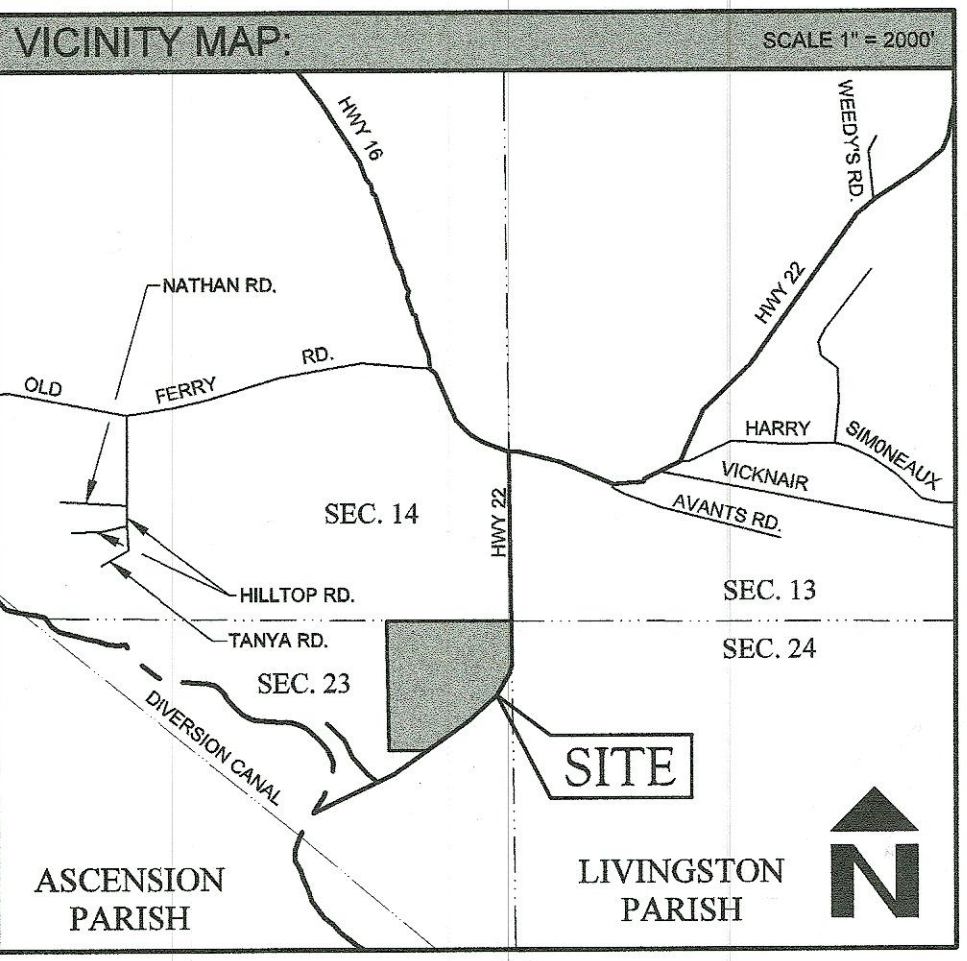
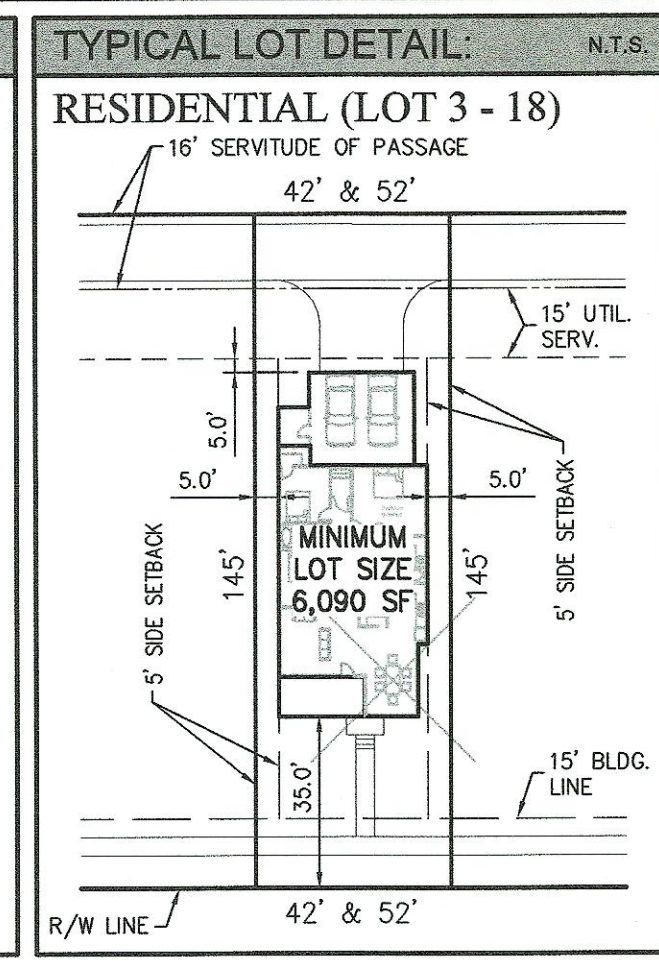
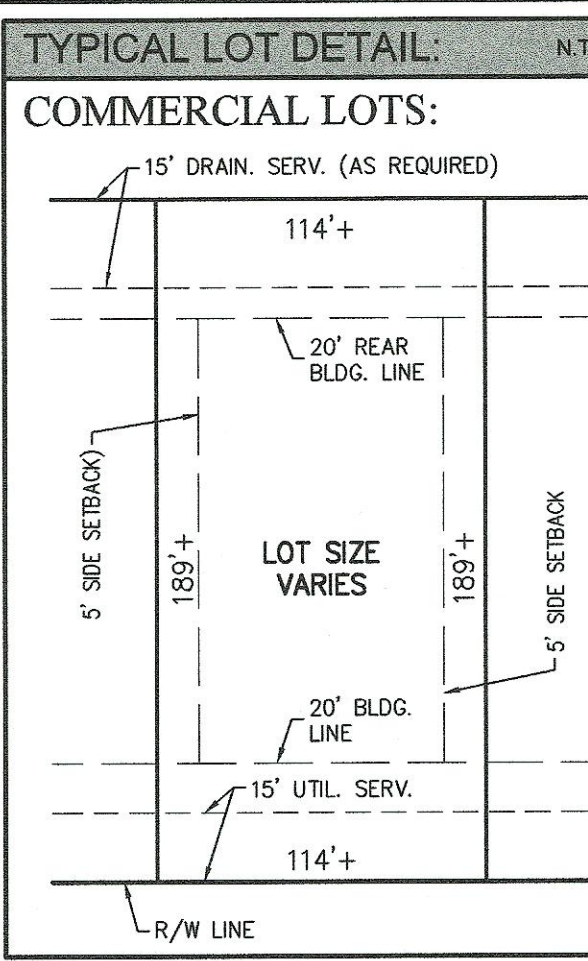
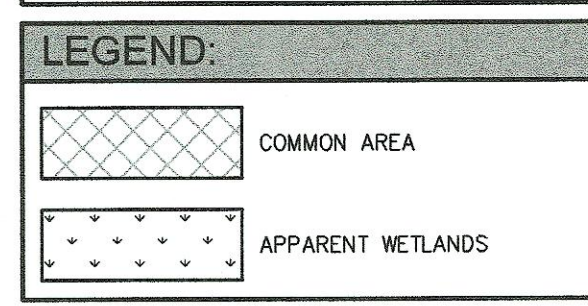
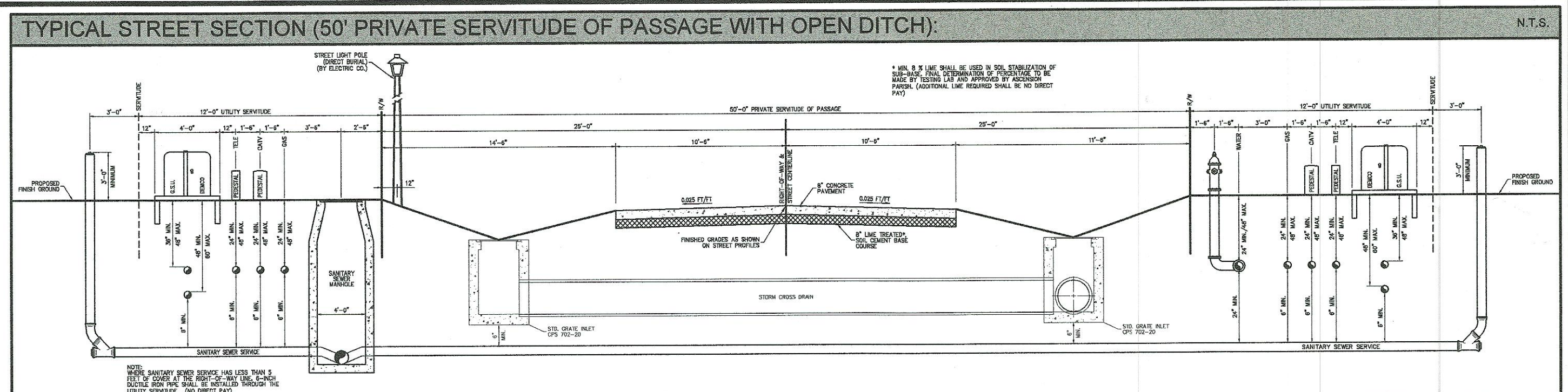
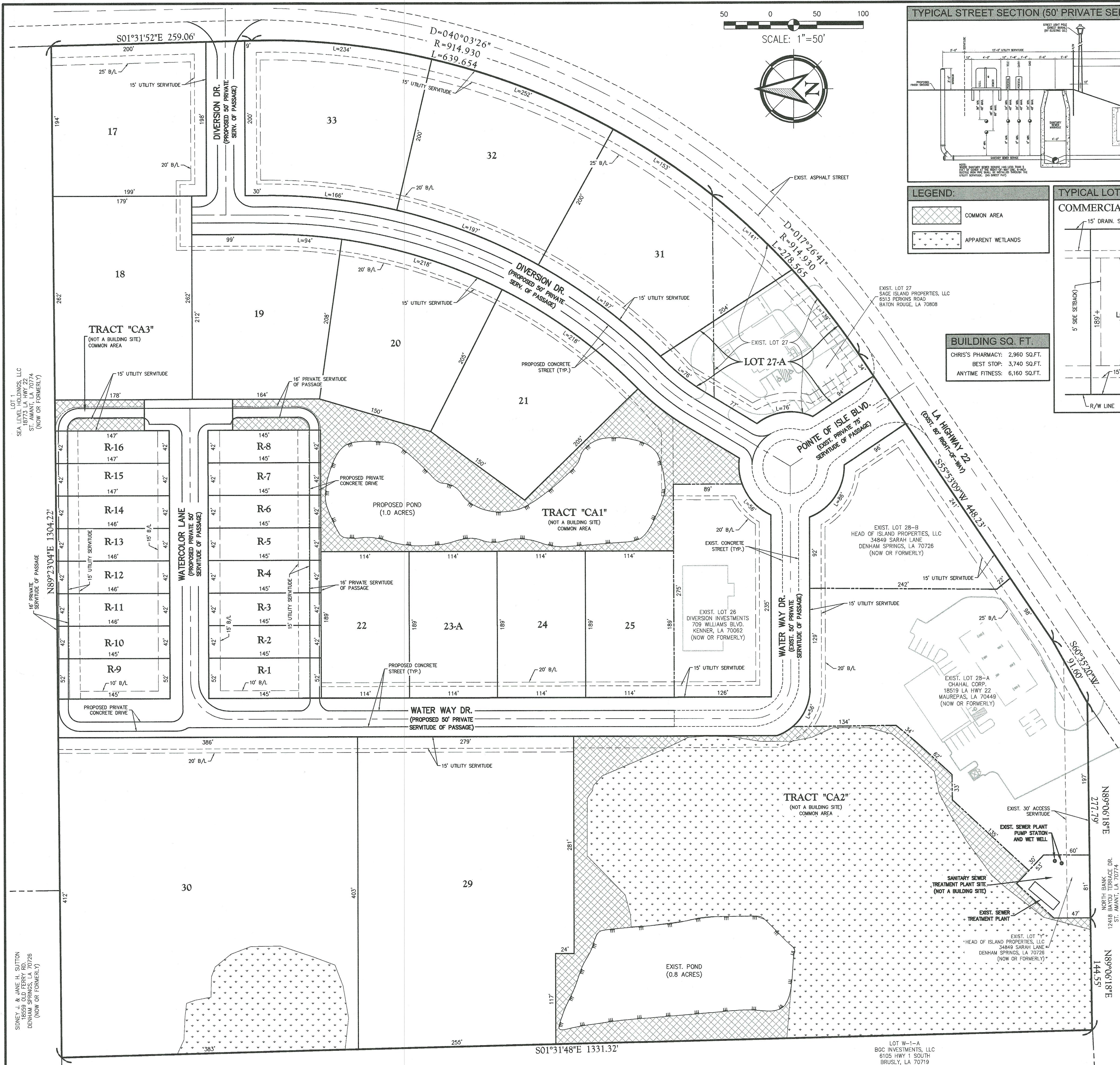




BUILDING SQ. FT.
CHRIS'S PHARMACY: 2,960 SQ.FT.
BEST STOP: 3,740 SQ.FT.
ANYTIME FITNESS: 6,160 SQ.FT.

UTILITY NOTE:
ALL PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY, FRONT AND REAR SERVITUDES.

SEWAGE DISPOSAL NOTE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO THE EXISTING SEWER TREATMENT PLANT SITE "LOT Y", UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE(S) "AE" BASED ON FIRM PANEL NO. 22063C03750E, DATED APRIL 3, 2012. BASE FLOOD ELEVATION = 7.5'.

STREET/PARKING NOTE:
ALL STREETS AND PUBLIC PARKING TO BE APPROVED BY LIVINGSTON PARISH.

SUBDIVISION INFORMATION:	
LAND CHARACTERISTICS:	WOODS
ACREAGE:	33.23 ACRES
NO. OF LOTS:	34
NO. OF TRACTS:	3
STREETS:	PRIVATE CONCRETE STREET, 21 FEET WIDE.
SEWER DISTRICT:	9
COUNCIL DISTRICT:	8
DRAINAGE DISTRICT:	1
FIRE DISTRICT:	9
RECREATION DISTRICT:	5
WATER:	DIVERSION WATER
GAS:	FRENCH SETTLEMENT GAS
ELECTRIC:	DEMCO
TELEPHONE:	EATEL
CABLE:	EATEL
SCHOOL DISTRICT:	32
BUILDING SETBACKS:	SEE DETAILS THIS SHEET

- GENERAL NOTES:**
- ALL IMPROVEMENTS HEREIN SHALL BE APPROVED BY LIVINGSTON PARISH REVIEW AGENCY.
 - THIS PLAN IS FOR CONCEPTUAL PLANNING USES ONLY. THE LAYOUT IS SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN AND APPROVAL.
 - PROPERTY RESTRICTIONS, SERVITUDES, AND/OR RIGHTS-OF-WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO SHOW ALL ENCUMBRANCES WERE NOT WITHIN THE SCOPE.
 - BEARINGS SHOWN ARE BASED ON REFERENCE MAP.
 - BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE FLOOD PLAN ADMINISTRATOR FOR THIS AREA.
 - CONTOURS SHOWN HEREON WERE OBTAINED FROM LIDAR DATA PRODUCED FROM THE ATLASLSU.EDU WEBSITE. NO SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.
 - ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
 - SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE LIVINGSTON PARISH HEALTH UNIT.
 - ALL WETLANDS INFORMATION WAS PROVIDED BY THE OWNER.
 - ALL LOT DIMENSIONS SHOWN HERE ON ALONG STREET RIGHT-OF-WAY INDICATE BUILDING LINE DIMENSIONS WHERE REQUIRED.

DRAINAGE NOTE:
THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH LIVINGSTON PARISH AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY DRAINS AND UNDERGROUND PIPES AND TRANSPORTED TO THE PROPOSED POND.

APPROVAL NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

ORIGINAL PRELIMINARY PLAT APPROVAL:

RECOMMENDED FOR APPROVAL:
/s/ ROBERT J. BADEAUX /s/ 9-22-10
REVIEW ENGINEER DATE
APPROVED:
/s/ MIKE GRIMMER /s/ 9-22-10
MIKE GRIMMER, PRESIDENT OR PLANNING DIRECTOR DATE
LIVINGSTON PARISH PLANNING DEPARTMENT

APPROVAL:

RECOMMENDED FOR APPROVAL:
/s/ [Signature] 1/8/18
REVIEW ENGINEER DATE
APPROVED:
/s/ [Signature] 1-11-18
SAM DIGIROLAMO DATE
LIVINGSTON PARISH PLANNING DEPARTMENT

PRELIMINARY PLAT
THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

TITLE:	REVISED PRELIMINARY PLAT		
PROJECT:	POINTE OF ISLE		
DESCRIPTION:	LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 4 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA		
CLIENT:	HEAD OF ISLAND PROPERTIES, LLC 34849 SARAH LANE DENHAM SPRINGS, LA 70726 JAY LABARRIE, MEMBER 225.664.1934		
QUALITY Engineering & Surveying, LLC 18350 Hwy 42, Port Vincent, LA 70726 TEL 225-698-1600 FAX 225-698-3367 www.QESLA.com			
Project No.:	16-155	Date:	NOVEMBER 2016
Drawn By:	DHM	Checked By:	
DWG Path: P:\2016 Projects\16-155 Pointe Of Isle\Drawings\Engineering\Plats\16155 POINT OF ISLE - PRELAT (Current).dwg			