

VICINITY MAP  
SCALE 1" = 2000'

18,774 ACRES AREA	R-1A ZONING	CONCRETE ROAD SURFACING
8,213 SQ. FT. MINIMUM LOT SIZE	4' LOTS 2 RESERVE'S NUMBER OF LOTS	SEE NOTE SEWERAGE SYSTEM
100, 80' & 50' STREET R/W WIDTH	2142' LENGTH OF STREET	SEE NOTE DRAINAGE SYSTEM

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

DRAINAGE:  
THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES AND GRAINED INTO THE LAKE RESERVOIRS OR THE PROPOSED DRAINAGE CANALS AND ACTUALLY PUMPED INTO THE 80 ACRES CANAL VIA THE 80 ACRES PUMPING STATION.

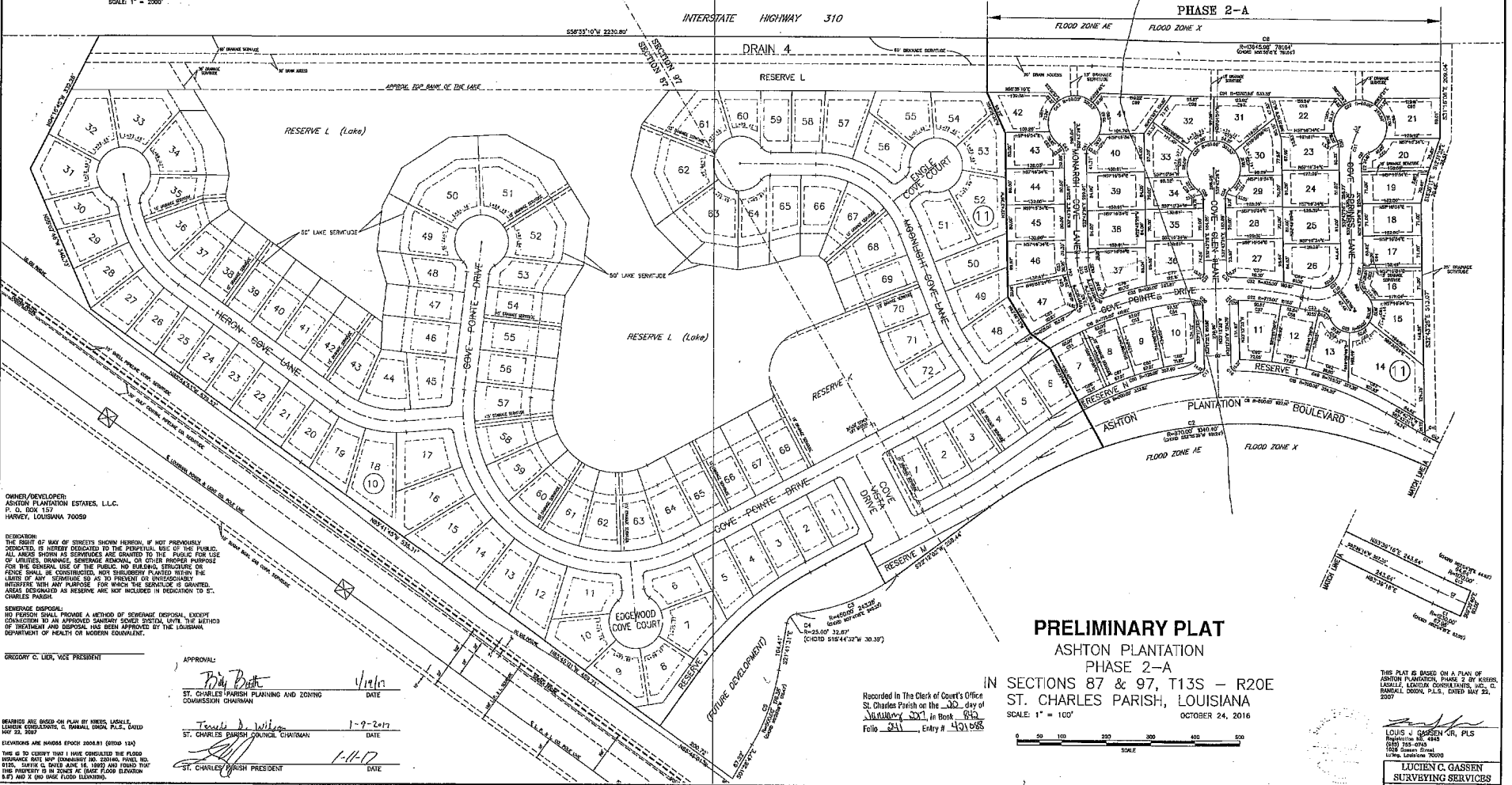
THE MEASUREMENTS SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYABLES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS PLAN.

THIS PRELIMINARY PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND THIS MAP SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SETBACK TABLE

FRONT SETBACK	25' (EXCLUDING DIA-BE-SAC)
REAR SETBACK	50'
REAR SETBACK (DETACHED BUILDINGS)	5' (EXCLUDING LAKE LOTS)
REAR SETBACK (LAKE LOTS)	20' FROM LAKE SHORELINE
SEWER COVER LOT	20'
SEE SETBACK	25'
(FOOT MINIMUM OF 15' REQUIRED BETWEEN IMPROVEMENTS)	

ALL MEASUREMENTS SHALL BE FROM THE 3/4" LINE TO THE EDGE OF THE LOT LINED OR LAKE SHORELINE UNLESS OTHERWISE SPECIFIED.



OWNER/DEVELOPER:  
ASHTON PLANTATION ESTATES, L.L.C.  
P. O. BOX 157  
HARVEY, LOUISIANA 70059

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 RESERVE ARE GRANTED TO THE PUBLIC FOR THE USE OF UNLIMITED DRAINAGE SEWERAGE ADDITIONAL OR OTHER PROPER PURPOSES FOR THE EXCLUSIVE USE OF THE PUBLIC. NO BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LOTS OF ANY "RESERVE" SO AS TO PREVENT OR UNDESIRABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RESERVE 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, UNLESS THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

GREGORY C. LIER, VICE PRESIDENT

APPROVAL

*Gregory C. Lier*  
ST. CHARLES PARISH PLANNING AND ZONING COMMISSION CHAIRMAN  
DATE: 11/17

*Thomas D. Miller*  
ST. CHARLES PARISH COUNCIL CHAIRMAN  
DATE: 1-9-2017

*Lucien G. Gassen*  
ST. CHARLES PARISH PRESIDENT  
DATE: 1-11-17

RECORDS ARE BASED ON PLAN BY VIKING LASKIE, LINDSEY CONSULTING CO. PARISH OPEN P.L.C., DATED MAY 22, 2007.  
DIMENSIONS AND MESSAGES FROM 2008.81 (2008 130)  
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP (COMMUNITY NO. 22040A, PANEL NO. 8150, SERIES C, DATED JUNE 16, 1995) AND FOUND THAT THIS PROPERTY IS IN ZONE AE (BASE FLOOD ELEVATION 84.2) AND X (50 YEAR FLOOD ELEVATION).

Recorded in the Clerk of Court's Office  
St. Charles Parish on the 23rd day of  
November 2017, in Book 843  
Folio 281, Entry # 401058.

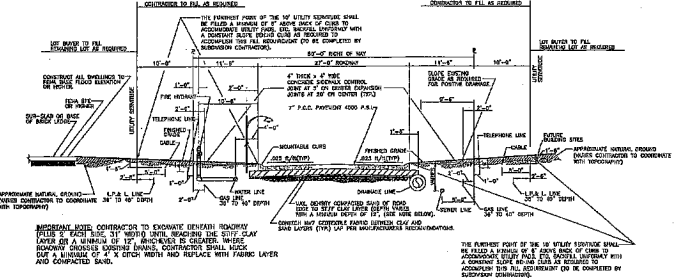
**PRELIMINARY PLAT**  
ASHTON PLANTATION  
PHASE 2-A  
IN SECTIONS 87 & 97, T13S - R20E  
ST. CHARLES PARISH, LOUISIANA  
SCALE 1" = 100'  
OCTOBER 24, 2016



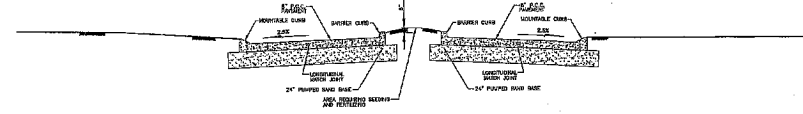
THIS PLAN IS BASED ON A PLAN OF ASHTON PLANTATION, PHASE 2 OF WHEELER, LASKIE, LINDSEY CONSULTANTS, INC., CL. 843641, SECTION 87, P.L.S., DATED MAY 22, 2007.

LOUIS J. GASSEN, JR., PLS  
Professional Seal, No. 448  
1028 Green Street  
Luling, Louisiana 70070

LUCIEN G. GASSEN  
SURVEYING SERVICES  
PAGE 1 OF 2



TYPICAL 50' R.O.W.  
SCALE: 1" = 10'



TYPICAL DIVIDED SECTION  
SCALE: 1" = 5'

TYPICAL ROADWAY SECTIONS BY  
DANNY J. HEBERT, P.E.  
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS

CURVE NO.	ARC LENGTH	BEARS	CHORD LENGTH	CHORD BEARING
C1	87.88	123.00	87.88	N82°04'18"E
C2	170.42	87.88	170.42	S82°04'18"E
C3	242.28	87.88	242.28	N87°41'18"E
C4	328.7	25.00	32.50	S15°44'33"W
C5	178.20	804.80	178.42	N11°22'51"W
C6	721.84	1284.95	791.84	N89°06'19"E
C7	65.23	1202.00	65.23	N88°04'18"E
C8	822.14	800.00	790.79	S84°02'03"W
C9	62.84	800.00	66.10	S47°25'03"W
C10	148.88	80.00	138.48	N19°30'54"E
C11	71.88	105.78	70.88	S19°04'30"E
C12	40.54	180.00	40.54	S81°28'42"E
C13	64.54	1178.00	64.63	N82°04'18"E
C14	37.28	800.00	37.28	N84°59'31"E
C15	354.20	703.00	380.44	S12°12'48"W
C16	16.37	10.00	13.89	S77°12'14"E
C17	14.22	18.00	13.87	N89°51'54"E
C18	333.82	700.00	348.87	S37°49'36"W
C19	41.82	775.00	406.13	S48°34'14"W
C20	18.23	10.00	14.81	N78°42'21"W

CURVE NO.	ARC LENGTH	BEARS	CHORD LENGTH	CHORD BEARING
C21	16.27	10.00	14.31	S17°17'03"W
C22	41.88	775.00	41.88	S84°48'18"E
C23	30.81	108.00	30.41	N82°28'10"E
C24	31.67	28.00	28.11	N89°19'25"W
C25	183.38	86.00	88.28	S21°33'17"E
C26	31.67	28.00	28.11	S48°32'02"E
C27	31.61	105.00	24.65	N87°49'25"W
C28	31.10	28.00	28.13	S22°54'41"W
C29	265.80	80.00	78.14	S77°18'46"W
C30	13.81	25.00	13.49	N88°19'22"E
C31	100.29	35.00	88.88	N49°20'54"E
C32	100.57	838.00	100.57	S82°29'17"W
C33	12.37	10.00	13.80	S78°14'18"E
C34	23.52	85.00	22.88	S89°43'21"E
C35	201.51	80.00	70.58	S27°16'34"W
C36	23.52	25.00	22.88	N89°42'38"E
C37	18.21	10.00	13.78	N122°02'21"E
C38	223.57	885.00	223.18	S48°28'58"W
C39	15.71	10.00	14.15	N87°34'31"E
C40	48.83	185.00	48.24	S41°02'38"E

CURVE NO.	ARC LENGTH	BEARS	CHORD LENGTH	CHORD BEARING
C41	21.85	25.00	22.69	S90°14'23"E
C42	311.65	80.00	78.50	S27°16'34"W
C43	53.50	25.00	25.86	N89°14'28"E
C44	65.54	255.00	65.75	S41°52'04"E
C45	14.88	10.00	13.52	N88°19'42"W
C46	153.17	808.00	153.59	S28°14'02"W
C47	31.28	800.00	31.28	N88°59'27"E
C48	19.44	800.00	19.44	N87°01'44"E
C49	397.25	725.00	353.10	S72°31'17"W
C50	329.10	725.00	353.78	S72°31'01"W
C51	62.00	775.00	61.26	N89°41'20"E
C52	62.00	775.00	61.86	N85°48'17"E
C53	54.02	775.00	61.88	N82°51'04"E
C54	57.52	775.00	67.18	N49°24'17"E
C55	2.89	775.00	5.48	N53°28'28"E
C56	9.88	775.00	9.49	N90°00'17"E
C57	68.81	775.00	68.70	N89°42'00"E
C58	32.81	775.00	33.83	N89°42'02"E
C59	37.81	60.00	54.64	S89°42'34"E
C60	31.41	60.00	50.05	N30°01'22"E

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	8,878.86 SQ. FT.	25	10,309.58 SQ. FT.	42	10,550.00 SQ. FT.
2	14,151.17 SQ. FT.	26	11,583.17 SQ. FT.	43	11,881.89 SQ. FT.
3	10,138.42 SQ. FT.	27	11,583.17 SQ. FT.	44	12,871.41 SQ. FT.
4	8,899.24 SQ. FT.	28	8,897.03 SQ. FT.		
5	10,149.91 SQ. FT.	29	8,212.87 SQ. FT.		
6	11,339.87 SQ. FT.	30	8,212.87 SQ. FT.		
7	11,007.27 SQ. FT.	31	11,008.93 SQ. FT.		
8	10,426.18 SQ. FT.	32	11,843.08 SQ. FT.		
9	10,658.00 SQ. FT.	33	8,614.00 SQ. FT.		
10	22,283.78 SQ. FT.	34	8,339.89 SQ. FT.		
11	17,658.00 SQ. FT.	35	8,148.85 SQ. FT.		
12	5,453.24 SQ. FT.	36	11,752.00 SQ. FT.		
13	8,371.88 SQ. FT.	37	12,970.49 SQ. FT.		
14	8,371.88 SQ. FT.	38	10,891.58 SQ. FT.		
15	10,611.77 SQ. FT.	39	10,611.77 SQ. FT.		
16	11,658.00 SQ. FT.	40	10,645.88 SQ. FT.		
17	11,583.17 SQ. FT.	41	11,811.24 SQ. FT.		
18	10,276.98 SQ. FT.	42	10,854.43 SQ. FT.		
19	10,276.98 SQ. FT.	43	8,814.71 SQ. FT.		
20	10,276.98 SQ. FT.	44	10,890.00 SQ. FT.		

CURVE NO.	ARC LENGTH	BEARS	CHORD LENGTH	CHORD BEARING
C61	51.19	55.05	45.88	N87°27'14"W
C62	21.97	55.05	21.79	N10°15'11"W
C63	28.84	165.00	28.87	N14°53'38"W
C64	10.20	165.00	10.19	N22°38'29"W
C65	48.80	60.00	42.49	N18°19'01"E
C66	80.78	60.00	74.88	N47°31'29"W
C67	65.81	60.00	65.82	S12°23'18"E
C68	19.20	60.00	18.12	S54°43'10"E
C69	81.68	615.00	81.65	S87°36'00"W
C70	116.80	615.00	116.80	S42°21'47"W
C71	37.77	60.00	32.15	S80°12'32"E
C72	56.18	60.00	55.83	N47°31'18"W
C73	51.81	60.00	51.82	S47°23'48"W
C74	64.80	60.00	60.00	S21°01'49"W
C75	58.59	60.00	52.05	S82°53'12"E
C76	37.77	60.00	33.15	S88°38'17"E
C77	121.18	825.00	123.05	S50°15'00"W
C78	101.70	825.00	101.84	S47°23'34"W
C79	28.53	60.00	28.83	N87°30'17"E
C80	78.63	60.00	73.39	N47°03'29"W

CURVE NO.	ARC LENGTH	BEARS	CHORD LENGTH	CHORD BEARING
C81	71.28	60.00	67.55	S77°14'40"E
C82	38.85	60.00	38.17	S69°05'28"E
C83	38.28	205.00	38.21	S37°47'21"E
C84	28.28	205.00	28.25	S44°58'27"E
C85	112.83	838.00	113.84	S20°58'27"E
C86	75.11	725.00	72.29	S27°18'14"W
C87	87.81	725.00	87.89	S37°51'13"W
C88	67.81	725.00	67.78	S43°12'53"W
C89	71.82	725.00	71.80	S48°44'24"W
C90	72.95	725.00	72.95	S48°17'27"W
C91	77.87	725.00	77.84	S48°14'23"W
C92	98.80	725.00	98.72	S71°18'29"W
C93	107.83	725.00	107.83	S87°27'28"W
C94	123.91	12765.88	123.02	N89°04'47"E
C95	123.91	12765.88	123.91	N73°54'17"E
C96	155.24	12765.88	155.24	N82°52'02"E
C97	123.02	12765.88	123.02	N89°04'47"E
C98	86.87	12765.88	86.87	N87°30'17"E
C99	159.22	12765.88	159.22	N80°08'59"E

LINE NO.	DIRECTION	LENGTH
L1	N82°23'33"W	128.07
L2	N47°42'28"W	17.48

RESERVE	AREA
1	14,151.17 SQ. FT. OR CLASS ADJUD.
2	8,878.86 SQ. FT. OR CLASS ADJUD.

LOUIS J. GASSEN JR., PLS.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSISSIPPI  
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Lafayette, Louisiana 70501

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SURVEYING SERVICES**  
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