## FINAL PLAN RIVER PLACE ESTATES PHASE 2

SURVEY PLAT AND RESUBDIVISION OF LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 43 THROUGH 63, RIVER PLACE ESTATES PHASE 2 SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED:		**************************************
PARISH PRESIDENT	DATE	RIVER PLACE DRIVE  RIVER PLACE DRIVE
PLANNING & ZONING COMMISSION CHAIRMAN	DATE	SITE SITE SITE
CHAIRMAN OF THE PARISH COUNCIL	DATE	FASHION BOULEVARD  FASHION BOULEVARD  FASHION BOULEVARD  FASHION BOULEVARD
DEVELOPER	DATE	VICINITY MAP HAHNVILLE ST. CHARLES PARISH LOUISIANA SCALE = 1" = 2000'
RECORDED IN THE CLERK OF COURT'S OFFICE		LOUISIANA  SCALE = 1" = 2000'
ST. CHARLES PARISH ON THE		
DAY OF IN BOOK		

PARCEL 101	20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 RIVER PLACE ESTATES PHASE 1	2 1
DOND.	S61°25'56"W SERVITUDE S61°25'56"W 1078.84'	> \
PAUL PATRICK OLA 106 LAC BISTINEAU COURT LULING, LA 70070  SEWER LIFT STATION S60'49'16"W 664.34'	23	$\begin{array}{ c c c c c }\hline & & & & & & & & \\ & 41 & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & \\ & & & \\ & & & \\ & & \\ & & & \\ & \\ & & \\ & \\ & & \\ & \\ & & \\ & \\ & & \\ & & \\ & \\ & & \\ & \\ & \\ & & \\ & \\ &$
PARCEL 102  STONECREST DRIVE  5' SIDE SETBACK  STONECREST DRIVE  52  DRAINAGE SERVITUDE  DRAINAGE SERVITUDE	100.00' 100.00	
PARCEL 103  N60'49'46"E 560.08'  25' DRAINAGE SERVITUDE (12.5'/12.5')  15' UTILITY SERVITUDE 20' FRONT SETBACK	99.58' 100.00' 100.00' 100.00' 100.00' 100.00' 100.00' 100.00' 125.38'  S61'01'15"W 924.96'  JAKE DRIVE (50' RIGHT OF WAY)  N61'01'15"E 974.96'  99.96' 98.00' 98.0	
PARCEL 103  15' UTILITY SERVITUDE  20' FRONT SETBACK  458.48' 5' SIDE SETBACK	14 1 2 5 1 30' STRIP  15 1 5 1	LOT A-1
LOT E-1A  CHARLIE FOLMAR TEST TRUST 124 MARIE KEET LANE HAHNVILLE, LA 70057	20' REAR SETBACK  5' SIDE SETBACK  CLARENCE G. BORNE 106 MARIE KEET LANE HAHNVILLE, LA 70057  BB  CMARK A. LAICHE JR.	AA

PLANTATION ROAD (SIDE)

AREA TABLE					
43	14,482 SQ. FT.	59	11,441 SQ. FT.		
44	11,605 SQ. FT.	60	11,409 SQ. FT.		
45	11,638 SQ. FT.	61	11,377 SQ. FT.		
46	11,671 SQ. FT.	62	11,345 SQ. FT.		
47	11,704 SQ. FT.	63	10,528 SQ. FT.		
48	11,738 SQ. FT.	STREET	74,657 SQ. FT.		
49	11,771 SQ. FT.	TOTAL	450,831 SQ. FT.		
50	11,804 SQ. FT.				
51	11,812 SQ. FT.				
52	58,696 SQ. FT.				
53	95,263 SQ. FT.				
54	11,808 SQ. FT.				
55	11,568 SQ. FT.				
56	11,536 SQ. FT.				
57	11,505 SQ. FT.				
58	11,473 SQ. FT.				

SURVEYOR'S NOTES: THE CONTOURS SHOWN HERE ON WERE DERIVED FROM SURVEYS AND EXISTING MAP INFORMATION. EXISTING BREAKS IN GRADE AND SWELLS WITHIN THE UNDEVELOPED SITE

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.

## SURVEYOR'S NOTES:

- A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
- B. SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY
- SEWER LINE TO AN EXSITNING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.

  C. DRAINAGE DISCHARE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THERE VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.

33:5051, ET SEQ., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

D. THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLYNN, P.L.S., THE DISTANCES, COURSES, ALL ANGLES AND ALL SURVEY INFORMATION ARE SHOWN CORRECTLY, MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND AND THE PROFESSIONAL LAND SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF LOUISIANA REVISED STATUES

STREET DEDICATION: STREET DEDICATION: "THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED."

FOLIO \_\_\_\_\_, ENTRY # \_\_\_\_

## SIGNATURE OF OWNER

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 HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT."

SIGNATURE OF OWNER

CURRENT ZONING: ZONE: R-1A

BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDE: 5'

RESTRICTIVE COVENANTS RECORDED AT:

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

OWNER: LOT L-3-A-1 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 WAY, 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. 100 50 0 100 300

> SCALE IN FEET 1"=100'

10/28/2024 REVISED TO SHOW MONUMENTS DATE REVISIONS DRAWN BY: KPB SHEET NO. 1 OF 1 DATE: AUGUST 26, 2024 DRAWING NO. MM1399\_WO5449



STEPHEN P. FLYNN

1-800-248-6982 985-652-6356

FLOOD NOTE: THE SURVEYED AREA IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 5/2/2003 LOMR.

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF LOTS 31, 32 & 33 OF RIVER PLACE ESTATES PHASE 1 & LOT

SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LIECA SMARTNET SOLUTION DATED

STEPHEN P. FLYNN, P.L.S. DATED 6/2/2023.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE

L-3-A OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 31-A & 33-A OF RIVER PLACE ESTATES & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY

3. SURVEY PLAT AND RESUBDIVISION OF LOTS 19-A, L-1, L-2 & L-3 OF LOTS 18 & 19 OF FASHION

2. FINAL PLAN RIVER PLACE ESTATES PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 11/13/2020.

PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT L-3-A & LOT 19-A-1 OF LOTS 18 & 19 OF

FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED 12/15/2022 REVISED 12/22/2022.

<u>LEGEND:</u>

O 1/2" IRON ROD FOUND

• 1/2" IRON ROD SET

X CROSS CUT