



13760 river road - destrehan, la 70047
ofc: 985.764.7275 • fax: 985.725.0182

March 6, 2017

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

RE: Ashton Oaks Subdivision

Dear Mr. Albert:

Please find enclosed **One Mylar reproducible, five original copies, and computer disk record** (ACAD drawings/file extension dwg.) of the following for drawings for **Ashton Oaks Subdivision**:

- a. **Final Plat** Sheets V-101, V-501 in required format
- b. **Ashton Oaks Subdivision Construction Drawings** Sheets C.1.0, C.1.0a, C.1.0b, C.1.1, C.1.2, C.1.3, C.1.3a, C.1.3b, C.1.3c, C.1.3d, C.1.4, C.1.5, C.1.6a, C.1.6, C.1.7, C.1.8, C.1.9, C.1.10, C.1.11, C.1.12, C.1.13, C.1.14.

Also enclosed is:

- a. Ashton Oaks Act of Dedication – 16 Copies.
- b. JCJR Enterprises Letter of Transmittal asking for final approval of the improvements for Ashton Oaks Subdivision.
- c. Signed/Notarized copy of the Restrictive Covenants for Ashton Oaks Subdivision.
- d. JCJR Enterprises correspondence to provide a maintenance agreement with the Department of Public Works.
- e. Public Works inspection memo dated March 6, 2017.
- f. Copy of email for the release of sewer punch list items dated March 6, 2017.
- g. Final approval from the Department of Waterworks dated March 3, 2017.
- h. JCJR Enterprises Check Number 1059 in the amount of \$23,254.00 for recreation fees.
- i. JCJR Enterprises Check Number 1060 in the amount of \$3,600.00 for street light deposit.
- j. JCJR Enterprises Check Number 1061 in the amount of \$66,000.00 for the sewer development connection fee.

March 6, 2017

Mr. Michael Albert
Director, Planning and Zoning
Page -2-

Sincerely,



Joey Murray



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: August 12, 2016

TO: MR. STEVE ROMANO
PLANNING AND ZONING, DEVELOPMENT REVIEW PLANNER

FROM: DUANE P. FORET
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation, Ashton Oaks Subdivision

After reviewing the proposed residential development, and based on your calculations of \$23,254.00 for a Fee Donation or 23,254 square feet (0.53 acres) for a land donation, for Ashton Oaks located in Luling, LA. The Department of Parks and Recreation would accept the Fee Donation of \$23,254.00, from the developer, in order for the developer to meet their recreation obligation.

If you have any questions regarding this request, please feel free to contact me, at your convenience.

cc: Billy Raymond, COA, St. Charles Parish
Dwayne Lagrange, Executive Director, St. Charles Parish

Belinda Polk

From: Joey Murray <joey@murrayarchitects.net>
Sent: Friday, March 03, 2017 8:49 AM
To: Joel Chaisson II; Belinda Polk
Subject: fees

- a. **Recreation** –when real property is not dedicated for recreational facilities, a fee in lieu of dedication will be provided as outlined in the regulations. I sent Foret's letter \$23,254.00
- b. **Street Light Deposit** - \$300 per street light, refundable after 12 months of acceptance. 12 X \$300 = \$3,600 (you get this back after 1 year.)
- c. **Sewer Development Connection Fee** - \$1000 per residential unit. 66 lots X \$1,000.00 = \$66,000.00

I suggest writing separate checks for each.

Joey

* * * * *

BE IT KNOWN, that on this 6th day of March, in the year of Our Lord Two Thousand Seventeen (2017);

BEFORE ME, John M. Chaisson, 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:

JCJR ENTERPRISES, LLC, a Louisiana Liability Company domiciled in the Parish of St. Charles, State of Louisiana, herein represented by Joel T. Chaisson II, who is the sole member of said company; whose present mailing address is 13726 River Road, Destrehan, LA 70047; who declared that it is the owner of the hereinafter described property, to-wit:

Lots 1-66 of Ashton Oaks Subdivision, as shown on a Final Plat of Subdivision dated March 3, 2017, by Ralph P. Fontcuberta, Jr., which has been approved by St. Charles Parish and recorded in the St. Charles Parish Clerk of Court's Office.

And said person does 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 dentist's offices, doctor's offices, nurseries, clinics, law offices, or any other business activity. 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 (2) stories in height and a private garage for not more than two (2) cars.
- 2) **DWELLING COST, QUALITY AND SIZE:** No dwelling shall be permitted at a cost of less than \$110,000, excluding the 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. All residences shall have an attached single car garage. The ground floor area of the main structure, exclusive of attics and open porches shall not be less than 1,375 square feet for a one story dwelling; nor less than 1,000 square feet for 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 1,375 square feet exclusive of attics and open porches.
- 3) **BUILDING LOCATION:** All buildings shall be located on any lot in compliance with parish zoning ordinances.

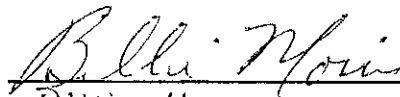
- 4) **VEHICLES:** Other than personal vehicles or pick-up trucks owned by the homeowner, no trucks, trailers, automobiles, or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles owned by a homeowner 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.)
- 5) **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.
- 6) **TEMPORARY STRUCTURES:** No structure of a temporary character shall be used on any lot at any time.
- 7) **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 of not more than 4 feet by 8 feet.
- 8) **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.
- 9) **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.
- 10) **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.
- 11) **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 appropriate parish or municipal authorities. Approval of such system as installed shall be obtained from such authority.
- 12) **SEWAGE DISPOSE:** No individual sewage-disposal system shall be permitted on any lot.
- 13) **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 lots affected by the restrictions has been recorded, agreeing to change said covenants in whole or in part; furthermore, no proposed change in said covenants shall become effective without the concurrence of not less than 75% of the then owners of the total lots affected by the restrictions.
- 14) **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 lots herein described and any owner thereof shall have standing to bring an action to enforce these covenants.

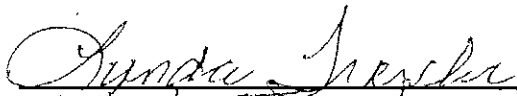
- 15) **SEVERABILITY:** Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- 16) **FENCES:** There shall be no front yard fences nor side yard fences erected between the front building line and the front property line. Rear and side yard fences, when erected between the rear property line and front building line, shall be of neat and substantial wood or vinyl construction.
- 17) **RECORDATION:** These covenants shall be recorded and effective concurrent with acceptance and final approval by the Parish of St. Charles of the plans for Ashton Oaks Subdivision and prior to sale of any parcel of Ashton Oaks Subdivision.

THUS DONE AND PASSED, in duplicate originals, 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:



Billie Morris



Lynda Troxler



JCJR ENTERPRISES, LLC
BY: JOEL T. CHAISSON II, Member



NOTARY PUBLIC



OFFICIAL SEAL
JOHN M. CHAISSON
NOTARY PUBLIC - LOUISIANA
NOTARY #57819
PARISH OF ST. CHARLES
My Commission Is For Life



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

August 15, 2016

To: Steve Romano
Development Review Planner

From: Stephen R. Truitt
Public Works Assistant Director/Contract Monitor

RE: Lighting Layout Approval: Ashton Oaks Subdivision Phase 3

This is a letter of approval for the lighting layout for street lights in Ashton Oaks Subdivision Phase 3. The Parish Contract Monitor has no objections to the layout as per the submitted construction plans. The lighting layout will consist of twelve (12) street lights. Eleven (11) single arm aluminum street light standards and one (1) double arm aluminum street light standard.

If you have any questions, please feel free to contact my office at (985) 783-5102.

Thank You,

Stephen R. Truitt
Public Works Assistant Director/Contract Monitor

*12ea x 300⁰⁰ =
3,600*



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

March 3, 2017

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

Re: Ashton Oaks Subdivision Phase III
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on Ashton Oaks Subdivision Phase III plans, dated, May 6, 2016, as revised August 22, 2016, 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:

- Install risers for two (2) Fire Hydrants to place hydrant at grade at lots 65-66 and at lots 60-61 and Install risers for valve box at these two (2) fire hydrants to place valve box at grade.
- Installation of the final (second) tie-in across the pipeline right-of-way to the waterline on Gassen Street.
- 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. Steve Romano – Department of Planning and Zoning
Mr. Joey Murray – Murray Architects

RB:rcj

From: LJ Brady <ljbrady@stcharlesgov.net>
Date: March 6, 2017 at 10:02:16 AM CST
To: Michael Albert <malbert@stcharlesgov.net>
Cc: Clayton Faucheux <cmfaucheux@stcharlesgov.net>
Subject: Ashton Oaks Phase 3 sewer punch items

Michael

After review of the punch list of Ashton Oaks Phase 3, the Wastewater Department releases the sewer portion of the punch items.

Thanks

L.J. Brady, Assistant Director


985-783-5100

504-952-0695



Memo

To: Michael Albert, Planning and Zoning Director

From: Don Edwards, Senior Engineer 

Cc: Clayton Fauchaux, Public Works Director
Steve Romano, Development Review Planner

Date: March 6, 2017

Re: Ashton Oaks Subdivision – Phase 3

On Thursday, March 2nd we performed a site inspection of the roads and drainage for Ashton Oaks Subdivision – Phase 3 with the developer and the contractor. Based on this inspection, the following items need to be completed:

1. Rip rap needs to be installed at the outlets for the storm sewers.
2. A damaged tree needs to be removed at the south-end of Ashton Oaks.
3. Lot grading needs to be finished.

Please feel free to contact us with any questions or comments.

DTE:dte



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: August 12, 2016

TO: MR. STEVE ROMANO
PLANNING AND ZONING, DEVELOPMENT REVIEW PLANNER

FROM: DUANE P. FORET
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation, Ashton Oaks Subdivision

After reviewing the proposed residential development, and based on your calculations of \$23,254.00 for a Fee Donation or 23,254 square feet (0.53 acres) for a land donation, for Ashton Oaks located in Luling, LA. The Department of Parks and Recreation would accept the Fee Donation of \$23,254.00, from the developer, in order for the developer to meet their recreation obligation.

If you have any questions regarding this request, please feel free to contact me, at your convenience.

cc: Billy Raymond, COA, St. Charles Parish
Dwayne Lagrange, Executive Director, St. Charles Parish

JCJR ENTERPRISES, LLC

13726 River Road
Destrehan, La. 70047
(985) 764-9911

March 1, 2017

Mr. Clayton Faucheux
Director, Public Works/Wastewater
St. Charles Parish
100 River Oaks Drive
Destrehan, Louisiana 70047

RE: Ashton Oaks Subdivision

Dear Mr. Faucheux:

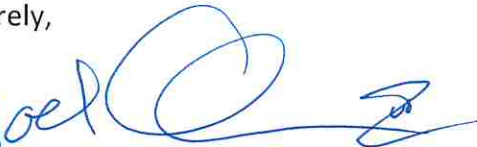
This letter serves as an agreement to provide repair/replacement for bona fide deficiencies in the work product in the construction of the street and other improvements for the Ashton Oaks Subdivision for a period of one (1) year from the date of acceptance by the Parish Council.

The items covered includes the street, water line, sewer line and storm drainage.

Any work product deficiencies will be covered by the installation contractor for the project who is Beverly Construction Company, Inc. 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,



Joel T. Chaisson II

JCJR ENTERPRISES, LLC

13726 River Road
Destrehan, La. 70047
(985) 764-9911

March 1, 2017

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

RE: Ashton Oaks Subdivision
Subdivision Final Approval

Dear Mr. Albert:

This letter is to request final approval of the improvements for the Ashton Oaks Subdivision in Luling, Louisiana.

We have submitted payment for the required fees for Recreation, Street Light Deposit and Sewer Development Connection Fees.

We understand that letters of approval from Public Works, Sewer Department, Contract Monitor, Director of Parks and Recreation have been submitted to your department.

Enclosed are the Act of Dedication in Triplicate along with the copy of the Restrictive Covenants.

The maintenance agreement will be forwarded to you with the Letter of Credit that will serve as the surety Maintenance Bond.

Lastly, the final plat and subdivision drawings are being forwarded to you from Murray Architects Inc.

Please call me should you have any questions.

Sincerely,


Joel T. Chaisson II

JTCII/bmp
Enclosures

March 3, 2017

St. Charles Parish
Department of Public Works
P.O. Box 301
Hahnville, LA 70057

Letter of Credit No.

RE: Irrevocable Letter of Credit No.
Ashton Oaks Subdivision
JCJR Enterprises, LLC
P.O. Box
Destrehan, LA 70047

We hereby irrevocably authorize you to draw on First National Bank USA, Boutte, Louisiana, not exceeding the aggregate of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS, available by your draft(s), for account of JCJR Enterprises, LLC.

Draft(s) must be presented at our office in Boutte on or prior to the expiration date of September 20, 2018, and must bear upon the face, the clause "Drawn under First National Bank USA, Boutte, Louisiana, Letter of Credit No. , dated March ___, 2017". 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, Department of Public Works, reading: "We hereby certify that the amount drawn hereunder is due by JCJR Enterprises, LLC in conjunction with Maintenance Agreement for Ashton Oaks Subdivision as shown more fully on a survey prepared by Ralph P. Fontcuberta, BFM Corporation, dated March 28, 2016.

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 Hwy. 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,