

**PRELIMINARY PLAN
DESTREHAN PLANTATION ESTATES**

SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-2A,

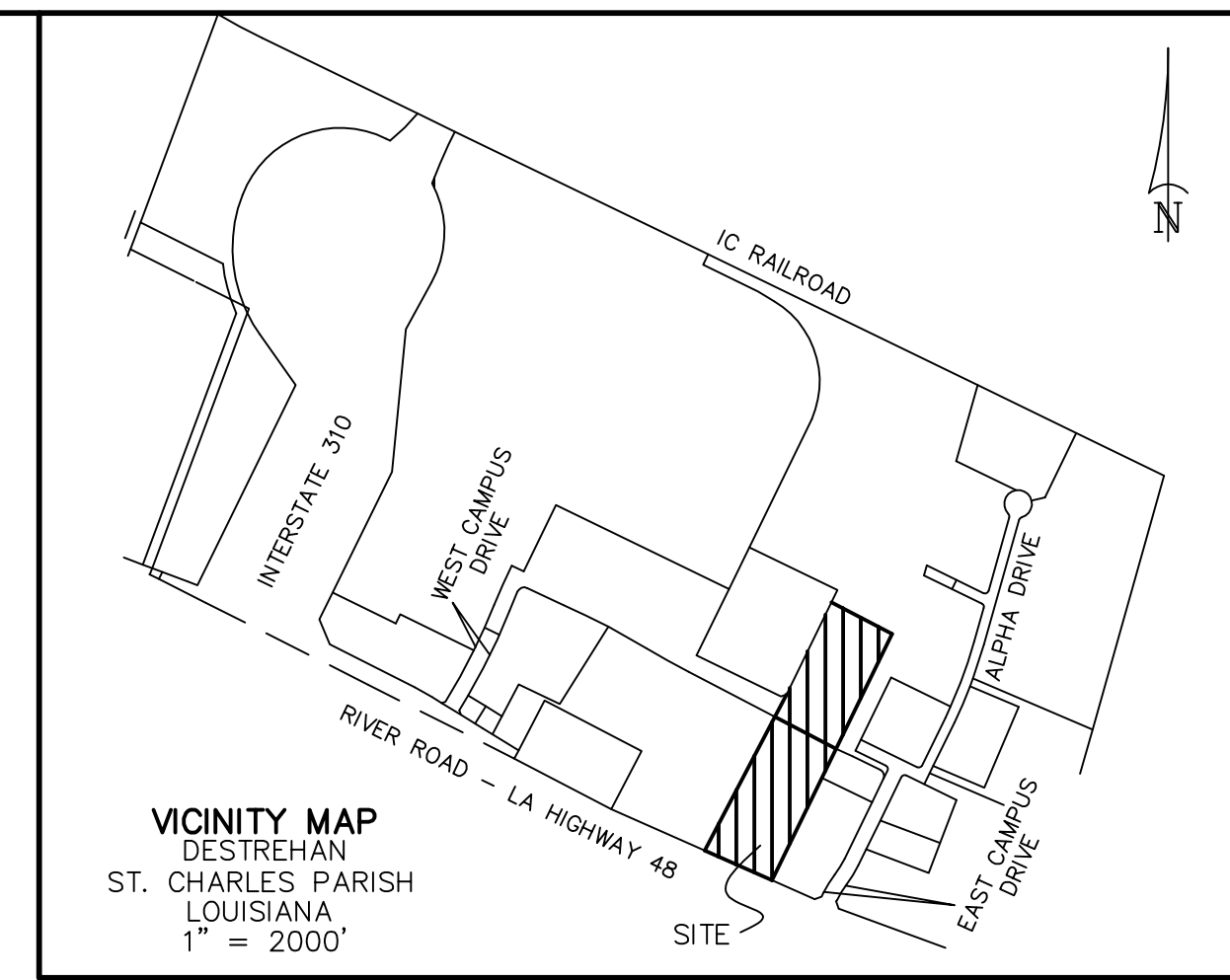
A PORTION OF UNDESIGNED TRACT C OF PLANTATION BUSINESS CAMPUS & A PORTION OF WHIRLPOOL CORP PROPERTY 1-II INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30

**OF PLANTATION BUSINESS CAMPUS
SITUATED IN SECTION 4, T-13-E, R-8-E
DESTREHAN, ST. CHARLES PARISH, LOUISIANA**

SURVEYOR'S NOTES:

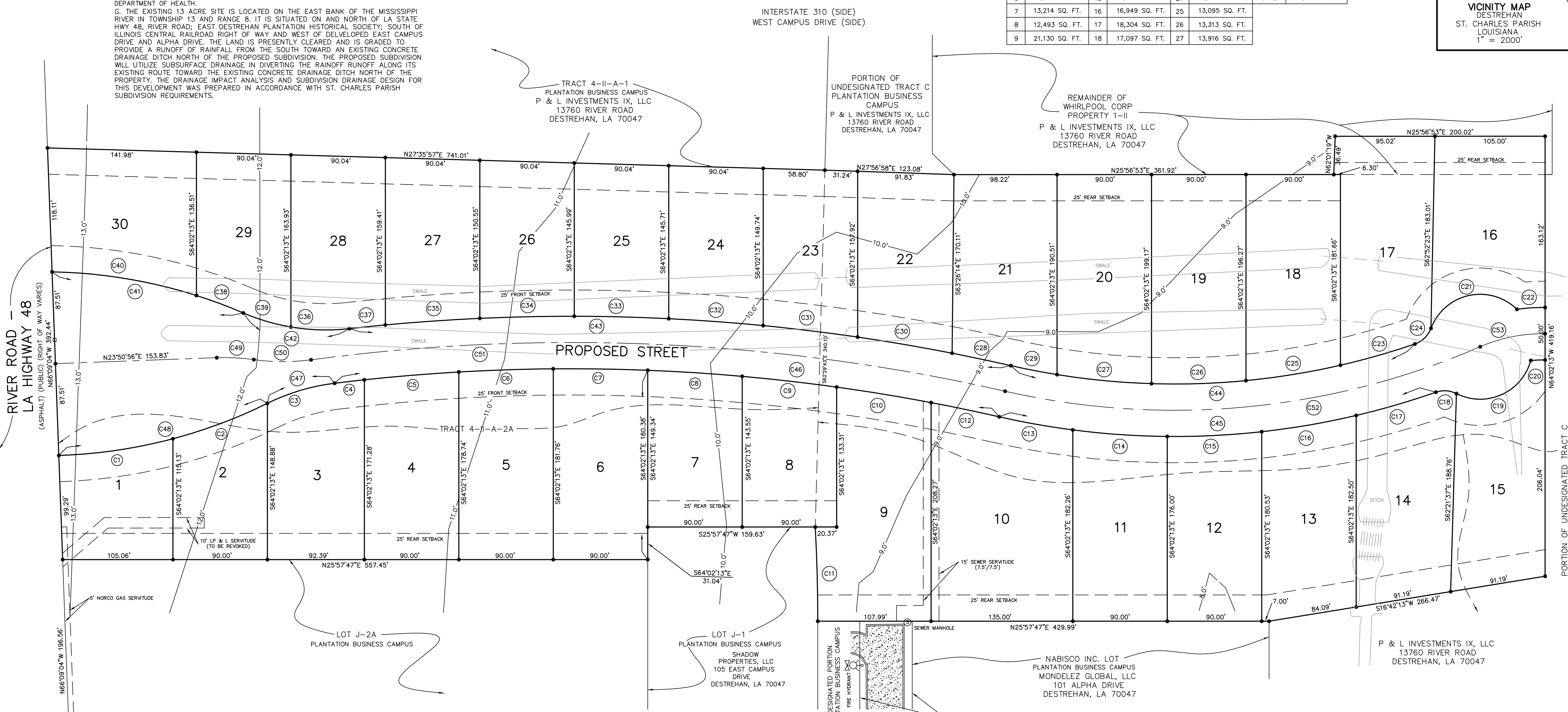
A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND DOES NOT COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY. B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVICEDS OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN. C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN. D. MINIMUM SETBACK LINES AND SERVICEDS SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION. E. 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 EXISTING 13 ACRE SITE IS LOCATED ON THE EAST BANK OF THE MISSISSIPPI RIVER IN TOWNSHIP 13 AND RANGE 8. IT IS SITUATED ON AND NORTH OF LA STATE HWY 48, RIVER ROAD; EAST DESTREHAN PLANTATION HISTORICAL SOCIETY; SOUTH OF ILLINOIS CENTRAL RAILROAD RIGHT OF WAY AND WEST OF DEVELOPED EAST CAMPUS DRIVE AND ALPHA DRIVE. THE LAND IS PRESENTLY CLEARED AND IS GRADED TO PROVIDE A RUNOFF OF RAINFALL FROM THE SOUTH TOWARD AN EXISTING CONCRETE DRAINAGE DITCH NORTH OF THE PROPOSED SUBDIVISION. THE PROPOSED SUBDIVISION WILL UTILIZE SUBSURFACE DRAINAGE IN DIVERTING THE RAINOFF RUNOFF ALONG ITS EXISTING ROUTE TOWARD THE EXISTING CONCRETE DRAINAGE DITCH NORTH OF THE PROPERTY. THE DRAINAGE IMPACT ANALYSIS AND SUBDIVISION DRAINAGE DESIGN FOR THIS DEVELOPMENT WAS PREPARED IN ACCORDANCE WITH ST. CHARLES PARISH SUBDIVISION REQUIREMENTS.

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	11,242	10	26,266	19	17,882	28	14,747
2	11,728	11	16,041	20	17,623	29	13,624
3	15,083	12	15,963	21	17,903	30	17,288
4	15,785	13	16,300	22	14,882	LOTS	475,294
5	16,256	14	17,403	23	13,817	STREET	93,884
6	16,330	15	16,357	24	13,263	TOTAL	569,178
7	13,214	16	16,949	25	13,095		
8	12,493	17	18,304	26	13,313		
9	21,130	18	17,097	27	13,916		

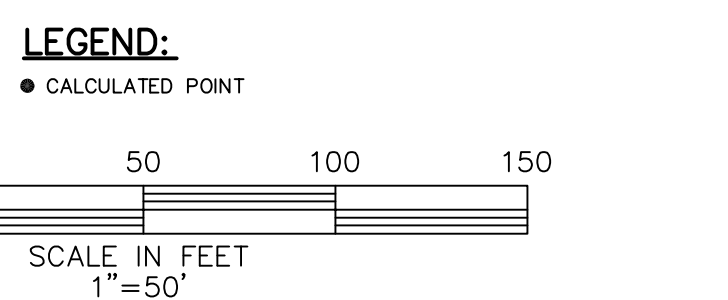


DEVELOPER: DESTREHAN PLANTATION DEVELOPMENT, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047
985-764-7275

OWNER: P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047
985-764-7275



CURVE	LENGTH	RADIUS	CHORD
C1	110.12	483.65	N17°38'11"E 109.88
C2	98.28	483.65	N05°24'39"E 98.12
C3	67.12	200.00	S09°19'19"W 66.80
C4	28.58	1840.96	S19°22'50"W 28.57
C5	90.32	1840.96	S21°13'50"W 90.31
C6	90.06	1840.96	S24°02'15"W 90.05
C7	90.02	1840.96	S26°50'23"W 90.01
C8	90.20	1840.96	S29°38'39"W 90.19
C9	90.59	1840.96	S32°27'27"W 90.58
C10	91.21	1840.96	S35°17'19"W 91.20
C11	89.78	1694.34	N65°33'17"W 89.77
C12	66.32	1840.96	S37°44'17"W 66.32
C13	71.21	754.55	N36°03'59"E 71.18
C14	90.27	754.55	N29°56'08"E 90.22
C15	90.17	754.55	N23°05'05"E 90.11
C16	91.38	754.55	N16°14'21"E 91.32
C17	79.19	754.55	N08°42'58"E 79.15
C18	20.12	25.00	S29°45'37"W 19.58
C19	88.72	50.00	N01°58'38"E 77.53
C20	13.66	125.00	S23°47'12"W 13.65
C21	99.42	50.00	S13°28'19"W 83.83
C22	26.95	175.00	S21°35'57"W 26.92
C23	73.87	704.55	N10°00'56"E 73.83
C24	22.04	25.00	N18°14'27"W 21.33
C25	91.25	704.55	N16°43'44"E 91.18
C26	90.11	704.55	N24°06'11"E 90.05
C27	90.48	704.55	N31°26'45"E 90.41
C28	57.24	1890.96	S37°54'10"W 57.24
C29	44.83	704.55	N36°56'50"E 44.82
C30	91.31	1890.96	S33°38'08"W 91.30
C31	90.67	1890.96	S32°53'42"W 90.66
C32	90.25	1890.96	S30°09'15"W 90.24
C33	90.04	1890.96	S27°25'22"W 90.03
C34	90.03	1890.96	S24°41'41"W 90.02
C35	90.23	1890.96	S21°57'50"W 90.22
C36	56.03	200.00	N27°34'57"E 56.85
C37	34.35	1890.96	N20°04'35"W 34.35
C38	47.64	483.65	S46°21'16"W 47.62
C39	47.42	200.00	N42°24'03"E 47.31
C40	139.89	483.65	S35°15'48"W 139.41
C41	187.53	483.65	S38°05'06"W 186.36
C42	103.45	200.00	N34°22'28"E 102.30
C43	634.13	1890.96	S29°09'47"W 631.16
C44	390.52	704.55	N22°52'27"E 385.54
C45	422.21	754.55	N22°44'24"E 416.23
C46	637.29	1840.96	S28°51'10"W 634.11
C47	67.12	200.00	S09°19'19"W 66.80
C48	206.40	483.65	N11°56'01"E 204.83
C49	35.41	200.00	S28°55'17"W 35.37
C50	54.86	200.00	N26°09'54"E 54.49
C51	665.47	1865.96	S28°33'11"W 661.95
C52	462.32	729.55	N20°36'57"E 454.62
C53	63.61	150.00	S14°36'35"W 63.13



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 SERVICEDS 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 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 SUB DIVIDER SHALL SUBMIT A FINAL ACT OF DEDICATION PRIOR TO APPROVAL OF FINAL PLAT.

ZONING: R-1B
FRONT SETBACK 25'
SIDE SETBACK 8'
REAR SETBACK 25'

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-2 AND LOT J-2 OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS TRACT 4-II-A-2A AND LOT J-2A BY STEPHEN P. FLYNN, P.L.S. DATED 9/20/2016
2. ALTA/NSPS LAND TITLE SURVEY OF LOT J-2, LOT A-1, TRACTS UDP-4, UDP-5 & UDP-6 OF PLANTATION BUSINESS CAMPUS, SECTION 1, TRACT 4-II-A-1, TRACT 4-II-A-2, TRACT 4-II-A-4, TRACT 4-II-A-5, PLANTATION BUSINESS CAMPUS, TRACTS UDP-1, UDP-2 & UDP-3 OF TRACT C, & PARCEL B (FROM ST. CHARLES PARISH SCHOOL BOARD PROPERTY) ALL ABOVE TRACTS, LOTS & PARCELS LISTED LIE WITHIN TRACT C OF DESTREHAN PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED 9/26/2016.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING UICSA 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.

APPROVED:

PARISH PRESIDENT _____ DATE _____

DIRECTOR, DEPT. OF PLANNING AND ZONING _____ DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

CHAIRMAN OF THE PARISH COUNCIL _____ DATE _____

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.

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
REVISIONS			
DRAWN BY:	KPB	SHEET NO. 2 OF 17	
DATE:	JANUARY 5, 2017	DRAWING NO. L1568_W02808	

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6992
985-652-6356

PRELIMINARY

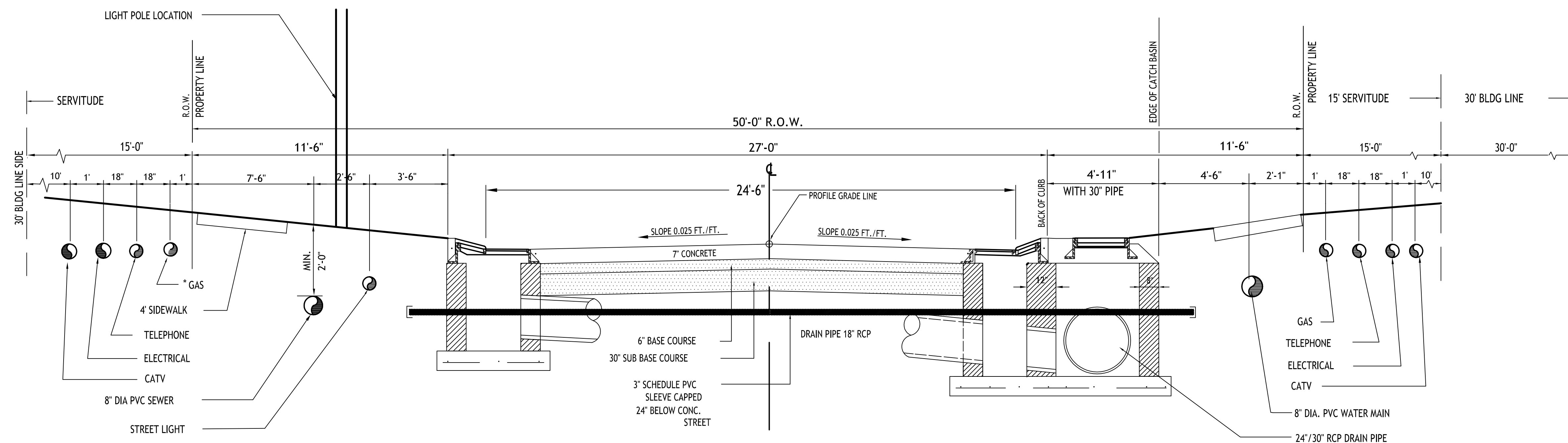
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

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.

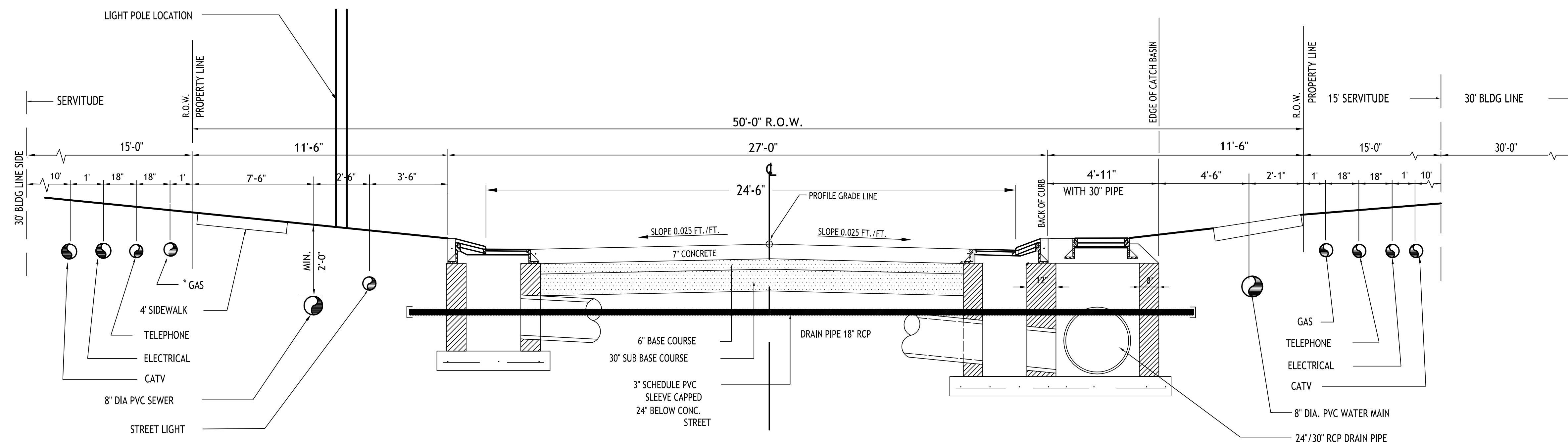
DOTTE 1-800-272-3020

**DESTREHAN PLANTATION ESTATES
DESTREHAN, ST. CHARLES PARISH, LOUISIANA**



**TYPICAL CROSS SECTION
AT CONNECTION STREETS**

*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET LIGHT POLE LOCATIONS SEE LIGHTING PLAN



TYPICAL STREET CROSS SECTION

*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET LIGHT POLE LOCATIONS SEE LIGHTING PLAN

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB		SHEET NO. 3 OF 17	
DATE: JANUARY 5, 2017		DRAWING NO. L1568_W02808	

**RIVERLANDS
SURVEYING
COMPANY**

505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6982
985-652-6356

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

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT