

2025-0066

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

RESOLUTION NO. 6821

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by RES Barataria, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the applicant has requested a waiver from the arrangement requirement for Lot 1A as shown on a survey by Matthew J. Ledet, PLS dated February 7, 2025; and,

WHEREAS, granting the waiver will allow Lot 1A to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on February 6, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot 1A as shown on a survey by Matthew J. Ledet, PLS dated February 7, 2025, as requested by RES Barataria, LLC.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 10th day of March, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Holly Fonseca*

SECRETARY: *Michelle Dupontato*

DLVD/PARISH PRESIDENT: *March 11, 2025*

APPROVED : *✓* DISAPPROVED:

PARISH PRESIDENT: *Matthew Jewell*

RETD/SECRETARY: *March 13, 2025*

AT: *10:15am* RECD BY: *[Signature]*

Scale : $1'' = 40'$

SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S - R20E
SECTION 2

EXISTING BUILDING

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS. THE SURVEYORS AS SET FORTH BY NAME AND FIRM HAVE THE REQUIRED KNOWLEDGE AND SKILLS TO CONDUCT THE SURVEY AND TO FOLLOW THE SPECIFICATIONS AND POSITIVELY TO FRANCHISE ARE IN ACCORDANCE WITH CLASS D SURVEY'S INDICATED IN THE ABOVE STANDARDS.

PARISH PRESIDENT _____ DATE _____

RECORDED IN THE CLERK OF COURTS OFFICE.
ST. CHARLES PARISH, LOUISIANA
ON THE 28th DAY OF March 2025
INSTRUMENT NUMBER 4871699



LOT 1A
1.060 Ac.
46209.4 SQ. FT.

NOTES:
1. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY, SEE THE

2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00)

3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

4. ALL NECESSARY SEWER, WATER, AND/OR UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNERS EXPENSE.

5. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

6. ENTIRELY MY OWN PROPERTY AND NOT COVERED MEANING AREA BASED ON PLAIN REFERENCE %.

1. PORTIONS OF BUILDINGS ARE DERIVED FROM AERIAL IMAGES AND NOT COMPLETELY SHOWN ON THE GROUND.

1. "ALTA/MSPS LAND TITLE SURVEY OF PARCEL 153300004306 BY ACADIA LAND SURVEYING, LLC DATED MAY 21, 2012"

2. CASH SALE FROM R&PD PARTNERS, L.L.P. TO RES BARATARIA, LLC RECORDED
AS ENTRY NUMBER 473939 ON MARCH 21, 2023



SUBDIVISION
OF LOT 1 AND LOT 1A
OF THE RES BARATARIA, L.L.C. PROPERTY
LOCATED IN SECTION 3,24,26,61,8 83
T13S-R20E MAHNVILLE
ST. CHARLES PARISH LA

KING & HAHN ST. DRAINAGE IMPROVEMENTS

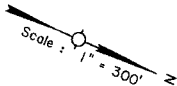
	1/27/25	REVISE LOT NAMES ADD RA PAGE	MJL
	12/16/24	ADD VICINITY & NOTATION	KGJ
NO.	DATE	REVISION OR CHANGE ORDER DESCRIPTION	BY



DESIGN	M. LEDET
CHECK	D. HYMEL
DETAIL	K. JONES
CHECK	M. LEDET
REVIEW	D. HYMEL
SERIES •	1 OF 2

PARISH	ST. CHARLES
CRESCENT PROJECT	22.006
PARISH PROJECT	P220202

SHEET NUMBER	1
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SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S - R20E
SECTIONS 3, 24, 26, 61, AND 68

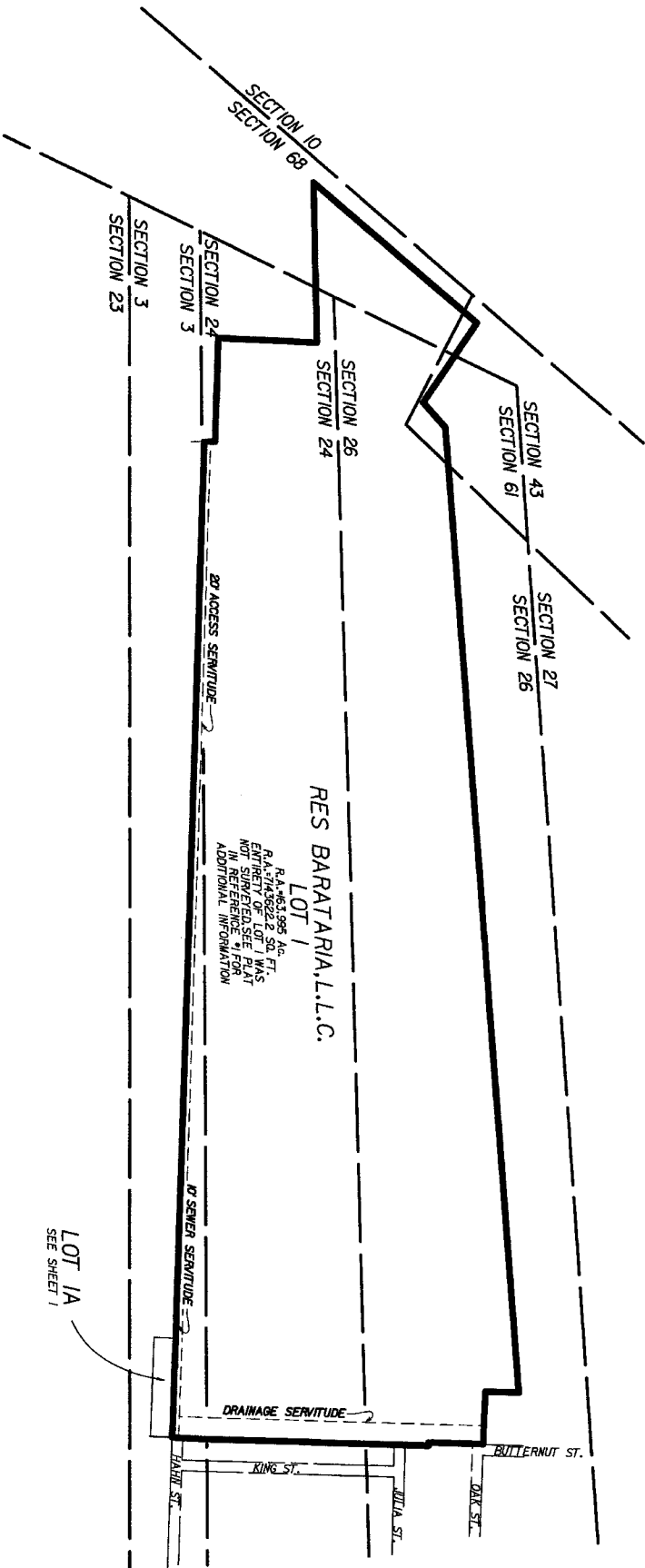
SIGN & DATE

APPROVALS

DATE 3/17/25
DATE 3/10/25
DATE 3/12/25

CHAIRMAN AND ZONING COMMISSION
CHAIRMAN COUNCIL
PARISH PRESIDENT

RECORDED IN THE CLERK OF COURTS OFFICE,
ST. CHARLES PARISH, LOUISIANA
ON THE 28TH DAY OF MARCH 2025
INSTRUMENT NUMBER 481689



RES BARATARIA, L.L.C.

LOT 1

R.A. #63,995 AC.
R.A. #74,322 AC.
ENTIRETY OF LOT 1 HAS
NOT BEEN USED FOR
ANY OTHER PURPOSES
ADDITIONAL INFORMATION

LOT 1A
SEE SHEET 1

LEGEND

LOT LINE
APPARENT PROPERTY LINE
EXISTING SERVIDUTE LINE
SECTION LINE

- NOTES:
1. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY. SEE THE REFERENCE PLAT FOR CALLED VALUES.
 2. THE COORDINATES AND BEARINGS SHOWN HEREIN ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (BROADBENT 2000) DATUM.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVIDUTES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, EASEMENTS, OR OTHER INTERESTS. ANY SUCH INTERESTS WHICH MAY AFFECT SAID PROPERTY EXIST AS OTHERWISE SHOWN HEREON, AND THE SURVEYOR ASSUMES NO LIABILITY FOR THEIR LOCATION OR EXTENT.
 4. ALL NECESSARY SEWER, WATER, AND/OR UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.
 5. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT THE LOT AREA BECOME LESS THAN ONE (1) ACRE.
 6. ENTIRETY OF RES PROPERTY NOT SURVEYED, REMAINING AREA BASED ON PLAT IN REFERENCE TO.
 7. PORTIONS OF BUILDINGS ARE DERIVED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE SURVEYING ACT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA. I HAVE REVIEWED THE SURVEY AND THE ACCOMPANYING SPECIFICATIONS AND FIND THEM TO BE IN ACCORDANCE WITH THE ABOVE STANDARDS.

REFERENCES:
1. ALLIANCE LAND TITLE SURVEY OF PARCEL 15330004008 BY ACHUA LAND SURVEYING, LLC DATED MAY 21, 2022.
2. TASH SALE FROM PARCELS L.L.P. TO RES BARATARIA, L.L.C. RECORDED AS ENTRY NUMBER 47309 ON MARCH 21, 2023.

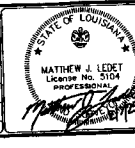


ST. CHARLES PARISH

SUBDIVISION
OF LOT 1 AND LOT 1A
OF THE RES BARATARIA, L.L.C. PROPERTY
LOCATED IN SECTION 3, 24, 26, 61, & 68
T13S-R20E HAHNVILLE
ST. CHARLES PARISH LA



NO.	DATE	REVISION OR CHANGE ORDER DESCRIPTION	BY
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2	12/16/24	ADD VICINITY & NOTATION	KGJ



DESIGN	M. LEDET
CHECK	D. HYMEL
DETAIL	K. JONES
CHECK	M. LEDET
REVIEW	D. HYMEL
SERIES	2 OF 2

PARISH	ST. CHARLES
CRESCENT PROJECT	22.006
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