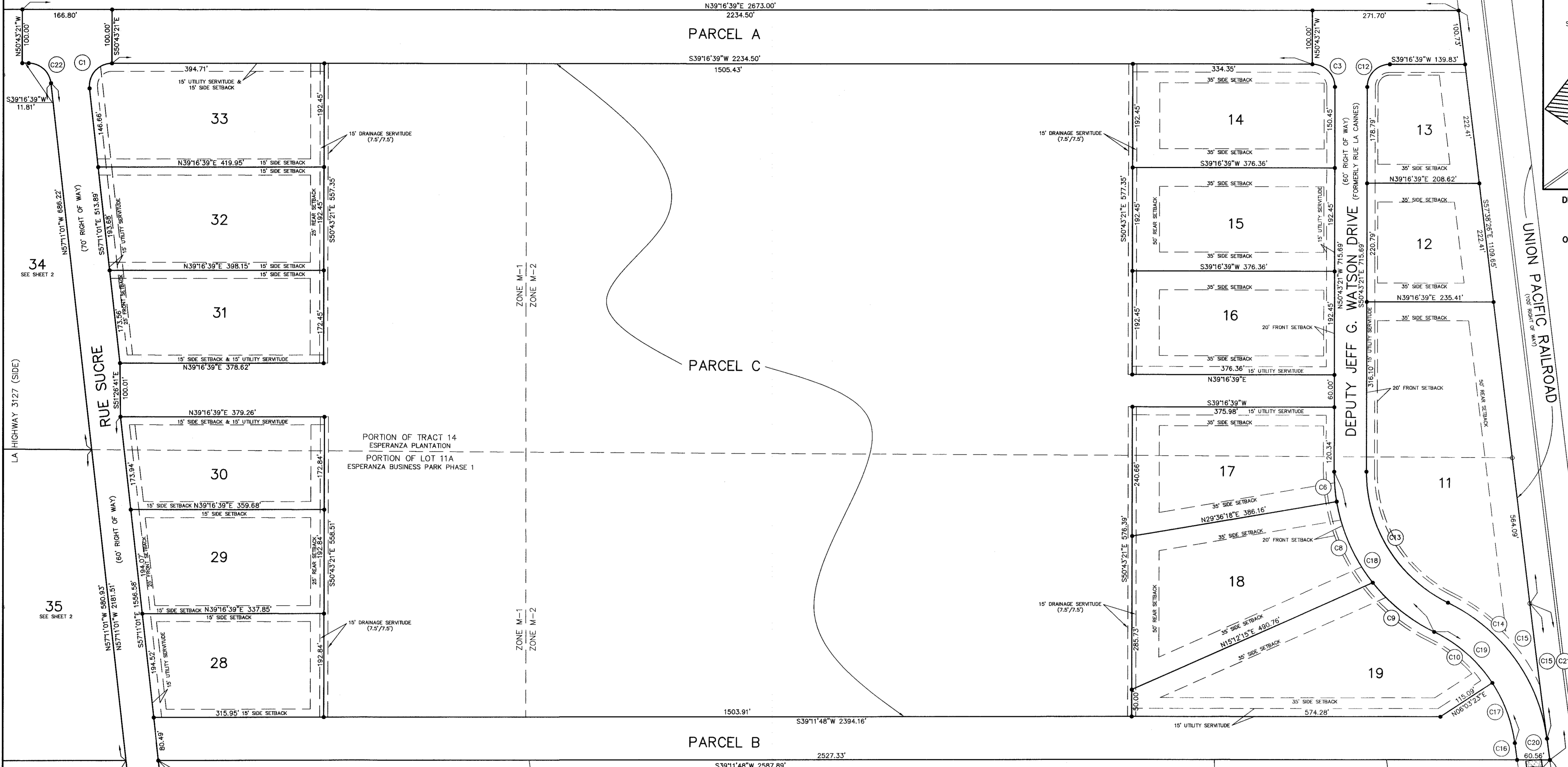


**DEVELOPER:** ESPERANZA LAND, LLC  
14035 RIVER ROAD  
LULING, LA 70070

**OWNER:** ESPERANZA LAND, LLC  
14035 RIVER ROAD  
LULING, LA 70070

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	70.71	42.00	S08°57'11"E 62.65
C2	61.24	42.00	N81°02'49"E 55.96
C3	65.97	42.00	S84°16'39"W 59.40
C4	65.97	42.00	N05°43'21"W 59.40
C5	70.71	42.00	S08°57'11"E 62.65
C6	55.71	330.00	S55°33'32"E 55.64
C7	65.97	42.00	S84°16'39"W 59.40
C8	166.60	330.00	S74°51'29"E 164.84
C9	147.36	330.00	N77°53'09"E 146.14
C10	145.91	270.00	S80°34'28"W 144.14
C11	209.56	80.00	N35°50'50"W 154.58
C12	65.97	42.00	S05°43'21"E 59.40
C13	302.46	270.00	S82°48'53"E 286.89
C14	325.07	330.00	S86°41'13"E 312.09
C15	253.85	17238.89	S88°02'41"E 253.84
C16	31.60	17298.93	N58°31'08"W 31.60
C17	120.05	270.00	N71°21'18"W 119.07
C18	389.68	330.00	N82°48'53"W 350.95
C19	285.97	270.00	N86°41'13"W 255.35
C20	39.68	17240.27	S88°15'57"E 39.68
C21	293.60	17238.89	S88°06'38"E 293.52
C22	61.24	42.00	S81°02'49"W 55.96
C23	729.01	17238.89	N63°05'16"W 728.95

AREA TABLE			
LOT	SQ. FT.	ACRES	TOTAL SQ. FT.
11	150,804	29	67,256
12	49,019	30	63,859
13	42,726	31	66,979
14	72,052	32	78,721
15	72,430	33	82,425
16	72,430	34	3,555,511
17	78,526	35	4,095,715
18	93,680	PARCEL A	223,450
19	99,481	PARCEL B	206,127
28	63,112	PARCEL C	1,888,546
29		STREET	270,716



**STREET DEDICATION:** THE RIGHT OF WAY OF THE STREET 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, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR GENERAL USE TO 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. AREAS DESIGNATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH. SUB DIVIDER SHALL SUBMIT A FINAL ACT OF DEDICATION PRIOR TO APPROVAL OF FINAL PLAT.

**ZONING:** M-1 LIGHT MANUFACTURING AND INDUSTRY DISTRICT  
FRONT SETBACK 25'  
SIDE SETBACK 15'  
REAR SETBACK 25'

M-2 HEAVY MANUFACTURING AND INDUSTRY  
FRONT SETBACK 20'  
SIDE SETBACK 35'  
REAR SETBACK 50'

**SURVEY REFERENCE:** 1. ESPERANZA BUSINESS PARK PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 1/17/2006 LAST REVISED 9/7/2006.  
2. SURVEY PLAT AND RESUBDIVISION OF LOTS 4 & 11 ESPERANZA BUSINESS PARK, PHASE 1 INTO LOTS HEREIN DESIGNATED 4A & 11A, ESPERANZA BUSINESS PARK, PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 8/15/2007.  
3. ZONING REQUEST MAP OF TRACTS 1 THRU 13 OF ASHTON PLANTATION BY DON RAY SCHMIEDER, P.L.S. DATED 1/19/1987.

**BASIS OF BEARING:** PER REFERENCE MAP NO. 1.  
**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "X" & "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

APPROVED:

PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OF THE PARISH COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_

FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_

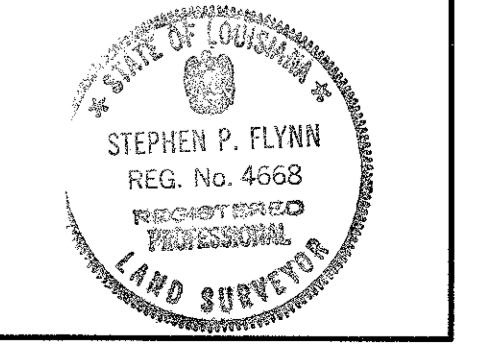
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

NO.	DATE	DESCRIPTION	BY
5	7/21/2020	REVISED PRELIMINARY PLAN	KPB
4	10/9/2018	REVISED LOT NUMBERS	KPB
3	9/19/2018	REVISED TO SHOW REMOVAL OF SEWER SERVITUDE'S	KPB
2	5/4/2018	REVISED TO SHOW DRAINAGE SERVITUDE	KPB
1	5/25/2017	REVISED TO SHOW LOT 24 & LOT 25	KPB

DRAWN BY: KPB SHEET NO. 1 OF 5  
DATE: MARCH 27, 2017 DRAWING NO. 11521-W03755-C

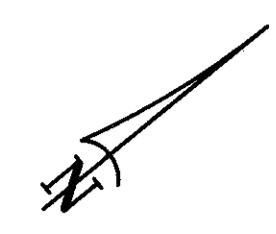
*Stephen P. Flynn*  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

**RIVERLANDS SURVEYING COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70088  
1-800-248-6982  
985-652-6356

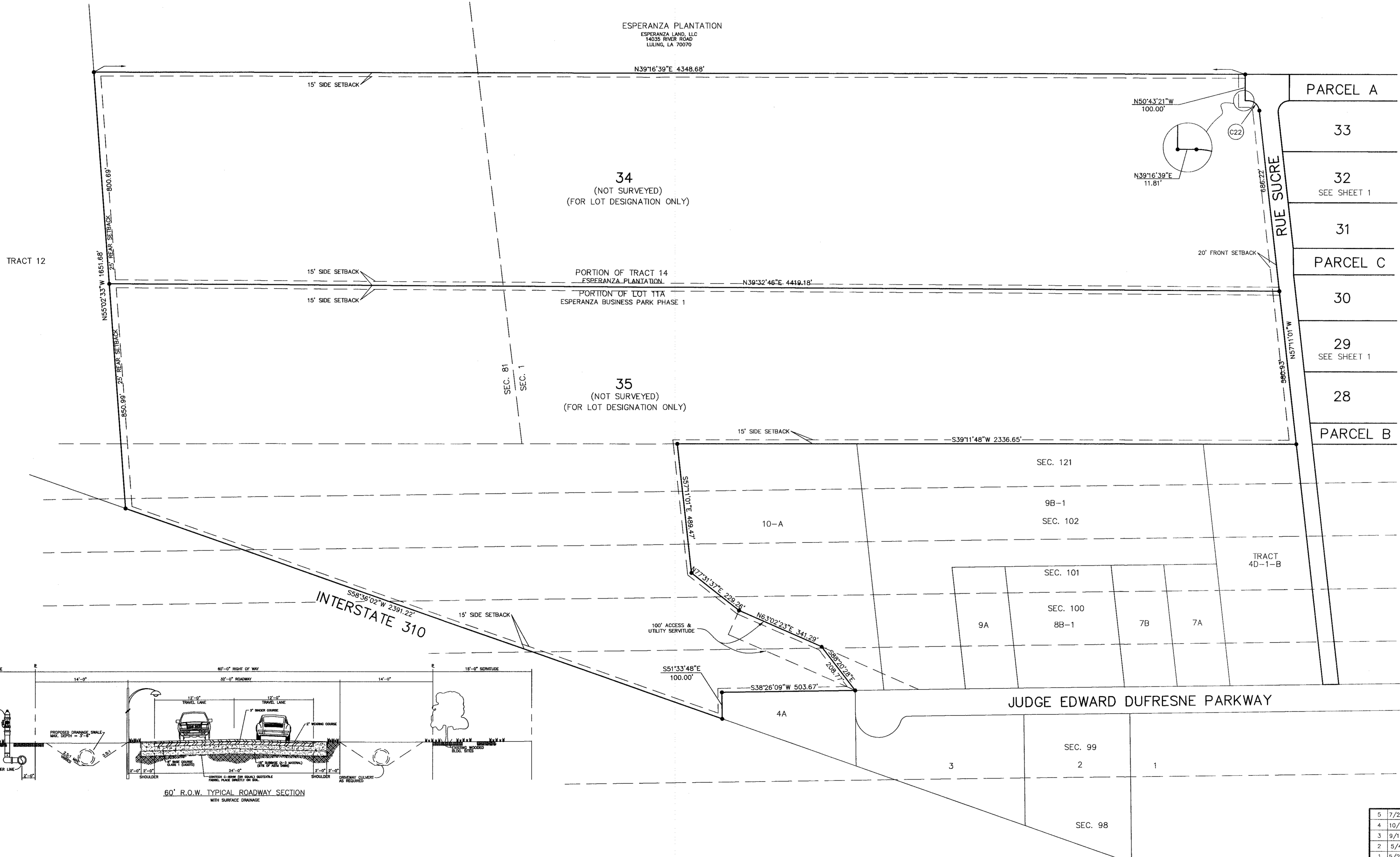


**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

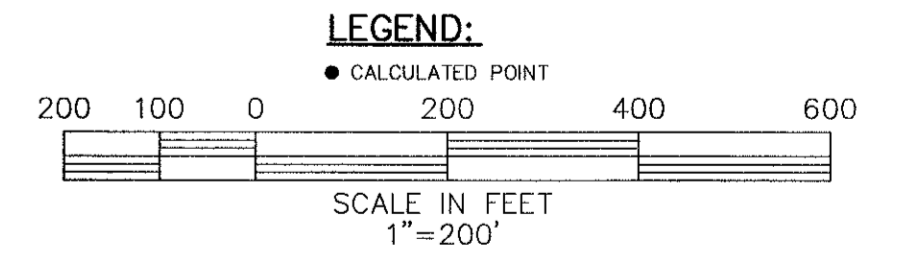
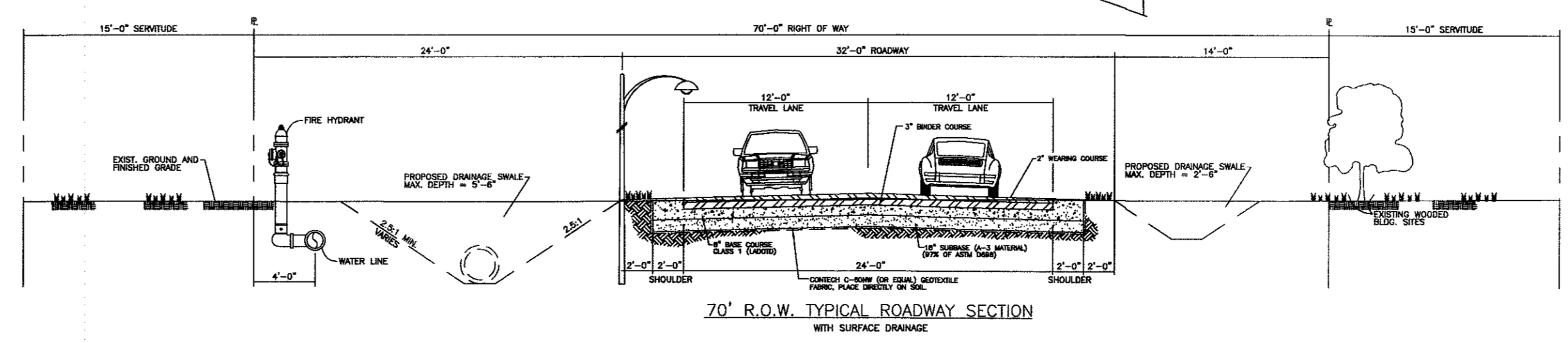
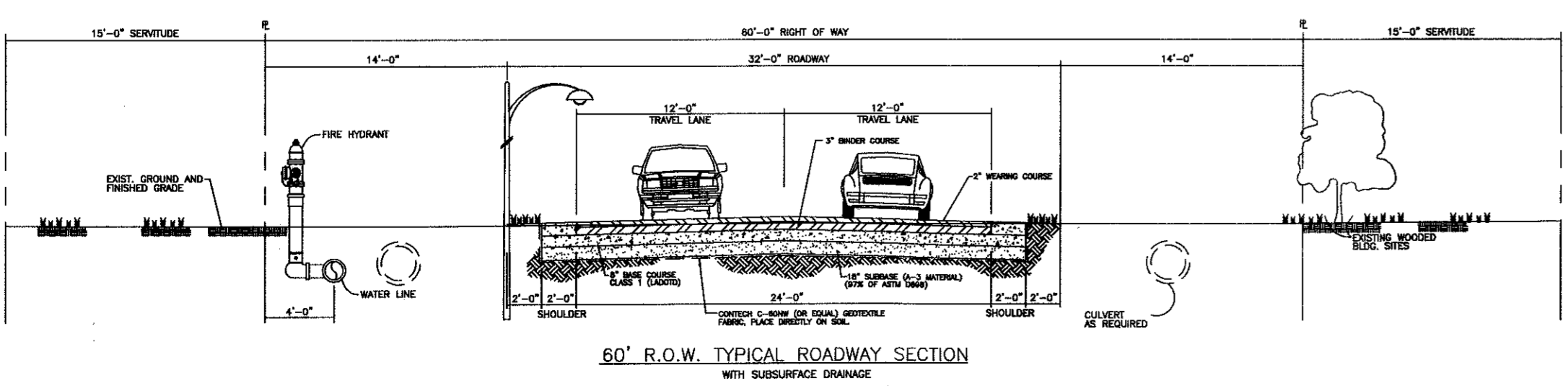
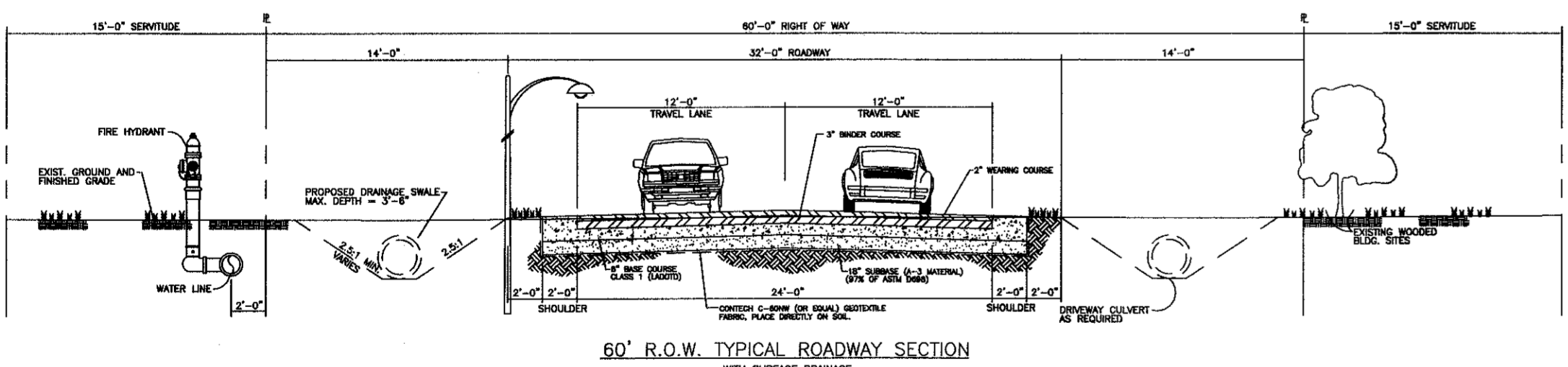
**PRELIMINARY PLAN  
ESPERANZA BUSINESS PARK PHASE 2**



ESPERANZA PLANTATION  
ESPERANZA LAND, LLC  
14335 RIVER ROAD  
LULING, LA 70076



PARCEL A
33
32 SEE SHEET 1
31
PARCEL C
30
29 SEE SHEET 1
28
PARCEL B



5	7/21/2020	REVISED PRELIMINARY PLAN	KPB
4	10/9/2018	REVISED LOT NUMBERS	KPB
3	9/19/2018	REVISED TO SHOW REMOVAL OF SEWER SERVIDUTE'S	KPB
2	5/4/2018	REVISED TO SHOW DRAINAGE SERVIDUTE	KPB
1	5/25/2017	REVISED TO SHOW LOT 24 & LOT 25	KPB
NO.	DATE	DESCRIPTION	BY

REVISIONS

DRAWN BY: KPB      SHEET NO. 2 OF 5  
DATE: MARCH 27, 2017      DRAWING NO. L1521\_W03755-C

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

**RIVERLANDS SURVEYING COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70068  
1-800-248-6982  
985-652-6356

# PRELIMINARY PLAN DRAINAGE SERVITUDES

OVER AND ACROSS PARCEL A, PARCEL B, LOT 34 & LOT 35 OF ESPERANZA BUSINESS PARK PHASE 2 & TRACT 12 OF ASHTON PLANTATION & THE JUDGE ROBERT MILLING TRACT AND DR. C. WALTER MATTINGLY TRACT OF ESPERANZA PLANTATION SITUATED IN SECTIONS 1, 81, 99, 100, 101, 102 & 121, T-13-S, R-20-E LULING, ST. CHARLES PARISH, LOUISIANA

LINE	BEARING	DISTANCE
L1	S38°16'39"W	2279.36'
L2	S56°33'51"W	185.09'
L3	S41°30'53"W	212.82'
L4	S40°15'09"W	169.32'
L5	S40°23'59"W	1008.38'
L6	S38°56'10"W	993.35'
L7	S38°25'08"W	1007.75'
L8	S39°17'28"W	991.89'
L9	S38°07'43"W	189.80'
L10	S39°18'08"W	856.66'
L11	N66°30'31"W	986.28'
L12	N65°44'48"W	852.46'
L13	N70°41'13"W	322.84'
L14	N48°47'52"W	432.72'
L15	N50°01'10"W	359.95'
L16	S41°36'34"W	432.74'
L17	S85°17'45"W	103.84'
L18	S71°15'21"W	197.56'
L19	S26°32'04"E	100.93'
L20	N71°15'21"E	163.88'
L21	N85°17'45"E	99.05'
L22	N41°28'53"E	405.87'
L23	S50°01'10"E	310.87'
L24	S48°47'52"E	491.87'
L25	S70°39'21"E	323.91'
L26	S65°44'48"E	848.26'
L27	S68°30'31"E	1021.78'
L28	N39°18'08"E	859.05'
L29	S55°16'04"E	336.79'
L30	S55°25'48"E	1067.21'
L31	N47°50'29"E	46.97'
L32	S55°02'33"E	276.61'
L33	N58°36'02"E	65.50'
L34	N55°02'33"W	298.42'
L35	N38°05'54"E	1023.54'
L36	N39°29'49"E	594.66'
L37	N39°09'52"E	371.05'
L38	S57°11'01"E	1044.81'
L39	N58°36'02"E	55.53'
L40	N57°11'01"W	1063.44'
L41	N39°02'04"E	978.96'
L42	N39°07'02"E	997.52'
L43	N39°28'53"E	359.91'
L44	S57°11'01"E	40.89'
L45	N39°11'48"E	2587.71'
L46	N58°31'08"W	31.60'
L47	S05°03'23"W	115.09'
L48	S39°11'48"W	2394.16'
L49	S49°01'41"W	62.48'
L50	S38°28'53"W	354.23'
L51	S39°07'02"W	997.72'
L52	S39°02'04"W	998.82'
L53	S39°08'52"W	401.88'
L54	S39°29'50"W	593.89'
L55	S38°39'48"W	1027.76'
L56	N55°25'48"W	982.72'
L57	N55°16'04"W	332.19'
L58	N38°07'43"E	176.16'
L59	N39°17'28"E	991.20'
L60	N38°53'09"E	1007.98'
L61	N38°56'10"E	992.45'
L62	N40°23'59"E	1007.58'
L63	N40°15'09"E	170.60'
L64	S50°43'21"E	128.30'
L65	N39°16'38"E	2685.13'
L66	N57°38'26"W	135.99'

CURVE	LENGTH	RADIUS	CHORD
C1	71.22'	55.00'	S76°23'49"W 86.34'
C2	108.60'	318.00'	N58°34'54"W 108.08'
C3	75.43'	50.00'	S66°45'43"W 68.48'
C4	163.48'	170.00'	S71°07'31"W 157.25'
C5	320.76'	3573.14'	N78°45'17"W 320.65'
C6	784.54'	2427.00'	N85°26'37"W 781.13'
C7	752.21'	2322.00'	S85°26'37"E 748.94'
C8	329.74'	3673.14'	S78°45'17"E 328.63'
C9	259.64'	270.00'	N71°07'31"E 249.75'
C10	135.93'	398.00'	S58°34'54"E 135.27'
C11	97.11'	75.00'	N76°23'49"E 90.47'
C12	120.06'	270.00'	N71°12'18"W 119.07'
C13	74.97'	50.00'	S81°37'00"W 68.14'

**LEGEND:**  
 ● CALCULATED POINT  
 ○ RIGHT OF WAY MARKER

SCALE IN FEET  
1"=400'

NO.	DATE	DESCRIPTION	BY
5	7/21/2020	REVISED PRELIMINARY PLAN	KPB
4	10/9/2018	REVISED LOT NUMBERS	KPB
3	9/19/2018	REVISED TO SHOW REMOVAL OF SEWER SERVITUDE'S	KPB
2	5/4/2018	REVISED TO SHOW DRAINAGE SERVITUDE	KPB
1	5/25/2017	REVISED TO SHOW LOT 24 & LOT 25	KPB

REVISIONS

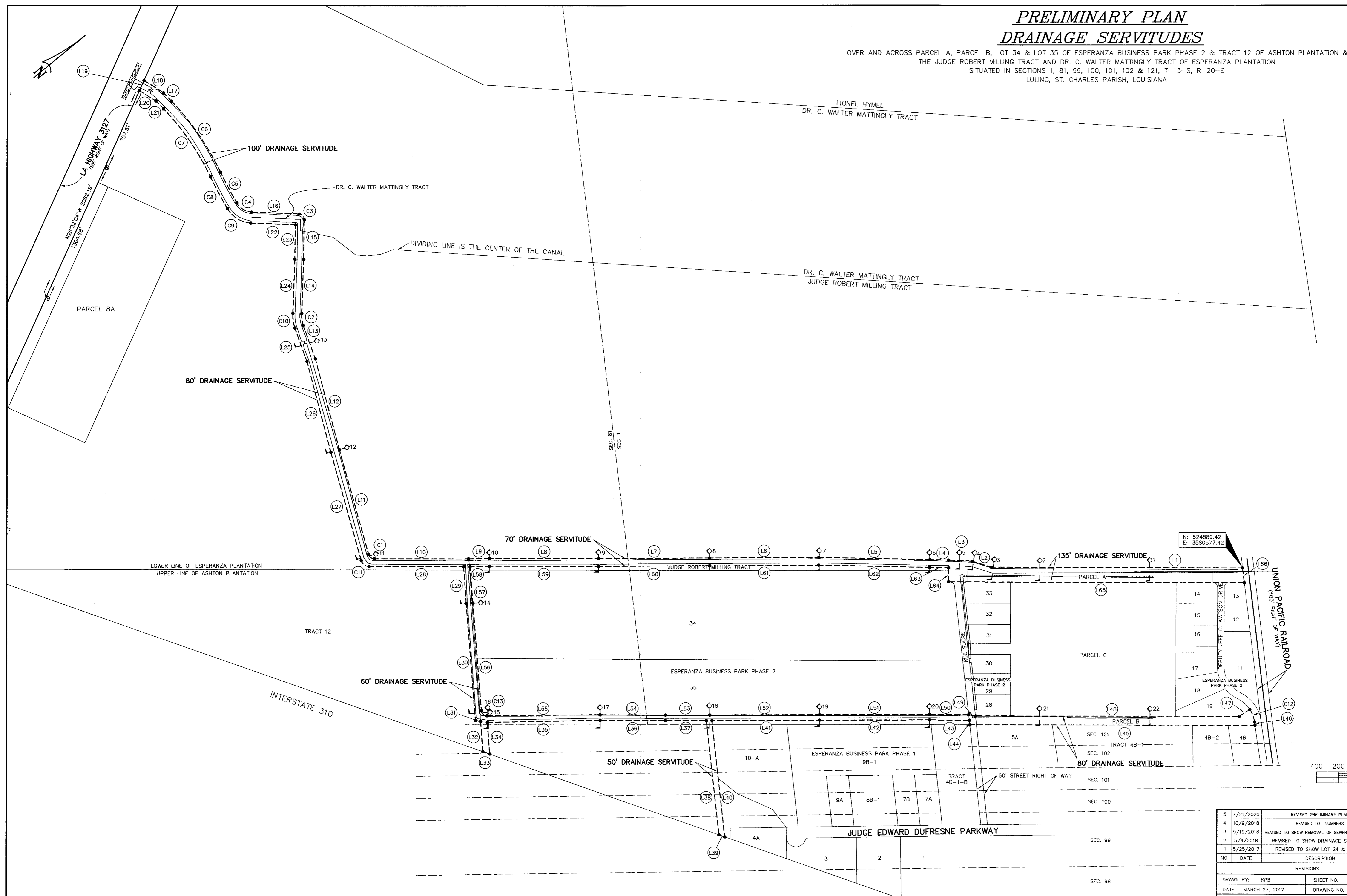
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 DATE: MARCH 27, 2017      DRAWING NO. L1521\_W03755-C

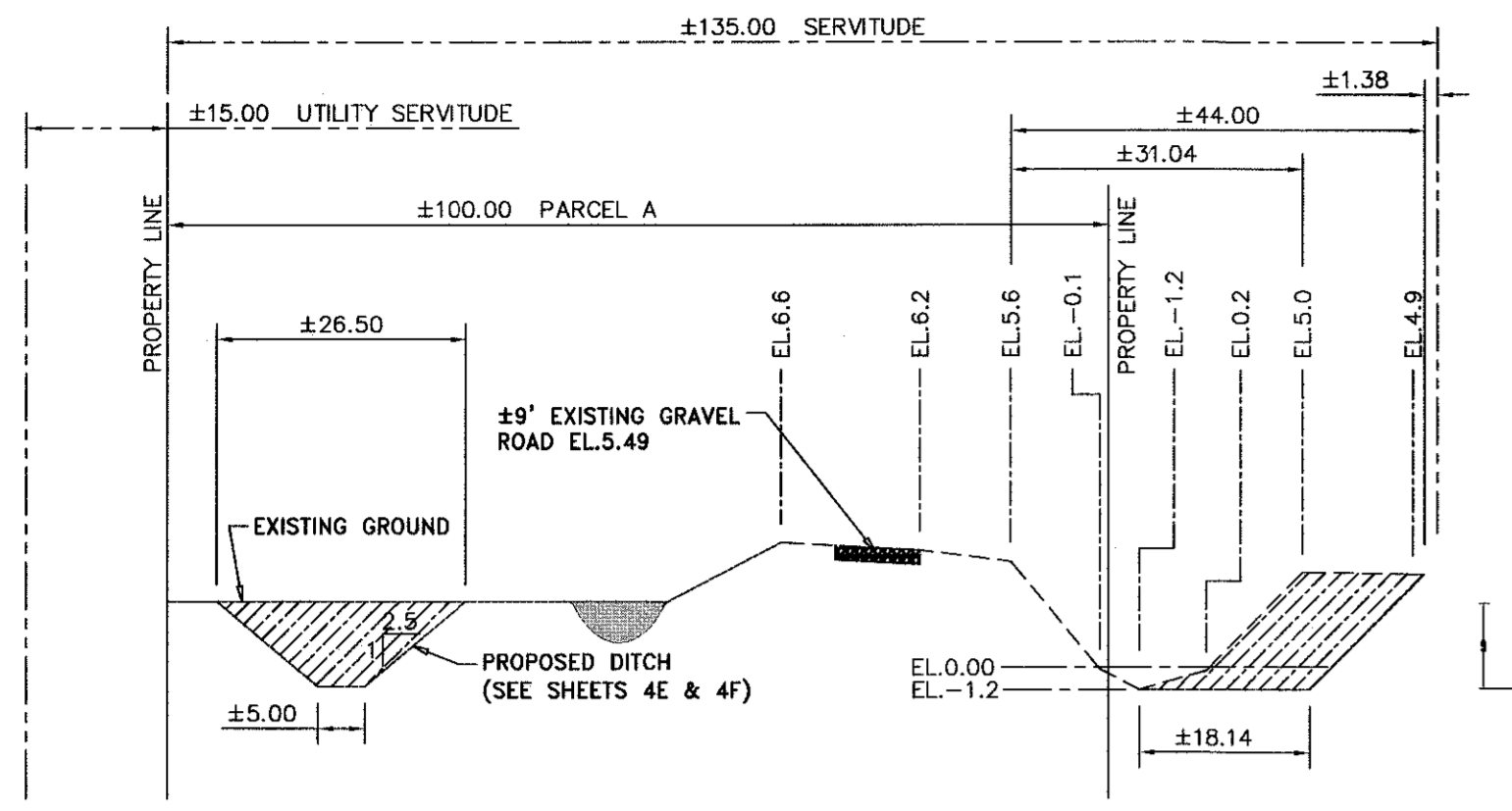
**STEPHEN P. FLYNN**  
 P.L.S. LA. ST. REG. NO. 4668

**RIVERLANDS SURVEYING COMPANY**  
 505 HEMLOCK STREET  
 LAPLACE, LA 70089  
 1-800-248-6982  
 985-652-6356

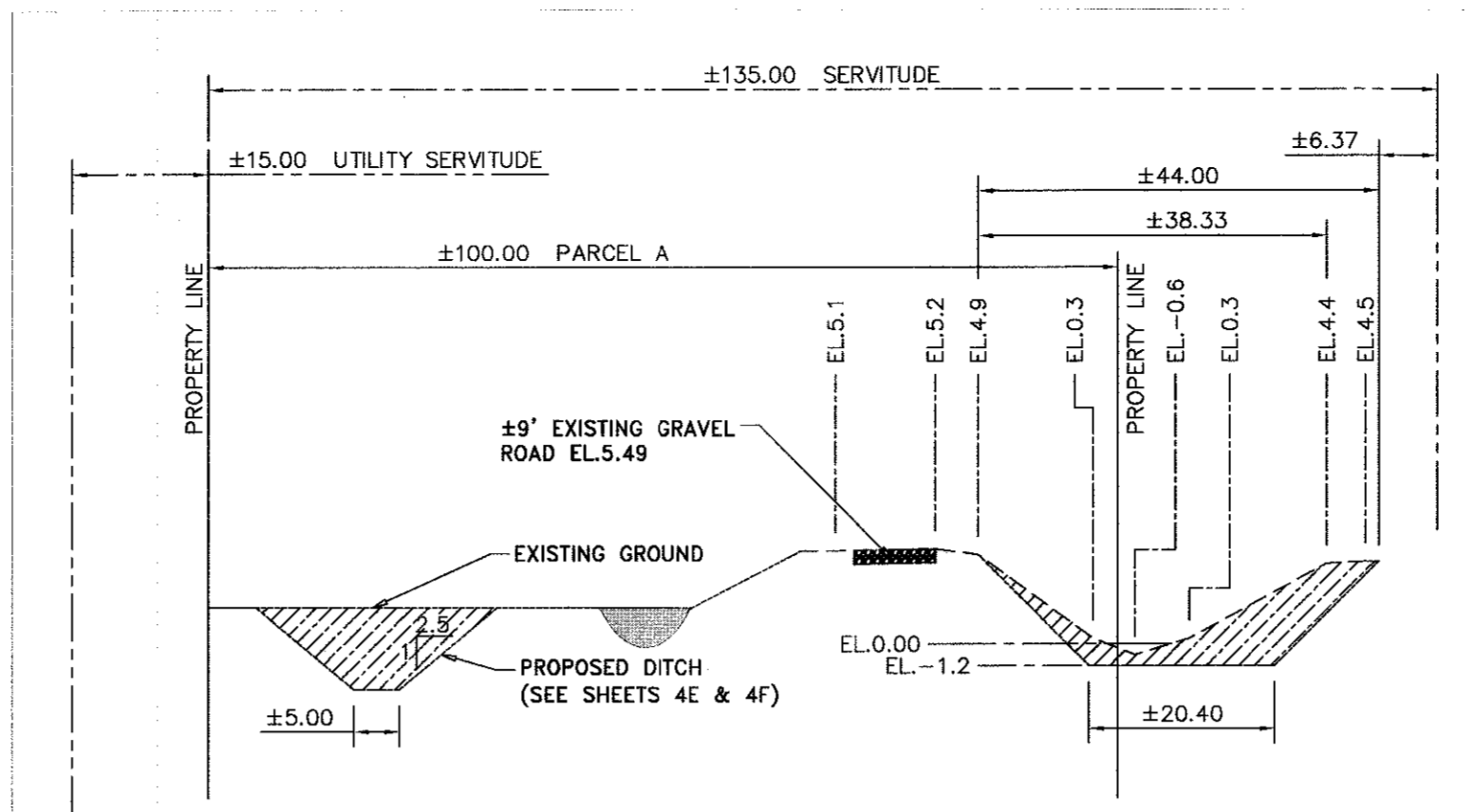
**SURVEYOR'S NOTES:** A, I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ROUTE SURVEY MADE BY ME, OR BY THOSE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS D ROUTE SURVEY SPECIFICALLY CHAPTER 2909 - ROUTE SURVEY.

**SURVEY REFERENCE:** RESUBDIVISION OF PORTION OF SECTION 81 INTO PARCEL BA BY TILDON J. DUFRENE, JR. P.L.S. DATED OCTOBER 8, 2014.

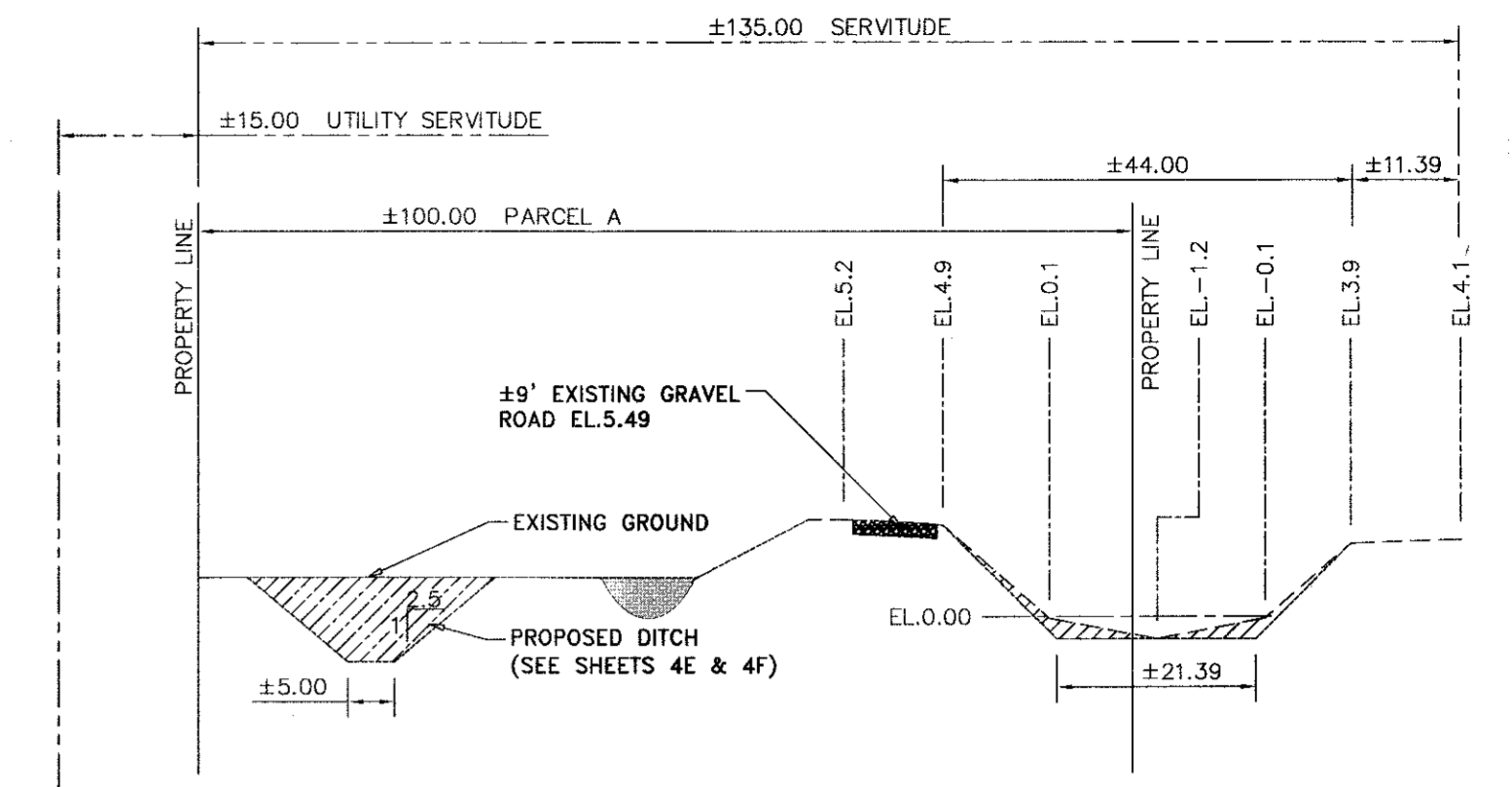




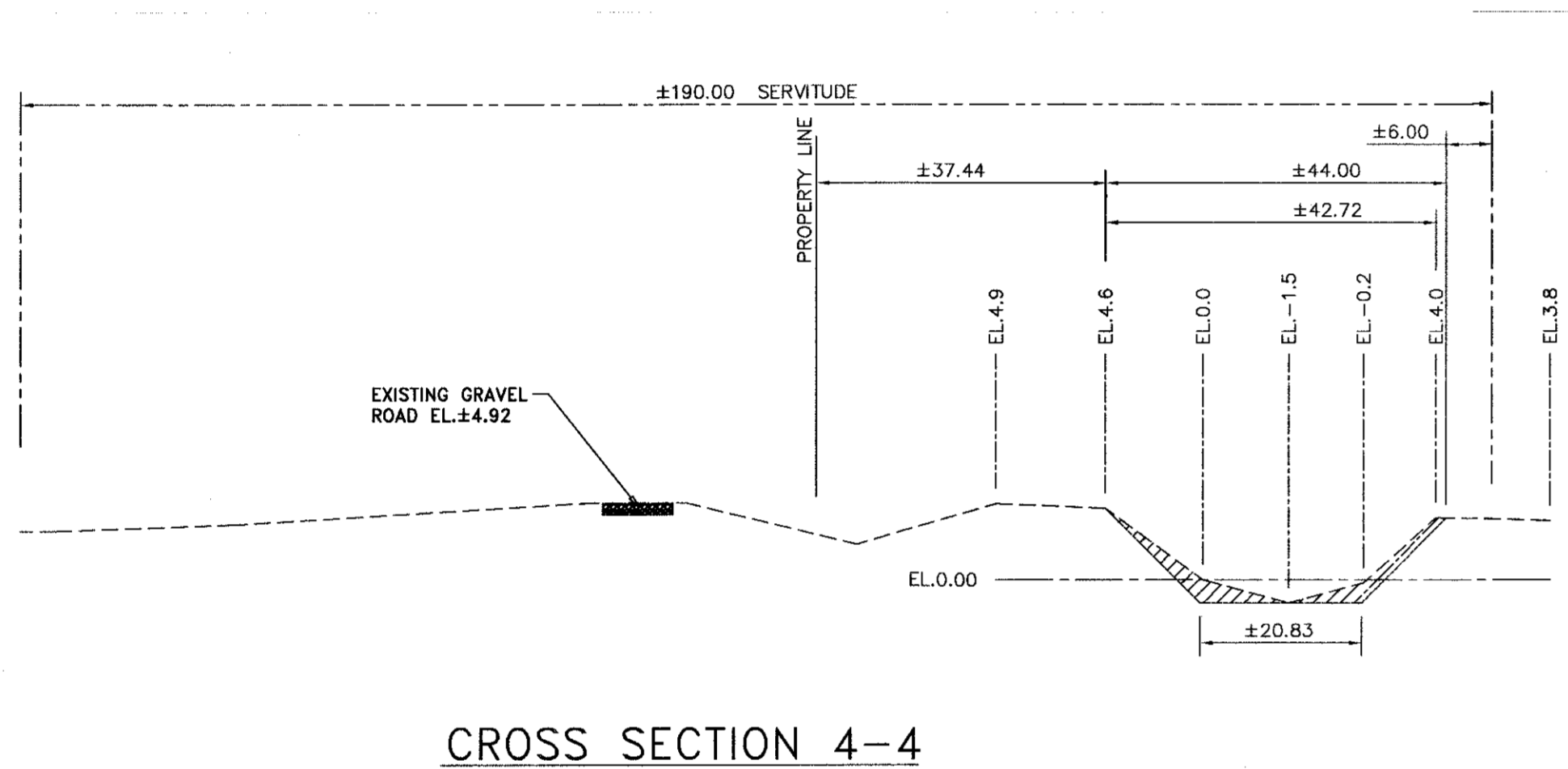
CROSS SECTION 1-1



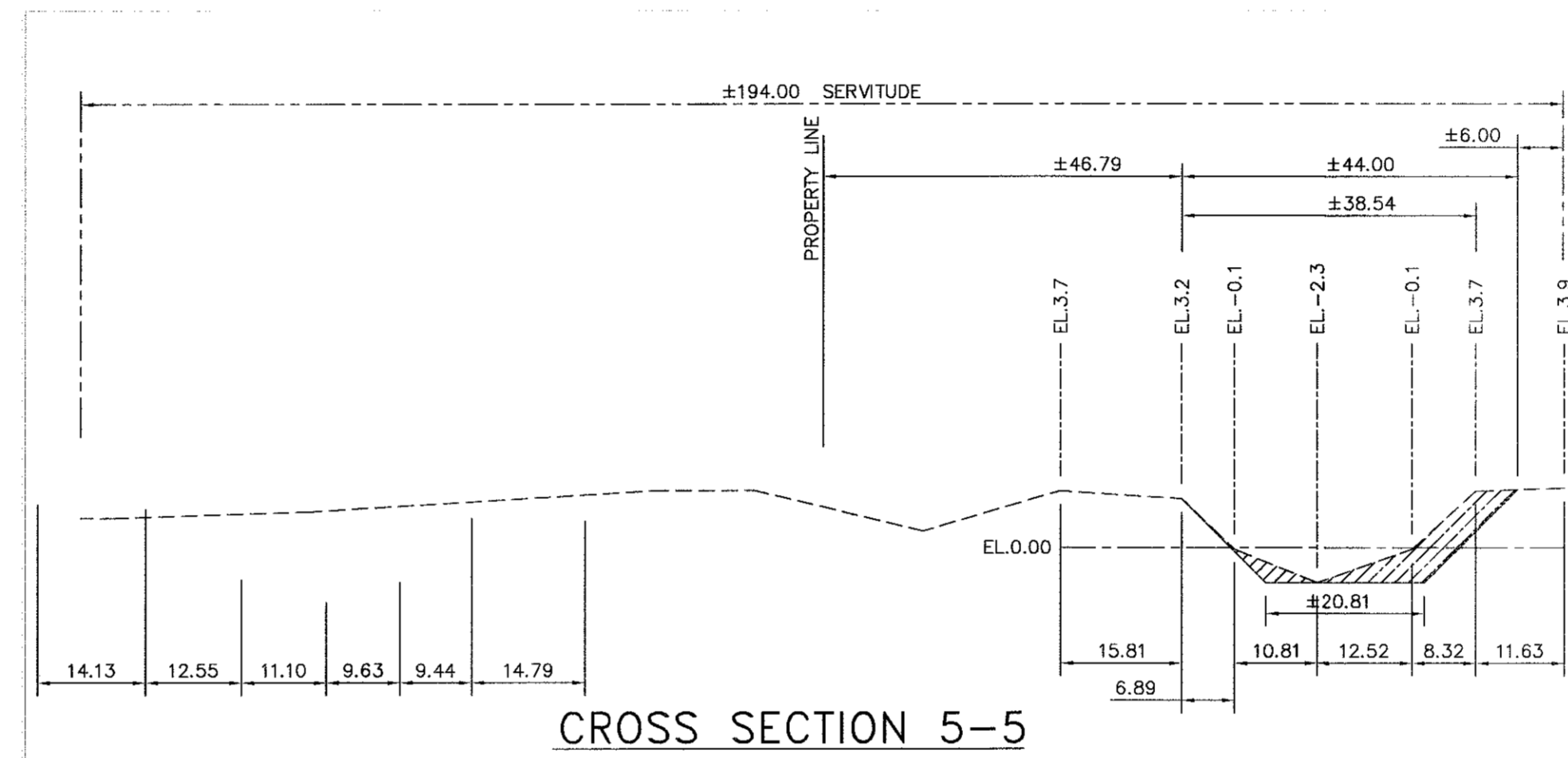
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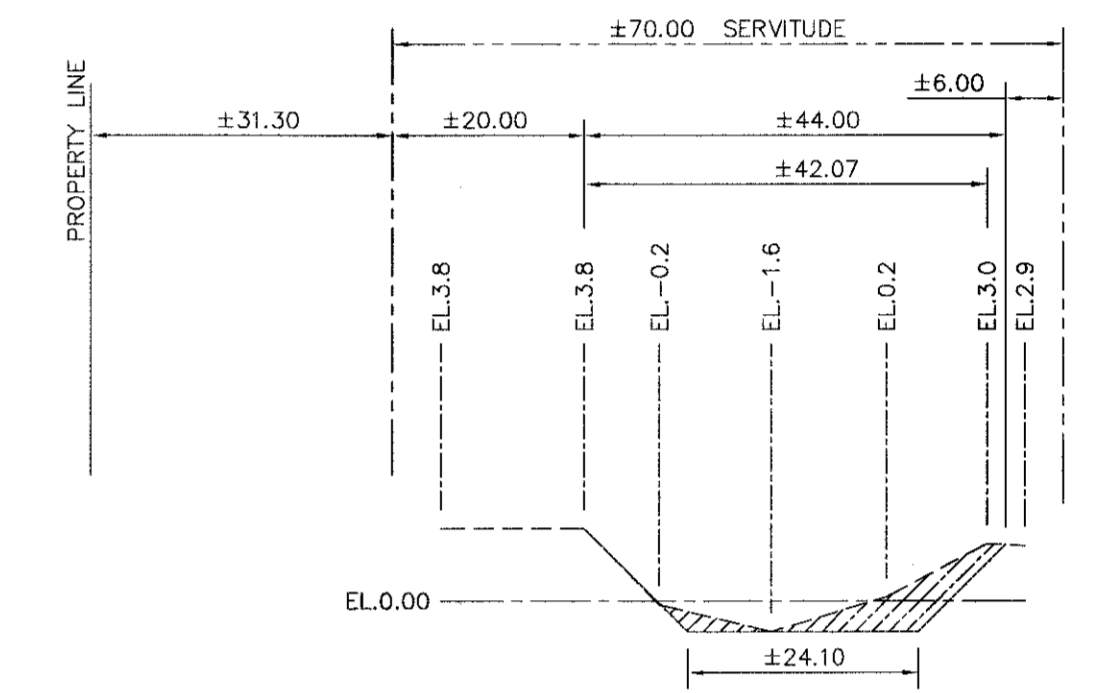
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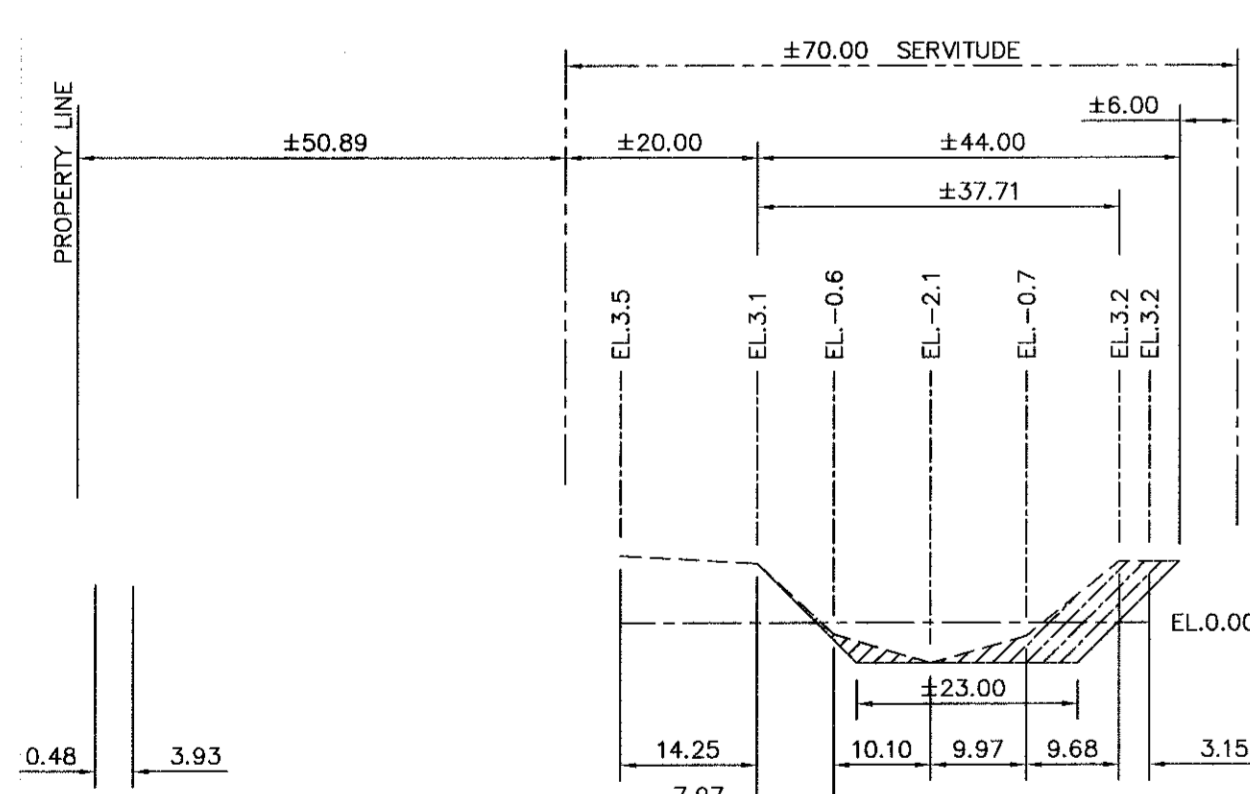
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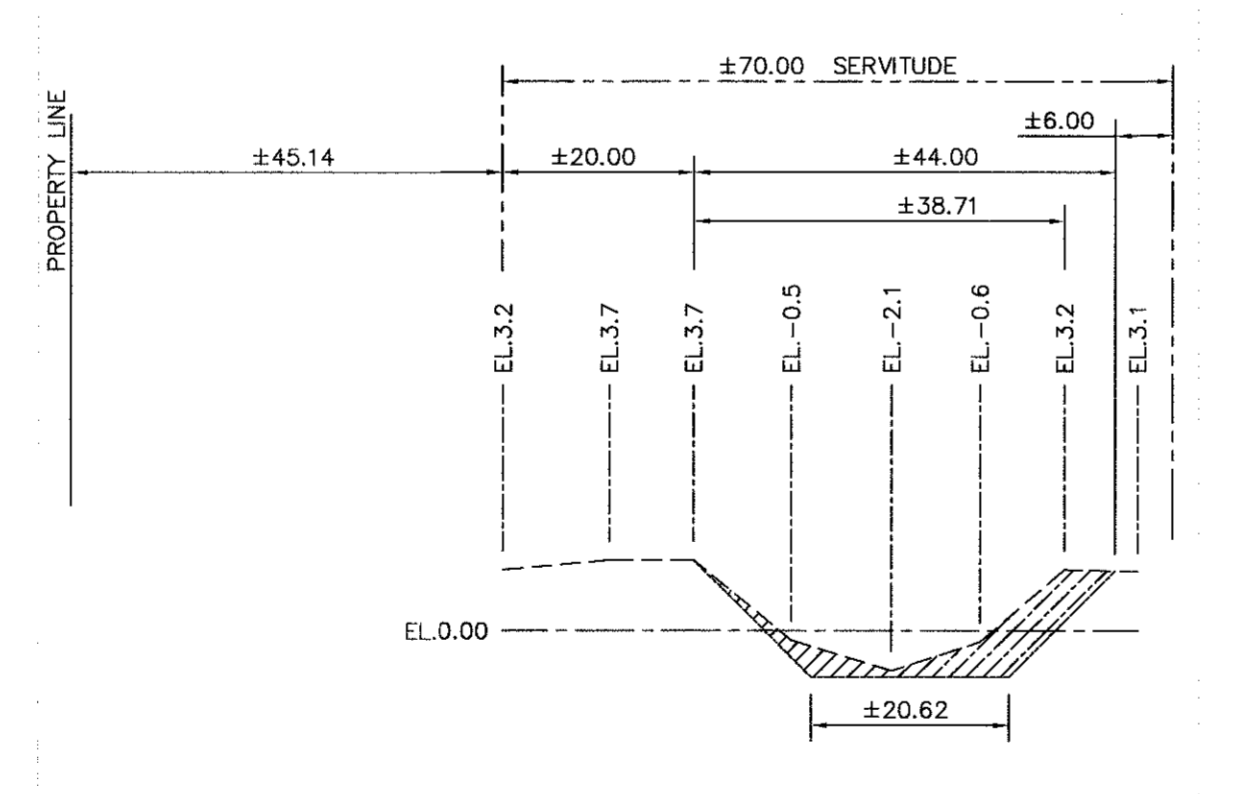
CROSS SECTION 5-5



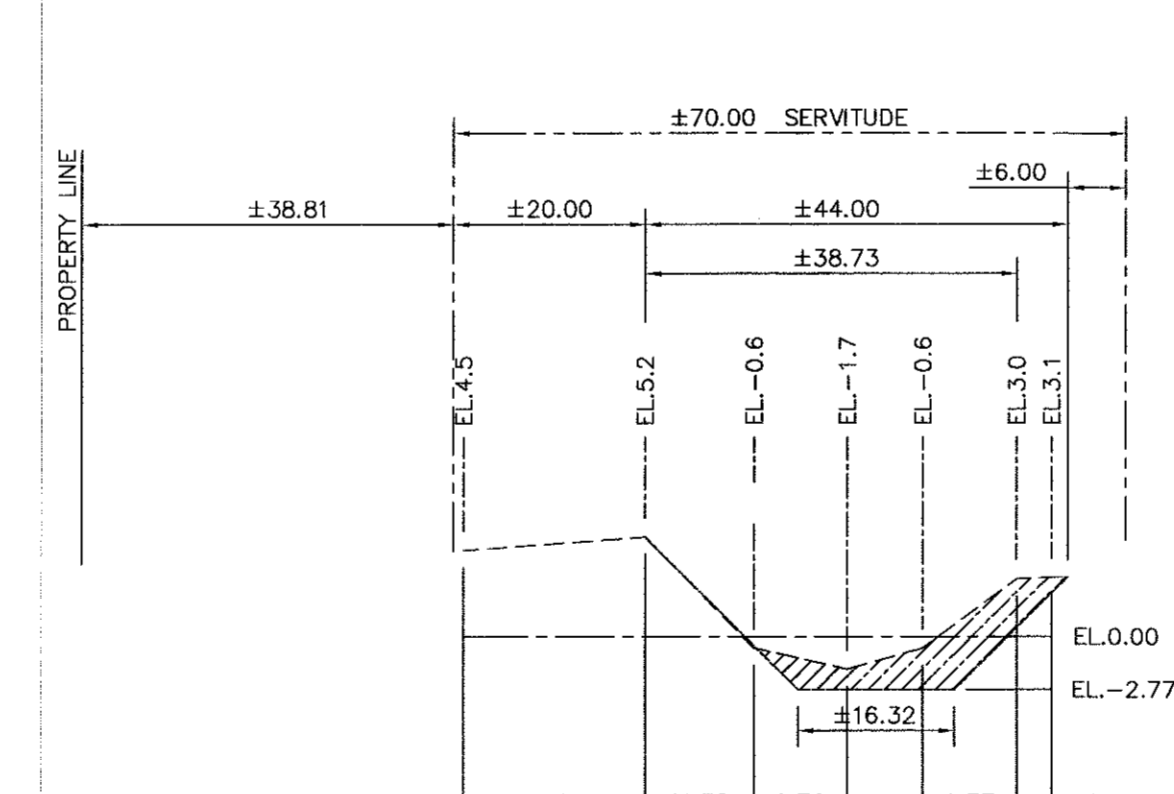
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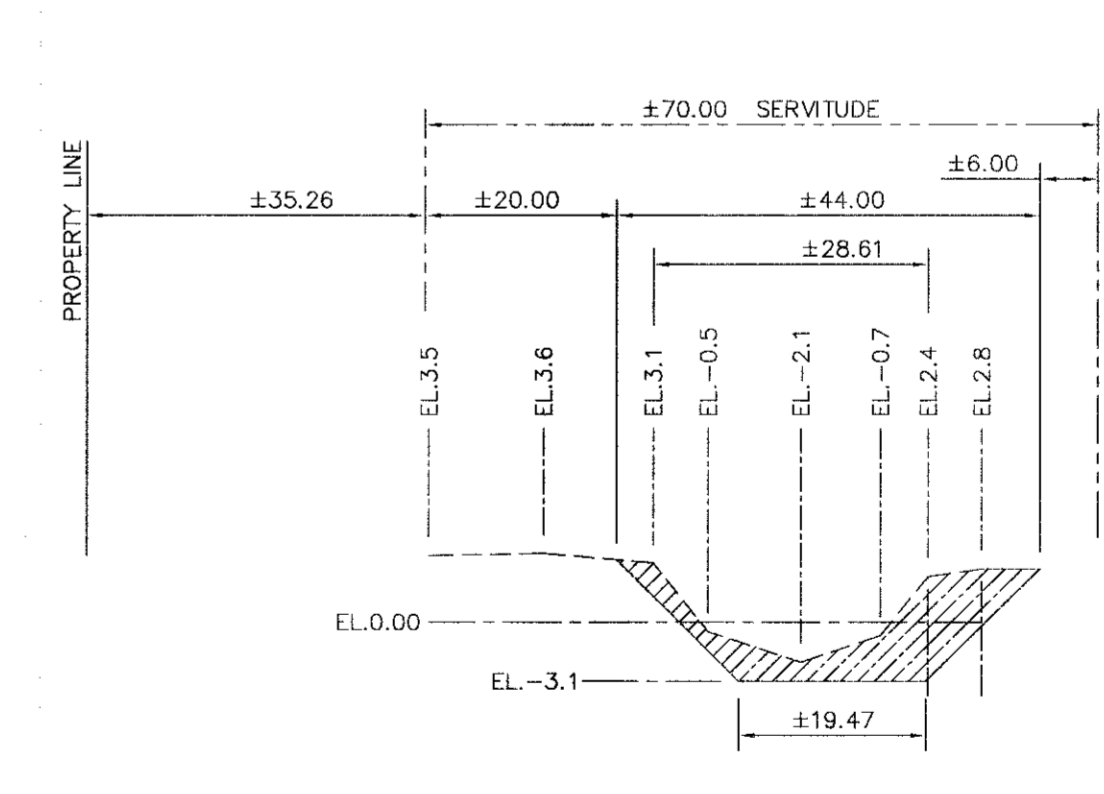
CROSS SECTION 7-7



CROSS SECTION 8-8



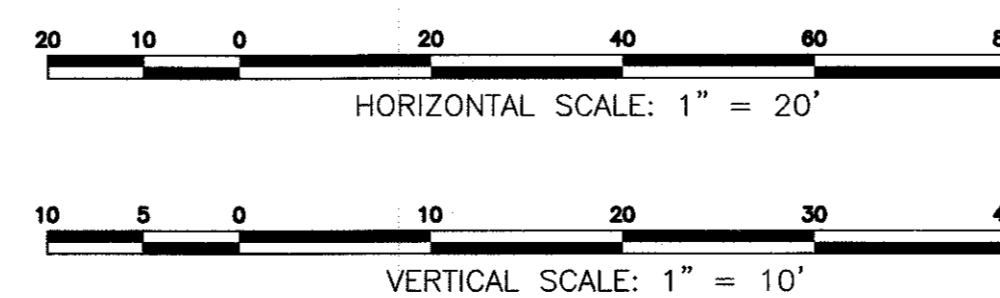
CROSS SECTION 9-9



CROSS SECTION 10-10

Z:\CECE vertical color.jpg

- LEGEND:
- EXISTING GRADE
  - PROPOSED GRADE
  - REQUIRED EXCAVATION



NOTE:  
ALL NEW CROSS SECTIONS SHALL HAVE A MINIMUM SIDE SLOPE OF 1 VERTICAL TO (2.5) HORIZONTAL

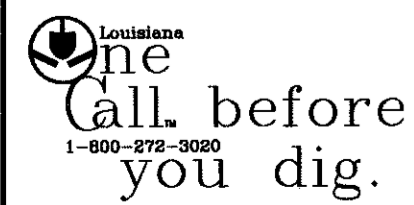
DATE	DESCRIPTION	NO.
11/5/16	BID SET - REV. FOR PHASES	3
9/26/18	REVISED PER SCP PW COMMENTS	2
8/10/18	REVISED PER SCP PW COMMENTS	1
	REVISIONS	

ESPERANZA BUSINESS  
PARK PHASE II  
ST. CHARLES PARISH, LOUISIANA

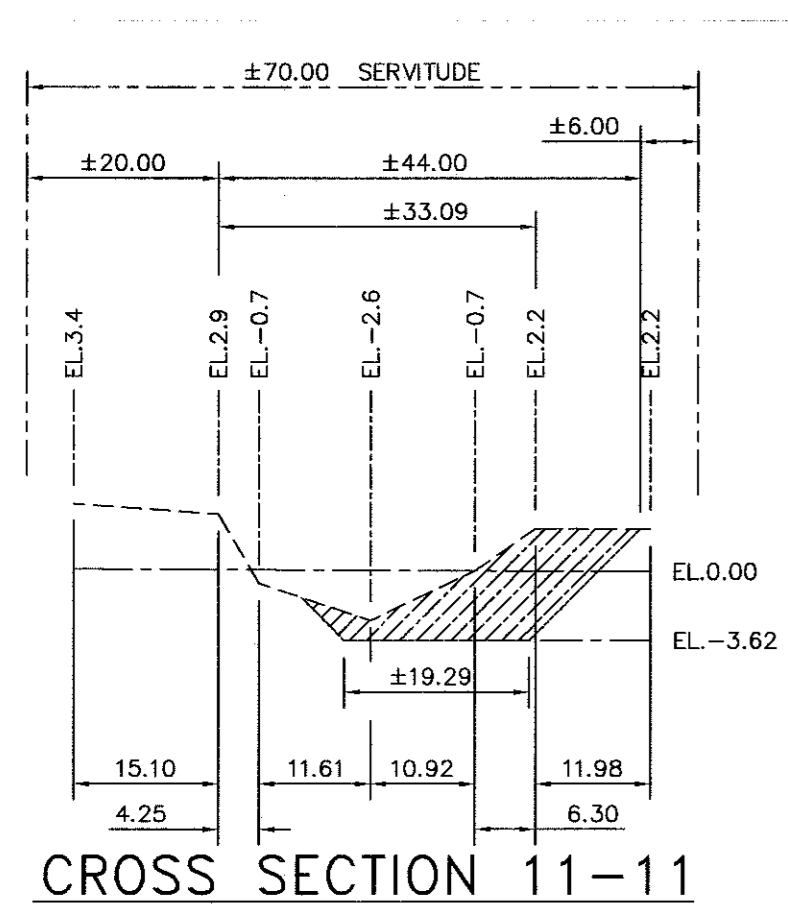
DITCH CROSS SECTIONS

DANNY J. HEBERT, P.E.  
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS  
P.O. BOX 1528 LULING, LOUISIANA 70070  
PHONE:(985) 785-2380 FAX:(985) 785-2388

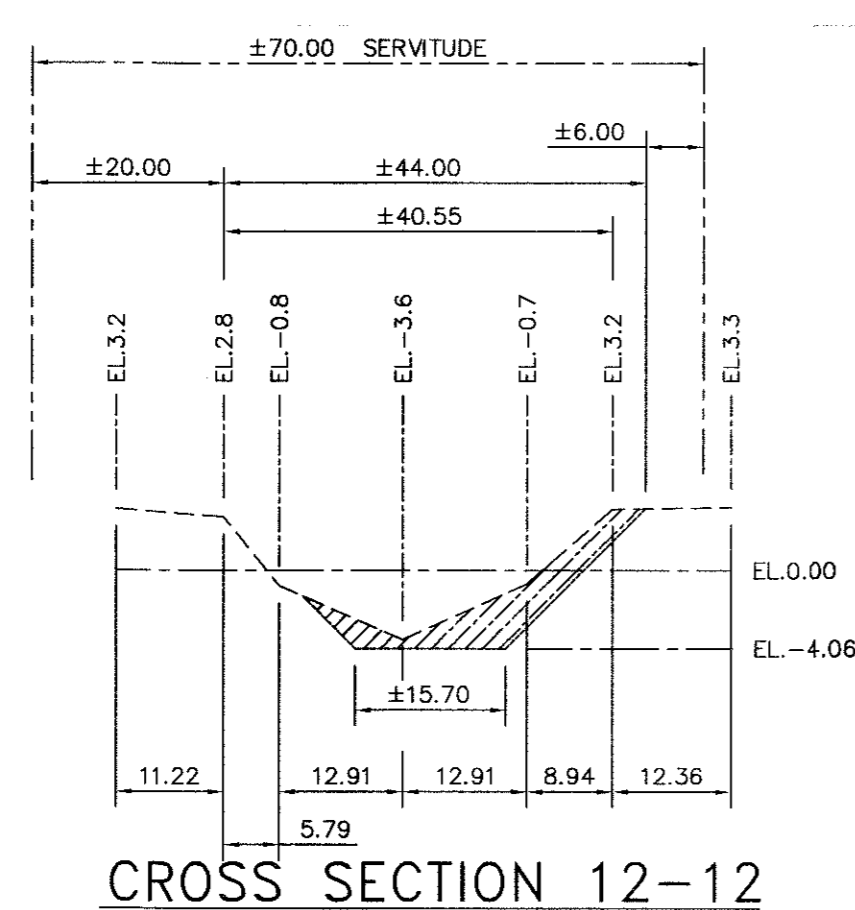
DATE	PLOT SCALE	DRAWING NO.
10/24/17	AS-SHOWN	SHEET 4 OF 5
DESIGNED BY:	DRAWN BY: I.S.B.	APPROVED BY: D.J.H.
CHECKED BY:	CHECKED BY:	



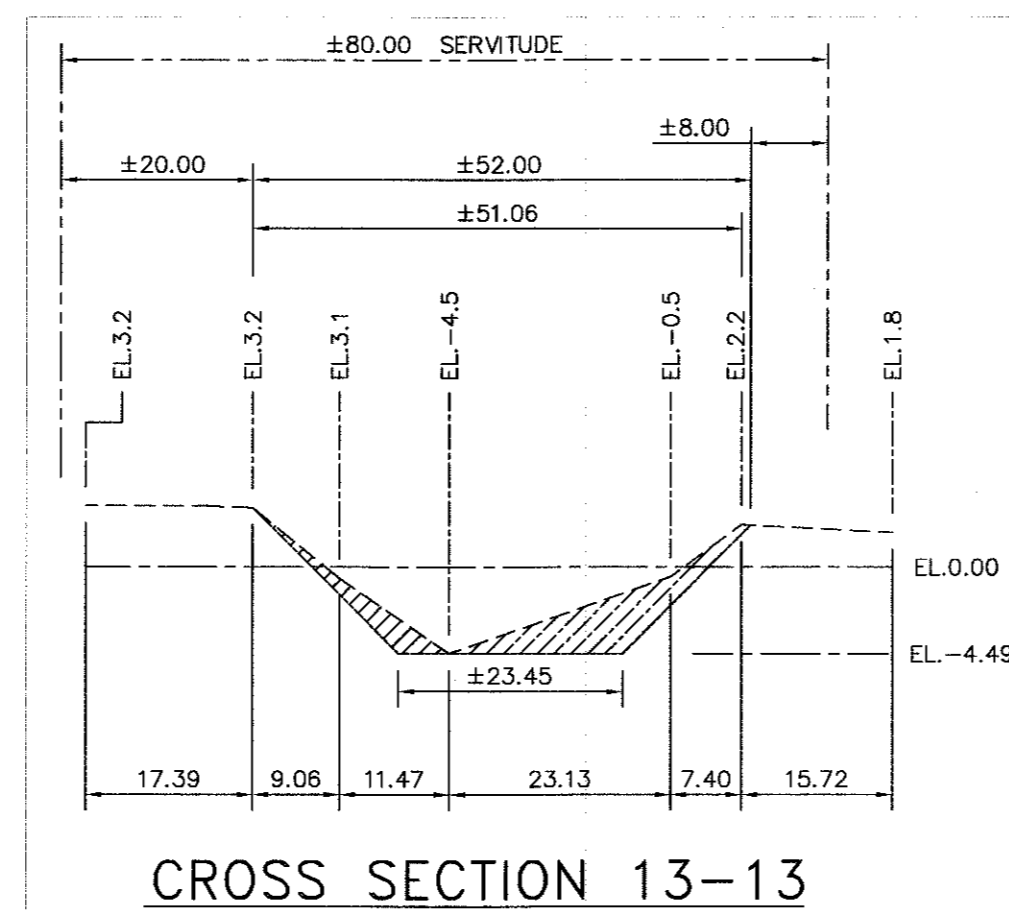
Note: "Prior to construction, the contractor will verify all utilities." If a conflict exist, notify the project engineer/architect.



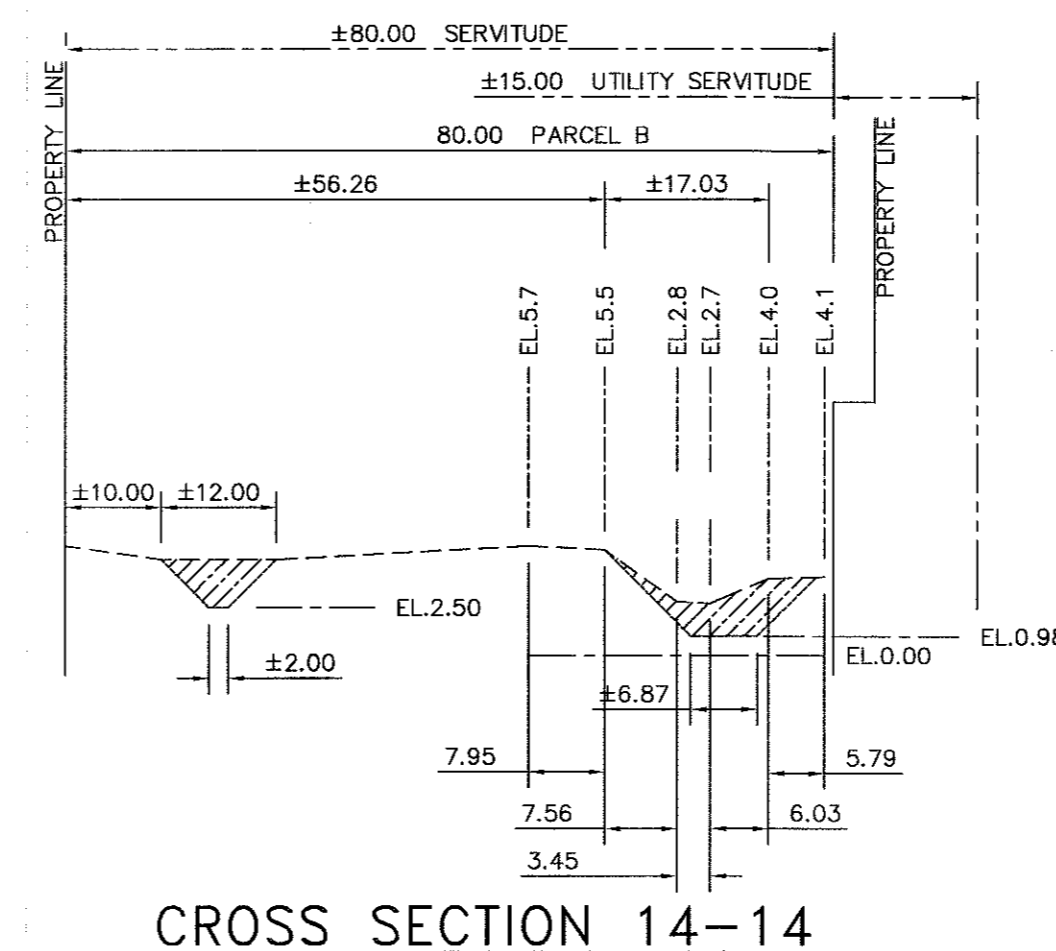
CROSS SECTION 11-11



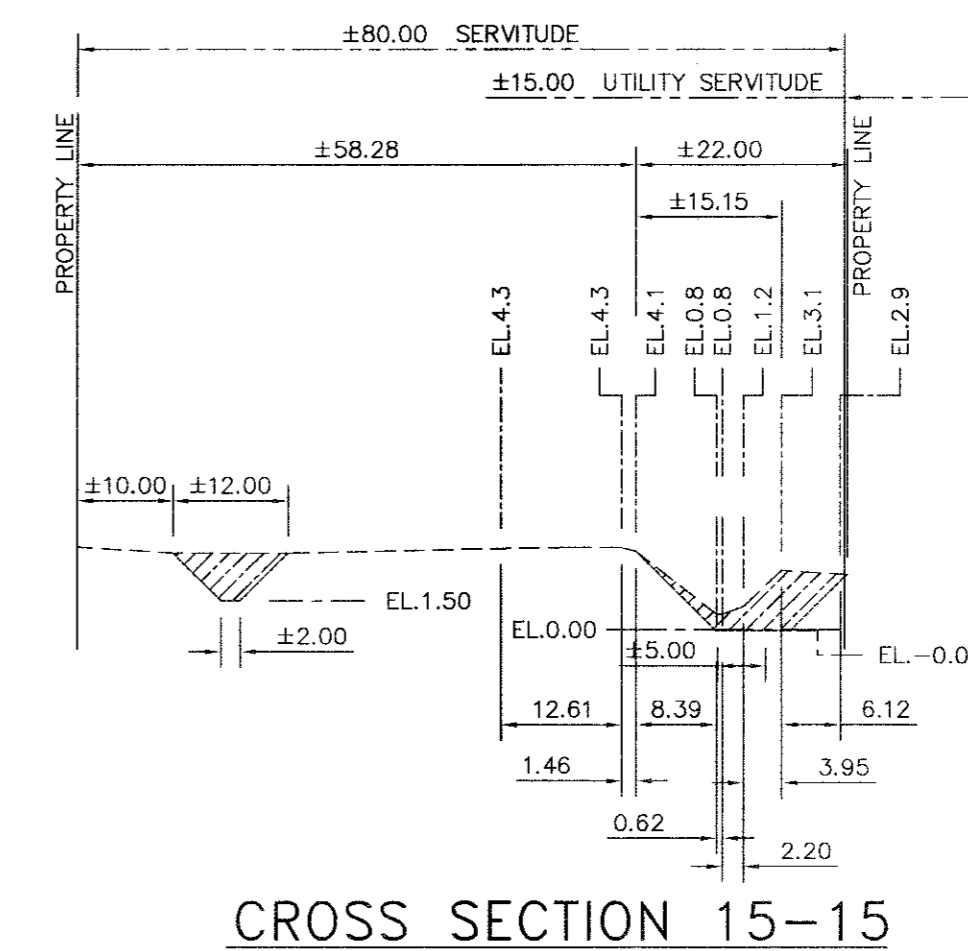
CROSS SECTION 12-12



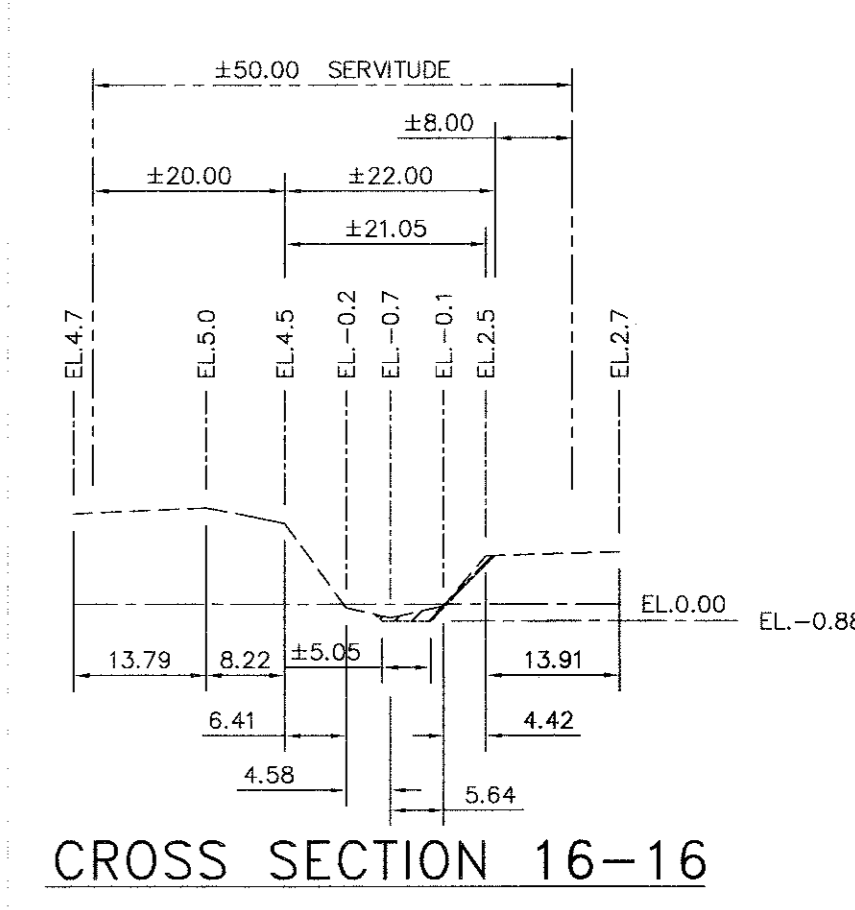
CROSS SECTION 13-13



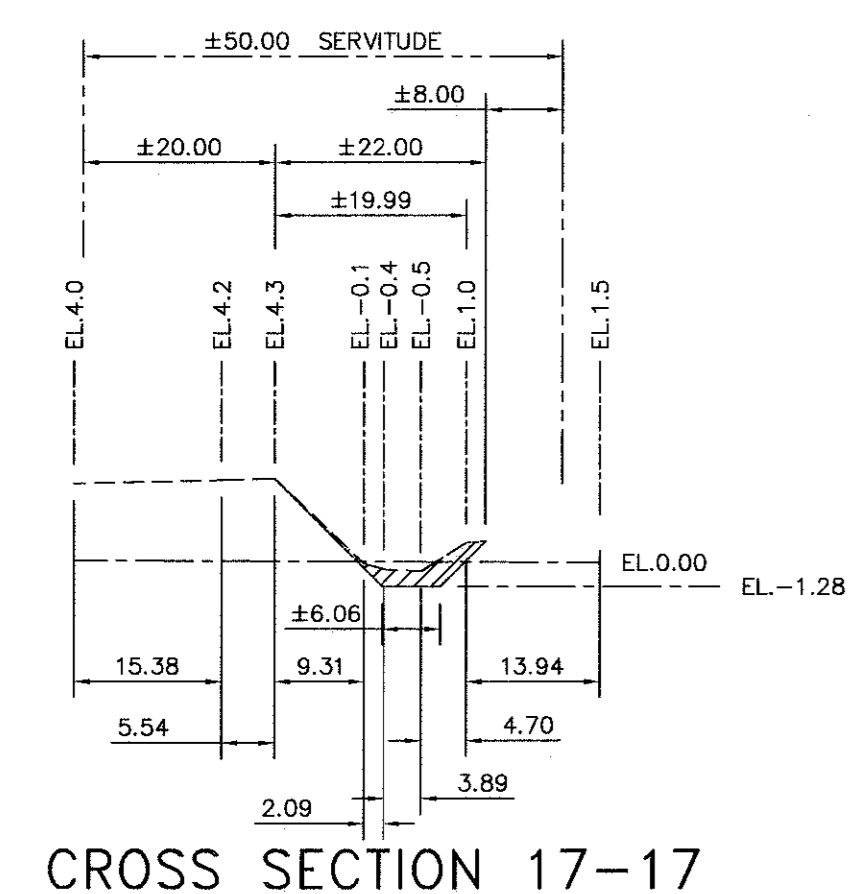
CROSS SECTION 14-14



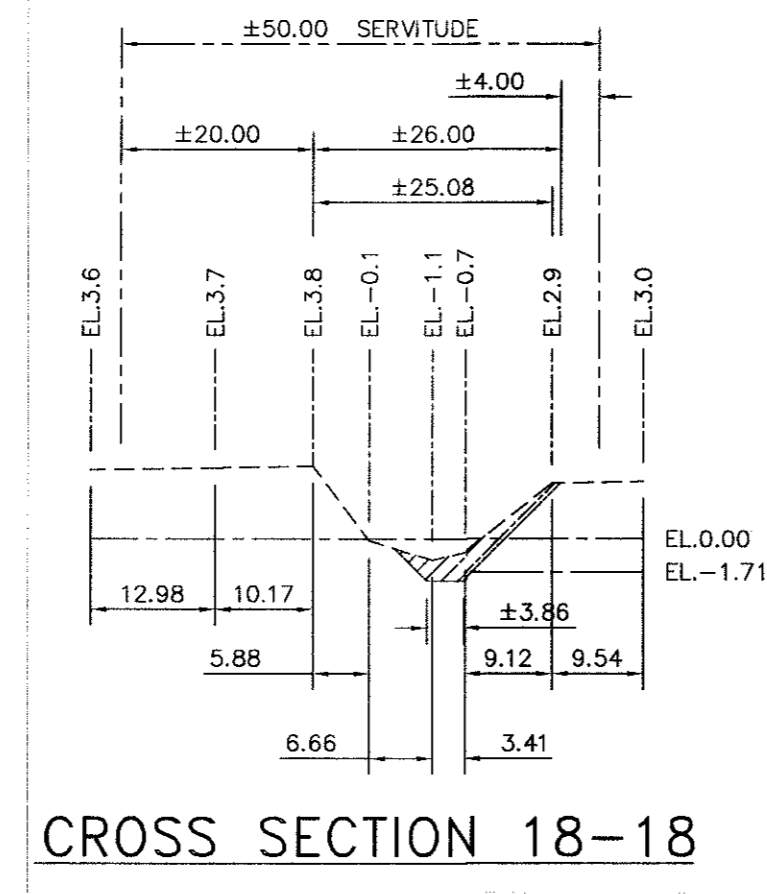
CROSS SECTION 15-15



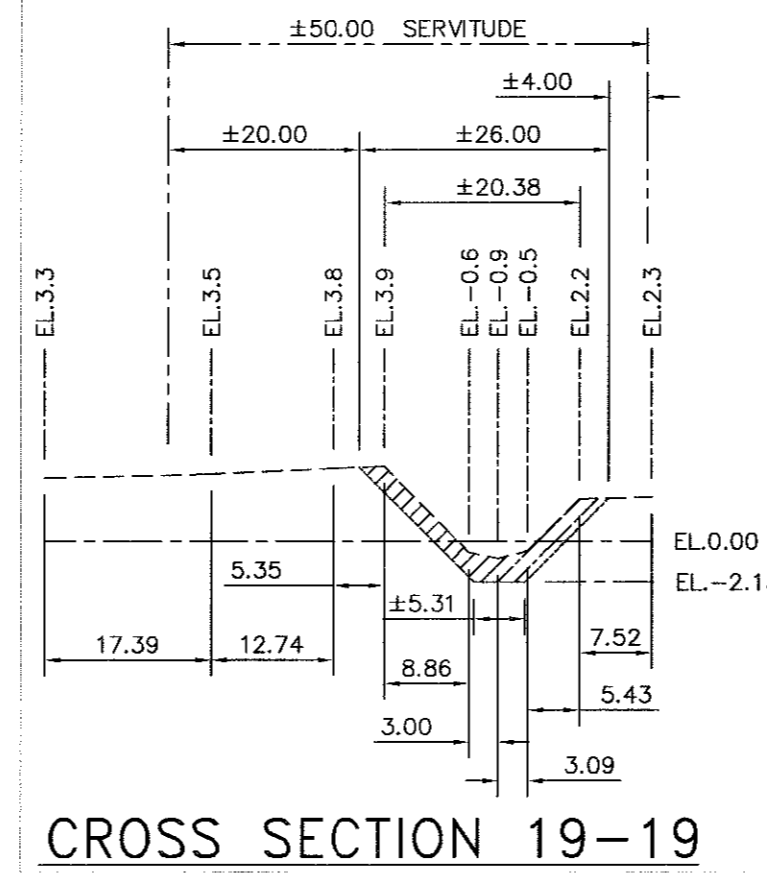
CROSS SECTION 16-16



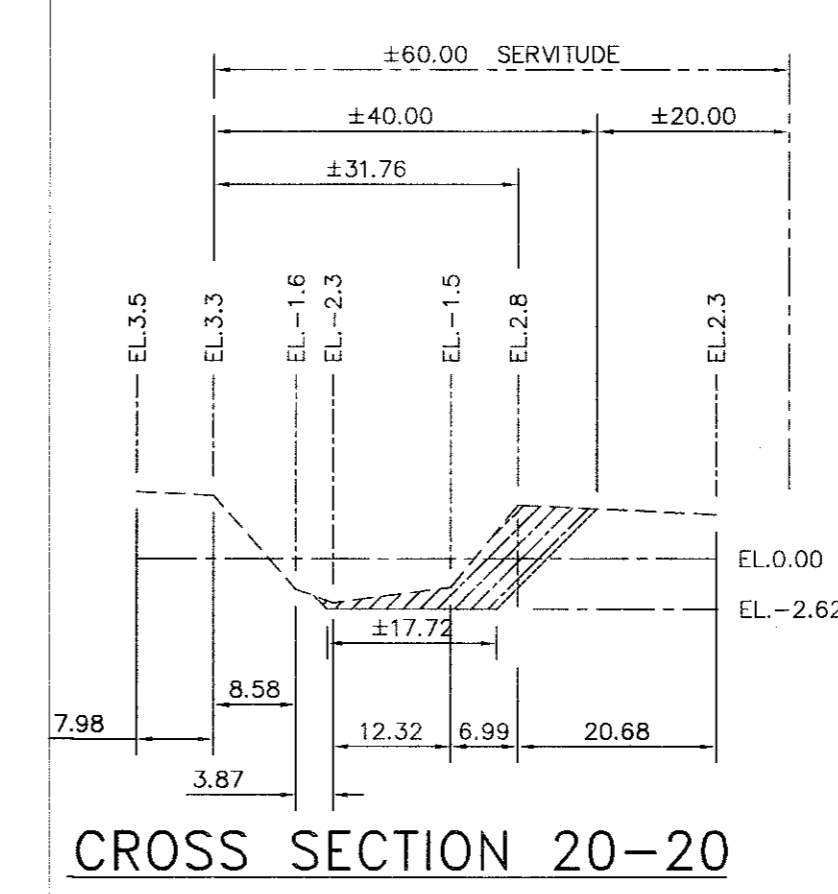
CROSS SECTION 17-17



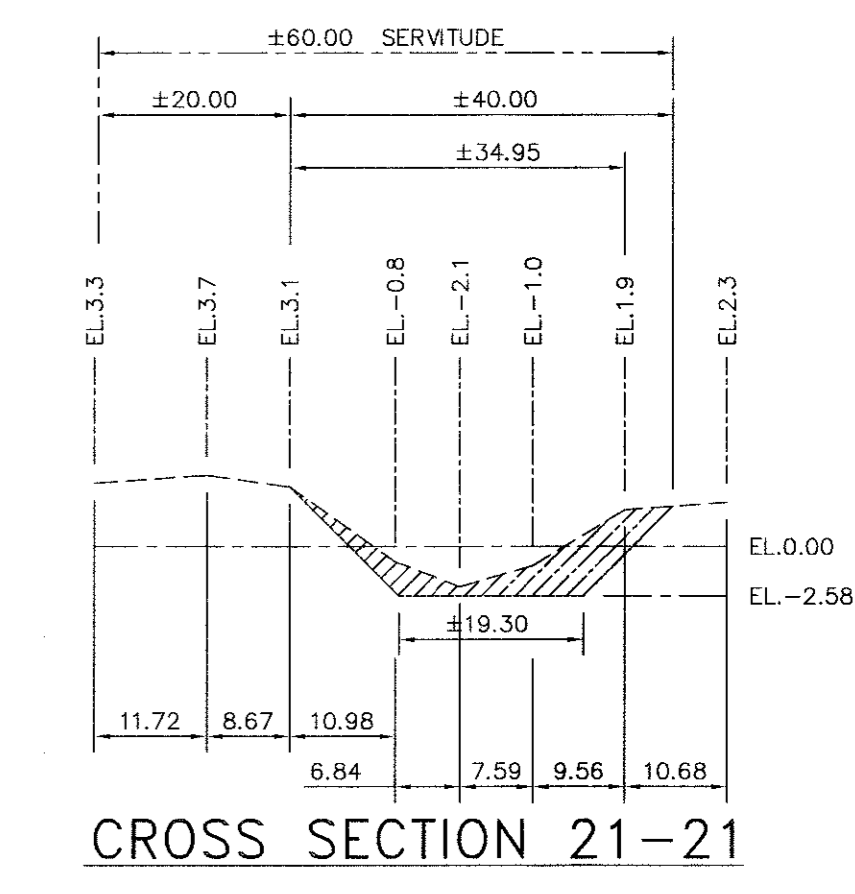
CROSS SECTION 18-18



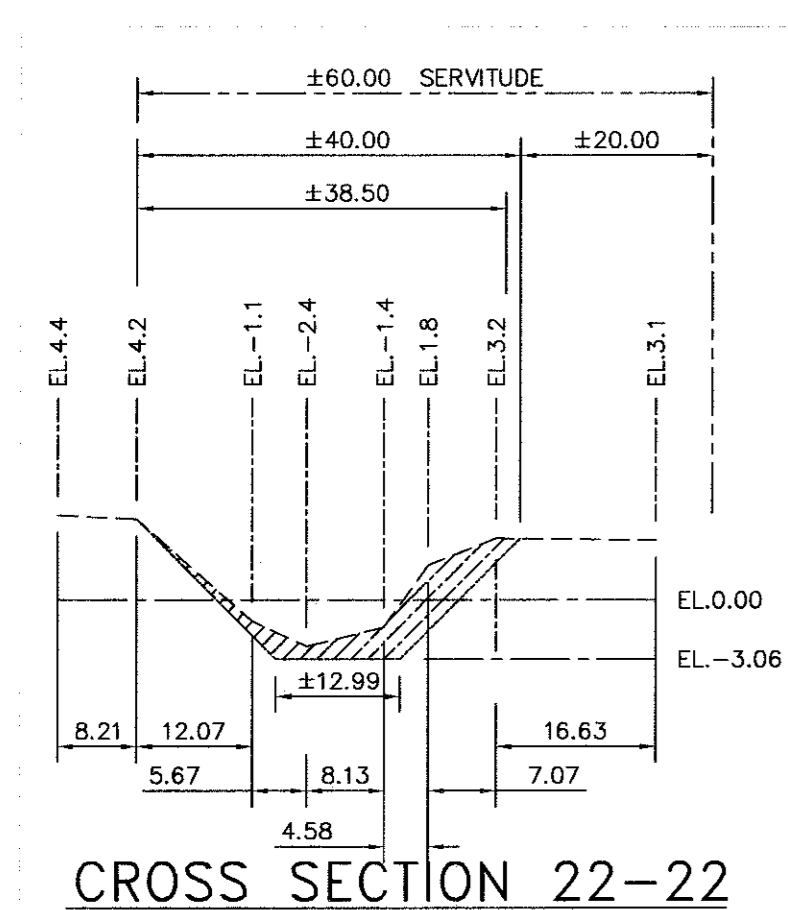
CROSS SECTION 19-19



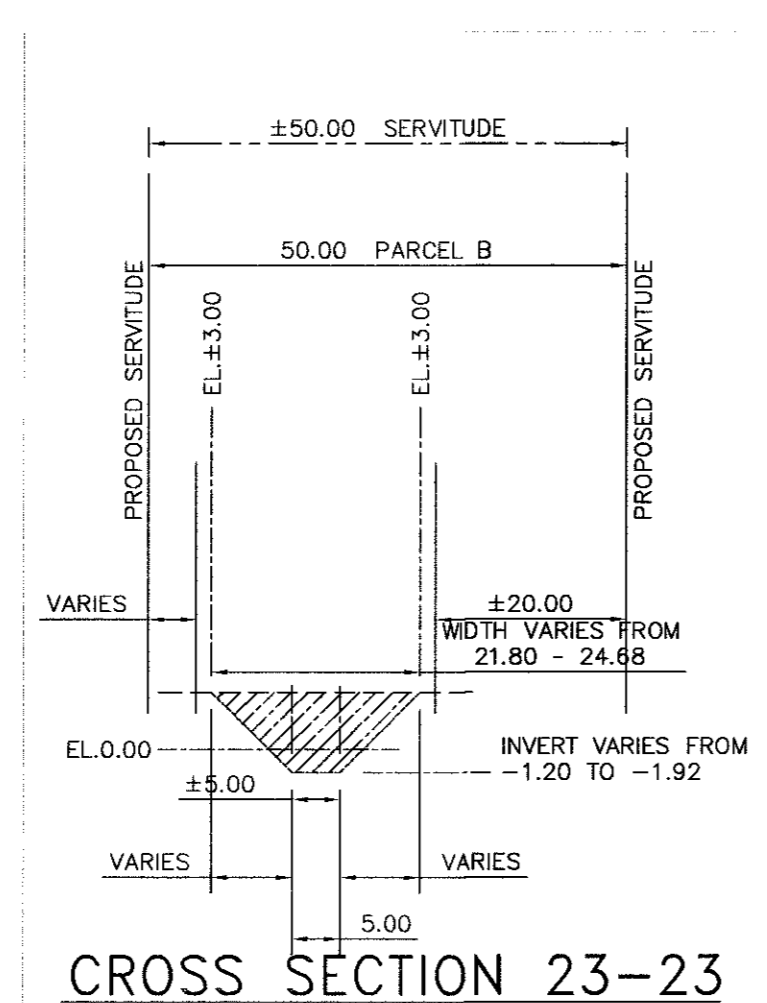
CROSS SECTION 20-20



CROSS SECTION 21-21

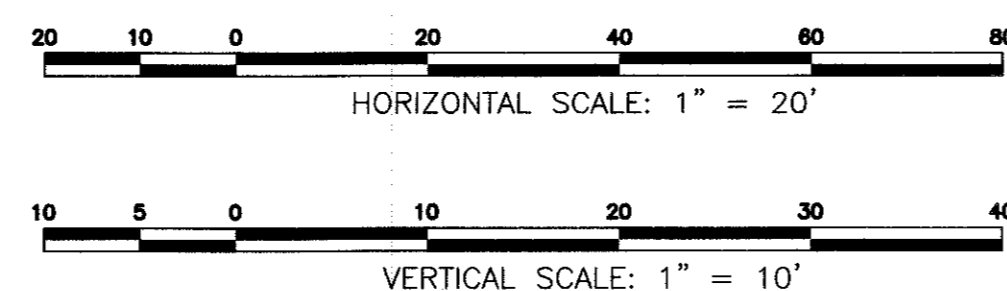


CROSS SECTION 22-22



CROSS SECTION 23-23

- LEGEND:
- EXISTING GRADE
  - PROPOSED GRADE
  - REQUIRED EXCAVATION



NOTE:  
ALL NEW CROSS SECTIONS SHALL HAVE A MINIMUM SIDE SLOPE OF 1 VERTICAL TO (2.5) HORIZONTAL

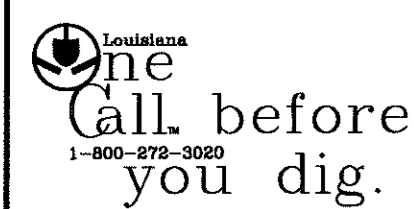
DATE	DESCRIPTION	NO.
11/5/18	BID SET - REV. FOR PHASES	3
9/26/18	REVISED PER SCP PW COMMENTS	2
8/10/18	REVISED PER SCP PW COMMENTS	1
	REVISIONS	

**ESPERANZA BUSINESS  
PARK PHASE II**  
ST. CHARLES PARISH, LOUISIANA

DITCH CROSS SECTIONS

**DANNY J. HEBERT, P.E.**  
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P.O. BOX 1528 LULING, LOUISIANA 70070  
PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 10/24/17	PLOT SCALE: AS-SHOWN	DRAWING NO.
DESIGNED BY:	DRAWN BY: I.S.B.	<b>SHEET 5 OF 5</b>
CHECKED BY:	CHECKED BY:	APPROVED BY: D.J.H.



Note: "Prior to construction, the contractor will verify all utilities." If a conflict exist, notify the project engineer/architect.