

**LOCAL VICINITY MAP**

2000 0 2000 4000 6000

SCALE: 1" = 2000'

14.75 ACRES	R-1A (C3 CURRENT)	100.00'	405.37'	SUB-SURFACE (SEE NOTE)
SUBDIVISION AREA	ZONING	BLVD. R/W WIDTH	BLVD. LENGTH	DRAINAGE SYSTEM
60' x 100' (6,000 SQFT)	43	50.00'	2,420.69'	
MIN. LOT SIZE	NUMBER OF LOTS	STREET R/W WIDTH	STREET LENGTH	

**GENERAL NOTES:**

- NO TITLE RESEARCH WAS REQUESTED OR DONE FOR THE INVESTIGATION OF ANY RIGHT-OF-WAYS OR SERVICEDS WHICH MAY AFFECT THE PROPERTY BEING SURVEYED. THEREFORE, EXISTING RIGHT-OF-WAYS OR SERVICEDS MAY NOT BE SHOWN (IF ANY).
- THE SURVEY OF THIS PROPERTY MAY INCLUDE VISIBLE TOPOGRAPHIC FEATURES, SUB-SURFACE UTILITIES, PREMISES AND STRUCTURES HEREIN NOT LOCATED AND ARE NOT SHOWN UNLESS REQUESTED BY THE CLIENT.
- BEARINGS AND COORDINATES ARE BASED ON LOUISIANA STATE PLANE, 1702 LOUISIANA SOUTH ZONE, U.S. SURVEY FEET, NAD 83 (2011) EPOCH 2010.00. THE PROMODER IS DATE.
- IF APPLICABLE, SHOWN COORDINATES INDICATE PROPERTY CORNERS. THESE COORDINATES DO NOT INDICATE THE LOCATION OF THE ACTUAL SURVEY MARKER ITSELF. SURVEY MARKERS MAY BE SLIGHTLY OFF OF AGRIAL PROPERTY LINE CORNERS.
- NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

**FLOOD ZONE:**

THE PROPOSED PATIO HOMES SUBDIVISION IS LOCATED IN FLOOD ZONE "X". THIS AREA IS PROTECTED FROM THE 100 YEAR FLOOD BY LEVEE DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODING AND HAS NO DESIGNATED BASE FLOOD ELEVATION AND PARTIALLY LOCATED IN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 44.0'. COMMUNITY PANEL NO. 220160-0125C, EFFECTIVE DATE OF JUNE 16, 1992.

THE PROPERTY IS LOCATED OUTSIDE THE "LIMITS OF AREA".

THE PROPOSED SUBDIVISION IS ALSO PARTIALLY LOCATED IN THE ST. CHARLES PARISH PRELIMINARY FIRM FLOOD ZONE "X" WITH NO DESIGNATED BASE FLOOD ELEVATION AND PARTIALLY LOCATED IN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 44.0'. COMMUNITY PANEL NO. 220160-0145 D, PRELIMINARY MAP DATED OCTOBER 30, 2008.

**REFERENCE MAPS:**

- SET OF DRAWINGS PREPARED BY KREBS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED JULY 12, 1999 WITH A LATEST REVISION DATE OF APRIL 16, 2000 AND TITLED "ASHTON PLANTATION, PHASE 1" BEING PARTIALLY IN SECTION 87 AND 87, T-13-S, R-20-E, AND SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- SET OF DRAWINGS PREPARED BY DANNEY L. HESTER, P.E. DATED MARCH 15, 2000 AND TITLED "ASHTON PLANTATION SPINE ROAD, SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
- SHEET 1 OF 2 OF A SET OF DRAWINGS PREPARED BY KREBS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED FEBRUARY 21, 2006 AND TITLED "ASHTON PLANTATION, PHASE 1-C", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- PLAT PREPARED BY KREBS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED JANUARY 24, 2010 AND TITLED "ACT OF CORRECTION FOR THE RESUBDIVISION OF A PORTION OF TRACT 11, ASHTON PLANTATION", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
- PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED MAY 12, 2016 AND TITLED "ASHTON PLANTATION ESTATES, LLC", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA, J.M. 1201-1501-1.
- PLAT PREPARED BY LUCIEN C. GARDEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION PHASE 2-A" (FINAL PLAT), BEING IN SECTIONS 97 & 98, T-13-S, R-20-E, ST. CHARLES PARISH, LOUISIANA.
- SHEET 1 OF 4 OF A SET OF DRAWINGS PREPARED BY LUCIEN C. GARDEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION DRAINAGE SERVICEDS", BEING IN SECTIONS 84, 85, 86, 87, 88 AND 98, T-13-S, R-20-E, AND SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED SEPTEMBER 26, 2022 WITH A LATEST REVISION DATE OF OCTOBER 10, 2022 AND TITLED "ASHTON PLANTATION ESTATES, LLC", RESUBDIVISION OF PARCEL TRACT 9 OF ASHTON PLANTATION INTO TRACT 9-1, TRACT 9-1A, TRACT 9-2, AND TRACT 9-2, BEING IN SECTION 8, T-13-S, R-21-E, J.M. 0205-2202.

**STRUCTURES NOTE:**

AT THE TIME OF OUR SURVEY, UNLESS OTHERWISE INDICATED, THERE ARE NO BUILDINGS OR STRUCTURES SITUATED WITHIN THE SURVEYED PROPERTY LINES.

**DRAINAGE NOTE:**

THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES ALONG PROPOSED STREETS AND DRAINED INTO THE PROPOSED RESERVOIR (LAKE) THENCE INTO EXISTING DRAINAGE DITCHES WHICH ARE ULTIMATELY PUMPED INTO THE 80 ACRES CANAL VIA THE 80 ACRES PUMPING STATION.

**SEWERAGE DISPOSAL:**

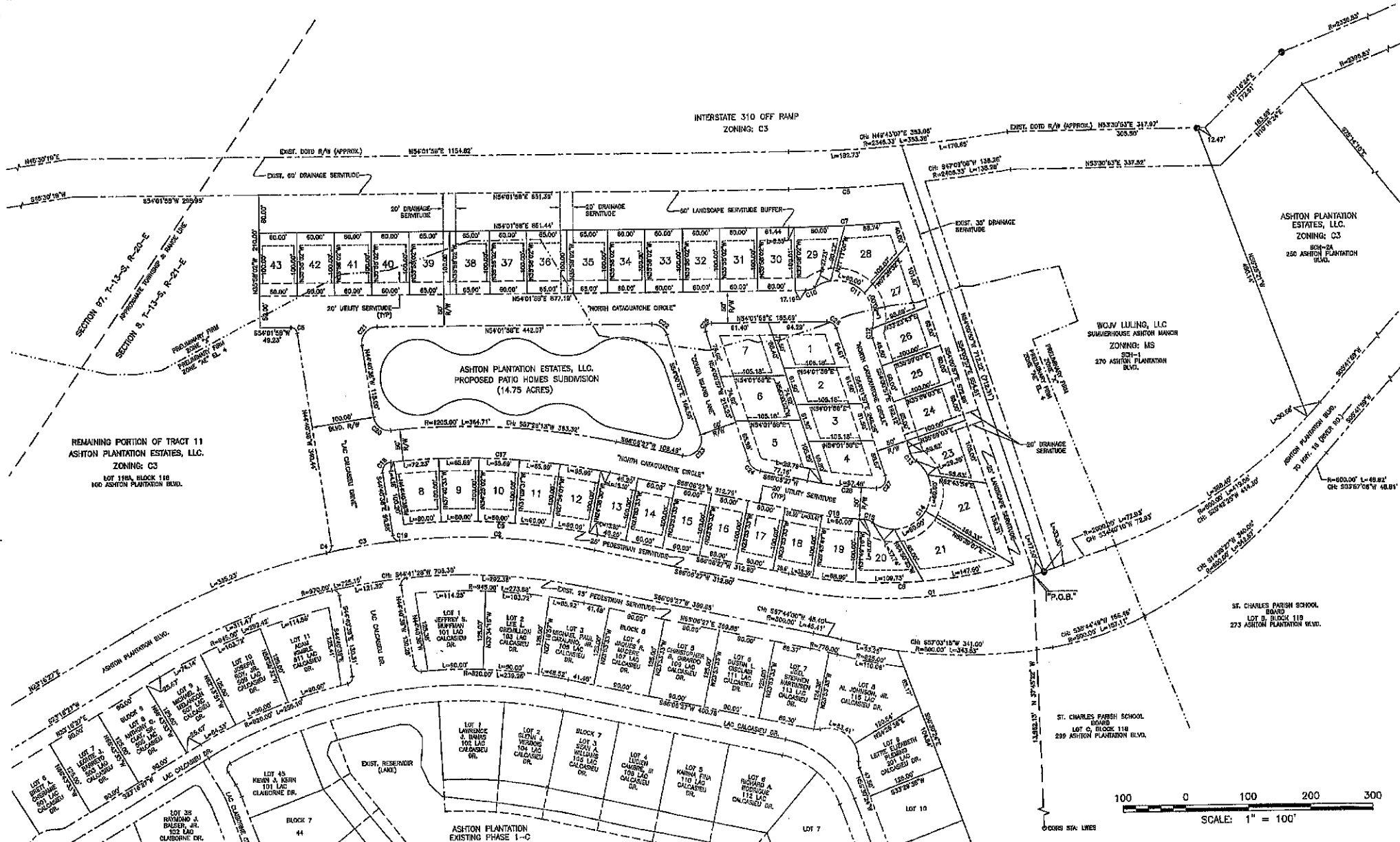
SEWERAGE COLLECTION FROM THE PROPOSED PATIO HOMES SUBDIVISION WILL BE HANDLED VIA A LIFT STATION LOCATED WITHIN THE PROPOSED DEVELOPMENT. THE FORCE MAIN FROM SAID LIFT STATION SHALL BE INTO THE EXISTING 6" FORCE MAIN PARALLELING ASHTON PLANTATION BOULEVARD AND ULTIMATELY PUMPED INTO A SEWERAGE TREATMENT PLANT WHICH IS OWNED AND OPERATED BY ST. CHARLES PARISH, DEPARTMENT OF PUBLIC WORKS AND WASTEWATER.

**NOTE:**

REFERENCE SHEET 3 FOR CURVE DATA, LINE TABLE, AND ADDITIONAL SUBDIVISION INFORMATION.

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 IN COB \_\_\_\_\_  
FOLIO \_\_\_\_\_ ENTRY no. \_\_\_\_\_

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET



**STATEMENT OF OWNERSHIP**

I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

ASHTON PLANTATION ESTATES, LLC P.O. BOX 157 HARVEY, LA 70055	DATE
ASHTON PLANTATION HOME OWNERS ASSOCIATION, INC. P.O. BOX 157 HARVEY, LA 70055	DATE
ASHTON PLANTATION ESTATES, LLC P.O. BOX 157	DATE

**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 SERVICEDS ARE GRANTED TO THE PUBLIC FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVICEDS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICEDS IS GRANTED. AREAS DESIGNATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH.

**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 EQUIVALENT.

**SURVEY DATA**  
HORIZONTAL CONTROL: LOUISIANA STATE PLANE, 1702 LOUISIANA SOUTH ZONE, (NAD 83 (2011) EPOCH 2010.00), U.S. SURVEY FEET VRS PROMODER IS DATE.  
COORDINATE SYSTEM: NAD 83 (2011) EPOCH 2010.00  
NAD 83 (2011) POSITION 29 54 01.29546(N) 090 20 57.83369(W)  
NAD 83 (2011) ELLIP HT -16.711(METERS)  
NAD 83 (2011) EPOCH 2010.00

**VERTICAL CONTROL:**  
NAVD 88 (GEOID 18, REV. 11/28/19)

**SETBACK TABLE:**  
FRONT SETBACK = 20'  
REAR SETBACK = 20'  
SIDE SETBACK = 5'

(REPRESENTS SETBACKS ON THIS PLAT)

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

**LEGEND:**  
● EX. IRON MARKERS

**(PRELIMINARY PLAT)**  
PROPOSED PATIO HOMES SUBDIVISION  
ASHTON PLANTATION  
IN SECTION 8, T-13-S, R-21-E  
ST. CHARLES PARISH, LOUISIANA

**APPROVALS**

CHAIR, PLANNING AND ZONING COMMISSION	DATE
PARISH PRESIDENT	DATE

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH A CLASS "0" SURVEY INDICATED IN THE ABOVE STANDARDS.

APPROVED BY:   
JOSEPH C. PICCIOLA, II, L.S.  
L.S. LICENSE NO. 4815  
LAND SURVEYOR

**ISSUED FOR REVIEW**

<p>REVISIONS:</p> <table border="1"> <tr> <th>DATE</th> <th>REMARKS</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REMARKS			<p>STAMP:</p>	<p>PICCIOLA &amp; ASSOCIATES, INC.</p> <p>CIVIL ENGINEERS LAND SURVEYORS</p> <p>NAVAL ARCHITECTS MARINE ENGINEERS</p> <p>P.O. BOX 487 CUT OFF, LOUISIANA 70345 (504) 832-5718</p> <p>DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.</p>	<p>DATE: 07/25/2023</p> <p>SCALE: AS SHOWN</p>	<p>ASHTON PLANTATION ESTATES, LLC</p> <p>PROPOSED PATIO HOMES SUBDIVISION.</p> <p>PRELIMINARY PLAT</p> <p>LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA</p>	<p>SHEET NO. 2 OF 18</p> <p>REV. -</p>
DATE	REMARKS								