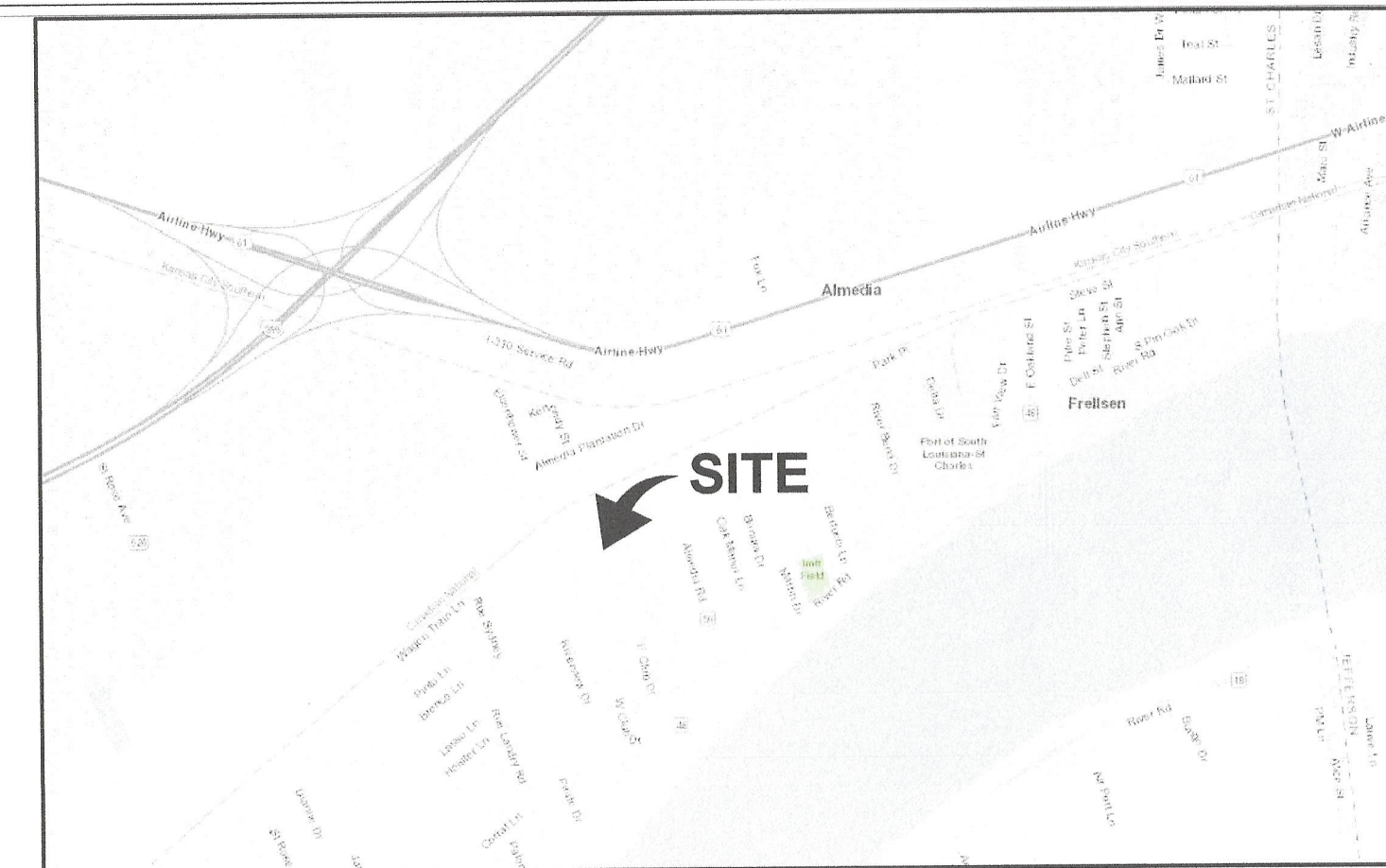
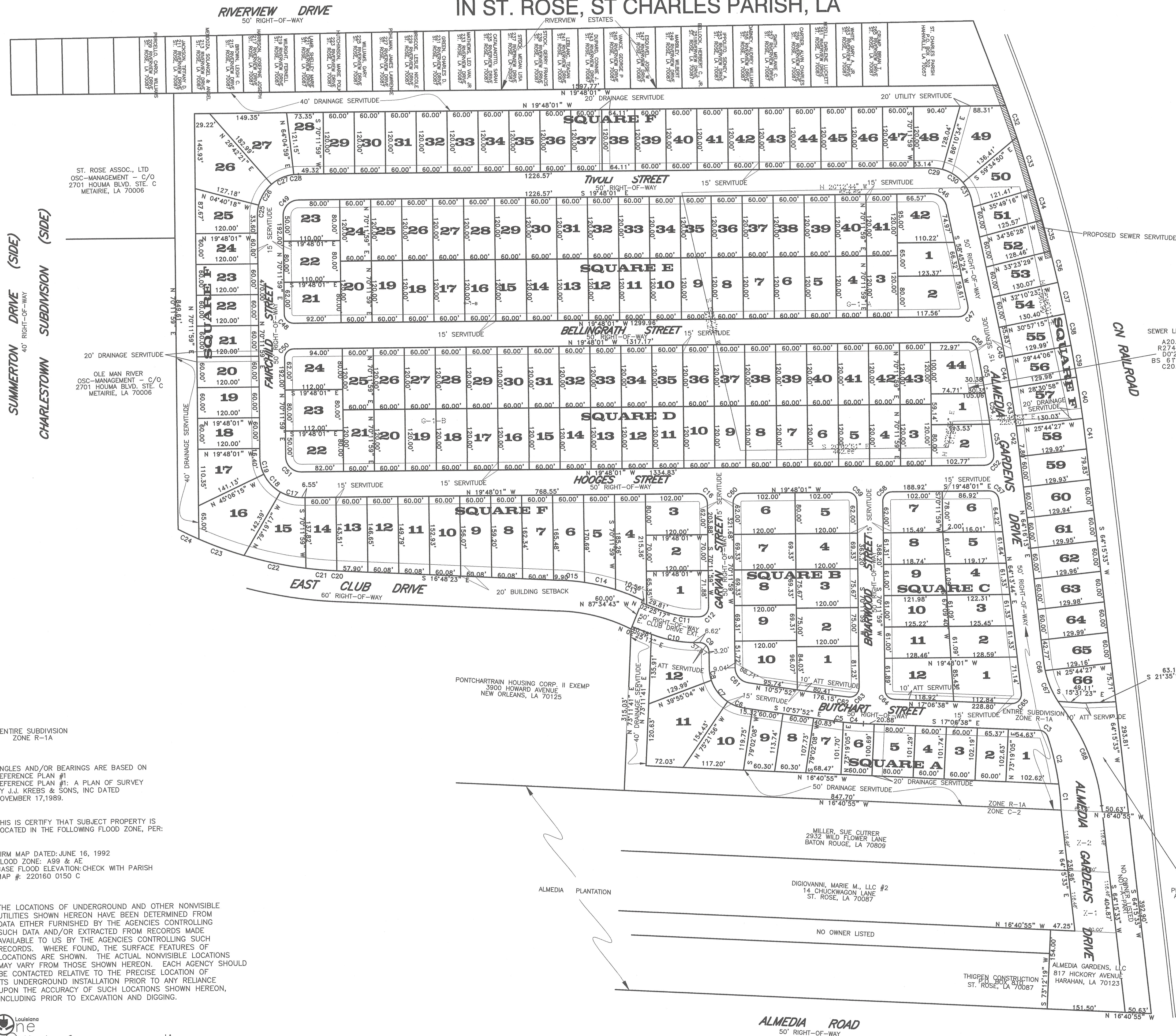


PRELIMINARY PLAT OF ALMEDIA GARDENS, RESUBDIVISION SURVEY OF
LOTS G-1-B, G-1-A, Z-1 & Z-2 IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH, LA



VICINITY MAP
1"=200'

- Proposed method and source of sewage disposal: Sanitary sewage from Almedia Gardens Subdivision will flow through a network of on site gravity sewer to a lift station on site. Lift Stations on Site will pump into a St. Charles Parish sewer force main that outfalls into Riverbend Subdivision Lift Stations.
- Proposed method and plan for drainage: Almedia Gardens Subdivision will drain from South to North as it currently drains in the pre-developed conditions. Individual proposed lots will either be crowned, drain from the back of the lot to the front of the lot, or from the front of the lot to the back of the lot. Storm water from the proposed lots will be collected in the sub-surface drainage network located in the public road right of way and drain toward the open ditches around the perimeter of the property where storm water detention storage is provided. The proposed outfall is along the CN railroad ditch as the site presently outfalls.

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

Dedication, statement of: Noting that no trees, shrubs, or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant or oxidation pond is to be provided by the developer, the area to be used for this purpose shall be granted by the owner as a servitude for that purpose only, and shall be separate from any other lot or building site.

A Final "Act of Dedication" shall be submitted by subdivider prior to approval of the Final Plat.

BUILDING SETBACKS

- FRONT SETBACK - 20'
- SIDE SETBACK CORNER LOTS - 20'
- SIDE SETBACK INTERIOR LOTS - 5'
- REAR SETBACK - 20'

NOTES:
ALL LOTS SUBJECT TO A 15' UTILITY SERVITUDE ALONG THE FRONT

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT THE SURVEY CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

APPROVALS

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

29-Aug-2023
DATE

[Signature]
CHAIR, ST. CHARLES PARISH COUNCIL

9/11/23
DATE

[Signature]
PARISH PRESIDENT

9/12/23
DATE

OWNER: ALMEDIA GARDENS, LLC
817 HICKORY AVENUE, HARAHAN, LA 70123

PROPERTY TO BE RETAINED BY
ALMEDIA GARDENS, LLC

UWE JENS LORENZ
Registration No. 2401
in the State of Louisiana
Date of Survey: NOVEMBER 2, 2022
Date of Last Revision: 4/25/2023

Survey Performed By:
KLS GROUP INC.
5118 Storey Street, Elmwood, LA 70123
Phone: 504-302-0991
Email: JWK@KLSGROUPINC.COM

TOPOGRAPHIC SURVEY
PREPARED FOR: ALMEDIA
GARDENS, LLC

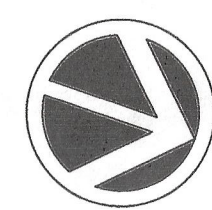
KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
5118 Storey St. Elmwood, LA. 70123
P: 504-302-0991 F: 504-539-3712
INFO@KLSGROUPINC.COM

Certified WBE

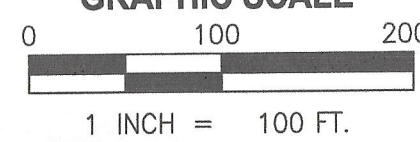


PRELIMINARY PLAT OF ALMEDIA
GARDENS, RESUBDIVISION SURVEY
OF LOTS G-1-B, G-1-A, Z-1 & Z-2 IN
ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9
EAST,
IN ST. ROSE, ST CHARLES PARISH,
LA

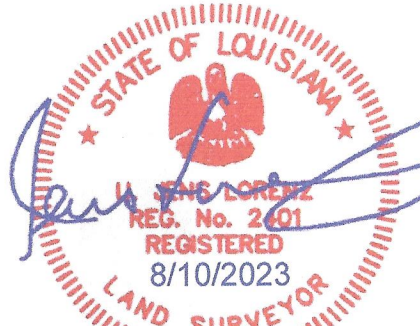


NORTH

GRAPHIC SCALE



1 INCH = 100 FT.



Surveyor's Seal

Sheet No. 1 of 4

KLS Job No. 12216-22

PM: MPB Drafter: JWK

ENTIRE SUBDIVISION
ZONE R-1A

ANGLES AND/OR BEARINGS ARE BASED ON
REFERENCE PLAN #1:
A PLAN OF SURVEY
BY J.J. KREBS & SONS, INC DATED
NOVEMBER 17, 1989.

THIS IS CERTIFY THAT SUBJECT PROPERTY IS
LOCATED IN THE FOLLOWING FLOOD ZONE, PER:

FIRM MAP DATED: JUNE 16, 1992
FLOOD ZONE: A99 & AE
BASE FLOOD ELEVATION: CHECK WITH PARISH
MAP # 220160 0150 C

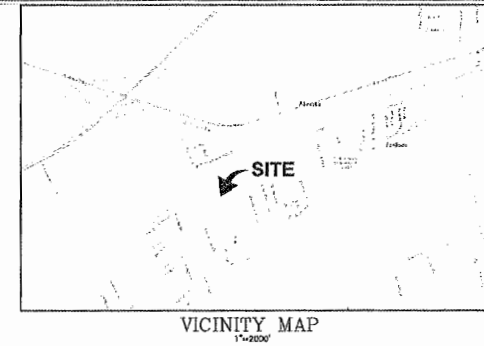
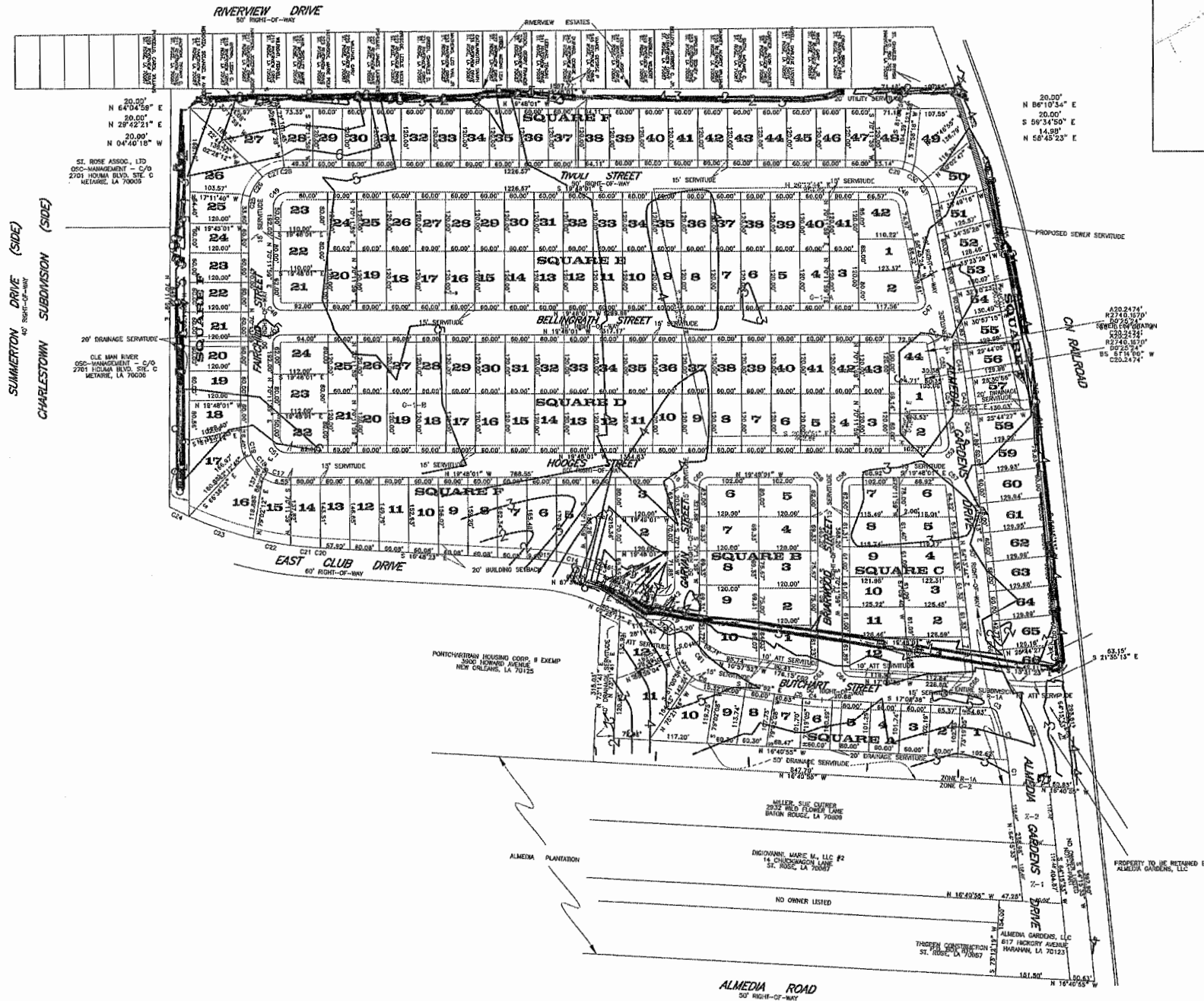
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE
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DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING
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INCLUDING PRIOR TO EXCAVATION AND DIGGING.



Call before you dig.

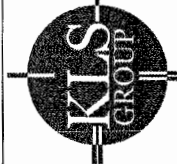
1-800-272-3020

CONTOUR OF ALMEDIA GARDENS, IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH, LA



TOPOGRAPHIC SURVEY
PREPARED FOR: ALMEDIA
GARDENS, LLC

KLS Group Inc.
SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
5118 Storey St. Elmwood, LA. 70123
P: 504-362-9991 F: 504-539-3712
INFO@KLSGROUPINC.COM
Certified WBE



CONTOUR OF ALMEDIA GARDENS,
IN ALMEDIA PLANTATION, TOWNSHIP
12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH,
LA



NORTH

GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.



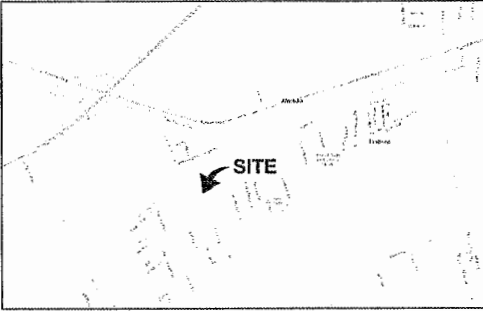
Surveyor's Seal

Sheet No. **2** of **4**

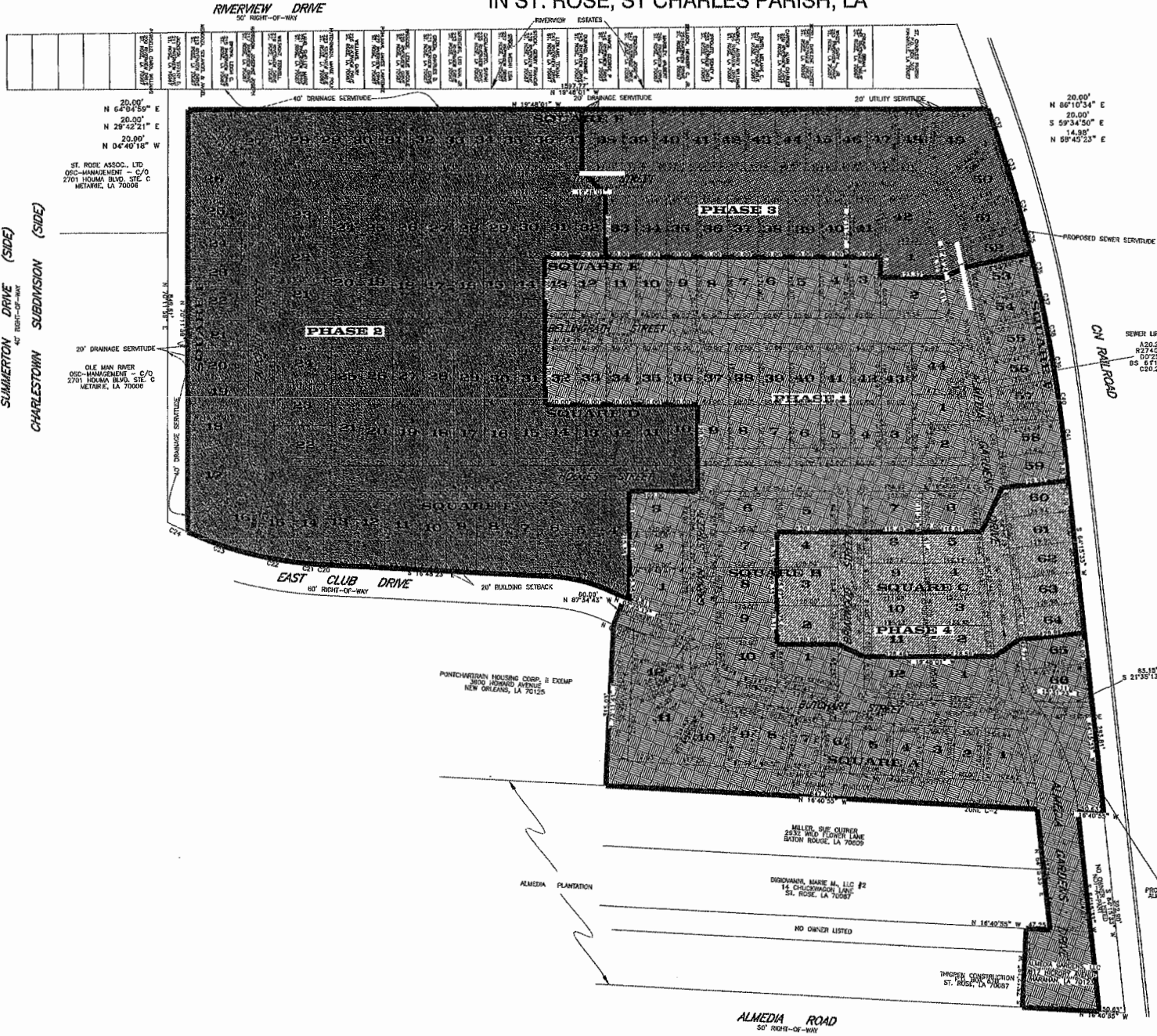
KLS Job No. 12216-22
PM: MPB Drafter: JWK

PHASING PLAN OF ALMEDIA GARDENS, IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH, LA

TOPOGRAPHIC SURVEY
PREPARED FOR: ALMEDIA
GARDENS, LLC



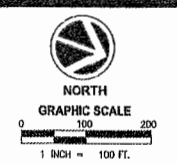
VICINITY MAP
1"=200'



KLS Group Inc.
SURVEYING - CONSTRUCTION LAYOUT
EDWARDS & KOSING - ELEVATION CERTIFICATES
1118 S. 4th St., Suite 101, St. Rose, LA 70087
P: 804.333.6991 F: 804.593.5712
INFO@KLSGROUPINC.COM
Certified WBE



PHASING PLAN OF ALMEDIA
GARDENS, IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9
EAST,
IN ST. ROSE, ST CHARLES PARISH,
LA

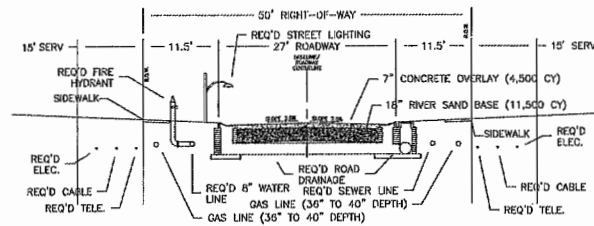


Sheet No. **3** of **4**

KLS Job No. 12218-22
PM: MPB Drafter: JWK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C01	333.33	50.38	50.38	68.7570	62.243
C02	333.33	50.38	50.38	68.7570	62.243
C03	15.00	39.14	20.56	67.9449	88.3821
C04	225.00	39.14	39.14	112.6626	41.618
C05	333.33	50.38	50.38	68.7570	62.243
C06	333.33	50.38	50.38	68.7570	62.243
C07	80.00	32.84	35.45	61.0102	22.3534
C08	103.33	24.94	24.94	61.0102	22.3534
C09	18.00	25.21	25.45	55.1169	88.3821
C10	130.00	89.20	88.55	58.0821	22.1815
C11	18.00	25.21	25.45	55.1169	88.3821
C12	18.00	25.21	25.45	55.1169	88.3821
C13	18.00	25.21	25.45	55.1169	88.3821
C14	387.11	89.41	88.56	60.6244	6.6555
C15	387.11	89.41	88.56	60.6244	6.6555
C16	387.11	50.37	25.45	60.6244	7.0000
C17	387.11	25.21	25.45	58.1531	90.0000
C18	81.57	48.02	47.33	58.1531	90.0000
C19	77.50	34.76	34.77	58.1531	90.0000
C20	77.50	34.76	34.77	58.1531	90.0000
C21	77.50	34.76	34.77	58.1531	90.0000
C22	77.50	34.76	34.77	58.1531	90.0000
C23	77.50	34.76	34.77	58.1531	90.0000
C24	77.50	34.76	34.77	58.1531	90.0000
C25	77.50	34.76	34.77	58.1531	90.0000
C26	77.50	34.76	34.77	58.1531	90.0000
C27	77.50	34.76	34.77	58.1531	90.0000
C28	77.50	34.76	34.77	58.1531	90.0000
C29	77.50	34.76	34.77	58.1531	90.0000
C30	77.50	34.76	34.77	58.1531	90.0000
C31	77.50	34.76	34.77	58.1531	90.0000
C32	77.50	34.76	34.77	58.1531	90.0000
C33	77.50	34.76	34.77	58.1531	90.0000
C34	77.50	34.76	34.77	58.1531	90.0000
C35	77.50	34.76	34.77	58.1531	90.0000
C36	77.50	34.76	34.77	58.1531	90.0000
C37	77.50	34.76	34.77	58.1531	90.0000
C38	77.50	34.76	34.77	58.1531	90.0000
C39	77.50	34.76	34.77	58.1531	90.0000
C40	77.50	34.76	34.77	58.1531	90.0000
C41	77.50	34.76	34.77	58.1531	90.0000
C42	77.50	34.76	34.77	58.1531	90.0000
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C46	77.50	34.76	34.77	58.1531	90.0000
C47	77.50	34.76	34.77	58.1531	90.0000
C48	77.50	34.76	34.77	58.1531	90.0000
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C50	77.50	34.76	34.77	58.1531	90.0000
C51	77.50	34.76	34.77	58.1531	90.0000
C52	77.50	34.76	34.77	58.1531	90.0000
C53	77.50	34.76	34.77	58.1531	90.0000
C54	77.50	34.76	34.77	58.1531	90.0000
C55	77.50	34.76	34.77	58.1531	90.0000
C56	77.50	34.76	34.77	58.1531	90.0000
C57	77.50	34.76	34.77	58.1531	90.0000
C58	77.50	34.76	34.77	58.1531	90.0000
C59	77.50	34.76	34.77	58.1531	90.0000
C60	77.50	34.76	34.77	58.1531	90.0000
C61	77.50	34.76	34.77	58.1531	90.0000

Sq. Feet	Lot Number	Square	Sq. Feet	LOT	SQUARE	Sq. Feet	LOT	SQUARE	Sq. Feet	Lot Number	Square
8169.64	2	A	5564.04	1	D	7591.76	1	E	8904.71	2	F
8171.79	3	A	9377.79	2	D	10408.40	1	E	8904.71	3	F
8171.68	3	A	11199.99	3	D	7200.00	2	E	8904.71	4	F
8200.00	4	A	7200.00	4	D	7200.00	4	E	8904.71	5	F
8501.00	5	A	7200.00	5	D	7200.00	5	E	8904.71	6	F
8501.21	6	A	7200.00	6	D	7200.00	6	E	8904.71	7	F
8514.22	6	A	7200.00	7	D	7200.00	7	E	8904.71	8	F
8514.22	7	A	7200.00	8	D	7200.00	8	E	8904.71	9	F
10610.33	10	A	7200.00	9	D	7200.00	9	E	8904.71	10	F
11506.21	12	A	7200.00	10	D	7200.00	10	E	8904.71	11	F
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			7200.00	12	D	7200.00	12	E	8904.71	13	F
			7200.00	13	D	7200.00	13	E	8904.71	14	F
			7200.00	14	D	7200.00	14	E	8904.71	15	F
			7200.00	15	D	7200.00	15	E	8904.71	16	F
			7200.00	16	D	7200.00	16	E	8904.71	17	F
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			7200.00	18	D	7200.00	18	E	8904.71	19	F
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			7200.00	43	D	7200.00	43	E	8904.71	44	F
			7200.00	44	D	7200.00	44	E			



KLS Job No. 12216-22
PM: MPB Drafter: JWL