

Reso.

2016-0338

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6243

A resolution providing supporting authorization to endorse the resubdivision of Lot 4 and the North 40-ft of Lot 5 of the Property of J.L. Lauve into Lots 4A and 4B, 121 Lussan Lane, Luling, St. Charles Parish, LA, with waiver to the minimum 6,000 sq. ft. area requirements., as requested by Lloyd J Frickey.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 (as amended) requires a supporting resolution of the Parish Council to waive the minimum 6,000 square foot requirement for lots in R-1A; and,

WHEREAS, the applicant requested a waiver of the minimum 6,000 square foot requirement for Lots 4A and 4B to 5,964 square feet; and,

WHEREAS, the Planning and Zoning Commission at their September 1, 2016 meeting recommended approval of the resubdivision with said waivers.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting authorization to endorse the approval of the resubdivision of Lot 4 and the North 40-ft of Lot 5 of the Property of J.L. Lauve into Lots 4A and 4B, at 121 Lussan Lane, Luling, St. Charles Parish, LA, with waiver to the minimum 6,000 sq. ft. area requirements to 5,964 square feet for each lot, as requested by Lloyd J Frickey.

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

YEAS: HOGAN, WILSON, CLULEE, WOODRUFF, BELLOCK, FLETCHER,
FISHER-PERRIER

NAYS: NONE

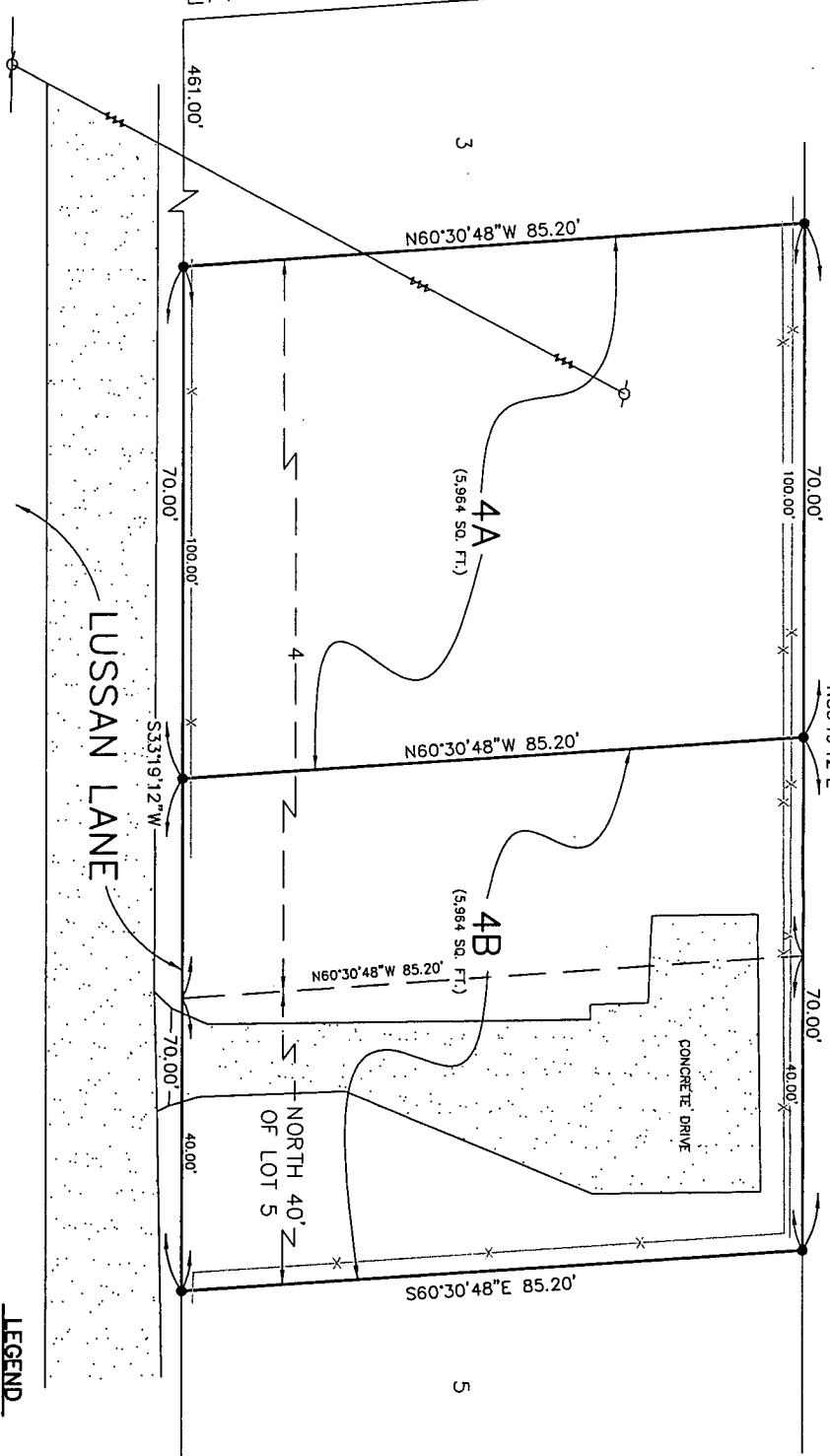
ABSENT: BENEDETTO, GIBBS

And the resolution was declared adopted this 19th day of September, 2016, to become effective five (5) days after publication in the Official Journal.

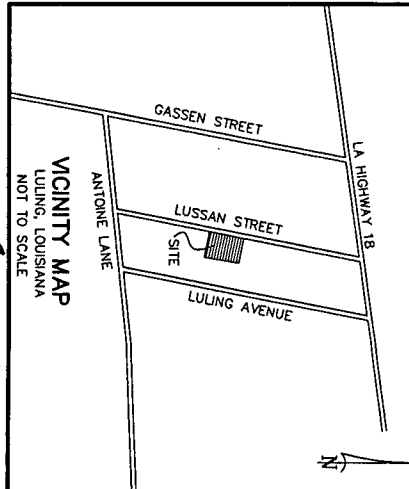
ACTING CHAIRMAN: _____
SECRETARY: _____
DLVD/PARISH PRESIDENT: 9/21/16
APPROVED: _____ DISAPPROVED: _____
PARISH PRESIDENT: _____
RETD/SECRETARY: 9/21/16
AT: 1:40 pm RECD BY: SAC

LA HIGHWAY 18 - RIVER ROAD

ANTOINE LANE (SIDE)
(formerly GASSEN LANE)



LULING AVENUE (SIDE)



DEVELOPER: FRICKS

152 BAYDO ESTATES DRIVE
DES ARMOISES, LA 70030
985-458-2936

APPROVED: 9/21/16

DATE: 9/19/16

DATE: 9/12/16

DATE: 9/12/16

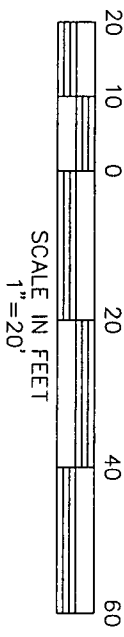
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:505 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY
EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY
AND SOLELY AT THE LOT OWNER'S EXPENSE

LEGEND

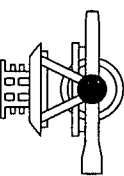
- 3/4" IRON PIPE SET
- X- FENCE
- O- POWER POLE
- - - POWER LINE



DRAWN BY: KPB

DRAWING NO. MM1289

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6982
985-652-6356

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

Signature of Stephen P. Flynn

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 4 AND THE NORTH 40' OF LOT 5 OF THE PROPERTY OF J.L. LAUVE INTO LOTS HEREIN DESIGNATED AS LOT 4A & LOT 4B SITUATED IN SECTION 11, T-13-S, R-21-E, LULING, ST. CHARLES PARISH, LOUISIANA.

DATE: JULY 25, 2016

SURVEY REFERENCE: 1. RESUBDIVISION OF LOT 1 DIVISION OF PROPERTY OF J.L. LAUVE INTO LOTS 1A & 1B BY LUCIEN C. GASSEN, P.L.S. DATED OCTOBER 13, 2005.
2. SURVEY OF LOT 4 AND THE ADJOINING MOST NORTHERLY 40' OF LOT 5 OF A DIVISION OF THE PROPERTY OF J.L. LAUVE BY R.P. BERNARD, P.L.S. DATED FEBRUARY 25, 1981.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING UTM SMARTNET SOLUTION 7/26/2016 NAD 83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 6/16/1992.

SURVEYOR'S NOTES:

A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.

D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.