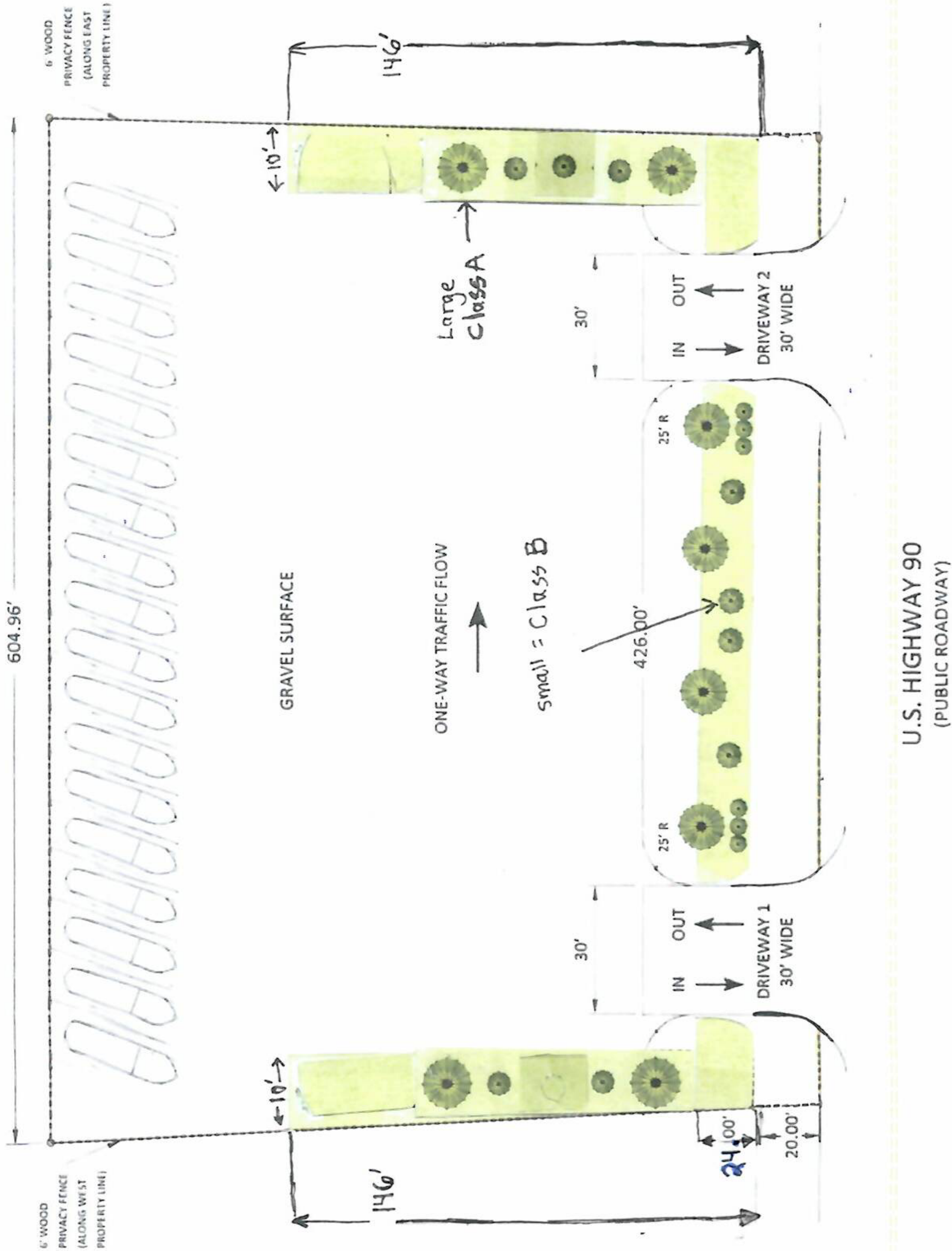


OUTCAST MARINE STORAGE

16825 U.S. HIGHWAY 90
DES ALLEMANDS, LA 70030

SITE PLAN EXHIBIT

PREPARED FOR
SIGMON RENTAL PROPERTIES, LLC
16830 HIGHWAY 90
DES ALLEMANDS, LA 70030



DRIVEWAY NOTES

- APPROVED COMMERCIAL DRIVEWAY - 30' WIDE
- DRIVEWAY RADIUS - 25' (TYP)
- 24" PVC CULVERT BENEATH DRIVEWAYS
- EXISTING ROADSIDE DITCH TO REMAIN

DRAINAGE SUMMARY (FROM DRAINAGE STUDY)

PRE DEVELOPMENT PEAK DISCHARGE 3.05 CFS
POST DEVELOPMENT PEAK DISCHARGE 2.93 CFS
CONCLUSION POST DEVELOPMENT RUNOFF IS ESSENTIALLY THE SAME AS EXISTING CONDITIONS. THE EXISTING DRAINAGE SYSTEM IS ADEQUATE FOR THE PROPOSED STORAGE YARD.

GRAPHIC SCALE



SITE DATA

PARCEL ADDRESS 16825 U.S. Highway 90
Des Allemands, LA 70030
PARCEL ID 402400000150
ZONING
TOTAL SITE AREA ± 2.62 ACRES (114,127 SF)
PROPOSED USE Boat and Trailer Storage
EXISTING STRUCTURES NONE
PROPOSED IMPERVIOUS ± 1.68 ACRES (64,775 SF)
(62% OF SITE)

LANDSCAPING REQUIREMENTS (ST. CHARLES PARISH)

MINIMUM LANDSCAPE AREA REQUIRED (10%)
11,413 SF (0.26 ACRES)

PROVIDED LANDSCAPE AREA
11,704 SF

REQUIRED LANDSCAPE BUFFERS

- 10 FT. WIDE ALONG FRONT PROPERTY LINE
- 10 FT. WIDE ALONG NORTH PROPERTY LINE
- 10 FT. WIDE ALONG EAST PROPERTY LINE
- 10 FT. WIDE ALONG WEST PROPERTY LINE
- (ALL WITH 6 FT. WOOD PRIVACY FENCE)

PLANTINGS PROVIDED (BUFFER TREES & SHRUBS)

TREES (MIN. 1 PER 40 LF)

- REQUIRED 23 PROVIDED 23
- CLASS A TREES (REQUIRED: 8) PROVIDED 8 Crepe Myrtle
- CLASS B TREES (REQUIRED: 15) PROVIDED 15 Yaupon Holley

NOTES

- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH ST. CHARLES PARISH REQUIREMENTS
- ALL FENCES SHALL BE 6' WOOD PRIVACY FENCE
- EXISTING ROADSIDE DITCH TO REMAIN FUNCTIONAL
- SEE CIVIL PLAN SHEETS FOR GRADING, DRAINAGE, AND DETAILS