

ADJACENT OWNERS:

LOT C-1
HOSPITAL SERVICE DISTRICT NO. 1
P.O. BOX 87
LULUNG, LA 70070

TRACT 4-II-A-3
ST. CHARLES PARISH
P.O. BOX 302
HAHNVILLE, LA 70057

LOT 15
DESTREHAN PLANTATION ESTATES
MAURICE MARCUS BOSTICK
5 PARLANE DRIVE
DESTREHAN, LA 70047

LOT 16
DESTREHAN PLANTATION ESTATES
JASON MATTHEW WAGNER
222 BETTY DRIVE
DESTREHAN, LA 70047

E-2
LINEAGE SE RE, LLC
1 PARK PLAZA, SUITE 550
IRVINE, CA 92614

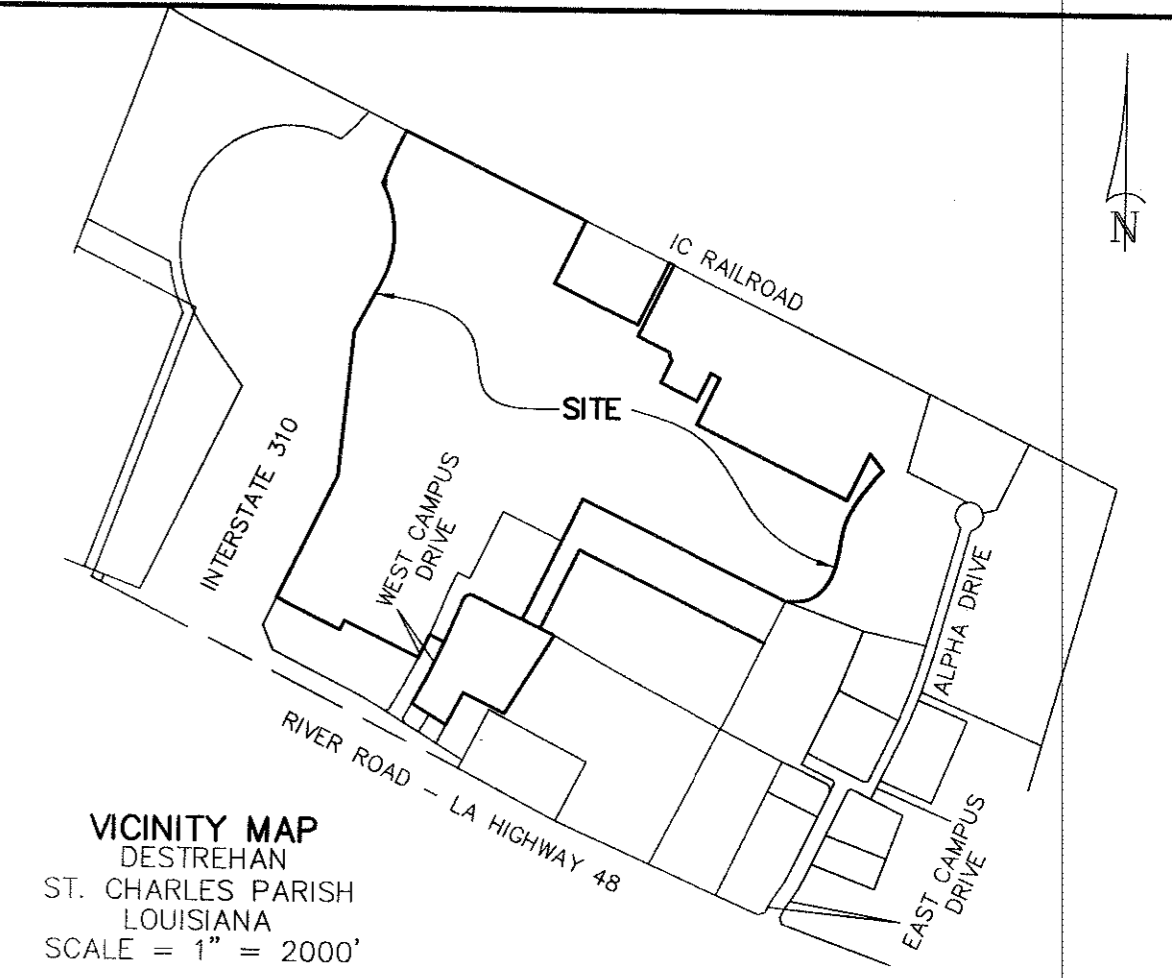
AOI-3A
P & L INVESTMENTS, IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

E-3B-1
P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

ILLINOIS CENTRAL RAILROAD CO.
P.O. BOX 8100
DOWNTOWN STATION, 8TH FLOOR
MONTREAL, QUEBEC, CANADA

**PRELIMINARY PLAN
SAINTS PLACE**

SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-3 AND TRACT 4-II-A-6B OF PLANTATION BUSINESS CAMPUS & LOT C-4-A OF PLANTATION BUSINESS CAMPUS SECTION 2 INTO LOTS AND PARCELS HEREIN DESIGNATED AS 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, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, PARCEL A & PARCEL B OF SAINTS PLACE & TRACT 4-II-A-3A OF PLANTATION BUSINESS CAMPUS & LOT C-4-A1 OF PLANTATION BUSINESS CAMPUS SECTION 2 SITUATED IN SECTION 4, T-13-S, R-8-E DESTREHAN, ST. CHARLES PARISH, LOUISIANA



DEVELOPER: 310 EQUITY, LLC
1208 BERT STREET
LAPLACE, LA 70068

OWNER: 310 DEVELOPMENT, LLC
1208 BERT STREET
LAPLACE, LA 70068

NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF DEDICATION OF ALL ROAD RIGHT OF WAYS, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAT.

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 # _____

SURVEYOR'S NOTES:

A. 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. DITCHES AND UNDERGROUND LINES OR CONDUITS ARE NOT SHOWN.

C. THE CONTOURS SHOWN HERE ON WERE DERIVED FROM SURVEYS AND EXISTING MAP INFORMATION. EXISTING BREAKS IN GRADE AND SWELLS WITHIN THE UNDEVELOPED SITE ARE NOT SHOWN.

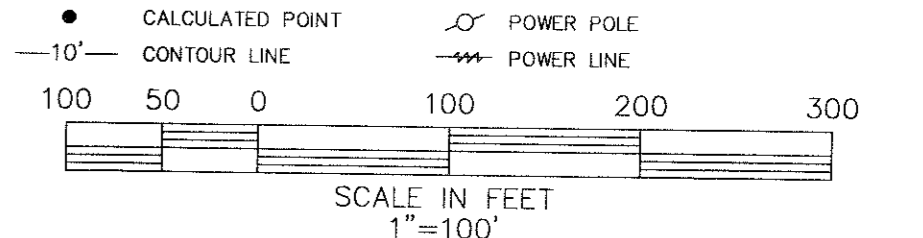
NOTES:

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

B. 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. SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE INTO A PROPOSED SEWER LIFT STATION INTO AN EXISTING SEWER LIFT STATION ON ALPHA DRIVE.

C. THE LAND IS PRESENTLY WOODED AND IS GRADED TO PROVIDE RUN OFF TO RAINFALL FROM THE SOUTH TO NORTH AND THEN TOWARDS THE EAST AND WEST TO THE EXISTING DITCHES LOCATED SOUTH OF THE RAILROAD. THE PROPOSED SUBDIVISION WILL UTILIZE SUBSURFACE DRAINAGE IN DIVERTING THE RUNOFF FROM THE STREET TOWARDS THE NEW OPEN DITCH THAT WILL RUN NORTH AND SOUTH. THE DRAINAGE IMPACT ANALYSIS AND SUBDIVISION DRAINAGE DESIGN FOR THIS DEVELOPMENT WAS PREPARED IN ACCORDANCE WITH ST. CHARLES PARISH SUBDIVISION REQUIREMENTS.

LEGEND:



SURVEYOR'S CERTIFICATION: 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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	46.24'	30.00'	N19°41'42"W 41.79'
C2	100.90'	3045.67'	N25°24'20"E 100.90'
C3	20.09'	60.00'	N60°22'08"E 19.99'
C4	89.76'	60.00'	S67°11'02"E 81.62'
C5	52.70'	60.00'	S00°50'10"W 51.02'
C6	53.02'	60.00'	S51°19'01"W 51.32'
C7	89.76'	60.00'	N60°30'32"W 81.62'
C8	20.09'	60.00'	N08°03'42"W 19.99'
C9	47.23'	30.00'	N71°03'03"E 42.50'
C10	62.69'	40.00'	N18°56'57"W 56.47'
C11	57.07'	60.00'	N77°32'30"E 54.95'
C12	106.81'	60.00'	S24°18'20"W 93.13'
C13	103.68'	60.00'	S72°03'22"W 92.54'
C14	56.05'	60.00'	N25°34'19"E 54.04'
C15	85.00'	50.00'	N67°26'59"E 75.13'
C16	43.25'	30.00'	N22°33'01"W 39.60'
C17	168.18'	60.00'	S51°45'46"E 118.29'
C18	94.75'	60.00'	S73°46'41"W 85.21'
C19	62.42'	60.00'	N31°10'52"W 59.64'
C20	19.59'	30.00'	S82°33'01"E 19.24'
C21	95.31'	75.00'	N55°09'03"E 89.02'
C22	29.17'	100.00'	S83°12'02"W 29.06'
C23	105.79'	3635.01'	S65°25'08"E 105.79'
C24	150.18'	3555.00'	N65°02'33"W 150.17'
C25	31.42'	30.00'	N48°44'45"E 30.00'
C26	325.42'	60.00'	S26°09'13"W 50.00'
C27	325.42'	60.00'	S25°39'58"W 50.00'
C28	325.35'	60.00'	S23°18'41"W 50.06'
C29	51.00'	30.00'	N67°26'59"E 45.08'
C30	57.42'	90.00'	N71°08'57"E 56.45'
C31	117.28'	100.00'	S55°49'35"W 110.68'
C32	117.28'	100.00'	S55°49'35"W 110.68'
C33	100.24'	3140.54'	N23°08'30"E 100.24'
C34	22.43'	3045.67'	N24°14'44"E 22.43'
C35	334.53'	3140.54'	N27°06'28"E 334.37'
C36	38.35'	100.00'	S63°51'32"W 38.11'

AREA TABLE

NO.	AREA	PARCEL	TOTAL AREA
1	11,362 SQ. FT.	PARCEL A	54,779 SQ. FT.
2	11,287 SQ. FT.	PARCEL B	2,863 SQ. FT.
3	11,287 SQ. FT.	C-4-A1	2,540,397 SQ. FT.
4	11,287 SQ. FT.	TRACT 4-II-A-3A	220,739 SQ. FT.
5	13,014 SQ. FT.	STREET	207,113 SQ. FT.
6	16,484 SQ. FT.		
7	12,228 SQ. FT.		
8	17,085 SQ. FT.		
9	12,765 SQ. FT.		
10	8,154 SQ. FT.		
11	11,876 SQ. FT.		
12	11,287 SQ. FT.		
13	11,287 SQ. FT.		
14	11,287 SQ. FT.		
15	11,287 SQ. FT.		
16	11,111 SQ. FT.		
17	10,905 SQ. FT.		
18	11,287 SQ. FT.		
19	11,287 SQ. FT.		
20	11,287 SQ. FT.		
21	11,287 SQ. FT.		
22	11,981 SQ. FT.		
23	9,610 SQ. FT.		
24	9,892 SQ. FT.		
25	9,959 SQ. FT.		
26	10,343 SQ. FT.		
27	11,287 SQ. FT.		
28	11,287 SQ. FT.		
29	11,287 SQ. FT.		
30	11,287 SQ. FT.		
31	11,287 SQ. FT.		
32	11,287 SQ. FT.		
33	11,287 SQ. FT.		
34	14,139 SQ. FT.		
35	12,521 SQ. FT.		
36	11,287 SQ. FT.		
37	11,287 SQ. FT.		
38	11,287 SQ. FT.		
39	11,287 SQ. FT.		
40	11,287 SQ. FT.		
41	11,287 SQ. FT.		
42	11,287 SQ. FT.		
43	11,287 SQ. FT.		
44	11,966 SQ. FT.		
45	28,616 SQ. FT.		
46	18,200 SQ. FT.		
47	19,207 SQ. FT.		
48	19,092 SQ. FT.		
49	18,978 SQ. FT.		
50	18,863 SQ. FT.		
51	18,748 SQ. FT.		
52	18,633 SQ. FT.		
53	18,518 SQ. FT.		
54	18,201 SQ. FT.		
55	100,027 SQ. FT.		

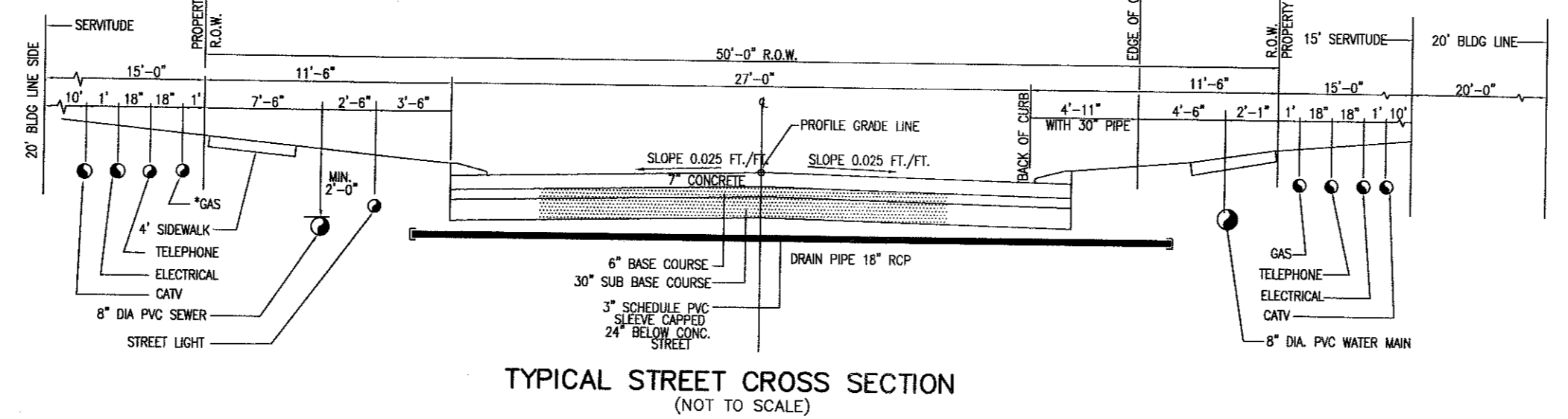
CURRENT ZONING: M-1 C-2
FRONT SETBACK 25' FRONT SETBACK 25'
SIDE SETBACK 15' SIDE SETBACK 5'
REAR SETBACK 25' REAR SETBACK 10'

SURVEY REFERENCE:

1. SURVEY PLAT AND RESUBDIVISION OF A PORTION OF TRACT UPD-3, A PORTION OF LOT C-2 AND LOT C-3 OF TRACT C OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS LOT C-2-A, LOT C-3-A & LOT A01-3A OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED DECEMBER 6, 2017.
2. SURVEY PLAT AND RESUBDIVISION OF LOT E-3 OF PLANTATION BUSINESS CAMPUS SECTION 1 INTO LOTS HEREIN DESIGNATED AS LOT E-3A & LOT E-3B OF PLANTATION BUSINESS CAMPUS SECTION 1 BY STEPHEN P. FLYNN, P.L.S. DATED MARCH 6, 2018.
3. PRELIMINARY PLAN PLANTATION BUSINESS CAMPUS SECTION 1 & SECTION 2 BY STEPHEN P. FLYNN, P.L.S. DATED MARCH 29, 2019, REVISED MAY 16, 2019.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING UEGA SMARTNET SOLUTION DATED 8/30/2016 NAD83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 5/2/2003 LOMR.

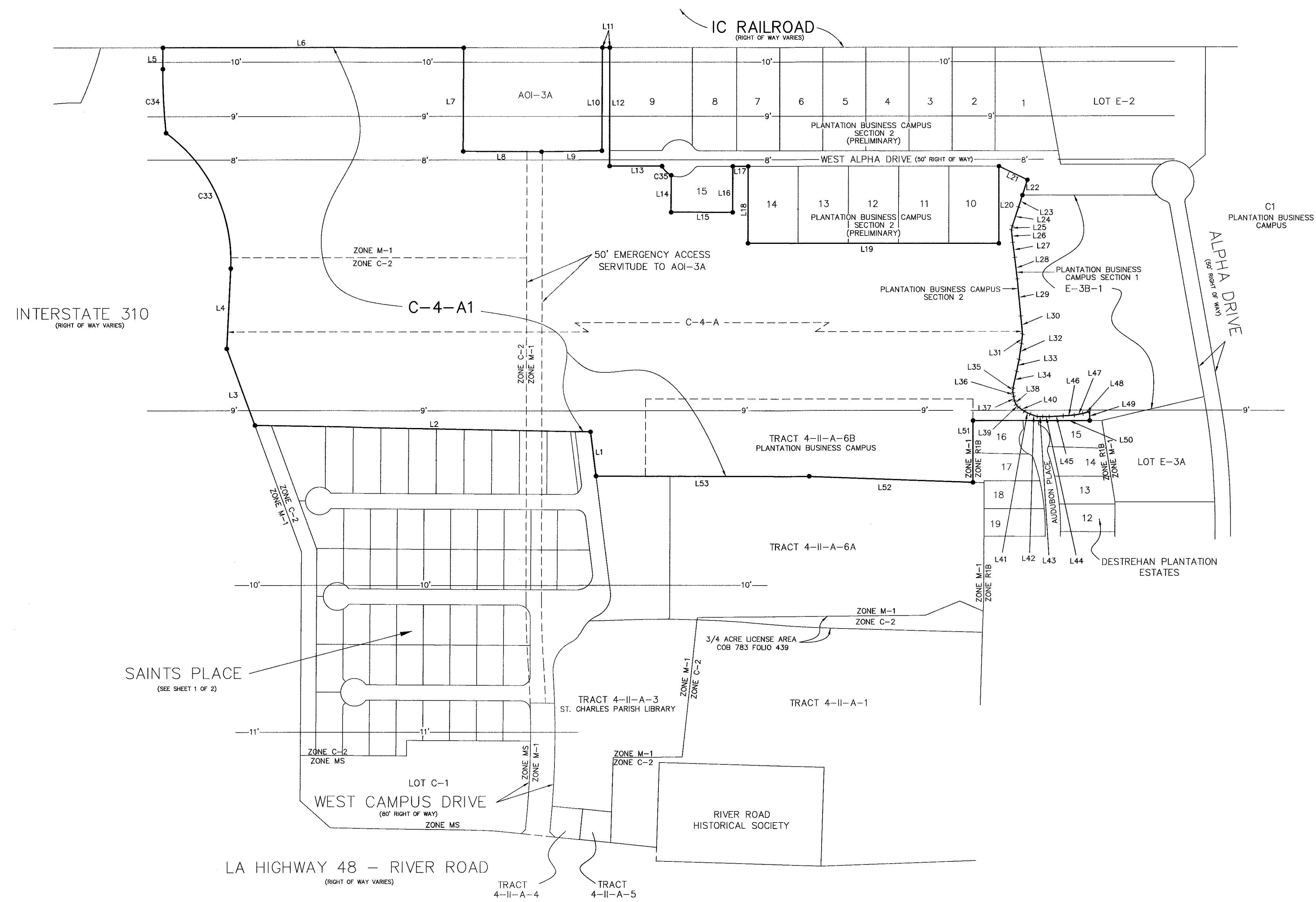


3	9/19/2019	REVISED ST. THOMAS STREET RIGHT OF WAY	KPB
2	6/28/2019	VARIOUS REVISIONS	KPB
1	6/4/2019	REVISED DEVELOPER NAME	KPB
NO.	DATE	DESCRIPTION	BY

DRAWN BY: KPB SHEET NO. 1 OF 2
DATE: MAY 23, 2019 DRAWING NO. L1566-W03506A

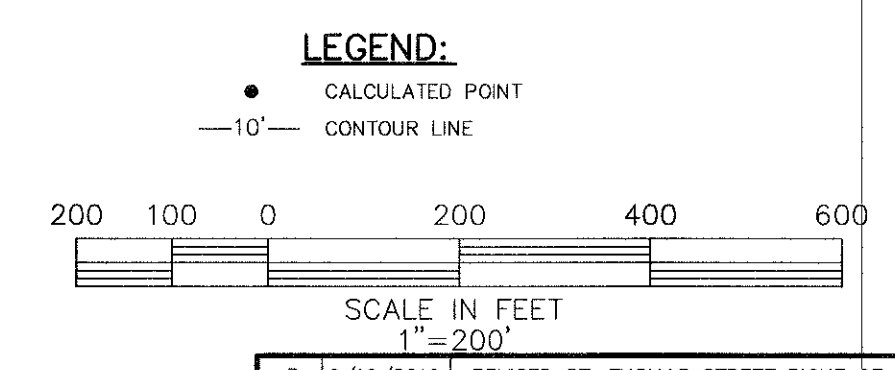
RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6982
985-652-6366

STEPHEN P. FLYNN
REG. NO. 4663
P.L.S. LA. ST. REG. NO. 4668



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°44'45"E	145.82'
L2	S63°02'02"E	1091.18'
L3	N05°39'13"E	265.33'
L4	S28°39'10"W	261.90'
L5	S26°09'12"W	69.29'
L6	N64°06'45"W	926.09'
L7	S25°07'57"W	336.36'
L8	S63°52'03"E	254.21'
L9	S64°49'19"E	197.66'
L10	N26°07'56"E	335.00'
L11	N64°06'45"W	23.92'
L12	S25°56'53"W	384.73'
L13	N64°03'07"W	170.46'
L14	S25°56'53"E	120.46'
L15	S64°03'07"E	200.00'
L16	N25°56'53"E	149.71'
L17	S64°03'07"E	50.00'
L18	S25°56'53"W	250.00'
L19	S64°03'07"E	815.72'
L20	N25°56'53"E	250.00'
L21	S38°25'10"E	102.46'
L22	S43°48'57"W	52.24'
L23	S43°48'05"W	41.19'
L24	S44°05'14"W	64.04'
L25	S39°18'01"W	12.86'
L26	S19°48'22"W	40.72'
L27	S18°10'21"W	48.88'
L28	S19°11'09"W	70.37'
L29	S20°16'58"W	121.17'
L30	S20°26'07"W	58.96'
L31	S32°17'09"W	31.11'
L32	S34°21'23"W	52.12'
L33	S37°30'54"W	38.86'
L34	S38°25'44"W	54.81'
L35	S26°34'26"W	15.53'
L36	S14°02'29"W	13.02'
L37	S16°23'44"W	13.89'
L38	S04°05'14"W	14.02'
L39	S19°59'25"E	11.91'
L40	S28°18'36"E	23.36'
L41	S38°40'14"E	20.32'
L42	S45°00'40"E	24.14'
L43	S63°26'38"E	18.16'
L44	S63°26'38"E	21.46'
L45	S67°10'28"E	45.33'
L46	S68°12'23"E	35.90'
L47	S74°28'54"E	28.32'
L48	S79°59'45"E	23.00'
L49	S26°03'26"W	29.11'
L50	N64°02'13"W	379.51'
L51	N25°56'53"E	200.02'
L52	N62°01'19"W	531.68'
L53	N64°03'07"W	692.64'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C33	507.21'	512.50'	N00°18'01"E 486.77'
C34	207.63'	1874.88'	S22°58'51"W 207.52'
C35	42.67'	60.00'	S19°03'07"E 41.78'



NO.	DATE	DESCRIPTION	BY
3	9/19/2019	REVISED ST. THOMAS STREET RIGHT OF WAY	KPB
2	6/28/2019	VARIOUS REVISIONS	KPB
1	6/4/2019	REVISED DEVELOPER NAME	KPB

REVISIONS
 DRAWN BY: KPB SHEET NO. 2 OF 2
 DATE: MAY 23, 2019 DRAWING NO. L1568_W03506

RIVERLANDS SURVEYING COMPANY

 505 HEMLOCK STREET
 LAPLACE, LA. 70068
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