



ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

MEMORANDUM

Date: March 11, 2021

To: Michelle Impastato
Council Secretary

From: Michael Albert, AICP *MA*
Director, Department of Planning & Zoning

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

Please forward the attached documents to the Council for consideration to approve the Final Plat and accept the improvements of River Road Estates, Phase 1. Planning staff worked with the developer and other departments to ensure the documents satisfy all requirements of the St. Charles Parish Subdivision Regulations of 1981 (St. Charles Parish code of Ordinances, Appendix C. Section II.G.4. Final Plat Approval/Procedure).

The Planning and Zoning Commission (PZC) approved the Preliminary Plat for this major subdivision on November 3, 2016. On February 1, 2018, the PZC approved a *revised* preliminary plat with a waiver from the required width for drainage servitudes, and also granted construction approval. The Parish Council endorsed the waiver from the required width for drainage servitudes as required (Resolution No. 6331).

The documents that follow are:

- Proposed Ordinance (.docx version by email)
- Written letter of application for Final Plat approval
- Final Plat signed by the Developer and the PZC Chairman (5 original copies)
- Act of Dedication w/ certificates of authority (3 originals)
- Documentation that there are no private restrictions (email dated February 19, 2021)
- Traverse calculation for the subdivision
- Proof of fees paid: Administrative, Light Standard Deposit (for full development), Sewer Connection fees (Phase 1 only), Testing & Inspection, Warranty Inspection fee
- Recreation obligation documentation (\$26,340.15 paid; land donation for consideration)
- GASB 34
- Maintenance Agreement
- Irrevocable Letter of Credit (original document)
- Certification Statement by the owner(s) or his agent that the Sewer Development Connection Fee has been paid in full.
- Public Works and Wastewater Final Approval—satisfies Parish engineer and Contract Monitor approval
- Waterworks Final Approval
- Post Construction Stormwater Permit/Final MS4 Approval

2021 _____

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. _____

An ordinance approving and authorizing the execution of an Act of Dedication for River Road Estates Subdivision Phase 1, Hahnville.

WHEREAS, River Road Estates, LLC is the owner and developer of property located in Sections 5 & 7, T12S - R20E & Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 1, by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required reviews and approvals for the subdivision are complete.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication by River Road Estates, LLC to Parish of St. Charles for River Road Estates Subdivision Phase 1, is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the Final Plat and Act of Dedication on behalf of St. Charles Parish.

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

Yeas:

Nays:

Absent:

Abstain:

And the ordinance was declared adopted this _____ day of _____, 2021, to become effective five (5) days after publication in the Official Journal.

Richard C. Meyer, P.E.
President
David H. Dupré, P.E.
Vice President

Mark A. Schutt, P.E.
Ann M. Theriot, P.E.
Eric M. Colwart, P.E.
Kenneth J. Belou, P.E.
Raymond G. Hartley, P.E.
Robert W. Klare, P.E.
Donovan P. Duffy, P.E.
Randall G. Oustalet, P.E.
Christopher D. Rowan, P.E.



Charles E. Meyer, P.E.
Executive Vice President
Jitendra C. Shah, P.E.
Vice President

James J. Papia, AIA, NCARB, CSI
Adrianna G. Eschete, LEED, AP
Don P. Mauras, RA
Raymond J. Brown, III, AIA
Jennifer M. Wickham, AIA, NCARB
Elena G. Anderson, NCIDQ, IIDA

January 11, 2021

Ms. Marny Stein, AICP
Senior Planner
St. Charles Parish Department of Planning & Zoning
14996 River Road
Hahnville, LA 70057

Re: River Road Estates Subdivision
A/E Project No. 20-1609

Dear Ms. Stein,

We request final acceptance of Phase I of River Road Estates, Lots 1-34, 53-83, and the Park shown on the enclosed draft Final Plat.

Also, enclosed is a draft Act of Dedication for the legal section review, and the Final Plat Submission Checklist with attachments and comments.

Please advise if there are any outstanding development fees and if any comments or revisions are required.

Sincerely,

Meyer Engineers, Ltd.


Richard C. Meyer, P.E.

RCM/gad

Enclosures

cc: Mr. William Hubbard, RAMJ Construction

METAIRIE OFFICE

t | 504.885.9892 f | 504.887.5056
4937 Hearst Street, Suite 1B, Metairie, Louisiana 70001

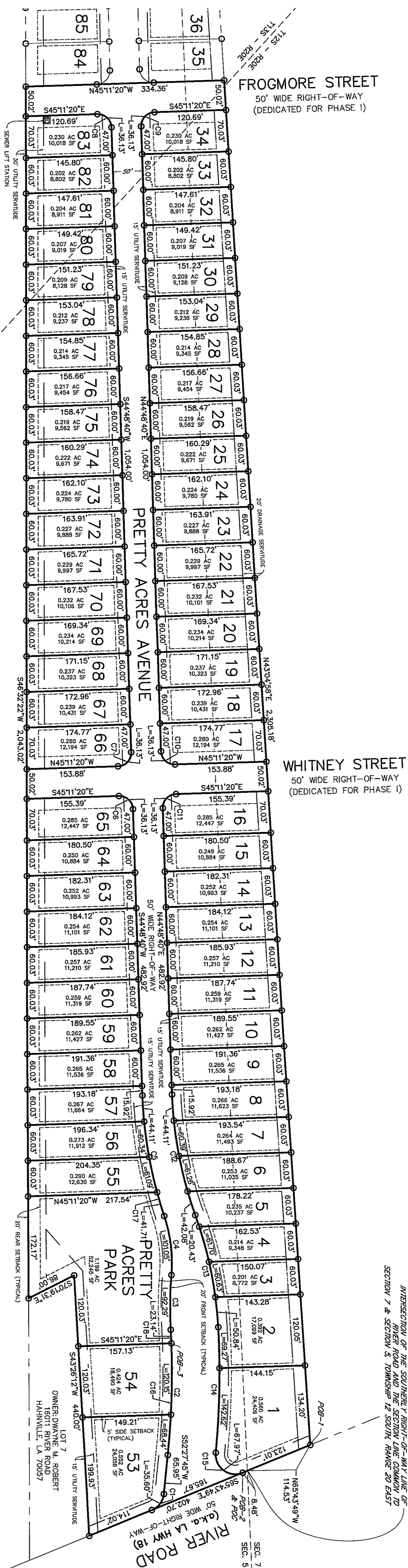
PRAIRIEVILLE OFFICE

t | 225.677.0901
36505 Oak Plaza Ave., Suite A, Prairieville, Louisiana 70769

MAIL: P.O. Box 763 | Metairie, Louisiana 70004
E-MAIL: meyer@meyer-e-l.com

RIVER ROAD ESTATES PHASE I FINAL PLAT

IN SECTIONS 5 & 7, T12S - R20E & SECTIONS 31 & 33, T13S - R20E
ST. CHARLES PARISH, LOUISIANA



CURVE LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	35.60'	33.00'	61°46'28"	53°21'58"W	33.80'
C2	211.73'	1320.00'	9°11'25"	S48°11'49"W	211.50'
C3	92.28'	670.50'	7°53'12"	S47°32'43"W	92.22'
C4	101.05'	250.00'	23°09'29"	S39°54'34"W	100.36'
C5	207.25'	720.50'	16°28'51"	S36°34'15"W	206.43'
C6	36.13'	23.00'	90°00'00"	S01°12'07"E	32.53'
C7	36.13'	23.00'	90°00'00"	S89°48'40"W	32.53'
C8	36.13'	23.00'	90°00'00"	S01°12'07"E	32.53'
C9	36.13'	23.00'	90°00'00"	N89°48'40"E	32.53'
C10	36.13'	23.00'	90°00'00"	N01°12'07"E	32.53'
C11	36.13'	23.00'	90°00'00"	N89°48'40"E	32.53'
C12	207.25'	720.50'	17°45'37"	N33°55'51"E	207.01'
C13	193.80'	670.50'	16°32'36"	N35°19'22"E	192.93'
C14	211.89'	1400.00'	8°40'18"	N47°56'16"E	211.69'
C15	67.97'	33.00'	118°00'14"	N6°43'42"W	56.57'
C16	188.56'	1320.00'	8°11'10"	S48°41'57"W	188.43'
C17	41.71'	720.50'	3°19'02"	N29°59'20"E	41.71'
C18	23.14'	1320.00'	1°00'15"	N44°06'15"E	23.14'

CURVE TABLE

OWNER/DEVELOPER:
RIVER ROAD ESTATES, LLC
LAFACHE, LOUISIANA 70088

ZONING INFORMATION:
SINGLE FAMILY RESIDENTIAL DETACHED CONVENTIONAL HOMES-MEDIUM DENSITY
(PER ST. CHARLES PLANNING & ZONING WEBSITE)

FRONT SETBACK-20 FEET
SIDE SETBACK-5 FEET
REAR SETBACK-20 FEET

THE PRIVATE RESTRICTIONS, RESTRICTIVE COVENANTS, EASEMENTS, AND OTHER RIGHTS AND INTERESTS ARE RECORDED IN THE ST. CHARLES PARISH CLERK OF COURTS OFFICE ON THE _____ DAY OF _____ IN _____ PARISH, LOUISIANA.

PLAT RECORDED IN THE ST. CHARLES PARISH CLERK OF COURTS OFFICE ON THE _____ DAY OF _____ IN _____ PARISH, LOUISIANA.



- GENERAL NOTES:**
- UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION = MINIMUM SLAB ELEVATION 1 FT ABOVE CENTERLINE OF STREET DATED JUNE 16, 1992. 2518D 0123 OF PARISH 153.
 - ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUSPENSE PRIVATE SUBMISSION COMMENTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

DEDICATION STATEMENTS:
THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSES FOR THE PUBLIC. NO REVENUE SHALL BE DERIVED FROM ANY SUCH SERVITUDES. INTERFERENCE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.
SEWER DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

APPROVAL:

OWNER/SUBDIVIDER

DATE: 3-9-21

CHAIRMAN, PARISH COUNCIL
DATE: 3/11/2021

PARISH PRESIDENT



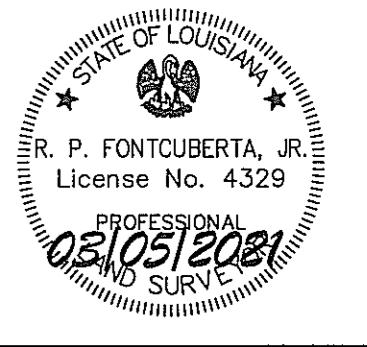
GRID NORTH
REFERENCE TO
LOUISIANA STATE PLANE
SOUTH ZONE, NAD 83

A FINAL PLAT OF RIVER ROAD ESTATES PHASE I CITY OF HAHNVILLE, PARISH OF ST. CHARLES LOUISIANA



15 Veterans Memorial Boulevard
Kenner, Louisiana - 70082
(504) 488-8800 Fax (504) 467-0085
www.bfcmcorporation.com - bfcm@bfmcorporation.com

REGISTERED PROFESSIONAL LAND SURVEYOR
RALPH P. FONTCUBERTA, JR.
REGISTRATION NO. 4329



I certify that this plat represents an actual ground survey made by me or under my direction, the distances, courses, all angles and all survey information are shown correctly, measurements have been set and the lot and block corners are staked correctly on the ground, complies fully with the provisions of Louisiana Revised Statutes 33:5051, and conforms to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: XX, Chapter 29 for a Class C survey.

REV.	DESCRIPTION	DATE	BY	CHK'D

SCALE: 1" = 100'
DATE: MARCH 5, 2021
DRAWN BY: J.P. EG
CHECKED BY: J.P. EG
FILE NO.: 9840
PROJECT NO.: 9840
SHEET 1 OF 1

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RIVER ROAD ESTATES, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and twenty-one (2021),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

RIVER ROAD ESTATES, LLC, a Louisiana limited liability company appearing herein by and through Richard C. Meyer, Manager, duly authorized as evidenced by the Certificate of Authority dated January 4, 2021, which is attached hereto and which is issued in accordance with the Articles of Organization dated April 20, 2016, and which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1, described as follows:

The Point of Beginning (River Road Estates Phase 1)

Beginning at a point located N65°43'49"W a distance of 114.53 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 402.70 feet to a point;

Thence S43°26'12"W a distance of 440.00 feet to a point;

Thence S70°19'31"E a distance of 86.00 feet to a point;

Thence S46°32'22"W a distance of 2,043.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 2,305.18 feet back to the point of beginning.

Altogether containing 21.431 acres or 933,562 square feet, more or less.

The Point of Beginning (The River Road Estates Phase 1)

RIVER ROAD ESTATES, LLC further declared unto me that it has caused that portion of the above property designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1 on the survey by Ralph P. Fontcuberta, Jr PLS, dated March 5, 2021 to be laid out in lots on the plan of

survey and/or resubdivision referred to above, a copy of which is attached and made part hereof;
and

RIVER ROAD ESTATES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within RIVER ROAD ESTATES SUBDIVISION PHASE 1 which are named and identified in accordance with the annexed plan by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021, as River Road Estates. Also by this Act, RIVER ROAD ESTATES, LLC does hereby create the streets identified as Pretty Acres Avenue, Whitney Street, and Frogmore Street, as being a part of RIVER ROAD ESTATES SUBDIVISION PHASE 1, the description of which streets are incorporated as follows, to-wit:

That piece or portion of ground being the Pretty Acres Avenue, Whitney Street and Frogmore Street right of way of River Road Estates Subdivision Phase I. Situated in Sections 5 & 7, T12S – R20E & Sections 31 & 33, T13S – R20E, Hahnville, St. Charles Parish, Louisiana per a subdivision plat entitled “A Final Plat of River Road Estates Subdivision Phase 1” by Ralph P. Fontcuberta, Jr. P.L.S. dated March 5, 2021, 2021 and being more fully described as follows:

Beginning at a point located S65°43'49"E a distance of 8.48 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 165.67 feet to a point;

Thence along a curve to the left, with an arc length of 35.60 feet, a radius of 33.00 feet, a delta angle of 61°48'26", a chord bearing of S83°21'58"W, and a chord length of 33.90 feet, to a point;

Thence S52°27'45"W a distance of 65.95 feet to a point;

Thence along a curve to the left, with an arc length of 211.73 feet, a radius of 1320.00 feet, a delta angle of 9°11'25", a chord bearing of S48°11'49"W, and a chord length of 211.50 feet, to a point;

Thence along a curve to the right, with an arc length of 92.29 feet, a radius of 670.50 feet, a delta angle of 7°53'12", a chord bearing of S47°32'43"W, and a chord length of 92.22 feet, to a point;

Thence along a curve to the left, with an arc length of 101.05 feet, a radius of 250.00 feet, a delta angle of 23°09'29", a chord bearing of S39°54'34"W, and a chord length of 100.36 feet, to a point;

Thence along a curve to the right, with an arc length of 207.25 feet, a radius of 720.50 feet, a delta angle of 16°28'51", a chord bearing of S36°34'15"W, and a chord length of 206.53 feet, to a point;

Thence S44°48'40"W a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S89°48'40"W, and a chord length of 32.53 feet, to a point;

Thence S44°48'40"W a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N00°11'20"W, and a chord length of 32.53 feet, to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 207.84 feet, a radius of 670.50 feet, a delta angle of 17°45'37", a chord bearing of N35°55'51"E, and a chord length of 207.01 feet, to a point;

Thence along a curve to the right, with an arc length of 193.60 feet, a radius of 670.50 feet, a delta angle of 16°32'38", a chord bearing of N35°19'22"E, and a chord length of 192.93 feet, to a point;

Thence along a curve to the right, with an arc length of 211.89 feet, a radius of 1400.00 feet, a delta angle of 08°40'18", a chord bearing of N47°56'16"E, and a chord length of 211.69 feet, to a point;

Thence along a curve to the left, with an arc length of 67.97 feet, a radius of 33.00 feet, a delta angle of 118°00'14", a chord bearing of N06°43'42"W, and a chord length of 56.57 feet, back to the point of beginning.

Altogether containing 3.775 acres or 164,451 square feet, more or less.

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St.

Charles Parish, the said streets as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Ralph P. Fontcuberta, Jr. PLS, dated March 5, 2021 to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appearer further declared unto me, Notary that the aforesaid dedication and grant of servitudes are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the streets as identified hereinabove, only as far as said streets are located within the RIVER ROAD ESTATES SUBDIVISION PHASE 1.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of RIVER ROAD ESTATES SUBDIVISION PHASE 1, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by RIVER ROAD ESTATES SUBDIVISION PHASE 1 and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer with full warranty of title, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the RIVER ROAD ESTATES SUBDIVISION PHASE 1.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 1, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.

11. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in RIVER ROAD ESTATES SUBDIVISION PHASE 1 have been sold or alienated prior to the date hereof.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on _____, a certified copy of which is annexed hereto and made part hereof,

and said St. Charles Parish does hereby accept, approve and ratify there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in RIVER ROAD ESTATES SUBDIVISION PHASE 1 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and utility and drainage facilities and assumes the maintenance thereof.


THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

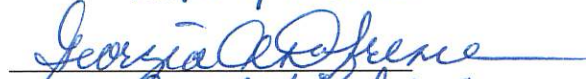
WITNESSES:


RIVER ROAD ESTATES, LLC

BY:


NAME: Tiffany Trahan


RICHARD C. MEYER
MEMBER, MANAGER


NAME: Georgia A. Butresne


KENNETH BELOU, JR.
NOTARY PUBLIC
NOTARY ID NO. 151190
STATE OF LOUISIANA

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH

BY:

NAME: _____

MATTHEW JEWELL
PARISH PRESIDENT

NAME: _____

NOTARY PUBLIC

RESOLUTION OF RIVER ROAD ESTATES, LLC

As of this day, January 4, 2021 and,

WHEREAS, Richard Meyer is a manager of River Road Estates, LLC and,

WHEREAS, St. Charles Parish requires a Certificate of Authority to submit final acceptance of the subdivision to the Parish,

By vote of all members, Richard Meyer has the authority to act on behalf of River Road Estates, LLC for the express purpose of Act of Dedication to the Parish of St. Charles.



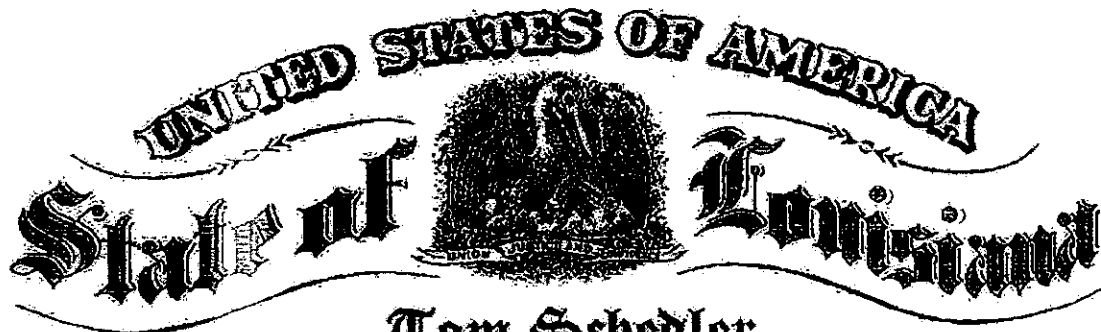
Member Manager
William Hubbard



Member Manager
Richard Meyer



Kenneth Belou, Jr.
Notary Public
Notary ID No. 151190
State of Louisiana



Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

RIVER ROAD ESTATES, LLC

Domiciled at LAPLACE, LOUISIANA,

Was filed and recorded in this Office on April 20, 2016,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

April 20, 2016

Secretary of State

SC42241565K



Certificate ID: 10703464#ULJ62

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

ARTICLES OF ORGANIZATION
OF
RIVER ROAD ESTATES, LLC

The undersigned, both persons of the full age of majority, acting as the organizers of a limited liability company under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated, do hereby form, effective April 19, 2016, a limited liability company, under such law, and for such purposes, does hereby adopt the following Articles of Organization:

1. The name of the limited liability company organized pursuant to these Articles of Organization shall be RIVER ROAD ESTATES, LLC.


2. The object and purpose of which RIVER ROAD ESTATES, LLC, is formed shall be to engage in any lawful activity for which limited liability companies may be formed under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated.

3. The full names and municipal address of the organizers are:

William J. Hubbard
270 West 5th Street
LaPlace, Louisiana 70068

Richard Meyer
101 Destin Lane
River Ridge, Louisiana 70123

Thus executed on April 19, 2016.


WILLIAM J. HUBBARD


RICHARD MEYER

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ST. JOHN THE BAPTIST

BE IT KNOWN, that on this 19 day of April, 2016, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid,


PERSONALLY CAME AND APPEARED:

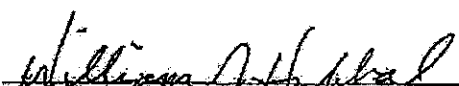
WILLIAM J. HUBBARD and RICHARD MEYER,

who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearers are the identical persons who executed the above and foregoing Articles of Organization and that Appearers executed the above and foregoing Articles of Organization of Appearers' own free will, as Appearers' own act and deed, for the uses, purposes and benefits therein expressed.


WITNESSES:


Print Name: Michael


Print Name: Laura T. Breaux


WILLIAM J. HUBBARD


RICHARD MEYER


JEFFREY PERILLOX, 22586
NOTARY PUBLIC

Chris Welker

From: Rick Meyer <rickmeyer@meyer-e-l.com>
Sent: Friday, February 19, 2021 6:29 PM
To: Chris Welker
Cc: Georgia Dufresne; Marny Stein
Subject: Re: River Road Estates Subdivision

No there will not be.

On Feb 19, 2021, at 11:26 AM, Chris Welker <cwelker@stcharlesgov.net> wrote:

Not a problem. I apologize if this has already been addressed, but are there going to be restrictive covenants for this subdivision?

Thank you,

Chris Welker, AICP

Planner II
St. Charles Parish
Department of Planning & Zoning
Office: 985-783-5060
Email: cwelker@stcharlesgov.net

From: Georgia Dufresne <gdufresne@meyer-e-l.com>
Sent: Friday, February 19, 2021 10:51 AM
To: Chris Welker <cwelker@stcharlesgov.net>
Cc: Rick Meyer <rickmeyer@meyer-e-l.com>; Dawn Higdon <dhigdon@stcharlesgov.net>; Marny Stein <mstein@stcharlesgov.net>
Subject: RE: River Road Estates Subdivision

Chris,

I apologize for the inconvenience and I am very grateful to you for replacing the pages. Hopefully you now have everything to be placed on Monday's agenda.

Georgia

Georgia A. Dufresne
Meyer Engineers, Ltd.
4937 Hearst Street, Suite 1B
Metairie, LA 70001
P. O. Box 763, Metairie, LA 70004
Email: gdufresne@meyer-e-l.com
(504) 885-9892



CASSANDRA POCHE
President

CHAD M. POCHE, P.E.
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS
Executive Vice President

RIVER ROAD ESTATES PHASE I

February 2, 2021

Project Number 9840
Project Name River Road Estates Phase I – Perimeter Traverse

North: 542078.19' East: 3572056.53'
Line Course: S 65°43'49" E Length: 402.70'

North: 541912.67' East: 3572423.64'
Line Course: S 43°26'12" W Length: 440.00'

North: 541593.17' East: 3572121.12'
Line Course: S 70°19'31" E Length: 86.00'

North: 541564.21' East: 3572202.10'
Line Course: S 46°32'22" W Length: 2,043.02'

North: 540193.32' East: 3570755.48'
Line Course: N 45°11'20" W Length: 334.36'

North: 540394.56' East: 3570481.97'
Line Course: N 43°04'58" E Length: 2,305.18'

Perimeter: 5611.26' Area: 933,562 Sq Ft 21.431 Acres

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

Error Closure: 0.001936 Course: N 10°03'17" W

Error North: 0.0019067 Error East: 0.0003381

Precision 1:2,897,794.35

Ralph P. Fontcuberta, P.L.S.
La St. Reg. No. 4329





ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

MEMORANDUM

To: Grant Dussom
Chief Financial Officer

From: Chris Welker
Planner II *cu*

Date: February 4, 2021

**RE: River Road Estates Subdivision (phase 1)
Administrative & Development Fees**

Enclosed please find the subdivision development and administrative fees for River Road Estates Subdivision (phase 1) as follows:

- Administrative fees: \$280.80
- Light Standard Deposit: \$6,300
- Sewer development connection fee: \$65,000
- Testing & Inspection: \$11,845.44
- Warranty Inspection: \$1000
- Recreation fee: \$26,340.15

Also enclosed is a copy of the actual cost or fair market values provided to the Department of Public Works for drainage, streets, wastewater, water, and streetlights in the subdivision (GASB 34 data).

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5068

14-543/650

DATE 1/27/21



PAY TO THE
ORDER OF

St. Charles Parish

\$ 280.80

Two hundred eighty + 80/100

DOLLARS



Security
Features
Details on
Back.



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR

admin fees

MP

⑈005068⑈ ⑆065005435⑆

⑆10130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5074

14-543/650

DATE 2/3/21



PAY TO THE
ORDER OF

Parish of St. Charles

\$ 6,300.00

Six thousand three hundred + 00/100

DOLLARS



Security
Features
Details on
Back.



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR

street light deposit

MP

⑈005074⑈ ⑆065005435⑆

⑆10130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5071

14-543/650

DATE 1/27/21



PAY TO THE
ORDER OF

St. Charles Parish

\$ 65,000.00

Sixty-five thousand + 00/100

DOLLARS



Security
Features
Details on
Back.



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR

sewer wastewater fee

MP

⑈005071⑈ ⑆065005435⑆

⑆10130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5073
14-543/650

DATE 2/3/21



PAY TO THE ORDER OF Parish of St. Charles \$ 11,845.44

Eleven thousand eight hundred forty-five + 44/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR testing fees

[Signature]

⑈005073⑈ ⑆065005435⑆ 110130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5069
14-543/650

DATE 1/27/21



PAY TO THE ORDER OF St. Charles Parish \$ 1,000.00

One thousand + 00/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR warranty inspection fee

[Signature]

⑈005069⑈ ⑆065005435⑆ 110130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5070
14-543/650

DATE 1/27/21



PAY TO THE ORDER OF St. Charles Parish Parks + Recreation \$ 26,340.15

Twenty-six thousand three hundred forty + 15/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR recreation obligation

[Signature]

⑈005070⑈ ⑆065005435⑆ 110130552⑈



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: November 29, 2017

TO: MR. STEVE ROMANO
ST. CHARLES PARISH PLANNING AND ZONING, REVIEW PLANNER

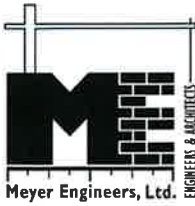
FROM: DUANE P. FORET 
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation,
River Road Estates Subdivision

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 78,585.25 square feet (1.8 Acres) for a land donation, or a fee donation of \$78,585.25, for River Road Estates Subdivision located in Taft, Louisiana. The Department of Parks and Recreation would like to accept the land donation of 52,245.10 square feet from the developer outlined in the Construction Approval Plan, which will short of the total land obligation by 26,340.15 square feet, so in order for the developer to meet their total recreation obligation as per our Council Ordinance, we will also accept the fee of \$26,340.15 to satisfy the total recreation obligation.

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



Meyer Engineers, Ltd.
 4937 Hearst Street, Suite 1B
 Metairie, LA 70001
 Phone: (504) 885-9892
 Email: meyer@meyer-e-l.com
 www.meyer-e-l.com

GASB 34 REPORT
RIVER ROAD ESTATES
 A/E PROJECT NO. 20-1609
 NOVEMBER 24, 2020
 REVISED DECEMBER 1, 2020
 REVISED FEBRUARY 3, 2021
 REVISED FEBRUARY 5, 2021

Pretty Acres Avenue (1500 LF x 27 LF)

Description	Quantity	Unit	Unit Cost	Total Cost
Drainage System				
East Ditch	6,000	LF	\$10.00	\$60,000.00
30" PVC	589	LF	\$75.00	\$44,175.00
24" PVC	552	LF	\$70.00	\$38,640.00
18" PVC	1174	LF	\$47.00	\$55,178.00
Catch Basin	10	EA	\$5,000.00	\$50,000.00
DMH	2	EA	\$3,500.00	\$7,000.00
Slope Pave	2	EA	\$2,000.00	\$4,000.00
Conflict Box	2	EA	\$5,000.00	\$10,000.00
West Side Ditch	3500	LF	\$10.00	\$35,000.00
Subtotal Construction Cost of Drainage System				\$303,993.00
Water System				
8" Waterline	2,400	LF	\$24.00	\$57,600.00
Fire Hydrants	6	EA	\$4,000.00	\$24,000.00
Subtotal Construction Cost of Water System				\$81,600.00
Streets				
7" Concrete Roadway	4,500	SY	\$65.00	\$292,500.00
Base Course	4,500	SY	\$15.00	\$67,500.00
Curb	2,000	LF	\$10.00	\$20,000.00
Sand Base	1,700	CY	\$19.00	\$32,300.00
Street Signs	1	LS	\$10,000.00	\$10,000.00
Subtotal Construction Cost of Street				\$422,300.00
Electrical System				
Light Poles	21	EA	\$3,500.00	\$73,500.00
Subtotal Construction Cost of Electrical System				\$73,500.00
Sewer System				
Test Sewer and Drainage	1	LS	\$15,000.00	\$15,000.00
12" Sewerline	111	LF	\$60.00	\$6,660.00
8" Sewerline	1,479	LF	\$35.00	\$51,765.00
Short Sew Svc	26	EA	\$500.00	\$13,000.00
Long Sew Svc	20	EA	\$900.00	\$18,000.00
SMH	6	EA	\$2,500.00	\$15,000.00
Sew Lift Station	1	EA	\$95,000.00	\$95,000.00
4" SFM	1,400	LF	\$15.00	\$21,000.00
Subtotal Construction Cost of Sewer System				\$235,425.00
Subtotal Cost of Pretty Acres Avenue				\$1,116,818.00

Whitney Street (300 LF x 27 LF)

Streets				
7" Concrete Roadway	900	SY	\$65.00	\$58,500.00
Base Course	900	SY	\$15.00	\$13,500.00
Curb	440	LF	\$10.00	\$4,400.00
Sand Base	355	CY	\$19.00	\$6,745.00
Subtotal Construction Cost of Street				\$83,145.00
Subtotal Cost of Whitney Street				\$83,145.00

Frogmore Street (160 LF x 27 LF)

Streets				
7" Concrete Roadway	500	SY	\$65.00	\$32,500.00
Base Course	500	SY	\$15.00	\$7,500.00
Curb	225	LF	\$10.00	\$2,250.00
Sand Base	175	CY	\$19.00	\$3,325.00
Subtotal Construction Cost of Street				\$45,575.00
Subtotal Cost of Frogmore Street				\$45,575.00

Total Cost				\$1,245,538.00
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RIVER ROAD ESTATES, LLC
4937 Hearst Street, Suite 1B
Metairie, Louisiana 70001
Telephone (504) 885-9892

March 9, 2021

Mr. Miles Bingham, Director
St. Charles Parish Department of Public Works and Wastewater
100 River Oaks Drive
Destrehan, LA 70047

Re: River Road Estates Subdivision Phase 1
Maintenance Agreement

Dear Mr. Bingham,

Please have this letter serve as an agreement to provide repair/replacement of bona fide deficiencies in the work product in construction of the improvements for the River Road Estates Subdivision Phase 1 for a period of two years from the date of acceptance by the Parish Council.

This shall include the concrete street patches, street light poles, water line, sewer line and storm drainage system.

Any work product deficiencies will be covered by the installation contractor for the project who is RAMJ Construction in accordance with Louisiana Law. As evidenced by the Irrevocable Letter of Credit provided on our behalf, we further guaranty this maintenance work, if needed, will be covered thereby.

Thank you for your assistance in this matter.

Sincerely,

River Road Estates, LLC



Richard C. Meyer
Member/Manager

RCM/gad

March 10, 2021

FIRST NATIONAL BANK ★U★S★A★

St Charles Parish Department of Public works

P O Box 301

Hahnville, LA 70057

RE: Irrevocable Letter of Credit No. 143

River Road Estates, LLC

270 West 5th Street

Laplace, LA 70068

We hereby irrevocably authorize you to draw on First National Bank USA, Boutte, Louisiana not exceeding the aggregate of One Hundred Thirty Thousand Dollars and No/00 (\$130,000.00), available by your draft(s) for the account of River Road Estates, LLC.

Draft(s) must be presented at our office in Boutte prior to the expiration date of March 10, 2023 (24 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 #143, dated March 10, 2021. 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 March 10, 2023 by River Road Estates, LLC in conjunction with the Maintenance Agreement for River Road Estates Subdivision and shown more fully on a survey prepared by Ralph Fontcuberta Jr., PLS. dated March 05, 2021, creating River Roads 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 "Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Brochure No 400".

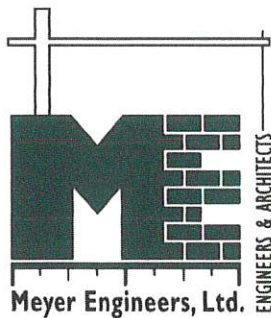
Sincerely,



Brandt Dufrene

Richard C. Meyer, P.E.
President
David H. Dupré, P.E.
Vice President

Mark A. Schutt, P.E.
Ann M. Theriot, P.E.
Eric M. Colwart, P.E.
Kenneth J. Belou, P.E.
Raymond G. Hartley, P.E.
Robert W. Klare, P.E.
Donovan P. Duffy, P.E.
Randall G. Oustalet, P.E.
Christopher D. Rowan, P.E.



Charles E. Meyer, P.E.
Executive Vice President
Jitendra C. Shah, P.E.
Vice President

James J. Papia, AIA, NCARB, CSI
Adrianna G. Eschete, LEED, AP
Don P. Mauras, RA
Raymond J. Brown, III, AIA
Jennifer M. Wickham, AIA, NCARB
Elena G. Anderson, NCIDQ, IIDA

February 3, 2021

Re: River Road Estates Subdivision
A/E Project No. 20-1609

This is to certify that the sewer connection fee for River Road Estates Subdivision has been paid in full on January 28, 2021, by check number 5071 in the sum of \$65,000.

Sincerely,

Meyer Engineers, Ltd.


Richard C. Meyer, P.E.

METAIRIE OFFICE

t | 504.885.9892 f | 504.887.5056
4937 Hearst Street, Suite 1B, Metairie, Louisiana 70001

PRAIRIEVILLE OFFICE

t | 225.677.0901
36505 Oak Plaza Ave., Suite A, Prairieville, Louisiana 70769

MAIL: P.O. Box 763 | Metairie, Louisiana 70004
E-MAIL: meyer@meyer-e-l.com



Memo

To: Michael Albert, Planning and Zoning Director

From: Miles B. Bingham, Public Works Director

Cc: Matt Jewell, Parish President
Parish Council c/o Valerie Berthelot
David deGeneres, Assistant Wastewater Director
Don Edwards, Senior Parish Engineer
Chandra Sampey, Contract Monitoring Specialist
Marny Stein, Development Review Planner

Re: River Road Estates Subdivision - Phase 1
Final Acceptance

Date: February 1, 2021

The roadway, drainage, sanitary sewer and streetlight facilities have been completed for the above-referenced project without any significant deviations from the approved plans.

Additionally, the final plat and as-built drawings were received and found to be in conformance with the approved plans and specifications.

Please feel free to contact us with any questions or comments.

MBB:DTE:dte



ST. CHARLES PARISH

WATERWORKS

MATTHEW JEWELL
PARISH PRESIDENT

GREG GORDEN
DIRECTOR

January 27, 2020

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

Re: River Road Estates
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on River Road Estates Subdivision plans, dated November 3, 2017, revised December 19, 2019 and with a latest revision date of December 2, 2020 by Meyer Engineers, Ltd. 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,

Greg Gorden

Cc: Mr. Chris Welker

RR:rcj



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

January 4, 2018

This letter is to certify that MS4 Certification for construction sites greater than 5 acres has been granted to Matthew Falati for the River Road Estates subdivision. I have 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 storm water permitting under the NPDES system. 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 Storm Water Pollution Prevention Plan shall be posted in a prominent location on-site and construction may proceed at the contractor's discretion.

John C. Gutierrez, Jr.
MS4 Coordinator