

Michael Albert

From: Joey Murray <joey@murrayarchitects.net>
Sent: Saturday, May 26, 2018 10:34 AM
To: Michael Albert
Cc: Larry Cochran; Billy Raymond; Clayton Fauchaux; Rob Brou; LJ Brady; Michael Tabb; Blake Murray; Vicky Cazentre
Subject: Audubon Place Subdivision Street Improvement Project
Attachments: Major Sub Checklist st charles.doc

Mr. Albert,

This correspondence is notification and certification that all work has been completed, with the electric work (Entergy) being completed as of this date for the subject subdivision, Audubon Place Subdivision.

We are requesting a **Final Inspection**, next week May 29, 2018, 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.

For convenience, I have attached the Major Subdivision Checklist, and, in this email, I am copying 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.

Joey Murray
Murray Architects
www.murrayarchitects.net
13760 River Road
Destrehan, LA 70047
P. 985.764.7275 F.985.725.0182 C 504.669.7111



LARRY COCHRAN
PARISH PRESIDENT

MICHAEL J. ALBERT, AICP
PLANNING DIRECTOR

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

MEMORANDUM

To: Valarie Berthelot
Interim Council Secretary

From: Earl Matherne *EM*
Planning Administrator

Date: June 25, 2018

RE: Destrehan Plantation Estates
Final Plat Approval and Acceptance of Improvements

Enclosed please find the Final Plat for Destrehan Plantation Estates, as approved by the Parish Engineer and certified to meet mandatory submission requirements. The subdivision has received final approvals from the required agencies.

The developer, Destrehan Plantation Development, LLC has submitted all required documents and paid required subdivision development fees as follows:

- Sewer development connection fee (\$30,000)
- Recreation fee (\$23,764.70)
- Streetlight deposit (\$2100)
- Inspection/testing fees (\$10,633.43)
- Warranty Inspection (\$1000)
- Administrative fees (\$77.40)

Please prepare the Final Plat and Act of Dedication for the Parish Council's consideration. Should you need additional documentation, please contact Marny Stein in the Planning Department.

EM/ms

**SUBMISSION ITEMS REQUIRED FOR INTRODUCTION TO ST. CHARLES PARISH COUNCIL
(REQUIRED FOR ACCEPTANCE OF SUBDIVISION IMPROVEMENTS & FINAL PLAT APPROVAL)**

NAME OF SUBDIVISION: Destrehan Plantation Estates

1. **Ordinance** (written by P&Z upon acceptance of the items below) approving & authorizing the execution of an Act of Dedication.

NOTE: It is the sole responsibility of the applicant to ensure that all items listed are submitted to the Department of Planning & Zoning. The Department is *not* responsible for procurement of these items.

2. Letter requesting subdivision approval, signed by property owners(s).
3. **Letter of approval** for streets, drainage, sewerage, and signs from the **Director of Public Works/Wastewater**.
4. Letter of approval for the water distribution system from the **Director of Waterworks**.
5. Letter of approval for the street lighting system from the **Contract Monitor**.
6. Letter of approval for recreational facilities and/or fee payment from the **Director of Parks and Recreation**.
7. **Act of Dedication (triplicate originals)**, warranting that all servitudes granted for streets, etc. are free of liens/encumbrances and that no lots have been sold or alienated. If the property is subject to a mortgage, a letter of partial release of mortgage (for property being dedicated) must accompany said Act of Dedication. Said documents must be approved in writing by the Director of Legal Services.
8. **One copy of the restrictive covenants** which will regulate the subdivision.
9. **Maintenance Agreement and Surety Maintenance Bond (for one year)** equivalent to 10% of the cost of improvements; the requirements may be satisfied in the form of an irrevocable letter of credit. The requirement shall be approved in writing by the Director of Legal Services.
10. **Evidence of payment of the following fees** (complete receipts for each and log-in each in Miscellaneous Fee Book):
- Recreation** –when real property is not dedicated for recreational facilities, a fee in lieu of dedication will be provided as outlined in the regulations.
 - Street Light Deposit** - \$300 per street light, refundable after 12 months of acceptance.
 - Sewer Development Connection Fee** - \$1000 per residential unit.
11. Evidence of **reimbursement for all contractual fees and/or direct public employee costs** (Parish Engineer) incurred in association with both pre-construction phase technical reviews and construction inspections.
12. **One mylar reproducible, five original copies, and computer disk record (ACAD drawings/file extension dwg.)** of the following:
- Final Plat** in required format
 - Sanitary sewerage** system
 - Water distribution** system
 - Storm drainage** system
 - Street lighting** system
 - Subdivision monument** markers



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: June 21, 2018

Re: **Destrehan Plantation Estates Subdivision (aka Audubon Place)
Final Acceptance**

The drainage and wastewater facilities for the above mentioned subdivision have been inspected, with the developer, and found to be in conformance with the plans and specifications with the following items to be considered a 'punch list':

- End caps on all house connections pipes above ground shall be glue on to prevent removal.
- Streets shall be swept.
- Pedestals around the light poles shall be filled in.
- Remove clumps of concrete from washouts throughout the subdivision.
- Cut off lift cables on one of the manholes (Lot 18).
- Replace broken curbing and repair damaged street panel near Lot 25.

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

CF/lpz

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

June 8, 2018

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

Re: Audubon Place
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on Audubon Place plans, dated, April 4, 2017, as revised May 4, 2017, by Murray Architects have been installed. The completed installation has passed the required Pressure/Leakage and Bacteriological tests.

Final approval is hereby granted contingent upon the following stipulations:

- Two sets of As-Built plans and an electronic copy.

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

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

June 15, 2018

To: Michael Albert,
Planning and Zoning Director

From: Chandra Sampey
Contract Monitoring Specialist

RE: Final Inspection Approval: Destrehan Plantation Estates, Audubon Place

This is a letter of final approval for the lighting layout and installation for street lights in Destrehan Plantation Estates Subdivision, Audubon Place. The streetlights have been installed and are ready to be energized.

Thank You,

Chandra Sampey
Contract Monitoring Specialist

CC:
Clayton Fauchoux, Public Works Director
Lee Zeringue, Senior Parish Engineer



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

May 19, 2017

This letter is to certify that MS4 Certification for construction sites greater than 5 acres has been granted to Murray Architects for the Audubon Place 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 stormwater 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 Stormwater Pollution Prevention Plan shall be posted in a prominent location on-site and construction may proceed at the contractor's discretion. If there are any questions please do not hesitate to ask!

John C. Gutierrez, Jr.
MS4 Coordinator

jgutierrez@stcharlesgov.net



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: May 9, 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,
Audubon Place Subdivision (formerly Destrehan Plantation Estates)

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 23,764.70 square feet (0.54 Acres) for a land donation, or a fee donation of \$23,764.70, for Audubon Place Subdivision located in Destrehan, Louisiana. The Department of Parks and Recreation would like to accept the fee donation of \$23,764.70 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

RESTRICTIVE COVENANTS

**DESTREHAN PLANTATION ESTATES
AUDUBON PLACE**

PARISH OF ST. CHARLES

STATE OF LOUISIANA

* * * * *

BE IT KNOWN, that on this 20TH day of April, in the year of our Lord Two
Thousand Eighteen (2018);

BEFORE ME, Christopher Roddes, 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:

DESTREHAN PLANTATION DEVELOPMENT, L.L.C., a limited liability company,
duly authorized to transact business in the state of Louisiana, whose address is 13760 River Road,
Destrehan, LA 70047; represented here by its Managing Member, Paul J. Murray III and
Architectural Control Committee, created herein,

who declared that they are the owners of the hereinafter described property, to-wit:

DESTREHAN PLANTATION ESTATES, AUDUBON PLACE, BEING A
RE-SUBDIVISION OF A PORTION OF UNDESIGNED TRACT C OF PLANTATION
BUSINESS CAMPUS & A PORTION OF WHIRLPOOL CORP PROPERTY 1-II INTO
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26,
27, 28, 29, & 30 OF PLANTATION BUSINESS CAMPUS SITUATED IN SECTION 4,
T-13-E, 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. 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. 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 30 feet to the front lot line. No building shall be located nearer than 10 feet to an interior lot line, except that a 8-foot side yard shall be required for a garage or other permitted detached accessory building located in the rear one-half (½) of any lot. No dwelling or accessory building shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant eaves and steps shall not be considered as part of a building, provided, however that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Carports, utility rooms and open porches shall be considered part of the building for purposes of this covenant.

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

No residence shall be built on less than one (1) lot as shown on the map of DESTREHAN PLANTATION ESTATES, AUDUBON 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 DESTREHAN PLANTATION ESTATES, AUDUBON 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:** No trucks, trailers, automobiles, or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles owned by a resident, shall be stored on the residence ground and not on the street. No campers, recreational vehicles, or boats shall be parked between the street and the front of any residence (the "front of the residence" being defined as the area of the lot between the street and a line drawn parallel to the front of the home to the side boundary of the lot).

- 6.) **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 7.) **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, basement, tent, shack, tool shed, barn or other building shall be used on any lot at any time.
- 8.) **SIGNS:** No signs of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period; size not to exceed 4 feet by 8 feet.
- 9.) **OIL AND MINING OPERATIONS:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- 10.) **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes. Dogs, cats, and other pets may be kept provided that they are not kept, bred, or maintained in a manner that would constitute an annoyance or nuisance to the neighborhood.
- 11.) **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 12.) **WATER SUPPLY:** No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the appropriate parish or municipal authorities. Approval of such system as installed shall be obtained from such authority.
- 13.) **SEWAGE DISPOSAL:** No individual sewage-disposal system shall be permitted on any lot unless such system is designated, located and constructed and equipped in accordance with the requirements, standards and recommendations of appropriate parish or municipal authorities. Approval of such system as installed shall be obtained from such authority.
- 14.) **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons, claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the then owners of 75% of the total land affected by the restrictions has been recorded, agreeing to change said covenants in whole or in part; furthermore, any proposed change in said covenants shall become effective without the concurrence of not less than 75% of the then owners of Lots, after said owners are provided 30 days written notice. These covenants cannot be modified or amended prior to the aforementioned 25 years unless an instrument signed by the then owners of 90% of the total land affected by these restrictions has been recorded, agreeing to modify or amend said covenants in whole or in part; furthermore, any proposed change in said covenants shall become affective without the concurrence of not less than 90% of the then owners, after said owners are provided 30 days written notice.
- 15.) **ENFORCEMENT:** Enforcement shall be by Proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. The subscribers hereto expressly recognize that the restrictions herein created are for the benefit of the land herein described. Each owner of record of each lot in DESTREHAN PLANTATION ESTATES, AUDUBON 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 DESTREHAN PLANTATION ESTATES, AUDUBON 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, Ricky Bosco and Nolan Louque. 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 72 inches in height and shall conform to all fence requirements contained herein. No part of the completed installation shall be built closer than ten (10') feet to either side of property line, closer than forty (40') feet to the front property line, or closer than ten (10') feet to the rear property line. The finished topside or surface deck, shall not be constructed higher than two (2') feet above the established site grade of the residence. Equipment such as diving boards, etc., shall not be higher than the surrounding fence.

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

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

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

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

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

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

22.) **CONSTRUCTION**

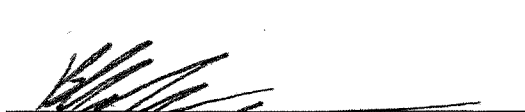
Streets and right-of-ways are dedicated to St. Charles Parish for public and property owners use; therefore, are not to be used for storage of construction materials or construction/site debris. Such material and debris are to be stored on the property owner's lot.

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

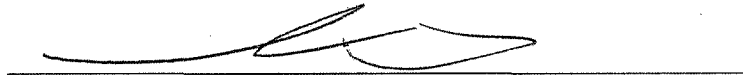
23.) **HOME SITES:** There shall never be more than Thirty (30) home sites in DESTREHAN PLANTATION ESTATES, AUDUBON PLACE.

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

WITNESSES:


Tom S. Cant


Paul J. Murray, III



Notary Public



FIRST NATIONAL BANK ★U★S★A★

BRANDT J. DUFRENE
CHAIRMAN OF THE BOARD
PRESIDENT AND CEO

Letter of Credit No. 139

June 15, 2018

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

RE: Irrevocable Letter of Credit No. 139
Destrehan Plantation Estates
Destrehan Plantation Development, LLC
13760 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 Eighty-One Thousand Seven Hundred Seventy-Four and 00/100 (\$81,774.00) Dollars, available by your draft(s) for the account of Destrehan Plantation Development, LLC.

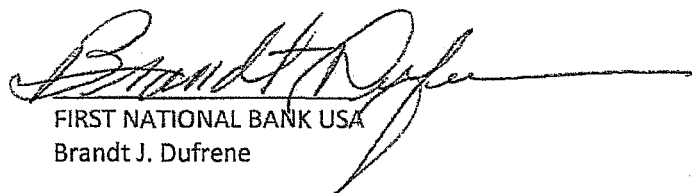
Draft(s) must be presented at our office in Boutte on or prior to the expiration date of January 10, 2020 (18 months from the date of the Act of Dedication) and must bear upon the face, the clause "Drawn under First National Bank USA, Boutte, Louisiana, Letter of Credit No. 139, dated June 15, 2018. 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 Destrehan Plantation Development, LLC in conjunction with the Maintenance Agreement and Surety Maintenance Bond for Destrehan Plantation Estates, shown more fully on a survey prepared by Stephen P. Flynn of Riverlands Surveying Company, dated April 6, 2018, revised 6/14/2018, creating the Destrehan Plantation Estates".

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

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

Sincerely,


FIRST NATIONAL BANK USA
Brandt J. Dufrene

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

DESTREHAN PLANTATION DEVELOPMENT, LLC

June 15, 2018

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

Re: Destrehan Plantation Estates
Audubon Place

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 Destrehan Plantation Estates / Audubon Place for a period of one (1) year from the date of acceptance by the Parish Council.

The items covered includes the street, 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 Sampey General Contractors in accordance with Louisiana Law. As evidenced by the irrevocable Letter of Credit provided on behalf of the developer, we further guaranty this maintenance work, if needed, will be covered thereby.

Thank you for your assistance and cooperation in this matter.

Sincerely,



Paul J. Murray III

13760 River Road
Destrehan, LA 70047

Phone: 985-764-7275
Fax: 985-725-0182

**Destrehan Plantation Estates
Audubon Place
Destrehan, Louisiana**

June 2, 2018

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 4'x4'x3', 10 ea	\$ 17,400.00
Prefab Drain Manholes, 2 ea	\$ 2,658.00
18" Reinforced Concrete Pipe Arched 136 feet	\$ 1,798.00
24" Reinforced Concrete Pipe Arched 832 feet	\$ 21,465.60
30" Reinforced Concrete Pipe Arched 254 feet	\$ 7,756.80
36" Reinforced Concrete Pipe Arched 177 feet	\$ 7,544.00
Labor for Drainage Work	\$ 110,865.60

Total Drainage Cost Including Labor \$ 169,488.00

B. Streets

50,754 Sq Ft Concrete Street, 7 inches thick	\$ 210,085.00
572 L.F. Roll Over Curb	\$ 29,854.00
Street Excavation for Base	\$ 51,625.00
Structural Sand Base	\$ 39,700.00
Erosion Control	\$ 1,530.00
GEO Tech Fabric (for Base)	\$ 1,855.00
No Sidewalks, These to be installed during home construction	
Labor for StreetsWork	\$ 84,317.00

Total Streets Cost Including Labor \$ 418,966.00

C. Wastewater

8" Gravity SDR 35 Sewer Lines, 1598 feet	\$ 5,964.85
6" Gravity SDR 35 Sewer Lines, 680 feet	\$ 2,016.30
10 Concrete Precast Sewer Manholes	\$ 15,920.00
Sewer Manhole #1, inv. = 5.52	
Sewer Manhole #2, inv. = 4.87	
Sewer Manhole #3, inv. = 4.22	
Sewer Manhole #4, inv. = 3.67	
Sewer Manhole #5, inv. = 0.61	
Sewer Manhole #6, inv. = 1.69	
Sewer Manhole #7, inv. = 2.14	
Sewer Manhole #8, inv. = 2.65	
Sewer Manhole #9, inv. = 3.22	

Sewer Manhole #10, inv. = -0.81

No Lift Stations

Labor for Wastewater Work \$ 130,552.85

Total Wastewater Cost Including Labor \$ 154,454.00

D. Water

4 Fire Hydrants \$ 13,360.00

8" C-900 Water Line w/ Fittings 1427 feet \$ 17,548.60

3" PVC Conduit for Water Service 650 at 15 crossings \$ 2,211.00

Labor for Water Work \$ 37,755.40

Total Wastewater Cost Including Labor \$ 70,875.00

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. Owner Supplied Street Signs

36" x 9" x .080 " Aluminum Signs; double sided; reflective green \$ 190.00

30" Reflective Stop Sign \$ 75.00

10' Channel Posts with Hardware \$ 90.00

Labor for Street Signs \$ 210.50

Total for Street Signs \$ 565.50

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3079

DATE 6/22 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF Seventy-seven & 40/100 DOLLARS \$ 77.40

FOR Administrative Fees - Destrehan Plantation

AMOUNT OF ACCOUNT \$ 77.40

AMOUNT PAID \$ 77.40 Thank You!

BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD By Mary Stein

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-22-18 84-251/654

PAY TO THE ORDER OF St. Charles Parish Dept of Finance \$ 77.40

Seventy seven & 40/100 DOLLARS

FOR Destrehan Plantation Estates Admin Fee

FIRST NATIONAL BANK N.A. S.A. 800170017 065402517 1034189

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3078

DATE 6/27 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF Ten thousand six hundred thirty three & 43/100 DOLLARS \$ 10,633.43

FOR Disting Fees Destrehan Plantation Estates

AMOUNT OF ACCOUNT \$ 10,633.43

AMOUNT PAID \$ 10,633.43 Thank You!

BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD By Mary Stein

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-27-2018 84-251/654

PAY TO THE ORDER OF St. Charles Parish Finance \$ 10,633.43

Ten thousand six hundred thirty three & 43/100 DOLLARS

FOR Disting Destrehan Plantation Estates

FIRST NATIONAL BANK N.A. S.A. 800170017 065402517 1034189

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3080

DATE 6/22 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF One thousand & 00/100 DOLLARS \$ 1000.00

FOR Warranty Inspection Fee DPE

AMOUNT OF ACCOUNT \$ 1000

AMOUNT PAID \$ 1000 Thank You!

BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD By Mary Stein

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-22-18 84-251/654

PAY TO THE ORDER OF St. Charles Parish Dept of Finance \$ 1000.00

One thousand & 00/100 DOLLARS

FOR Destrehan Plantation Estates Public Works Warranty Inspection

FIRST NATIONAL BANK N.A. S.A. 800170017 065402517 1034189

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3073
DATE June 18 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF Two thousand one hundred DOLLARS \$ 2100.00

FOR Street Light Deposit - Destrehan Plantation

AMOUNT OF ACCOUNT \$ 2100.00
AMOUNT PAID \$ 2100.00 Thank You!
BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD BY *Mary Sue*

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-15-18 84-251/654

PAY TO THE ORDER OF St. Charles Parish Dept of Finance \$2100.00

Two thousand one hundred 00 DOLLARS

FIRST NATIONAL BANK U.S.A.
FOR Auditor's Subd Street Light

⑆001014⑆ ⑆065402517⑆ 10⑆3418⑆9⑆

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3074
DATE June 18 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF Twenty-three thousand seven hundred and seventy four DOLLARS \$ 23,764.70

FOR Rec obligation Destrehan Plantation

AMOUNT OF ACCOUNT \$ 23,764.70
AMOUNT PAID \$ 23,764.70 Thank You!
BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD BY *Mary Sue*

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-15-18 84-251/654

PAY TO THE ORDER OF St. Charles Parish Department of Finance \$23764.70

Twenty three thousand Seven hundred Seventy four 70 DOLLARS

FIRST NATIONAL BANK U.S.A.
FOR Auditor's Subd Recreation

⑆001013⑆ ⑆065402517⑆ 10⑆3418⑆9⑆

ST. CHARLES PARISH FINANCE DEPARTMENT
Miscellaneous Fee

NO 3075
DATE 18 June 2018

RECEIVED FROM Destrehan Plantation Development LLC

THE SUM OF Thirty thousand 00/100 DOLLARS \$ 30,000.00

FOR Sewer development fees - Destrehan Plant Estab

AMOUNT OF ACCOUNT \$ 30,000.00
AMOUNT PAID \$ 30,000.00 Thank You!
BALANCE DUE \$

CASH CHECK M.O. CREDIT CARD BY *Mary Sue*

DESTREHAN PLANTATION DEVELOPMENT LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

DATE 6-15-18 84-251/654

PAY TO THE ORDER OF St. Charles Parish Dept of Finance \$30,000.00

Thirty thousand 00 DOLLARS

FIRST NATIONAL BANK U.S.A.
FOR Auditor's Subd Sewer Connection Fee

⑆001013⑆ ⑆065402517⑆ 10⑆3418⑆9⑆