

**PRELIMINARY PLAN
RIVER PLACE ESTATES PHASE 1**

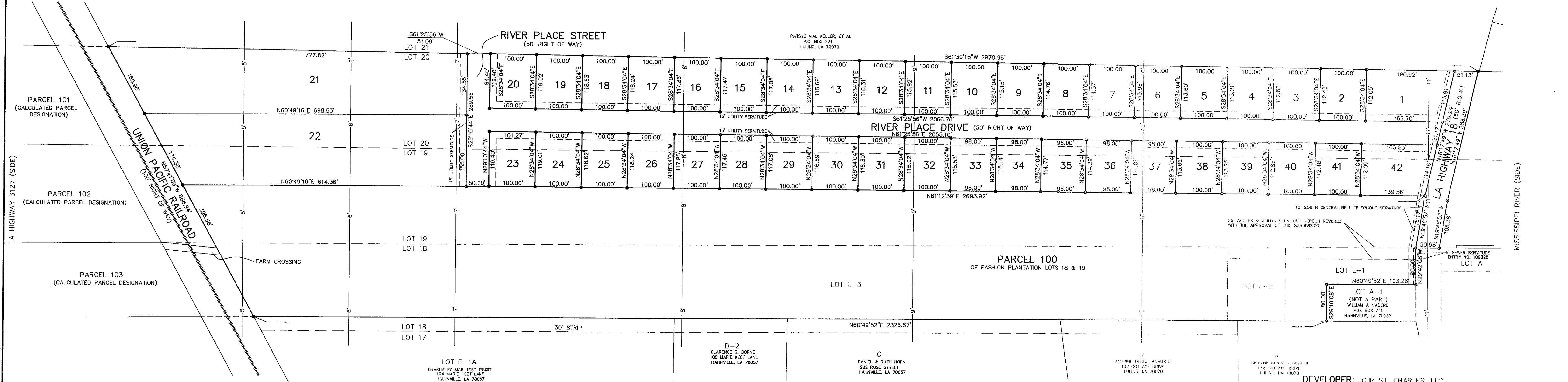
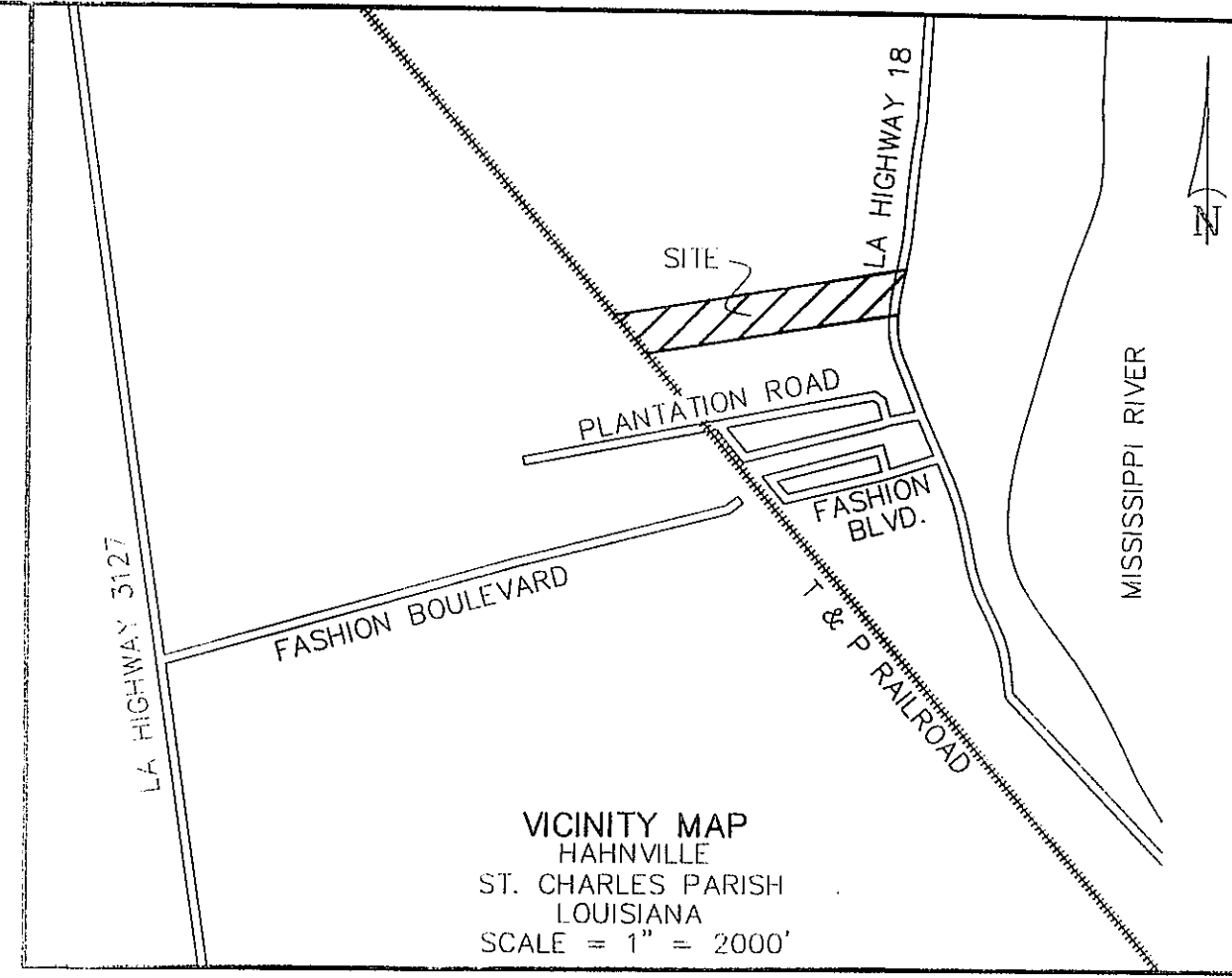
SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOTS 18, 19, 20, L-1, L-2 & L-3 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 1 THROUGH 42, RIVER PLACE ESTATES PHASE 1, PARCEL 100 OF LOTS 18 & 19 OF FASHION PLANTATION & PARCELS 101, 102 & 103 (CALCULATED) OF LOTS 18, 19 & 20 OF FASHION PLANTATION SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED: *Carrie J. Fisher* 12/5/19
PLANNING & ZONING COMMISSION CHAIRMAN DATE

CHAIR, ST. CHARLES PARISH COUNCIL DATE

PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE _____
DAY OF _____ IN BOOK _____
FOLIO _____ ENTRY # _____



Lot No.	Area (SQ. FT.)	Lot No.	Area (SQ. FT.)	Lot No.	Area (SQ. FT.)
1	19,973	16	11,768	31	11,611
2	11,224	17	11,805	32	11,572
3	11,263	18	11,844	33	11,303
4	11,302	19	11,882	34	11,266
5	11,340	20	11,921	35	11,228
6	11,379	21	103,265	36	11,191
7	11,418	22	101,747	37	11,154
8	11,456	23	11,896	38	11,343
9	11,495	24	11,882	39	11,306
10	11,534	25	11,843	40	11,228
11	11,573	26	11,804	41	11,228
12	11,611	27	11,768	42	16,961
13	11,650	28	11,727	Parcel 100	713,253
14	11,689	29	11,688	Parcel 100	137,257
15	11,727	30	11,650	Parcel 100	137,257

LEGEND:
● CALCULATED POINT
--- 10' CONTOUR LINE

CURRENT ZONING: ZONE: O-1
USE: OPEN LAND DISTRICT
BUILDING SETBACKS:
FRONT: 35'
REAR: 20'
SIDE: 10'

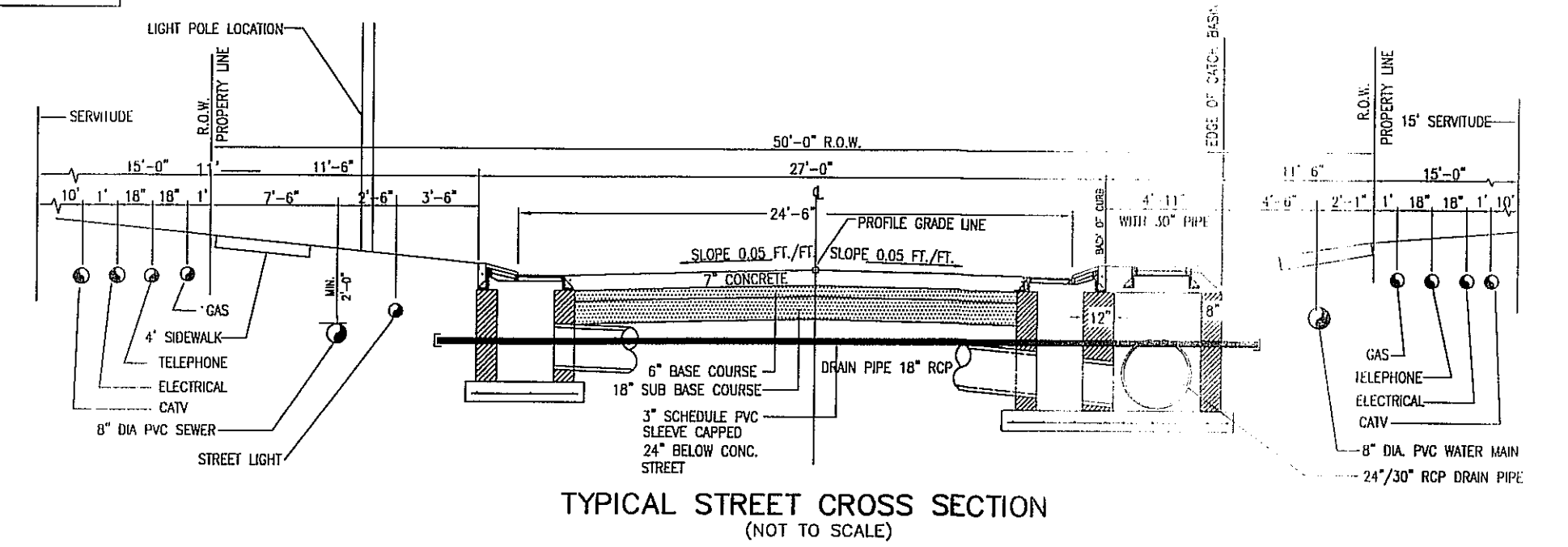
SURVEY REFERENCE: 1. SUBDIVISION OF THE EXACT ONE HALF OF LOT 19, 20, 21 & 22 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 8, 1935.
2. SURVEY OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY LUCIAN C. GASSEN, R.L.S. DATED JULY 3, 1976.
3. 82' X 6.3' PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION BY JOHN E. WALKER, R.L.S. DATED JANUARY 18, 1983, COB 293 FOLIO 475.
4. SUBDIVISION OF PORTIONS OF LOTS 21 & 22 OF FASHION PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED AUGUST 28, 1962.
5. LOTS A, B, C, D & F OF LOTS 16, 17 AND 18 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 24, 1929.
6. ALTA/NSPS LAND TITLE SURVEY LOT 19 & LOT 20, FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019.
7. A RESUBDIVISION OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION INTO LOTS L-1, L-2 & L-3 BY LUCIAN C. GASSEN, P.L.S. DATED NOVEMBER 8, 2018.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LEICA SMARTNET SOLUTION DATED 3/30/2017 NAD83.

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

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

NOTES: A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
B. SEWAGE DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL LAWS HAVE BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH. SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE TO AN EXISTING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.
C. DRAINAGE DISCHARGE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THERE VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.



DEVELOPER: JCJR ST. CHARLES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

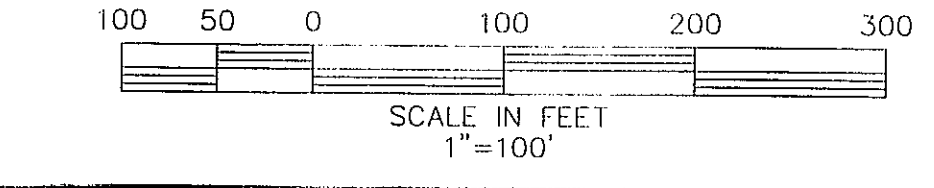
OWNER: PORTION OF LOT 19 HIGHWAY 18 LLC
P.O. BOX 510
BOUTTE, LA 70039

PORTION OF LOT 20 HIGHWAY 18 LLC
P.O. BOX 510
BOUTTE, LA 70039

LOT L-1, LOT L-2 & LOT L-3
JCJR ST. CHARLES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF DEDICATION OF A 50' ROAD RIGHT OF WAYS, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAT.

SURVEYOR'S CERTIFICATION: ALTHOUGH THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED THIS PLAT DOES NOT COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY.



12/6/2019	REVISED LOT NUMBERS	KPB
11/13/2019	VARIOUS REVISIONS	KPB
	DESCRIPTION	BY
	REVISIONS	

DRAWN BY: KPB SHEET NO. 1 OF 1
DATE: OCTOBER 23, 2019 DRAWING NO. MM1399_W036368

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70069
1-800-248-6982
985-652-6356

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