PRELIMINARY PLAN
PLANTATION BUSINESS CAMPUS SECTION 3

SURVEY PLAT AND RESUBDIVISION OF TRACT C-4-C OF PLANTATION BUSINESS CAMPUS SECTION 2 INTO LOTS HEREIN DESIGNATED AS LOTS 16, 17, 18, 19 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 30, 31 & 32 OF PLANTATION BUSINESS CAMPUS SECTION 3 SITUATED IN SECTION 4, T-13-S, R-8-E DESTREHAN, ST. CHARLES PARISH, LOUISIANA

ADJACENT OWNERS:

AOI-3A
P & L INVESTMENTS, IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

LOT 9
PLANTATION BUSINESS CAMPUS SECTION 2
CCJV LAND, LLC
4417 NAPOLI DRIVE
METAIRIE, LA 70002

LOT 15-A-1
PLANTATION BUSINESS CAMPUS SECTION 2
ERS RE HOLDINGS, LLC
4300 RICE DRIER ROAD
PEARLAND, TX 77581

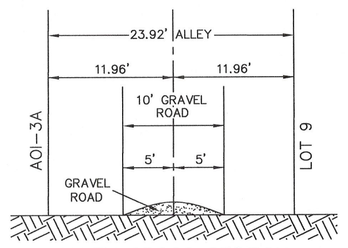
ILLINOIS CENTRAL RAILROAD CO.
P.O. BOX 8100
DOWNTOWN STATION, 8TH FLOOR
MONTREAL QUEBEC, CANADA

LOT 10A-1
PLANTATION BUSINESS CAMPUS SECTION 2
SOUTHEASTERN FREIGHT LINES, INC.
420 DAVEGA ROAD
LEXINGTON, SC 29073

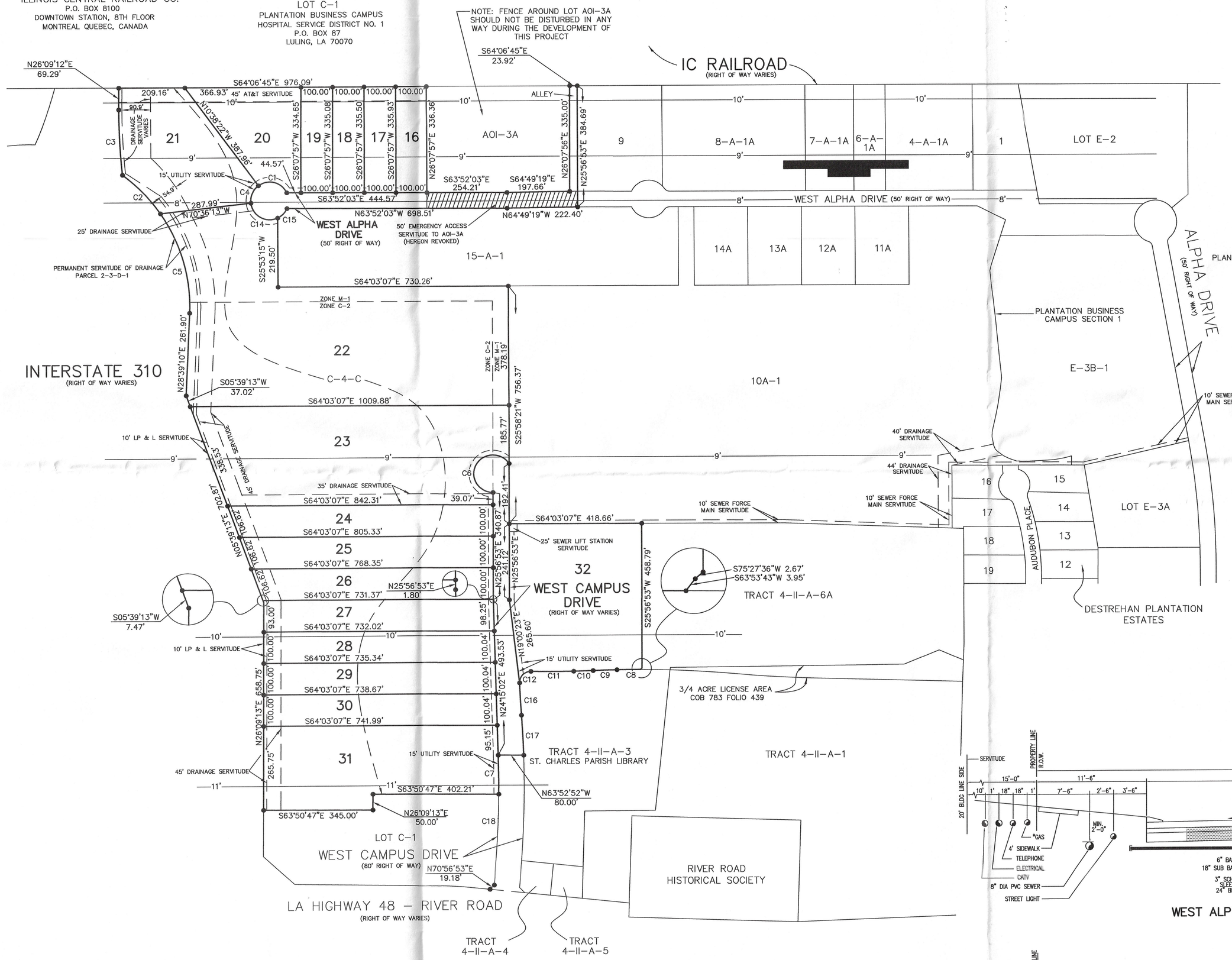
TRACT 4-II-A-6-A
PLANTATION BUSINESS CAMPUS
RIVER ROAD HISTORIC SOCIETY
P.O. BOX 5
DESTREHAN, LA 70047

TRACT 4-II-A-3
PLANTATION BUSINESS CAMPUS
ST. CHARLES PARISH
P.O. BOX 302
HAHNVILLE, LA 70057

LOT C-1
PLANTATION BUSINESS CAMPUS
HOSPITAL SERVICE DISTRICT NO. 1
P.O. BOX 87
LULING, LA 70070

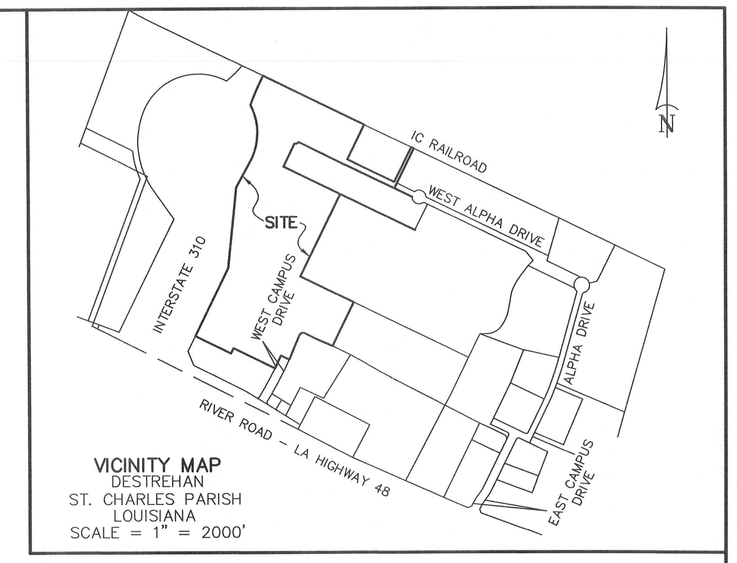


ALLEY CROSS SECTION
(NOT TO SCALE)



AREA TABLE	
16	33,615 SQ. FT.
17	33,572 SQ. FT.
18	33,529 SQ. FT.
19	33,486 SQ. FT.
20	78,810 SQ. FT.
21	123,259 SQ. FT.
22	461,749 SQ. FT.
23	288,748 SQ. FT.
24	82,382 SQ. FT.
25	78,684 SQ. FT.
26	74,986 SQ. FT.
27	73,043 SQ. FT.
28	73,368 SQ. FT.
29	73,701 SQ. FT.
30	74,033 SQ. FT.
31	179,038 SQ. FT.
32	192,635 SQ. FT.
WEST ALPHA DRIVE	65,374 SQ. FT.
WEST CAMPUS DRIVE	62,477 SQ. FT.
TOTAL	2,116,489 SQ. FT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	106.15'	60.00'	N49°57'28"W 92.84'
C2	172.36'	512.50'	N18°25'04"W 171.54'
C3	207.63'	1874.88'	N22°58'51"E 207.52'
C4	62.79'	60.00'	N49°22'43"E 59.97'
C5	334.86'	512.50'	N09°56'05"E 328.93'
C6	248.44'	60.00'	S54°20'10"W 105.34'
C7	123.33'	3045.67'	N25°11'40"E 123.33'
C8	75.09'	3555.00'	N64°26'15"W 75.09'
C9	75.09'	3555.00'	N65°38'52"W 75.09'
C10	61.67'	3635.01'	N65°46'00"W 61.67'
C11	134.81'	3635.01'	N64°13'06"W 134.80'
C12	56.84'	35.00'	S70°19'07"W 50.80'
C13	325.41'	60.00'	S25°21'01"W 50.00'
C14	113.24'	60.00'	S34°40'13"E 97.16'
C15	43.23'	60.00'	N70°37'13"E 42.31'
C16	102.99'	2852.00'	S22°45'31"W 102.98'
C17	127.27'	3140.54'	S22°53'43"W 127.26'
C18	288.16'	3045.67'	N29°03'54"E 288.05'



VICINITY MAP
DESTREHAN
ST. CHARLES PARISH
LOUISIANA
SCALE = 1" = 2000'

DEVELOPER: 310 DEVELOPMENT, LLC
1208 BERT STREET
LAPLACE, LA 70068

OWNER: 310 DEVELOPMENT, LLC
1208 BERT STREET
LAPLACE, LA 70068

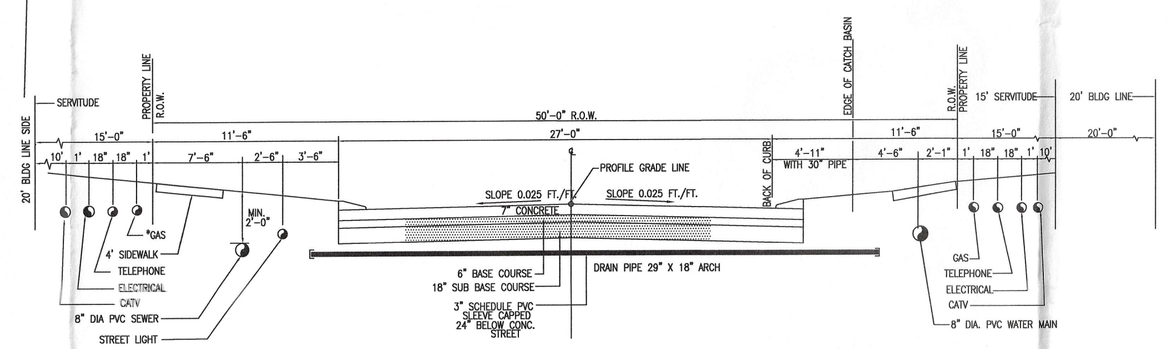
NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF DEDICATION OF ALL ROAD RIGHT OF WAYS, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAT.

APPROVED:

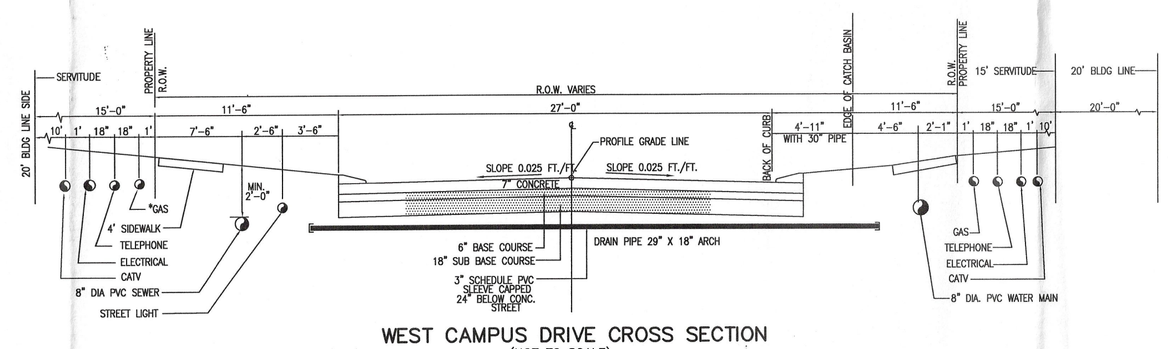
PARISH PRESIDENT — DATE

7/11/2024
PLANNING & ZONING COMMISSION CHAIRMAN — DATE

CHAIRMAN OF THE PARISH COUNCIL — DATE



WEST ALPHA DRIVE CROSS SECTION
(NOT TO SCALE)



WEST CAMPUS DRIVE CROSS SECTION
(NOT TO SCALE)

SURVEYOR'S NOTES:
A. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
B. DITCHES AND UNDERGROUND LINES OR CONDUITS ARE NOT SHOWN.
C. THE CONTOURS SHOWN HERE ON WERE DERIVED FROM SURVEYS AND EXISTING MAP INFORMATION. EXISTING BREAKS IN GRADE AND SWELLS WITHIN THE UNDEVELOPED SITE ARE NOT SHOWN.

NOTES:
A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
B. 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. SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE INTO A PROPOSED SEWER LIFT STATION INTO A EXISTING SEWER LIFT STATION ON ALPHA DRIVE.
C. THE LAND IS PRESENTLY WOODED AND IS GRADED TO PROVIDE RUN OFF OF RAINFALL FROM THE SOUTH TO NORTH AND THEN TOWARDS THE EAST AND WEST TO THE EXISTING DITCHES LOCATED SOUTH OF THE RAILROAD. THE PROPOSED SUBDIVISION WILL UTILIZE SUBSURFACE DRAINAGE IN DIVERTING THE RUNOFF FROM THE STREET TOWARDS THE NEW OPEN DITCH THAT WILL RUN NORTH AND SOUTH. THE DRAINAGE IMPACT ANALYSIS AND SUBDIVISION DRAINAGE DESIGN FOR THIS DEVELOPMENT WAS PREPARED IN ACCORDANCE WITH ST. CHARLES PARISH SUBDIVISION REQUIREMENTS.

LEGEND:
- ● CALCULATED POINT
- —10'— CONTOUR LINE
- POWER POLE
- POWER LINE

200 100 0 200 400 600
SCALE IN FEET
1"=200'

SURVEYOR'S CERTIFICATION: 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.

CURRENT ZONING: M-1 — FRONT SETBACK 25', SIDE SETBACK 15', REAR SETBACK 25' / C-2 — FRONT SETBACK 20', SIDE SETBACK 5', REAR SETBACK 10'

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF LOT 15A & LOT C-4-B OF PLANTATION BUSINESS PARK SECTION 2 INTO LOTS HEREIN DESIGNATED AS LOT 15-A-1 & LOT C-4-C OF PLANTATION BUSINESS CAMPUS SECTION 2 BY STEPHEN P. FLYNN, P.L.S. DATED 10/22/2021.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LIECA SMARTNET SOLUTION DATED 8/30/2016 NAD83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "A99" & "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 5/2/2003 LOMR.

NO.	DATE	DESCRIPTION	BY
2	06/25/2024	VARIOUS REVISIONS	TPT
1	12/21/2023	VARIOUS REVISIONS	KPB
		REVISIONS	

DRAWN BY: KPB — SHEET NO. 1 OF 1
DATE: JULY 10, 2023 — DRAWING NO. L1568_WO5028_A

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356
00002000

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

STATE OF LOUISIANA
STEPHEN P. FLYNN
REG. No. 4668
REGISTERED PROFESSIONAL
LAND SURVEYOR