

Checklist Final Plat Approval & Acceptance of Improvements—ST PAUL PLACE

Subdivision Regulations Section II, Paragraph G:

- Application/Letter requesting Final
- Final Plat (separate)
- Construction Approvals
 - Public Works
 - Waterworks
 - Contract Monitor
- Restrictions
- Act of Dedication (separate)
- CAD of sewer, storm drainage, street lighting, and water (submitted, not included herein)
- Traverse Calculations (3 pages)
- Subdivision Development fees
 - Sewer: \$8,000 (ref Section IV, B.4)
 - Recreation: \$12,000.00 (ref Section III. F. 1.b & memo)
 - Lighting: \$1500.00 (ref Section IV. E.3.d.1 & memo)
 - Testing: \$5829.50 (ref Section II. F. 5. B. & memo)
 - Warranty Inspection fee: \$1000.00 (ref Section II. H. 1)
 - Administrative fees: \$89.52 (ref Section V. A. 3. a-c & memo)
- Post construction stormwater permit
- Parish Engineer Approval of Final Plat

Subdivision Regulations Section II, Paragraph H:

- Maintenance agreement/Surety Bond
- GASB 34 Calculation

JCJR ENTERPRISES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

March 14, 2019

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

RE: St. Paul Place Subdivision Dedication

Dear Mr. Albert,

This correspondence is notification and certification that all work has been completed for the subject subdivision, St. Paul Place Subdivision.

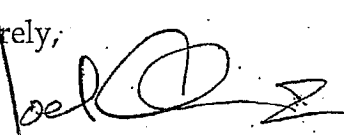
We are requesting a **Final Inspection**, this week, Wednesday April 3, 2019, if possible, in order to obtain written final approval and acceptance from the St. Charles Parish Council. Specifically, we request written recommendations by the Director of Public Works/ Wastewater and the Director of Waterworks that all improvements conform to regulations.

We also request that any fees that remain to be paid be confirmed so that we may tender payment in accordance with the subdivision acceptance procedure check list.

We providing a copy of this letter to the Director of Public Works/ Wastewater, the Director of Waterworks, the Parish CAO and the Parish President.

Should you have any questions, please do not hesitate to call me.

Sincerely,


Joel Chaisson II



ST. CHARLES PARISH

DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: www.stcharlesparish-la.gov

LARRY COCHRAN
PARISH PRESIDENT

CLAYTON FAUCHEUX
DIRECTOR

MEMORANDUM

To: Mr. Michael Albert
Director of Planning and Zoning

From: Clayton Fauchoux
Director of Public Works/Wastewater

Date: April 5, 2019

Re: **St Paul's Subdivision
Final Acceptance**

The roadway, drainage and wastewater facilities for the above mentioned subdivision have been inspected, with the developer. The Final Platt and As-Built were received. All are found to be in conformance with the plans and specifications. Items considered as a 'punch list' are listed below. The testing fees through Alpha Testing are \$5829.00 and are completed. All items are in conformance.

The contractor identified and agreed to the "punch list" items including the suggestions for rip-rap or concrete slope paving at the entrance subsurface. Should you have any questions or comments, please do not hesitate to call.

Punch List Items;

- Catch basins and culverts should be cleaned.
- Final cleanup of the site is needed.
- Near the subdivision entrance the 48-inch pipe needs headwalls or properly sloped limestone. Cleanup around this culvert is needed.

CF/cmf

cc: Mr. Larry Cochran, Parish President
Parish Council, c/o Ms. Valerie Berthelot
Mr. LJ Brady, Assistant Director Wastewater
Mr. Chandra Sampey, Parish Contract Monitor
Mr. Marny Stein, Development Review Planner
Mr. Joey Murray, Developer



ST. CHARLES PARISH

DEPARTMENT OF WATERWORKS

P.O. BOX 108 • LULING, LOUISIANA 70070
(985) 783-5110 • Fax: (985) 785-2005
Website: www.stcharlesparish-la.gov

LARRY COCHRAN
PARISH PRESIDENT

ROBERT BROU
DIRECTOR

April 5, 2019

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

Re: St. Paul Place Subdivision
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on St. Paul Place Subdivision plans, dated, June 4, 2018, as revised February 21, 2019, by Murray Architects have been installed. The completed installation has passed the required Pressure/Leakage.

Final approval is hereby granted contingent upon the following stipulations:

- The line must pass bacteriological testing performed by Department of Health.
- The stand pipe at the end of the line must be removed once the bacteriological has passed.
- All valves need concrete pads poured around them.
- The hydrant (second to last) located by Lot 7 needs to be raised.

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,



Robert Brou

Cc: Mr. Joey Murray

RB:rcj



ST. CHARLES PARISH

PUBLIC WORKS CONTRACT MONITORING


100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047
(985) 331-8604 • FAX (985) 764-7834
Website: www.stcharlesgov.net

LARRY COCHRAN
PARISH PRESIDENT

CLAYTON FAUCHEUX
DIRECTOR

MEMORANDUM

To: Marny Stein,
Senior Planner

From: Chandra Sampey 
Contract Monitoring Specialist

Date: April 5, 2019

RE: Final Inspection Approval: St. Paul Place Subdivision

The streetlight facilities for St. Paul Subdivision have been installed, inspected and comply with the submitted lighting layout plans. The streetlight inventory supplies have been received as per the ordinance. Required developer streetlight deposit due to Planning and Zoning is \$1500.00.

CC:
Clayton Fauchaux, Public Works Director
Parish Council, c/o Valerie Berthelot
Joey Murray, Developer

RESTRICTIVE COVENANTS

ST. PAUL PLACE

PARISH OF ST. CHARLES

STATE OF LOUISIANA

* * * * *

BE IT KNOWN, that on this 2nd day of April, in the year of our Lord Two Thousand Nineteen (2019);

BEFORE ME, John M. Chaisson, 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 ENTERPRISES, 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 herein by its Managing Member, Joel T. Chaisson II,

who declared that JCJR ENTERPRISES, LLC, is the owner of the hereinafter described property, to-wit:

Resubdivision of UPD-1 and Parcel A of Tract C of Plantation Business Campus into lots herein designated as Lots 1, 2, 3, 4, 5, 6, 7, & 8, St. Paul Place situated in Section 4, T-13-S, R-8-E, Destrehan, 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 professional men 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 without the approval of the Architectural Control Committee. 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 without the approval of the Architectural Control Committee. 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 2,500 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 2,500 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 50 feet to the front lot line. No building shall be located nearer than 15 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 (1/2) of any lot. No dwelling or accessory building shall be located on Lots 1-5 nearer than 30 feet to the rear lot line without the unanimous approval of the Architectural Control Committee. No dwelling or accessory building shall be located on Lots 6, 7 & 8 nearer than 30 feet to the vegetation easement at the rear of the lot without the unanimous approval of the Architectural Control Committee. 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 ST. PAUL PLACE, 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 ST. PAUL PLACE, 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:** 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 ST. PAUL PLACE, 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 ST. PAUL PLACE, 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 Paul J. Murray, III, Michael Tabb, Blake Murray, 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:** Invalidation 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 36 inches in height and not more 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 fifty (50') feet to the front property line, or closer than thirty (30') 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:** All lots shall be 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 foundation shall be designed using "drop brick ledge" to allow for not more than 6" of exposed concrete.

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.

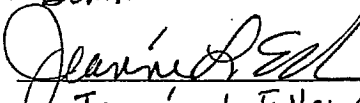
22.) **CONSTRUCTION:** Streets and right-of-ways are dedicated to St. Charles Parish for public and property owners use; therefore, are not to be used for storage of construction materials or construction/site debris. Such material and debris are to be stored on the property owner's lot.


23.) **HOME SITES:** There shall never be more than eight (8) home sites in ST. PAUL PLACE

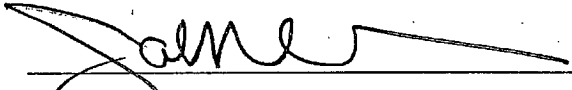
THUS DONE AND PASSED, in duplicate originals, in my office in Destrehan,
Louisiana, on the day, month, and year hereinabove first written, in the presence of the
undersigned competent witnesses who hereunto sign their names with the said appearers and me,
Notary, after due reading of the whole.

WITNESSES:


Belinda Polk


Jeannie L. Edler


JCJR ENTERPRISES, LLC
By: Joel T. Chaisson II
Managing Member


Notary Public



OFFICIAL SEAL
JOHN M. CHAISSON
NOTARY PUBLIC - LOUISIANA
NOTARY #57819
PARISH OF ST. CHARLES
My Commission Is For Life



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

April 5, 2019

St. Paul Place Perimeter Traverse:

Line Course: N 20-27-11 E Length: 1229.32

North: 537409.72 East: 3588185.62

North: 538561.55

East: 3588615.19

Curve Length: 244.02

Radius: 2913.99

Delta: 4-47-53

Tangent: 122.08

Chord: 243.95

Course: S 61-42-49 E

Course In: N 30-41-08 E

Course Out: S 25-53-15 W

RP North: 541067.52

East: 3590102.28

End North: 538445.94

East: 3588830.01

Line Course: S 64-06-45 E Length: 848.75

North: 538075.37 East: 3589593.60

Curve Length: 189.72

Radius: 1110.92

Delta: 9-47-06

Tangent: 95.09

Chord: 189.49

Course: S 45-32-09 W

Course In: N 49-21-24 W

Course Out: S 39-34-18 E

RP North: 538798.97

East: 3588750.65

End North: 537942.64

East: 3589458.36

Line Course: N 63-50-49 W Length: 22.15

North: 537952.40 East: 3589438.48

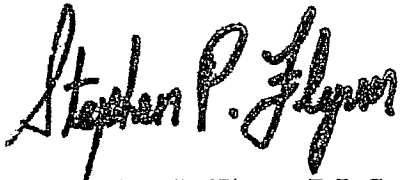
Curve Length: 851.06 Radius: 512.50
Delta: 95-08-45 Tangent: 560.73
Chord: 756.59 Course: S 68-38-52 W
Course In: S 26-13-14 W Course Out: N 68-55-31 W
RP North: 537492.64 East: 3589212.04
End North: 537676.93 East: 3588733.82

Curve Length: 560.48 Radius: 730.00
Delta: 43-59-27 Tangent: 294.87
Chord: 546.82 Course: S 00-55-14 E
Course In: S 68-55-31 E Course Out: S 67-05-02 W
RP North: 537414.43 East: 3589414.99
End North: 537130.18 East: 3588742.60

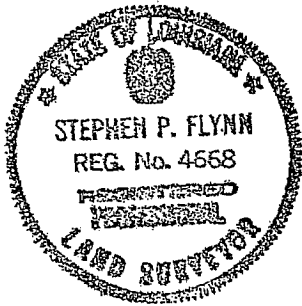
Line Course: N 63-20-55 W Length: 623.19
North: 537409.72 East: 3588185.63

Perimeter: 4568.70 Area: 726,172 Sq Ft 16.67 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: S 50-24-25 E
Error North: -0.01 East: 0.01
Precision 1: 585,354.26



Stephen P. Flynn, P.L.S.
La St. Reg. No. 4668





ST. CHARLES PARISH

DEPARTMENT OF PARKS & RECREATION

274 JUDGE EDWARD DUFRESNE PARKWAY • LULING, LOUISIANA 70070

(985) 331-3795 • Fax: (985) 783-5095

Website: www.stcharlesparish-la.gov

LARRY COCHRAN
PARISH PRESIDENT

DUANE P. FORET
DIRECTOR

DATE: June 21, 2018

TO: MR. MICHAEL ALBERT
ST. CHARLES PARISH PLANNING AND ZONING, DIRECTOR

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

RE: Recreation Obligation,
St. Paul Place, Destrehan 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 33,243.65 square feet for a land donation, or a fee donation of \$12,000.00, for St. Paul Place Subdivision located in Destrehan, Louisiana. The Department of Parks and Recreation would like to accept the fee donation of \$12,000.00 from the developer, in order for the developer to meet their recreation obligation as per our Council Ordinance.

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

cc: Billy Raymond, COA, St. Charles Parish
Dwayne Lagrange, Executive Director, St. Charles Parish



ST. CHARLES PARISH

DEPARTMENT OF PLANNING & ZONING

14996 RIVER ROAD • P.O. BOX 302, HAHNVILLE, LOUISIANA 70057

(985) 783-5060 • Fax: (985) 783-6447

Website: www.stcharlesparish-la.gov

LARRY COCHRAN
PARISH PRESIDENT

MICHAEL J. ALBERT, AICP
PLANNING DIRECTOR

MEMORANDUM

DATE: April 5, 2019

TO: Michael Albert, AICP
Director, Planning and Zoning

FROM: Marny Stein, AICP *MS*
Senior Planner

RE: **Administrative Fees for St. Paul Place**

Representatives for JCJR Enterprises have been informed that administrative fees for St. Paul Place are \$89.52, calculated below

- Recordation fee (\$4/page = \$56)
- Advertising cost (\$1.25/inch x 3 advertisements = \$3.75)
- Cost of notifying nearby property owners
(\$2.29/letter x 13 letter x 1 Planning Commission meeting = \$29.77)

Marny Stein

From: John Gutierrez
Sent: Thursday, April 11, 2019 3:02 PM
To: Marny Stein
Subject: FW: St. Paul St. Extension

From: John Gutierrez
Sent: Thursday, June 14, 2018 9:35 AM
To: Joey Murray <joey@murrayarchitects.net>; Clayton Faucheux <cmfaucheux@stcharlesgov.net>; Danielle Badeaux <dbadeaux@stcharlesgov.net>; Chris Welker <cwelker@stcharlesgov.net>
Subject: St. Paul St. Extension

I have spoken with Joey Murray regarding the MS4 requirements for the St. Paul street lot extension and received a letter certifying that the total disturbed soil area for this project is 41,063 square feet, or 0.94 acres. No Construction Storm Water permitting is required for projects smaller than 1 acre in size, however, minimum Best Management Practices designed for minimizing transported sediment/contaminants are required. They are;

1. Silt fencing protecting the low lying areas of the property
2. Temporary construction entrances designed to minimize vehicle-transported sediment
3. Dumpsters are to be kept closed/covered when A: no workers are present and B: During periods of inclement weather
4. Concrete washout areas designed to retain concrete wash waters are required if washout cannot occur more than 50' from any parish drainage conveyance

If there are any other questions, please do not hesitate to ask.

John C. Gutierrez, Jr.
MS4 Coordinator
St. Charles Parish Public Works
(985) 331-4478 (office)
(985) 228-3901 (cell)
jgutierrez@stcharlesgov.net

JCJR ENTERPRISES, LLC

April 4, 2019

Mr. Clayton Faucheux
Director, Public Works/Wastewater
100 River Oaks Drive
Destrehan, LA 70047

Re: St. Paul Place Subdivision

Dear Mr. Faucheux,

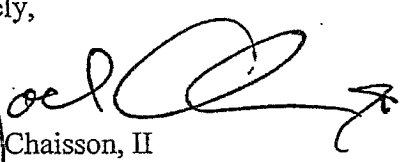
This letter serves as an agreement to provide repair/replacement for bona fide deficiencies in the work product in the construction of the street and other improvements for the St. Paul Place Subdivision for a period of eighteen (18) months from the date of acceptance by the Parish Council.

The items covered includes the street lights, water line, sewer line and storm drainage.

Any work product deficiencies will be covered by the installation contractor for the project who is Byron E. Talbot Contractor, Inc. 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

13726 River Road
Destrehan, LA 70047

Phone: 985-764-9911

FIRST NATIONAL BANK ★U★S★A★

Letter of Credit No. 140

BRANDT J. DUFRENE
CHAIRMAN OF THE BOARD
PRESIDENT AND CEO

April 3, 2019

St. Charles Parish
P.O Box 301
Hahnville, LA 70057

RE: Irrevocable Letter of Credit #140
St. Paul Place
JCJR Enterprises, LLC
13726 River Road
Destrehan, LA 70047

We hereby irrevocably authorize you to draw on First National Bank USA, Boutte, Louisiana, not to exceed the aggregate of Forty Thousand One Hundred Eighteen and 50/100 (\$40,118.50) Dollars, available by your draft(s) for the account of JCJR Enterprises, LLC.


Draft(s) must be presented at our office in Boutte on or prior to the expiration date of October 23, 2020 (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.140, dated April 3, 2019. 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 reading: "We hereby certify that the amount drawn hereunder is due by JCJR Enterprises, LLC in conjunction with the Maintenance Agreement and Surety Maintenance Bond for St. Paul Place, shown more fully on a survey prepared by Stephen P. Flynn of Riverlands Surveying Company, dated March 27, 2019 and revised April 5, 2019, creating "St. Paul Place".

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,


Brandt Dufrene
President

MAIL: POST OFFICE BOX 508 • PHYSICAL: 13386 HIGHWAY 90 • BOUTTE, LOUISIANA 70039
(985) 785-8411 • FAX: (985) 785-3913 • NMLS #1106917
BRANDTD@FNBUSA.COM • WWW.FNBUSA.COM

**St. Paul Place
Destrehan, Louisiana**

April 2, 2019

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.

A. Drainage

Prefab Concrete Catch Basins	\$ 13,500.00
18" Reinforced Concrete Pipe Arched 195 feet	\$ 7,995.00
24" Reinforced Concrete Pipe Arched 35 feet	\$ 1,960.00

Total Drainage Cost Including Labor \$ 23,455.00

B. Streets

3,000 Sq yd Concrete Street, 7 inches thick	\$ 151,500.00
2,500 L.F. Roll Over Curb	\$ 20,250.00
Street Excavation for Base	\$ 10,300.00
Sawcut and Asphalt	\$ 2,180.00
Structural Sand Base	\$ 40,500.00
No Sidewalks, These to be installed during home construction	

Total Streets Cost Including Labor \$ 224,730.00

C. Wastewater

8" Gravity SDR 35 Sewer Lines, 1386 feet	\$ 75,537.00
6" Gravity SDR 35 Sewer Lines, 680 feet	\$ 7,000.00
4 Concrete Precast Sewer Manholes	\$ 11,425.00
Tie into Lift Station	\$ 2,200.00

Total Wastewater Cost Including Labor \$ 96,162.00

D. Water

4 Fire Hydrants	\$ 19,000.00
8" C-900 Water Line w/ Fittings 850 feet	\$ 15,300.00
3" PVC Conduit for Water Service 650 at 15 crossings	\$ 3,360.00

Total Wastewater Cost Including Labor \$ 37,660.00

E. Street Lights

Single Light Poles with 1 Fixtures 3 ea	\$ 10,696.80
Single Light Poles with 2 Fixtures 2 ea	\$ 7,381.20

Total Street Lights \$ 18,078.00

F. Street Signage

Street Signage	\$ 1,100.00
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Total for Street Signs \$ 1,100.00

\$ 401,185.00

JCJR ENTERPRISES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

PAY TO THE ORDER OF St. Charles Parish Finance DATE 4/4/19 84-251/854
Eight thousand and xx/100 \$ 8,000.00
DOLLARS

FIRST NATIONAL BANK *U*S*A*
ROUTE, LOUISIANA 70039

FOR St. Paul Place Sewer ael

⑈001094⑈ ⑆065402517⑆ 10⑈2889⑈8⑈

JCJR ENTERPRISES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

PAY TO THE ORDER OF St. Charles Parish Finance DATE 4/4/19 84-251/854
Twelve thousand and xx/100 \$ 12,000.00
DOLLARS

FIRST NATIONAL BANK *U*S*A*
ROUTE, LOUISIANA 70039

FOR St. Paul Place Recreation ael

⑈001096⑈ ⑆065402517⑆ 10⑈2889⑈8⑈

JCJR ENTERPRISES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

PAY TO THE ORDER OF St. Charles Parish Finance DATE 4/8/19 84-251/854
One thousand five hundred xx/100 \$ 1,500.00
DOLLARS

FIRST NATIONAL BANK *U*S*A*
ROUTE, LOUISIANA 70039

FOR St. Paul Place Streetlights Belaiah Pelt

⑈001097⑈ ⑆065402517⑆ 10⑈2889⑈8⑈

MURRAY ARCHITECTS, INC.
13760 River Road
Destrehan, LA 70047
388-754-7275

St. Charles Parish Dept. of Finance

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance DATE 4/5/2019
Five thousand eight hundred twenty nine and xx/100 \$ 5,829.00
DOLLARS

St. Charles Parish Dept. of Finance

MEMO Testing & Inspection Fee - St. Paul Place

⑈004405⑈ ⑆265070435⑆ 100566884⑈

MURRAY ARCHITECTS, INC.
13760 River Road
Destrehan, LA 70047
388-754-7275

St. Charles Parish Dept. of Finance

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance DATE 4/5/2019
One thousand one hundred \$ 1,100.00
DOLLARS

St. Charles Parish Dept. of Finance

MEMO Warranty Fee - St. Paul Place

⑈004407⑈ ⑆265070435⑆ 100566884⑈

MURRAY ARCHITECTS, INC.
13760 River Road
Destrehan, LA 70047
388-754-7275

St. Charles Parish Dept. of Finance

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance DATE 4/5/2019
Eighty nine and xx/100 \$ 89.00
DOLLARS

St. Charles Parish Dept. of Finance

MEMO Administrative Fee - St. Paul Place

⑈004406⑈ ⑆265070435⑆ 100566884⑈

2018-0199

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 6357

A resolution providing supporting authorization to endorse the Preliminary Plat approval for St. Paul Place with waivers from the geometric standards regarding lots and streets.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the St. Charles Parish Council endorse waivers from regulations for a Preliminary Plat; and,

WHEREAS, the subdivider has requested a waiver from the geometric standards regarding lots and streets; and,

WHEREAS, the Planning and Zoning Commission approved the preliminary plat with the requested waivers at their July 12, 2018 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting authorization to endorse the preliminary plat approval of St. Paul Place with a waiver from the geometric standards regarding lots and streets as requested by JCJR Enterprises, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: BENEDETTO, HOGAN, CLULEE, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: WILSON, GIBBS

And the resolution was declared adopted this 23rd day of July, 2018, to become effective five (5) days after publication in the Official Journal.

ACTING CHAIRMAN: *Wendy Benard*
 INTERIM SECRETARY: *Valade Berthelet*
 DLVD/PARISH PRESIDENT: *July 24, 2018*
 APPROVED: _____ DISAPPROVED: _____
 PARISH PRESIDENT: _____
 RETD/SECRETARY: *July 26, 2018*
 AT: *1:30pm* RECD BY: *UB*