



# ST. CHARLES PARISH

PLANNING AND ZONING

MATTHEW JEWELL  
PARISH PRESIDENT

## MEMORANDUM

Date: December 18, 2020

To: Michelle Impastato  
Council Secretary

From: Chris Welker, AICP  
Planner II *cw*

**RE: Final Plat Approval and Acceptance of Improvements  
River Place Estates Phase 1 Subdivision**

Enclosed are supporting documents for the final plat approval and dedication of River Place Estates Phase 1, including:

- Letter requesting final plat approval
- Final Plat - five (5) full sized originals
- Act of Dedication – three (3) partially executed originals w/ original certificates of authority attached
- Private Covenants and recordation certificate
- Traverse Calculations
- Verification of payment for
  - Administrative fee
  - Streetlight Deposit
  - Sewer Development Connection Fee
  - Warranty Inspection fee
  - Recreation obligation
- GASB34 calculation
- Maintenance Commitment
- Irrevocable Letter of Credit
- Certification of sewer fee
- Approval letters from
  - Department of Waterworks
  - Contract Monitor
  - Acceptance of Recreation Fee in Lieu of Land
- Post Construction Storm Water Permit/Final MS4 Approval

**Please note that the approval of the Department of Public Works/Wastewater by the Parish Engineer and the payment of testing and inspection fees remain outstanding at this time.**

# JCJR ST. CHARLES, LLC

13726 River Road  
Destrehan, LA 70047  
(985) 764-9911

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December 1, 2020

## Hand Delivery

Mr. Michael Albert  
St. Charles Parish  
Planning and Zoning Director  
14996 River Road  
Hahnville, LA 70057

Re: River Place Estates Subdivision Dedication

Dear Mr. Albert:

Please let this correspondence serve as my request for Final Plat approval and notification and certification that all work has been substantially completed for the subject subdivision, River Place Estates Subdivision.

It is my understanding that with the cooperation of the various Parish Departments, the required inspections have been taking place as work has been completed, with the sewerage inspection scheduled to take place on Wednesday, December 2, 2020.

I am requesting **Final Inspection** letters to be provided to you, if possible, by this Friday, December 4, 2020, in order to have the necessary Ordinance for final approval and acceptance from the St. Charles Parish Council introduced at the December 7, 2020, meeting. I am providing a copy of this letter to the Director of Public Works/Wastewater, the Director of Waterworks, the Director of Parks and Recreation, and the Contract Monitor to request that the approval letters be forwarded to your attention.

Pursuant to your Final Plat Approval Checklist, enclosed are checks for the following fees:

1)	Sewer Development Connection Fee	\$42,000.00
2)	Street Light Deposit	\$ 3,300.00
3)	Recreation	\$34,032.50
4)	Administrative Fee	\$ 282.88
5)	Warranty Inspection Fee	\$ 1,000.00

Please advise if any other fees are due.

Mr. Michael Albert  
Planning and Zoning Director  
December 1, 2020  
Page -2-

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Also enclosed are the following items:

- 1) Act of Dedication (forwarded to legal department for review)
- 2) Copy of Restrictive Covenants (being filed today)
- 3) Maintenance Agreement (forwarded to legal department for review)
- 4) One mylar reproducible, five original copies, and computer disk record of the following:
  - a. Preliminary Plat (waiting on Department approval for Final)
  - b. Sanitary sewerage system;
  - c. Water distribution system;
  - d. Storm drainage system;
  - e. Street lighting system;
  - f. Subdivision monument markers.
- 5) Digital copy of as-built drawings CCD
- 6) As-built construction drawings
- 7) GASB
- 8) Boundary Perimeter Traverse (waiting on Department approval for Final)
- 9) Certificate of Authority

I will be forwarding you the irrevocable Letter of Credit similar to the ones used in prior subdivisions once it is reviewed by the legal department.

Should you have any questions or require any additional information or documentation, please call me at (504) 275-4033. Thank you.

Sincerely,



Joel T. Chaisson II

JTCII/bmp  
Enclosures

cc: Correspondence w/out enclosures via email to:  
Matthew Jewell, Parish President  
Miles Bingham, Director of Public Works/Wastewater  
Don Edwards, Department of Public Works  
Robert Brou, Director of Waterworks  
Duane Foret, Director of Parks and Recreation  
Chandra Sampey, Contract Monitor

## St. Charles Parish Recording Page

Lance Marino  
Clerk of Court  
St. Charles Parish Courthouse  
PO Box 424  
Hahnville, LA 70057  
(985) 783-6632

Received From :  
CHAISSON & CHAISSON  
PO BOX 1255  
DESTREHAN, LA 70047

First VENDOR  
JCJR ST CHARLES LLC

First VENDEE  
RIVER PLACE ESTATES

Index Type : CONVEYANCE  
Type of Document : RESTRICTIONS  
Recording Pages : 6

Entry Number : 454178  
Book : 899 Page : 155

### Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for St. Charles Parish, Louisiana.

*Lance Marino*  
Clerk of Court  
*Brianne Shaw*



On (Recorded Date) : 12/01/2020

At (Recorded Time) : 11:06:57AM



Doc ID - 007758020006

Return To : CHAISSON & CHAISSON  
PO BOX 1255  
DESTREHAN, LA 70047

Do not Detach this Recording Page from Original Document

RESTRICTIVE COVENANTS

RIVER PLACE ESTATES

PARISH OF ST. CHARLES

STATE OF LOUISIANA

\* \* \* \* \*

BE IT KNOWN, that on this 1<sup>st</sup> day of December, in the year of our Lord Two Thousand Twenty (2020);

BEFORE ME, Juan Byrd, a Notary Public, duly commissioned and qualified in and for the Parish of St. Charles, State of Louisiana, in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

JCJR ST. CHARLES, LLC, a limited liability company, duly authorized to transact business in the state of Louisiana, whose address is 13726 River Road, Destrehan, LA 70047; represented here by its sole Member/Managing Member, Joel T. Chaisson II and Architectural Control Committee, created herein, who declared that they are the owners of the hereinafter described property, to-wit:

*Resubdivision of a portion of Lots 18, 19, 20, L-1, L-2 & L-3 of Fashion Plantation into lots herein designated as Lots 1 through 42, River Place Estates, Phase 1, Parcel 100 of Lots 18 & 19 of Fashion Plantation & Parcels 101, 102 & 103 (calculated) of Lots 18, 19 & 20 of Fashion Plantation situated in Sections 12 & 13, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana.*

And the said persons do by these presents hereby create and impose on said property, the following restrictions to wit:

- 1.) **LAND USE AND BUILDING TYPE:** No lot shall be used except for single family residential purposes and these covenants specifically prohibit any use of private homes, such as by professionals for the operation of dentists' offices, doctor's offices, nurseries, clinics, law offices, or any other business activity. No home occupation permit shall be allowed. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than four (4) cars. All buildings must have at least a one (1) car attached garage. Accessory buildings, such as carports, utility sheds, storage sheds, and green houses, etc., must be of substantially the same construction as that of the main dwelling and must be approved by the Architectural Control Committee.
- 2.) **DWELLING COST, QUALITY AND SIZE:** No dwelling shall be permitted at a cost of less than \$185,000.00, excluding cost of the lot, based upon cost level prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to ensure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded

at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of attics, open porches and garages, shall not be less than 2,200 square feet for a one story dwelling, nor less than 1,500 square feet for the ground floor of a dwelling of more than one story; in no event, however, shall the combined square footage of a dwelling of more than one story be less than 2,200 square feet, exclusive of attics, open porches and garages.

No free standing sheds, tool sheds, or storage buildings are allowed. However, sheds, tool sheds or storage building attached to and are a part of the house and a part of the garage are allowed. Any such structures shall be of similar type construction.

3.) **BUILDING LOCATION:** No building shall be located on any lot nearer than 30 feet to the front lot line. No building shall be located nearer than 8 feet to an interior lot line, except that a 5-foot side yard shall be required for a garage or other permitted detached accessory building located in the rear one-half (½) of any lot. No dwelling or accessory building shall be located on any interior lot nearer than 20 feet to the rear lot line. For the purposes of this covenant eaves and steps shall not be considered as part of a building, provided, however that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Carports, utility rooms and open porches shall be considered part of the building for purposes of this covenant.

All building set backs are subject to St. Charles Parish Planning and Zoning Ordinances, therefore the Owner/Contractor is responsible for complying with Parish requirements.

No residence shall be built on less than one (1) lot as shown on the map of RIVER PLACE ESTATES, however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no resubdivision of lots shall be done which would leave remaining a lot of an area or width below the average standard, as indicated on the aforementioned map of RIVER PLACE ESTATES, and there is no violation of paragraph No. 4 following hereafter.

Bay or dormer and other projecting windows, or other structural parts shall not project beyond the front and side building lines. Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two (2') feet. No exposed metal chimney flues allowed. The Architectural Control Committee may approve fire places not in conformity with this covenant.

4.) **LOT AREA AND WIDTH:** No dwelling shall be erected or placed on any lot having an area of less than the number of square feet originally existing in that lot upon initial re-subdivision.

5.) **VEHICLES:** No trucks, trailers, automobiles, or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles owned by a resident, shall be stored on the residence ground and not on the street. No campers, recreational vehicles, or boats shall be parked between the street and the front of any residence (the "front of the residence" being defined as the area of the lot between the street and a line drawn parallel to the front of the home to the side boundary of the lot).

6.) **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.) **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, basement, tent, shack, tool shed, barn or other building shall be used on any lot at any time.

8.) **SIGNS:** No signs of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period; size not to exceed 4 feet by 8 feet.

9.) **OIL AND MINING OPERATIONS:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10.) **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes. Dogs, cats, and other pets may be kept provided that they are not kept, bred, or maintained in a manner that would constitute an annoyance or nuisance to the neighborhood.

11.) **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12.) **WATER SUPPLY:** No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the appropriate parish or municipal authorities. Approval of such system as installed shall be obtained from such authority.

13.) **SEWAGE DISPOSAL:** No individual sewage-disposal system shall be permitted on any lot unless such system is designated, located and constructed and equipped in accordance with the requirements, standards and recommendations of appropriate parish or municipal authorities. Approval of such system as installed shall be obtained from such authority.

14.) **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons, claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the then owners of 75% of the total land affected by the restrictions has been recorded, agreeing to change said covenants in whole or in part; furthermore, any proposed change in said covenants shall become effective without the concurrence of not less than 75% of the then owners of Lots, after said owners are provided 30 days written notice. These covenants cannot be modified or amended prior to the aforementioned 25 years unless an instrument signed by the then owners of 90% of the total land affected by these restrictions has been recorded, agreeing to modify or amend said covenants in whole or in part; furthermore, any proposed change in said covenants shall become affective without the concurrence of not less than 90% of the then owners, after said owners are provided 30 days written notice.

15.) **ENFORCEMENT:** Enforcement shall be by Proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. The subscribers hereto expressly recognize that the restrictions herein created are for the benefit of the land herein described. Each owner of record of each lot in RIVER PLACE ESTATES shall have standing to bring action to enforce these covenants, it being expressly understood and agreed that each shall have the power and right to enforce or take any other action as described above in this covenant on enforcement.

16.) **ARCHITECTURAL CONTROL COMMITTEE:** All plans for residences to be built on the herein described property must be first submitted for review to each member of Architectural Control Committee of RIVER PLACE ESTATES for approval prior to the beginning of construction. Any alterations, additions, or subsequent construction shall also be submitted for review and approval. The set of plans submitted will be retained by the Architectural Control Committee. The Architectural Control Committee shall be comprised of Rebecca Sherrill, Murphy Majoria and Joel T. Chaisson II. Members of said Committee shall not be entitled to any compensation for services performed pursuant to this covenant. Approval or disapproval as required in these covenants shall be in writing. In the event the Architectural Control Committee fails to approve or disapprove within 30 days after plans and specifications have been submitted to each of its members or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this covenant as to approval of the Architectural Control Committee shall be deemed to have been fully complied with.

17.) **SEVERABILITY:** Invalidity of any one of these covenants by judgment or court order shall not affect any of the other provisions, which still remain in full force and effect.

18.) **SWIMMING POOLS:** Swimming pools and auxiliary structures, (i.e. cabanas, etc.), if and when erected, are to be approved by the Architectural Control Committee, be of substantial and neat construction, and will only be permitted provided they are entirely surrounded by a fence not less than 72 inches in height and shall conform to all fence requirements contained herein. No part of the completed installation shall be built closer than ten (10') feet to either side of property line, closer than forty (40') feet to the front property line, or closer than ten (10') feet to the rear property line. The finished topside or surface deck, shall not be constructed higher than two (2') feet above the established site grade of the residence. Equipment such as diving boards, etc., shall not be higher than the surrounding fence.

19.) **FENCES:** Side and rear fences, when erected between the rear property line and rear building line and rear yard fences, shall be of neat and substantial construction, but a front yard fence may be constructed of ornamental iron or any other material which will enhance the aesthetics of the neighborhood. Front yard fences must not limit visibility across the front of the lot. The Architectural Control Committee may approve fences not in conformity with this covenant.

20.) **ELECTRIC POWER:** All electric power services shall be placed underground from the property line to the building.

21.) **SITE GRADE, SLAB ELEVATIONS, RELATED MATTERS:** A) All lots shall be filled and graded to require run off to the subsurface drainage provided in the street Right-Of Way, or any swales/ditches located at the rear of these lots.. No lot shall be graded so as to drain onto an adjoining lot or property.

The Base Flood Elevation (B.F.E.) of the floor of the homes shall conform to St. Charles Parish Planning & Zoning requirements.

Plans showing locations and details of all site grades, and floor elevations shall be submitted first for approval to the Architectural Control Committee before any buildings are erected.

The Owner shall furnish a survey to the Architectural Control Committee indicating compliance with the criteria of this article prior to occupancy.



22.) CONSTRUCTION

Streets and right-of-ways are dedicated to St. Charles Parish for public and property owners use; therefore, are not to be used for storage of construction materials or construction/site debris. Such material and debris are to be stored on the property owner's lot.

The owner or his contractor is to build dams or silt fencing at the curb to prevent silt and fill from the building site to spill onto the street and into the subsurface drainage system.

THUS DONE AND PASSED, in duplicate original, in my office in Destrehan, Louisiana, on the day, month, and year hereinabove first written, in the presence of the undersigned competent witnesses who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

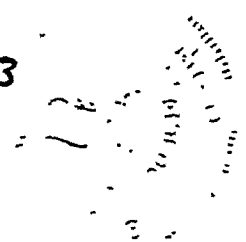
WITNESSES:

Lynda Lerch \_\_\_\_\_ Joel T. Chaisson II \_\_\_\_\_

JCJR St. Charles, LLC  
By: Joel T. Chaisson II

Rebecca Caminita \_\_\_\_\_

Juan A. Byro \_\_\_\_\_  
Notary Public, LSBA #24043





505 Hemlock Street · LaPlace, LA 70068  
Phone: (985) 652-6356  
(800) 248-6982  
Fax: (985) 652-3422

Stephen P. Flynn, P.L.S.  
Project Manager

Donna A. Flynn  
President

November 18, 2020

**River Place Estates Phase 1 Perimeter Traverse:**

North: 526598.94 East : 3577324.99  
Line Course: S 61-39-15 W Length: 2919.84

North: 525212.62 East : 3574755.25  
Line Course: S 57-41-09 E Length: 668.94

North: 524855.02 East : 3575320.61  
Line Course: N 60-49-52 E Length: 2326.73

North: 525989.04 East : 3577352.27  
Line Course: N 29-10-08 W Length: 80.00

North: 526058.89 East : 3577313.28  
Line Course: N 60-49-52 E Length: 195.74

North: 526154.30 East : 3577484.20  
Line Course: N 31-31-12 W Length: 80.08

North: 526222.54 East : 3577442.34  
Line Course: N 19-46-52 W Length: 115.17

North: 526330.91 East : 3577403.37  
Line Course: N 16-17-49 W Length: 279.24

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North: 526598.93      East : 3577325.01

Perimeter: 6665.73    Area: 1,516,163 Sq Ft 34.81 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.010592      Course: S 89-46-13 E

Error North: -0.0000425      East : 0.0105915

Precision 1: 629,317.41

## **PRELIMINARY**

Stephen P. Flynn, P.L.S.

La St. Reg. No. 4668

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JCJR ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001038

84-2517/0654

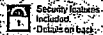
DATE 12/1/20

PAY TO THE ORDER OF *St. Charles Parish Finance*  
*Two hundred eighty two and 88/100*

\$ 282.88

FIRST NATIONAL BANK \*U.S.A.\*

DOLLARS



Bozelle, Louisiana 70039

MEMO *Administrative fee*

⑈001038⑈ ⑆065402517⑆ 10⑈3561⑈4⑈

JCJR ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001036

84-2517/0654

DATE 12/1/20

PAY TO THE ORDER OF *St. Charles Parish Finance*  
*Three thousand three hundred and 00/100*

\$ 3,300.00

FIRST NATIONAL BANK \*U.S.A.\*

DOLLARS



Bozelle, Louisiana 70039

MEMO *Street light deposit*

⑈001036⑈ ⑆065402517⑆ 10⑈3561⑈4⑈

JCJR ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001035

84-2517/0654

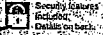
DATE 12/1/20

PAY TO THE ORDER OF *St. Charles Parish Finance*  
*Forty two thousand and 00/100*

\$ 42,000.00

FIRST NATIONAL BANK \*U.S.A.\*

DOLLARS



Bozelle, Louisiana 70039

MEMO *Sewer Development Connection Fee*

⑈001035⑈ ⑆065402517⑆ 10⑈3561⑈4⑈

*Testing Fee  
&  
Inspection*

*To be determined  
MS 20201215*

JCJR ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001039

84-2517/0654

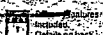
DATE 12/1/20

PAY TO THE ORDER OF *St. Charles Parish Finance*  
*One thousand and 00/100*

\$ 1,000.00

FIRST NATIONAL BANK \*U.S.A.\*

DOLLARS



Bozelle, Louisiana 70039

MEMO *Warranty Inspection Fee*

⑈001039⑈ ⑆065402517⑆ 10⑈3561⑈4⑈

JCJR-ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001037

84-2517/0654

DATE 12/1/20

PAY TO THE ORDER OF *St. Charles Parish Finance*

\$ 34,032.50

*Thirty four thousand thirty two and 50/100*

DOLLARS

FIRST NATIONAL BANK +U.S.A.+

Route, Louisiana 70039

MEMO *Recreation*

⑈001037⑈ ⑆065402517⑆ ⑈0⑈3561⑈4⑈



# ST. CHARLES PARISH

## DEPARTMENT OF PARKS & RECREATION

274 JUDGE EDWARD DUFRESNE PARKWAY • LULING, LOUISIANA 70070  
(985) 783-5090 • Fax: (985) 783-5095  
Website: www.scpparksandrec.com

MATTHEW JEWELL  
PARISH PRESIDENT

DUANE P. FORET  
DIRECTOR

DATE: March 3, 2020

TO: MRS. MARNEY STEIN  
ST. CHARLES PARISH PLANNING AND ZONING, REVIEW PLANNER

FROM: DUANE P. FORET *D. Foret*  
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation for River Place Estates Subdivision  
Hahnville, Louisiana

The Department of Parks and Recreation has received and reviewed the proposed residential development with the Department of Planning and Zoning Review Planner's calculation of 34,032.50 square feet for a land donation, or a fee donation of \$34,032.50 for Heather Oaks Subdivision located in Hahnville, Louisiana. The Department of Parks and Recreation would like to accept the fee donation of \$34,032.50 from the developer, in order for the developer to meet their recreation obligation as per our St. Charles Parish Council Ordinance.

If you have any questions regarding this letter, please feel free to contact me at your convenience.

cc: Matthew Jewell, Parish President, St. Charles Parish  
Darin Duhe, Chief Operating Officer, St. Charles Parish

**RECEIVED**  
MAR 05 2020  
BY: \_\_\_\_\_



# ST. CHARLES PARISH

PLANNING AND ZONING

MATTHEW JEWELL  
PARISH PRESIDENT

## MEMORANDUM

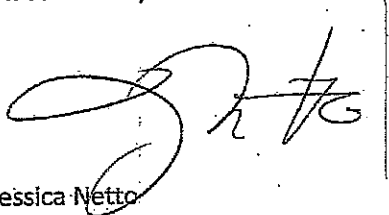
TO: Grant Dussom, Director  
Department of Finance

FROM: Jessica Netto, Planner I  
Department of Planning & Zoning

RE: River Place Estates, Testing & Inspection Fees

DATE: December 21, 2020

I have attached a check in the amount of \$9,667.50 for testing and inspection fees from JCJR for River Place Estates, Phase I.

  
Jessica Netto

JCJR ST CHARLES LLC  
13726 RIVER ROAD  
DESTREHAN, LA 70047

001041

84-25170654

DATE 12/21/20

PAY TO THE ORDER OF

St. Charles Parish Dept of Finance

\$ 9,667.50

Nine Thousand six hundred sixty-seven and 50/100

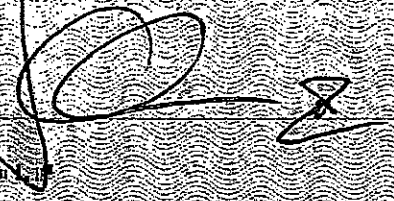
DOLLARS

FIRST NATIONAL BANK U.S.A.

River Place Estates Phase 1

MEMO

Inspector's testing fees



⑈001041⑈ ⑆0654025⑆ ⑆00356104⑆

RECEIVED  
DEC 21 2020  
BY: [Signature]

To comply with the infrastructure requirements of the Governmental Accounting Standards Board (GASB) statement number 34, the following provides to the Department of Public Works, including the actual cost or fair market value of each item dedicated, on the street(s) within the subdivision. The cost contained herein is based on the actual contract between contractor and owner.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENSION
1	MOBILIZATION	1.00	LS	\$ 25,000.00	\$ 25,000.00
2	EROSION CONTROL	1.00	LS	\$ 21,000.00	\$ 21,000.00
3	EXCAVATION	6750.00	CYNS	\$ 4.00	\$ 27,000.00
4	FILL EXISTING DITCH	3350.00	LF	\$ 6.25	\$ 20,937.50
5	DIG NEW DITCH	500.00	CYNS	\$ 6.00	\$ 3,000.00
6	GRADE LOTS FROM BACK OF LOT TO STREET	13.50	ACRES	\$ 2,000.00	\$ 27,000.00
7	8" SEWER 0-6'	835.00	LF	\$ 35.00	\$ 29,225.00
8	8" SEWER 6-10'	1260.00	LF	\$ 43.00	\$ 54,180.00
9	SEWER MANHOLE	9.00	EACH	\$ 3,000.00	\$ 27,000.00
10	SAME SIDE DOUBLE SERVICE	11.00	EACH	\$ 700.00	\$ 7,700.00
11	OPPOSITE SIDE DOUBLE SERVICE	10.00	EACH	\$ 1,850.00	\$ 18,500.00
12	LIFT STATION	1.00	EACH	\$ 86,000.00	\$ 86,000.00
13	15" RCP	129.00	LF	\$ 47.00	\$ 6,063.00
14	18" RCP	189.00	LF	\$ 52.00	\$ 9,828.00
15	24" RCPA	600.00	LF	\$ 65.50	\$ 39,300.00
16	30" RCPA	912.00	LF	\$ 77.00	\$ 70,224.00
17	36" RCPA	376.00	LF	\$ 100.00	\$ 37,600.00
18	CATCH BASIN	14.00	EACH	\$ 3,000.00	\$ 42,000.00
19	18" SUB BASE	3780.00	CYNS	\$ 17.80	\$ 67,284.00
20	6" BASE COURSE	1250.00	CYNS	\$ 17.80	\$ 22,250.00
21	7" PCCP	6960.00	SYDS	\$ 48.50	\$ 337,560.00
22	MOUNTABLE CURB	4270.00	LF	\$ 6.50	\$ 27,755.00
23	8" WATERLINE	2300.00	LF	\$ 19.00	\$ 43,700.00
24	WATERLINE TIE IN	1.00	EACH	\$ 5,000.00	\$ 5,000.00
25	FIRE HYDRANT	9.00	EACH	\$ 5,200.00	\$ 46,800.00
26	VALVES	2.00	EACH	\$ 3,400.00	\$ 6,800.00
27	3 INCH SLEEVES	22.00	EACH	\$ 400.00	\$ 8,800.00
28	LIGHT POLES	11.00	EACH	\$ 4,000.00	\$ 44,000.00
29	STREET SIGN/STOP SIGN	2.00	EACH	\$ 300.00	\$ 600.00
30	Additional Catch Basin	1.00	EACH	\$ 3,000.00	\$ 600.00
31	Lift Station Upgrades	1.00	EACH	\$ 14,069.00	\$ 600.00
32	3 and 4" force mains	3200.00	LINFT	\$ 20.02	\$ 64,078.00

**Total**

**\$ 1,227,384.50**



# JCJR ST. CHARLES, LLC

13726 River Road  
Destrehan, LA 70047  
(985) 764-9911

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December 1, 2020

Mr. Miles Bingham  
Director, Public Works/Wastewater  
100 River Oaks Drive  
Destrehan, LA 70047

Re: River Place Estates Subdivision  
Maintenance Agreement

Dear Mr. Bingham,

This letter serves as an agreement to provide repair/replacement for bona fide deficiencies in the work product in the construction of the street and other improvements for the River Place Estates Subdivision for a period of eighteen (18) months from the date of acceptance by the Parish Council.

The items covered in this agreement includes the street, water line, sewer lift station, sewer collection line, sewer force main and storm drainage for River Place Estates.

Any work product deficiencies will be covered by the installation contractor for the project who is Byron E. Talbot General Contractors in accordance with Louisiana Law. As evidenced by the irrevocable Letter of Credit provided on behalf of the developer, we further guaranty this maintenance work, if needed, will be covered thereby.

Thank you for your assistance and cooperation in this matter.

Sincerely,



Joel T. Chaisson II

JTCII/bmp

# FIRST NATIONAL BANK ★U★S★A★

December 1, 2020

St. Charles Parish  
Department of Public Works  
P.O Box 301 Hahnville, LA 70057

Letter of Credit No. 142

RE: Irrevocable Letter  
of Credit No. 142  
River Place Estates Subdivision  
JCJR St. Charles, LLC  
13726 River Road  
Destrehan, LA 70047

We hereby irrevocably authorize you to draw on First National Bank USA, Boutte, Louisiana, not exceeding the aggregate of One Hundred Twenty-Two Thousand Seven Hundred Thirty-Eight and 45/100 (\$122,738.45) Dollars, available by your draft(s) for the account of JCJR St. Charles, LLC.

Draft(s) must be presented at our office in Boutte on or prior to the expiration date of June 30, 2022 (18 months from the date of the Act of Dedication) and must bear upon the face, the clause "Drawn under First National Bank USA, Boutte, Louisiana, Letter of Credit No. 142, dated December 1, 2020. Draft(s) must be accompanied by this original Letter of Credit and the following document(s):

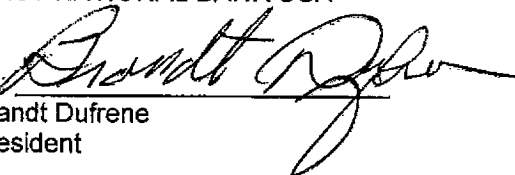
Statement purportedly signed by the authorized representative of St. Charles Parish, Department of Public Works, reading: "We hereby certify that the amount drawn hereunder is due by JCJR St. Charles, LLC in conjunction with the Maintenance Agreement for River Place Estates Subdivision and shown more fully on a survey prepared by Stephen P. Flynn< PLS, dated November 13, 2020, creating The Place Estates Subdivision.

We hereby agree with you that draft(s) under and in compliance with the terms of this Letter of Credit will be duly honored on delivery of documents as specified, if presented on or before the date mentioned above at the main office of First National Bank USA, 13386 Highway 90, Boutte, Louisiana 70039.

This Letter of Credit is subject to the "Uniforms Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Brochure No 400."

Sincerely,

FIRST NATIONAL BANK USA

BY   
Brandt Dufrene  
President

**JCJR ST. CHARLES, LLC**

13726 River Road  
Destrehan, LA 70047  
(985) 764-9911

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December 14, 2020

Re: River Place Estates Subdivision Dedication

This is to certify that the sewer connection fee for River Place Estates Subdivision has been paid in full on December 1, 2020, by check number 1035 in the sum of \$42,000.



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JOEL T. CHAISSON II



# ST. CHARLES PARISH

## WATERWORKS

MATTHEW JEWELL  
PARISH PRESIDENT

ROBERT BROU  
DIRECTOR

December 3, 2020

Mr. Michael Albert  
Director, Planning and Zoning  
St. Charles Parish  
P.O. Box 302  
Hahnville, LA 70057

Re: River Place Estates  
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on River Place Estates Subdivision plans, dated February 6, 2020, revised February 20, 2020 and April 20, 2020, and with a latest revision date of November 17, 2020 by Murray Architects have been installed. The completed installation has passed the required Pressure/Leakage and Bacteriological tests.

Final approval is hereby granted.

The owner is responsible for the maintenance of this water system for a period of one year after acceptance by the St. Charles Parish Council.

If there are any questions regarding this matter, please do not hesitate to call.

Sincerely,

Rickey Robert

Cc: Mr. Joey Murray  
Mr. Chris Welker

RR:rcj



# ST. CHARLES PARISH


PUBLIC WORKS  
CONTRACT MONITORING

MATTHEW JEWELL  
PARISH PRESIDENT

MILES BINGHAM  
DIRECTOR

## MEMORANDUM

To: Marny Stein  
Senior Planner

From: Chandra Sampey   
Contract Monitoring Specialist

Date: December 4, 2020

RE: **Final Inspection Approval: River Place Estates**

The streetlight facilities for River Place Estates have been installed and inspected. All lighting is in compliance with the submitted lighting layout plans. There are a total of eleven single arm streetlights and the required developer streetlight deposit due to Planning and Zoning is \$3,300.00.

CC:  
Mr. Miles Bingham, Public Works Director  
Mr. Don Edwards, Sr. Parish Engineer  
Mr. Joey Murray, Developer



# ST. CHARLES PARISH

PUBLIC WORKS

MATTHEW JEWELL  
PARISH PRESIDENT

MILES BINGHAM  
DIRECTOR

May 4, 2020

This letter is to certify that MS4 Certification for construction sites greater than 5 acres has been granted to Murray Architects for the River Place subdivision in Hahnville. The St. Charles Parish Dept. of Public Works has received and approved all documentation required to fulfill the requirements set in place by the St. Charles Parish's Chapter 25 ordinance, the Louisiana Department of Environmental Quality, & the United States Environmental Protection Agency for construction stormwater permitting under the NPDES system. The LDEQ-issued Agency Interest (AI) number for the River Place subdivision is 220066. The aforementioned documents have been retained by this office and will be available upon request by authorized Parish, State, and Federal officials for no less than 3 years. The Stormwater Pollution Prevention Plan shall be posted in a prominent location on-site and construction may proceed at the contractor's discretion. If there are any questions please do not hesitate to ask!

John C. Gutierrez, Jr.  
MS4 Coordinator  
Dept. of Public Works