

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 _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

CHAIRMAN OF THE PARISH COUNCIL _____ DATE _____

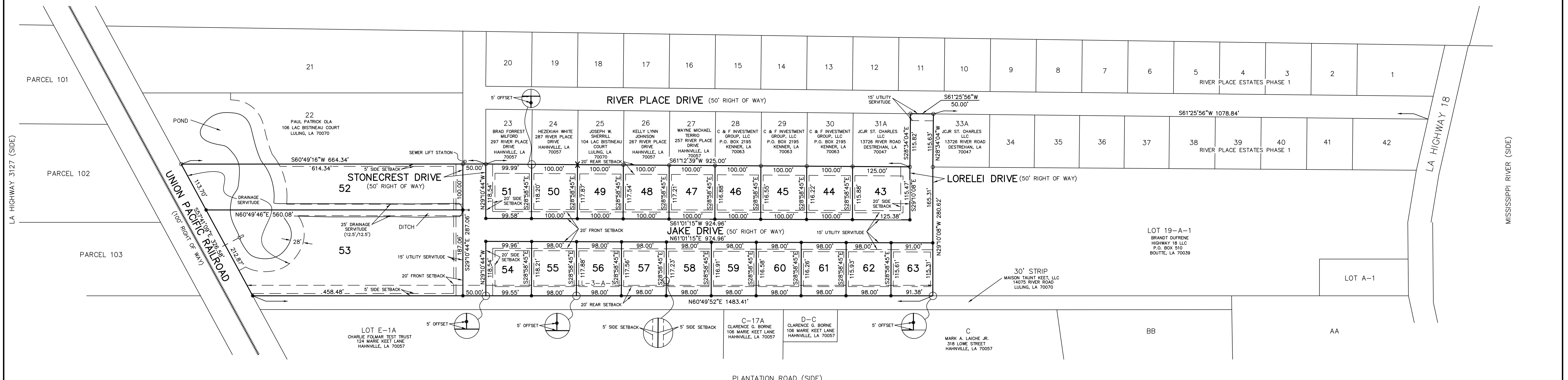
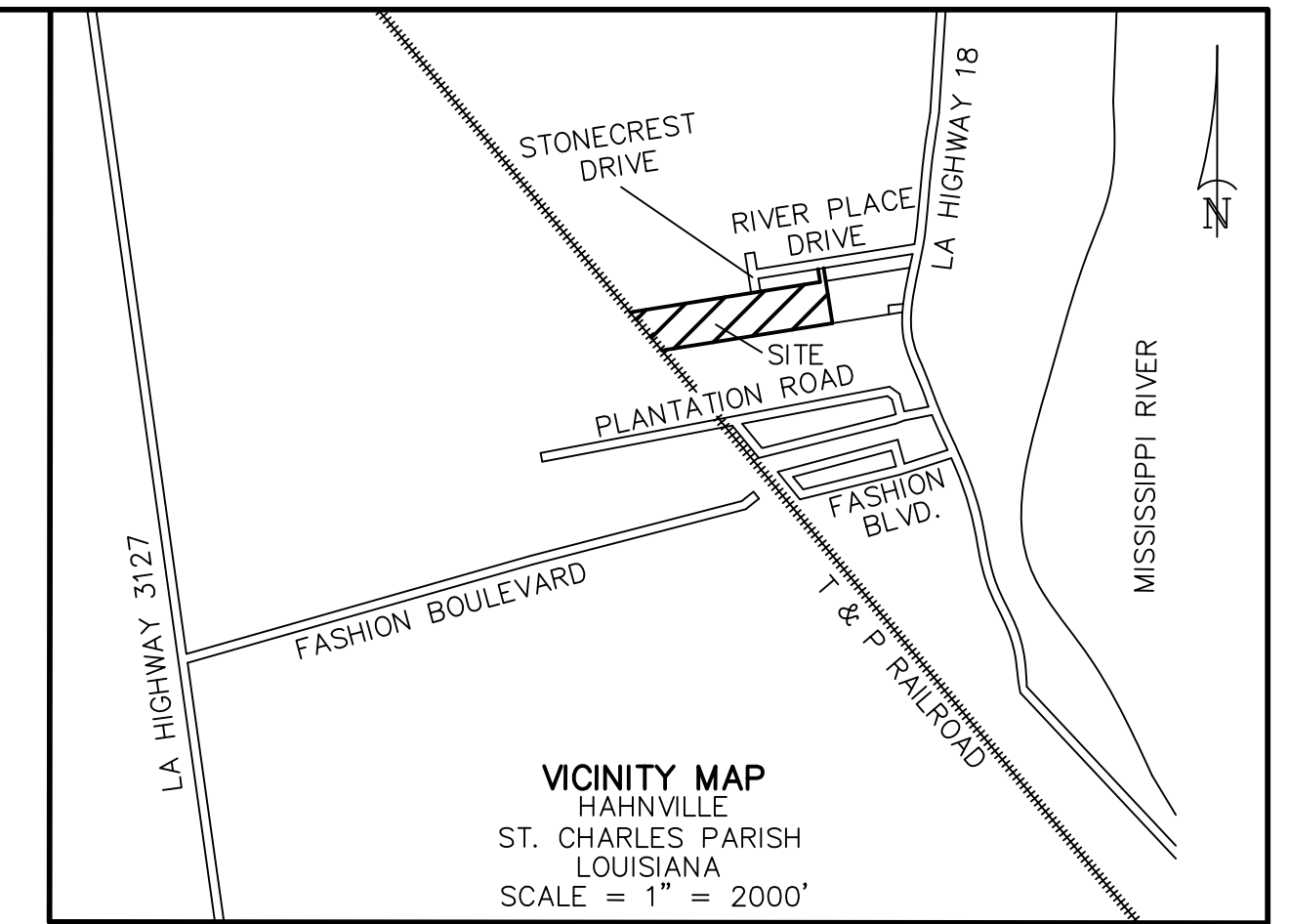
DEVELOPER _____ DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE _____

DAY OF _____, IN BOOK _____

FOLIO _____, ENTRY # _____



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:

- ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
- SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE TO AN EXISTING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.
- DRAINAGE DISCHARGE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THERE VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.
- 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 STATUTES 33:5051, ET SEQ., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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 SERVICUTES 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 SERVICUTE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE IS GRANTED."

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:
COB _____ FOLIO _____
ENTRY # _____

LEGEND:

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- X CROSS OUT

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF LOTS 31, 32 & 33 OF RIVER PLACE ESTATES PHASE 1 & LOT 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 STEPHEN P. FLYNN, P.L.S. DATED 6/2/2023.
2. FINAL PLAN RIVER PLACE ESTATES PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 11/13/2020.
3. SURVEY PLAT AND RESUBDIVISION OF LOTS 19-A, L-1, L-2 & L-3 OF LOTS 18 & 19 OF FASHION 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.

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

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

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.



1	10/28/2024	REVISED TO SHOW MONUMENTS	KPB
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY:	KPB	SHEET NO. 1 OF 1	
DATE:	AUGUST 26, 2024	DRAWING NO. MM1399_W05449	

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

RIVERLANDS SURVEYING COMPANY
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LAPLACE, LA 70068
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985-652-6366