



ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

MEMORANDUM

Date: April 18, 2022

To: Michelle Impastato
Council Secretary

From: Michael Albert, AICP *MA*
Director, Department of Planning & Zoning

RE: Final Plat Approval and Acceptance of Improvements, River Road Estates Subdivision, Phase 2

Please forward the attached to the Council to consideration the Final Plat and accept improvements for River Road Estates, Phase 2. Planning staff worked to ensure the documents satisfy all requirements of the St. Charles Parish Subdivision Regulations of 1981 (St. Charles Parish code of Ordinances, Appendix C. Section 11. G. 4. Final Plat Approval/Procedure).

The Planning and Zoning Commission (PZC) approved the Preliminary Plat for this major subdivision on November 3, 2016. On February 1, 2018, the PZC approved a revised preliminary plat with a waiver from the required width for drainage servitudes, and also granted construction approval. The Parish Council endorsed the waiver from the required width for drainage servitudes as required (Resolution No. 6331). On April 5, 2021, the St. Charles Parish Council adopted Ordinance No. 21-4-5 approving and authorizing the execution of an Act of Dedication for River Road Estates Subdivision Phase 1, Hahnville.

The documents that follow are:

- Proposed Ordinance (.docx version by email)
- Written letter of application for Final Plat approval
- Final Plat signed by the Developer and the PZC Chairman (5 original copies)
- Act of Dedication w/ certificates of authority (3 originals)
- Documentation that there are no private restrictions (email dated February 19, 2021)
- Traverse calculation for the subdivision
- Proof of fees paid: Administrative, Light Standard Deposit, Sewer Connection, Testing & Inspection, Warranty Inspection
- Recreation obligation documentation
- GASB 34
- Maintenance Agreement
- Letter of Irrevocable Credit (original document)
- Certification Statement that the Sewer Development Connection Fee has been paid in full.
- Public Works / Wastewater Final Approval (satisfies Parish engineer and Contract Monitor)
- Waterworks Final Approval
- Post Construction Stormwater Permit/Final MS4 Approval

2022 _____

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. _____

An ordinance approving and authorizing the execution of an Act of Dedication for River Road Estates Subdivision Phase 2, Hahnville.

WHEREAS, River Road Estates, LLC is the owner and developer of property located in Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 2, by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, revised April 7, 2022; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required reviews and approvals for the subdivision are complete.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication by River Road Estates, LLC to Parish of St. Charles for River Road Estates Subdivision Phase 2, is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the Final Plat and Act of Dedication on behalf of St. Charles Parish.

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

Yeas:

Nays:

Absent:

Abstain:

And the ordinance was declared adopted this _____ day of _____, 2022, to become effective five (5) days after publication in the Official Journal.

Richard C. Meyer, P.E.
President
David H. Dupré, P.E.
Vice President

Mark A. Schutt, P.E.
Ann M. Theriot, P.E.
Eric M. Colwart, P.E.
Kenneth J. Belou, P.E.
Raymond G. Hartley, P.E.
Robert W. Klare, P.E.
Donovan P. Duffy, P.E.
Randall G. Oustalet, P.E.
Christopher D. Rowan, P.E.



Charles E. Meyer, P.E.
Executive Vice President
Jitendra C. Shah, P.E.
Vice President

James J. Papia, AIA, NCARB, CSI
Adrianna G. Eschete, LEED, AP
Don P. Mauras, RA
Raymond J. Brown, III, AIA
Jennifer M. Wickham, AIA, NCARB
Alfonso "Fonz" Romero, NCARB
Elena G. Anderson, NCIDQ, IIDA

March 4, 2022

VIA EMAIL

Ms. Marny Stein, AICP, Senior Planner
St. Charles Parish Department of Planning & Zoning
14996 River Road
Hahnville, LA 70057
EMAIL: mstein@stcharlesgov.net

Re: River Road Estates Subdivision – Phase 2
A/E Project No. 20-1609

Dear Ms. Stein,

We request final acceptance of Phase 2 of River Road Estates, Lots 35-52 and 84-101 shown on the enclosed draft Final Plat.

Also, enclosed is a draft Act of Dedication for the legal section review. The Final Plat Submission Checklist with attachments will be sent under separate cover.

Please advise if there are any outstanding development fees and if any comments or revisions are required.

Sincerely,

Meyer Engineers, Ltd.

Richard C. Meyer, P.E.

RCM/gad

Enclosures

cc: Mr. William Hubbard, RAMJ Construction

METAIRIE OFFICE

t | 504.885.9892 f | 504.887.5056
4937 Hearst Street, Suite 1B, Metairie, Louisiana 70001

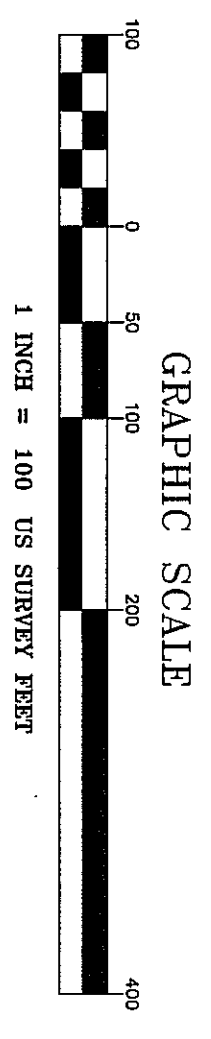
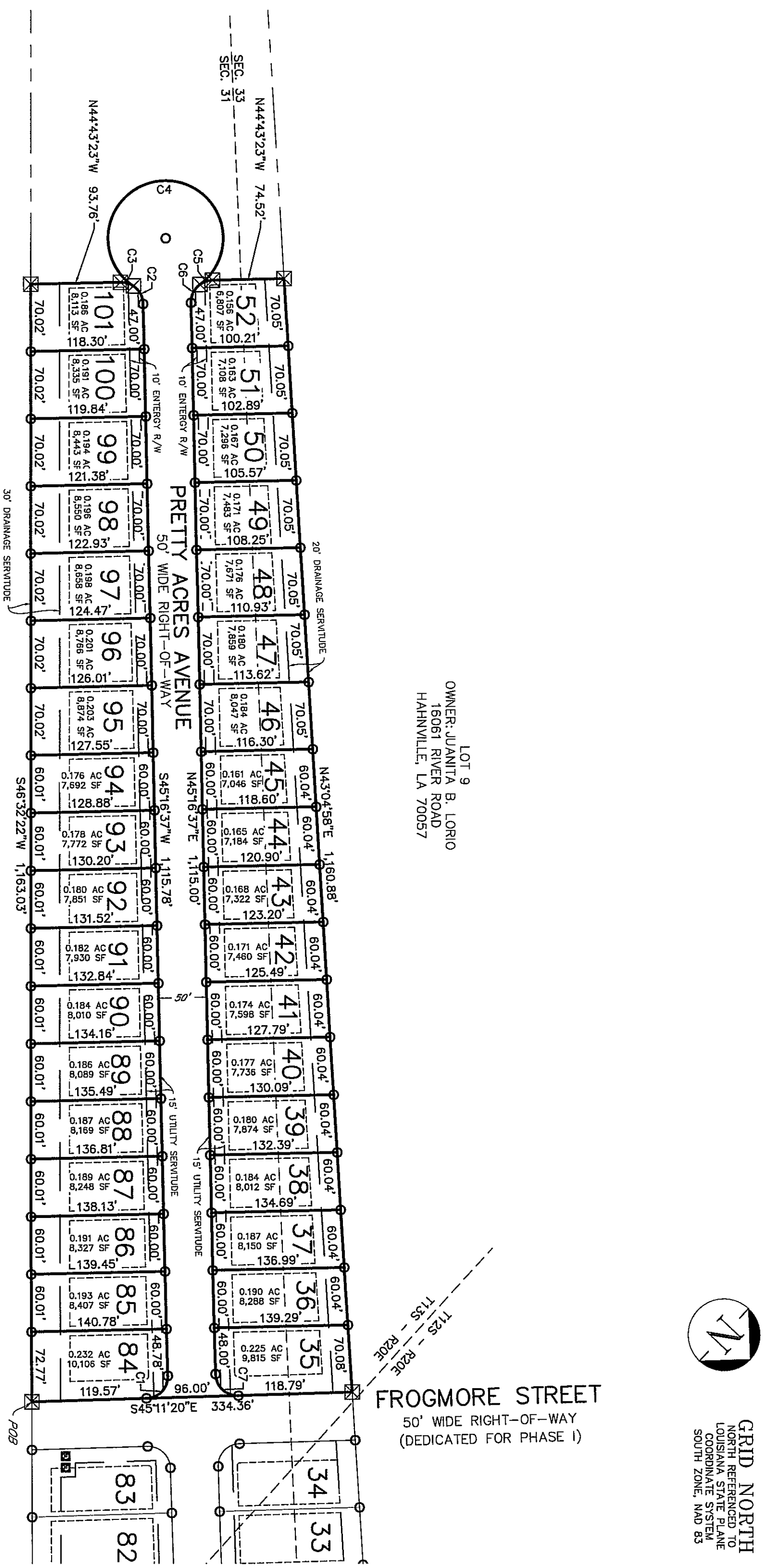
PRAIRIEVILLE OFFICE

t | 225.677.0901
36505 Oak Plaza Ave., Suite A, Prairieville, Louisiana 70769

MAIL: P.O. Box 763 | Metairie, Louisiana 70004
E-MAIL: meyer@meyer-e-l.com

RIVER ROAD ESTATES PHASE 2 FINAL PLAT

IN SECTIONS 31 & 33, TOWNSHIP 13 SOUTH, RANGE 20 EAST
ST. CHARLES PARISH, LOUISIANA



- SURVEY LEGEND**
- PROPERTY CORNER SET - 3/4" IRON PIPE
 - ⊗ SUBDIVISION CONCRETE MONUMENT

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.94'	23.00'	89°32'03"	N89°57'21"W	32.39'
C2	21.95'	23.00'	54°40'05"	S7°56'35"W	21.12'
C3	14.18'	23.00'	35°19'55"	N27°03'25"W	13.98'
C4	302.89'	60.00'	289°20'10"	N44°43'23"W	68.40'
C5	14.18'	23.00'	35°19'55"	N82°23'20"W	13.98'
C6	21.95'	23.00'	54°40'05"	N72°36'40"E	21.12'
C7	36.32'	23.00'	90°27'56"	N0°02'39"E	32.66'

OWNER/DEVELOPER:
RIVER ROAD ESTATES, LLC
15399 RIVER ROAD
LA PLACE, LOUISIANA 70088

ZONING INFORMATION:
SINGLE FAMILY RESIDENTIAL DETACHED CONVENTIONAL HOMES-MEDIUM DENSITY
(PER ST. CHARLES PLANNING & ZONING WEBSITE)

FRONT SETBACK-20 FEET
SIDE SETBACK-5 FEET
REAR SETBACK-20 FEET

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

- GENERAL NOTES:**
- UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION = MINIMUM SLAB ELEVATION 1 FT ABOVE CENTERLINE OF STREET PER COMMENTARY NO. Z0700 0725 C PANEL 125 DATED JUNE 10, 1992.
 - ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

DEDICATION STATEMENTS:

THE RIGHT OF WAY OF STREETS, HIGHWAYS, OR OTHER PUBLIC 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 OBSTRUCT INTERFERENCE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWER DISPOSAL- NO PERSON SHALL PROVIDE A METHOD OF SEWER 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.

OWNER/SUBDIVIDER: *[Signature]* DATE: 4-12-22

APPROVAL:

DATE: 4/18/2022 CHAIRMAN, PLANNING COMMISSION: *[Signature]*

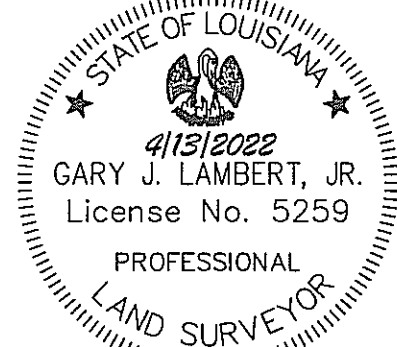
DATE: _____ CHAIRMAN, PARISH COUNCIL: _____

DATE: _____ PARISH PRESIDENT: _____

**A FINAL PLAT OF
RIVER ROAD ESTATES SUBDIVISION PHASE 2
CITY OF HAHNVILLE,
PARISH OF ST. CHARLES
LOUISIANA**



[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY J. LAMBERT JR.
REGISTRATION NO. 5259



I certify that this plat represents an actual ground survey made by me or under my direction, 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, comply fully with the provisions of Louisiana Revised Statute 33:505, and conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXI, Chapter 29 for a Class C survey.

REV.	DESCRIPTION	DATE	BY	CHK'D
1	ST. CHARLES PARISH COMMENTS	4/7/22	SAC	G.L.

SCALE: 1" = 100'

DATE: JANUARY 20, 2022

DRW: SAC

CHK'D: G.L.

CREW: JP, EG

FILE NO.: 10478

PROJECT NO.: 10478

SHEET 1 OF 1

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RIVER ROAD ESTATES, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this ____ day of _____, in the year of Our Lord two thousand and twenty-two (2022),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

RIVER ROAD ESTATES, LLC, a Louisiana limited liability company appearing herein by and through Richard C. Meyer, Manager, duly authorized as evidenced by the Certificate of Authority dated March 15, 2022, which is attached hereto and which is issued in accordance with the Articles of Organization dated April 20, 2016, and which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as RIVER ROAD ESTATES SUBDIVISION PHASE 2, described as follows:

The Point of Beginning (River Road Estates Phase 2)

COMMENCING AT A POINT LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A POINT;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A POINT;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A POINT;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, PROCEED S46°32'22"W A DISTANCE OF 1,163.03 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 93.76 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N27°03'25"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°20'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N62°23'20"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 74.52 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N43°04'58"E A DISTANCE OF 1,160.88 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S45°11'20"E A DISTANCE OF 334.36 FEET BACK TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.220 ACRES OR 358,093 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

RIVER ROAD ESTATES, LLC further declared unto me that it has caused that portion of the above property designated as RIVER ROAD ESTATES SUBDIVISION PHASE 2 on the survey by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 to be laid out in lots on the plan of survey referred to above, a copy of which is attached and made part hereof; and

RIVER ROAD ESTATES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within RIVER ROAD ESTATES SUBDIVISION PHASE 2 which is named and identified in accordance with the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 as PRETTY ACREAS AVENUE and more fully described as follows:

COMMENCING AT A ¾" IRON PIPE IN CONCRETE, LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE;

THENCE N45°11'20"W A DISTANCE OF 119.57 FEET TO A ¾" IRON PIPE, THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 35.94 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 89°32'03", A CHORD BEARING OF N89°57'21"W, AND A CHORD LENGTH OF 32.39 FEET TO A ¾" IRON PIPE;

THENCE S45°16'37"W A DISTANCE OF 1,115.78 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF S17°56'35"W, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°80'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF N72°36'40"E, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE;

THENCE N45°16'37"E A DISTANCE OF 1,115.00 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 36.32 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 90°27'58", A CHORD BEARING OF N0°02'39"E, AND A CHORD LENGTH OF 32.66 FEET TO A ¾" IRON PIPE;

THENCE S45°11'20"E A DISTANCE OF 96.00 FEET BACK TO A ¾" IRON PIPE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 1.583 ACRES OR 68,981 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, the said street as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appearer further declared unto me, Notary that the aforesaid dedication and grant of servitudes are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the street as identified hereinabove as Pretty Acres Avenue, only as far as said street is located within the RIVER ROAD ESTATES SUBDIVISION PHASE 2.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of RIVER ROAD ESTATES SUBDIVISION PHASE 2, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by RIVER ROAD ESTATES SUBDIVISION PHASE 2 and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer with full warranty of title, except as provided herein.
5. Appearer warrants that the street and all servitudes have been placed within the servitudes granted herein.
6. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the RIVER ROAD ESTATES SUBDIVISION PHASE 2.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 2, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in RIVER ROAD ESTATES SUBDIVISION PHASE 2 have been sold or alienated prior to the date hereof.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on _____, a certified copy of which is annexed hereto and made part hereof,

and said St. Charles Parish does hereby accept, approve and ratify there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in RIVER ROAD ESTATES SUBDIVISION PHASE 2 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and utility and drainage facilities and assumes the maintenance thereof.

THIS AREA LEFT INTENTIONALLY BLANK

THUS DONE AND PASSED, in triplicate originals, in my office on April 14, 2022 herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

RIVER ROAD ESTATES, LLC

Georgia A. Dufresne
NAME: Georgia A. Dufresne

BY:

Richard C. Meyer
RICHARD C. MEYER
MEMBER, MANAGER

Brianna Schaefer
NAME: Brianna Schaefer

April 14, 2022

Kenneth Belou, Jr.
KENNETH BELOU, JR.
NOTARY PUBLIC
NOTARY ID NO. 151190
STATE OF LOUISIANA

THUS DONE AND PASSED, in triplicate originals, in my office on _____, 2022 herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH
BY:

NAME:

Matthew Jewell
MATTHEW JEWELL
PARISH PRESIDENT

NAME:

_____, 2022

NOTARY PUBLIC


RESOLUTION OF RIVER ROAD ESTATES, LLC

As of this day, MARCH 15, 2022 and,


WHEREAS, Richard Meyer is a manager of River Road Estates, LLC and,

WHEREAS, St. Charles Parish requires a Certificate of Authority to submit final acceptance of the subdivision to the Parish,

By vote of all members, Richard Meyer has the authority to act on behalf of River Road Estates, LLC for the express purpose of Act of Dedication to the Parish of St. Charles.


Member Manager
William Hubbard


Member Manager
Richard Meyer


Kenneth Belou, Jr.
Notary Public
Notary ID No. 151190
State of Louisiana

Chris Welker

From: Rick Meyer <rickmeyer@meyer-e-l.com>
Sent: Friday, February 19, 2021 6:29 PM
To: Chris Welker
Cc: Georgia Dufresne; Marny Stein
Subject: Re: River Road Estates Subdivision

No there will not be.

On Feb 19, 2021, at 11:26 AM, Chris Welker <cwelker@stcharlesgov.net> wrote:

Not a problem. I apologize if this has already been addressed, but are there going to be restrictive covenants for this subdivision?

Thank you,

Chris Welker, AICP

Planner II
St. Charles Parish
Department of Planning & Zoning
Office: 985-783-5060
Email: cwelker@stcharlesgov.net

From: Georgia Dufresne <gdufresne@meyer-e-l.com>
Sent: Friday, February 19, 2021 10:51 AM
To: Chris Welker <cwelker@stcharlesgov.net>
Cc: Rick Meyer <rickmeyer@meyer-e-l.com>; Dawn Higdon <dhigdon@stcharlesgov.net>; Marny Stein <mstein@stcharlesgov.net>
Subject: RE: River Road Estates Subdivision

Chris,

I apologize for the inconvenience and I am very grateful to you for replacing the pages. Hopefully you now have everything to be placed on Monday's agenda.

Georgia

Georgia A. Dufresne
Meyer Engineers, Ltd.
4937 Hearst Street, Suite 1B
Metairie, LA 70001
P. O. Box 763, Metairie, LA 70004
Email: gdufresne@meyer-e-l.com
(504) 885-9892



CASSANDRA POCHE
President

CHAD M. POCHE, P.E.
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS
Executive Vice President

RIVER ROAD ESTATES PHASE 2

April 7, 2022

Project Number 10478

Project Name River Road Estates Phase 2 – Perimeter Traverse

North: 540,158.91' East: 3,570,719.17'
Line Course: S 46°32'22" W Length: 1,163.03'

North: 539,358.91' East: 3,569,874.99'
Line Course: N 44°43'23" W Length: 93.76'

North: 539,425.53' East: 3,569,809.01'
Chord Bearing: N 27°03'25" W Chord Length: 13.96'
Radius: 23.00' Arc Length: 14.18'

North: 539,437.96' East: 3,569,802.66'
Chord Bearing: N 44°43'23" W Chord Length: 69.40'
Radius: 60.00' Arc Length: 302.99'

North: 539,487.27' East: 3,569,753.83'
Chord Bearing: N 62°23'20" W Chord Length: 13.96'
Radius: 23.00' Arc Length: 14.18'

North: 539,493.74' East: 3,569,741.46'
Line Course: N 44°43'23" W Length: 74.52'

North: 539,546.69' East: 3,569,689.02'
Line Course: N 43°04'58" E Length: 1,160.88'

North: 540,394.56' East: 3,570,481.97'
Line Course: S 45°11'20" E Length: 334.36'

Perimeter: 3,157.90' Area: 358,093 Sq Ft 8.220 Acres

Mapcheck Closure – (Uses listed courses, chord bearings, and distances)

Error Closure: 0.015' Course: S 45°55'00" E

Error North: 0.011' Error East: -0.010'

Precision 1:210,526

PRELIMINARY

Gary J. Lambert, Jr., P.L.S.
La St. Reg. No. 5259



CASSANDRA POCHE
President

CHAD M. POCHE, P.E.
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS
Executive Vice President

LEGAL DESCRIPTION

April 7, 2022

Project Number 10478
Project Name River Road Estates Phase 2 Right-Of-Way

COMMENCING AT A 3/4" IRON PIPE IN CONCRETE, LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A 3/4" IRON PIPE IN CONCRETE;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A 3/4" IRON PIPE IN CONCRETE;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A 3/4" IRON PIPE IN CONCRETE;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A 3/4" PIPE IN CONCRETE;

THENCE N45°11'20"W A DISTANCE OF 119.57 FEET TO A 3/4" IRON PIPE, THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 35.94 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 89°32'03", A CHORD BEARING OF N89°57'21"W, AND A CHORD LENGTH OF 32.39 FEET TO A 3/4" IRON PIPE;

THENCE S45°16'37"W A DISTANCE OF 1,115.78 FEET TO A 3/4" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF S17°56'35"W, AND A CHORD LENGTH OF 21.12 FEET TO A 3/4" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°80'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A 3/4" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF N72°36'40"E, AND A CHORD LENGTH OF 21.12 FEET TO A 3/4" IRON PIPE;

THENCE N45°16'37"E A DISTANCE OF 1,115.00 FEET TO A 3/4" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 36.32 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 90°27'58", A CHORD BEARING OF N0°02'39"E, AND A CHORD LENGTH OF 32.66 FEET TO A 3/4" IRON PIPE;

THENCE S45°11'20"E A DISTANCE OF 96.00 FEET BACK TO A 3/4" IRON PIPE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 1.583 ACRES OR 68,981 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

Professional Land Surveyor
Project Manager / Drafting Supervisor
Gary J. Lambert, Jr., PLS





CASSANDRA POCHE
President

CHAD M. POCHE, P.E.
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS
Executive Vice President

LEGAL DESCRIPTION

February 23, 2022

Project Number 10478
Project Name River Road Estates Phase 2

COMMENCING AT A POINT LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;
THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A POINT;
THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A POINT;
THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A POINT;
THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING;
FROM THE POINT OF BEGINNING, PROCEED S46°32'22"W A DISTANCE OF 1,163.03 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE N44°43'23"W A DISTANCE OF 93.76 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N27°03'25"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°20'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N62°23'20"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE N44°43'23"W A DISTANCE OF 74.52 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE N43°04'58"E A DISTANCE OF 1,160.88 FEET TO A ¾" IRON PIPE IN CONCRETE;
THENCE S45°11'20"E A DISTANCE OF 334.36 FEET BACK TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.220 ACRES OR 358,093 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

Professional Land Surveyor
Project Manager / Drafting Supervisor
Gary J. Lambert, Jr., PLS





ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

MEMORANDUM

To: Grant Dussom
Chief Financial Officer

From: Chris Welker
Planner II

Date: April 18, 2022

RE: **River Road Estates Subdivision (phase 2)**
Administrative & Development Fees

Enclosed please find the subdivision development and administrative fees for River Road Estates Subdivision (phase 2) as follows:

- Administrative fees: \$230.00
- Light Standard Deposit: \$2,700
- Sewer development connection fee: \$36,000
- Testing & Inspection: \$7,033.44
- Warranty Inspection: \$1000

Also enclosed is a copy of the actual cost or fair market values provided to the Department of Public Works for drainage, streets, wastewater, water, and streetlights in the subdivision (GASB 34 data).

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5096

14-543/650

DATE 3/17/22

CHECK AMOUNT

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance \$ 230.00

Two hundred thirty + 00/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR admin fees

⑈005096⑈ ⑆065005435⑆

⑆10130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5097

14-543/650

DATE 3/17/22

CHECK AMOUNT

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance \$ 36,000.00

Thirty-six thousand + 00/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com

FOR sewer fees

⑈005097⑈ ⑆065005435⑆

⑆10130552⑈

RIVER ROAD ESTATES LLC 06-16
PO BOX 763
METAIRIE, LA 70004

5098

14-543/650

DATE 3/17/22

CHECK AMOUNT

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance \$ 1,000.00

One thousand + 00/100 DOLLARS



1105 S. CLEARVIEW PKWY.
JEFFERSON, LA 70121
www.firstnbcbank.com


FOR warranty inspection


⑈005098⑈ ⑆065005435⑆


⑆10130552⑈


RIVER ROAD ESTATES LLC 06-16
 PO BOX 763
 METAIRIE, LA 70004

5101
 84-15/654
 123

Date 4/6/22 

PAY to the order of St. Charles Parish Dept. of Finance \$ 2,700.00
Two thousand seven hundred + 00/100 Dollars 

 **HANCOCK
 WHITNEY**

For _____  _____ MP

⑆065400153⑆ 0110130552⑆ 5101

Holland Clarke COLONIAL CLASSIC

RIVER ROAD ESTATES LLC 06-16
 PO BOX 763
 METAIRIE, LA 70004

5100
 14-543/650

DATE 4/5/22 

PAY TO THE ORDER OF St. Charles Parish Dept. of Finance \$ 7,033.44
Seven thousand thirty-three + 44/100 DOLLARS 

 **First
 NBC** 1105 S. CLEARVIEW PKWY.
 JEFFERSON, LA 70121
 www.firstnbcbank.com

FOR testing + inspections _____  _____ MP

⑆005100⑆ ⑆065005435⑆ 110130552⑆



ST. CHARLES PARISH

PARKS AND RECREATION

MATTHEW JEWELL
PARISH PRESIDENT

DUANE FORET
DIRECTOR

DATE: March 15, 2022

TO: MRS. MARNEY STEIN
ST. CHARLES PARISH PLANNING AND ZONING, REVIEW PLANNER

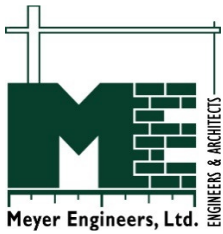
FROM: DUANE P. FORET *D P Foret*
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation,
River Road Estates Subdivision

The Department of Parks and Recreation has received the 52,245.10 square feet for a land donation, and the fee of \$26,340.15 to complete the combined land and fee donation to fully satisfy the Recreation Obligation, as defined in the St. Charles Parish Subdivision Regulations of 1981, as amended.

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

cc: Billy Raymond, COA, St. Charles Parish
Darrin Duhe, COO, St. Charles Parish



Meyer Engineers, Ltd.
 4937 Hearst Street, Suite 1B
 Metairie, LA 70001
 Phone: (504) 885-9892
 Email: meyer@meyer-e-l.com
 www.meyer-e-l.com

GASB 34 REPORT
RIVER ROAD ESTATES PHASE 2
A/E PROJECT NO. 20-1609
February 15, 2022
Revised March 15, 2022

Pretty Acres Avenue (1250 LF x 27 LF + Cul-de-Sac)

Description	Quantity	Unit	Unit Cost	Total Cost
Drainage System				
30" PVC	614	LF	\$75.00	\$46,050.00
24" PVC	303	LF	\$70.00	\$21,210.00
18" PVC	411	LF	\$47.00	\$19,317.00
Catch Basin Type 2	4	EA	\$4,000.00	\$16,000.00
Catch Basin Type 3	4	EA	\$6,000.00	\$24,000.00
DMH	1	EA	\$3,500.00	\$3,500.00
Subtotal Construction Cost of Drainage System				\$130,077.00
Water System				
8" Waterline	1,160	LF	\$24.00	\$27,840.00
Fire Hydrants	3	EA	\$4,000.00	\$12,000.00
6" Valves	3	EA	\$4,500.00	\$13,500.00
Subtotal Construction Cost of Water System				\$53,340.00
Streets				
7" Concrete Roadway	4,250	SY	\$65.00	\$276,250.00
Curb	2,500	LF	\$10.00	\$25,000.00
Sand Base	6,500	CY	\$19.00	\$123,500.00
Subtotal Construction Cost of Street				\$424,750.00
Electrical System				
Light Poles	7	EA	\$3,500.00	\$24,500.00
Subtotal Construction Cost of Electrical System				\$24,500.00
Sewer System				
8" Sewerline	1,115	LF	\$35.00	\$39,025.00
Short Sewer Service (Single)	18	EA	\$500.00	\$9,000.00
Long Sewer Service (Double)	9	EA	\$900.00	\$8,100.00
Sewer Manhole	3	EA	\$2,500.00	\$7,500.00
Subtotal Construction Cost of Sewer System				\$63,625.00
Subtotal Cost of Pretty Acres Avenue				\$696,292.00

Total Cost	\$696,292.00
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RIVER ROAD ESTATES, LLC
4937 Hearst Street, Suite 1B
Metairie, Louisiana 70001
Telephone (504) 885-9892

March 11, 2022

Mr. Miles Bingham, Director
St. Charles Parish Department of Public Works and Wastewater
100 River Oaks Drive
Destrehan, LA 70047

Re: River Road Estates Subdivision Phase 2
Maintenance Agreement

Dear Mr. Bingham,

Please have this letter serve as an agreement to provide repair/replacement of bona fide deficiencies in the work product in construction of the improvements for the River Road Estates Subdivision Phase 2 for a period of two years from the date of acceptance by the Parish Council.

This shall include the concrete street patches, street light poles, water line, sewer line and storm drainage system.

Any work product deficiencies will be covered by the installation contractor for the project who is RAMJ Construction in accordance with Louisiana Law. As evidenced by the Irrevocable Letter of Credit provided on our behalf, we further guaranty this maintenance work, if needed, will be covered thereby.

Thank you for your assistance in this matter.

Sincerely,

River Road Estates, LLC



Richard C. Meyer
Member/Manager

RCM/gad

FIRST NATIONAL BANK ★U★S★A★

BRANDT J. DUFRENE
CHAIRMAN OF THE BOARD
PRESIDENT AND CEO

April 6, 2022

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

Re: Irrevocable Letter of Credit No. 144
River Road Estates, LLC
270 West 5th Street
LaPlace, LA 70068

We hereby irrevocably authorize you to Draw on First National Bank USA, Boutte, Louisiana not exceeding the aggregate of, SIXTY-NINE THOUSAND, SIX HUNDRED TWENTY-NINE DOLLARS AND 20/100, (\$69,629.20), available by your draft(s) for the account of, River Road Estates, LLC.

Draft(s) must be presented at our office in Boutte prior to the expiration date of November 2, 2023, (18 months from the date of the Act of Dedication, which is May 2, 2022) and must bear upon the face, the clause, "Drawn under First National Bank USA, Boutte, Louisiana, Letter of Credit No. 144, dated April 6, 2022. 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 April 18, 2022, by River Road Estates, LLC in conjunction with the Maintenance Agreement for River Road Estates Subdivision and shown more fully on a survey prepared by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated April 7, 2022, creating River Road Estates Subdivision, Phase 2.

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 "Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Brochure No 400".

Sincerely,



Brandt J. Dufrene
Chairman of the Board
President and CEO

Richard C. Meyer, P.E.
President
David H. Dupré, P.E.
Vice President

Mark A. Schutt, P.E.
Ann M. Theriot, P.E.
Eric M. Colwart, P.E.
Kenneth J. Belou, P.E.
Raymond G. Hartley, P.E.
Robert W. Klare, P.E.
Donovan P. Duffy, P.E.
Randall G. Oustalet, P.E.



Charles E. Meyer, P.E.
Executive Vice President
Jitendra C. Shah, P.E.
Vice President

James J. Papia, AIA, NCARB, CSI
Adrianna G. Eschete, LEED, AP
Don P. Mauras, RA
Raymond J. Brown, III, AIA
Alfonso "Fonz" Romero, NCARB
Elena G. Anderson, NCIDQ, IIDA

April 14, 2022

Re: River Road Estates Subdivision Phase 2
A/E Project No. 20-1609

This is to certify that the sewer connection fee for River Road Estates Subdivision Phase 2 was paid in full on March 17, 2022, by check number 5097 in the sum of \$36,000.

Sincerely,

Meyer Engineers, Ltd.



Richard C. Meyer, P.E.

METAIRIE OFFICE

t | 504.885.9892 f | 504.887.5056
4937 Hearst Street, Suite 1B, Metairie, Louisiana 70001

PRAIRIEVILLE OFFICE

t | 225.677.0901
36505 Oak Plaza Ave., Suite A, Prairieville, Louisiana 70769

MAIL: P.O. Box 763 | Metairie, Louisiana 70004
E-MAIL: meyer@meyer-e-l.com



ST. CHARLES PARISH

PUBLIC WORKS

MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

To: Mr. Michael Albert
Director of Planning and Zoning

From: Miles B. Bingham, PE 
Director of Public Works/Wastewater

Date: February 22, 2022

Re: **River Road Estates Subdivision, Phase 2
Final Acceptance**

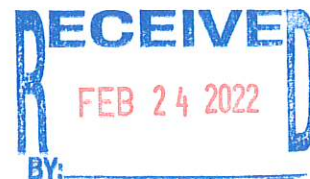
The drainage and wastewater facilities for the above mentioned subdivision have been inspected, with the developer, and found to be in conformance with the plans and specifications. Attached to this memorandum is the 'punch list' generated during the inspection. All items shall be completed before this department can fully accept the subdivision.

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

MBB/lpz

Attachment

cc: Mr. Matthew Jewell, Parish President
Parish Council, c/o Ms. Michelle Impastato
Mr. David, deGeneres, Assistant Director Wastewater
Mr. Chandra Sampey, Parish Contract Monitor
Mr. Chris Welker, Development Review Planner
Mr. Robert Klare, Engineer for the Developer



Final Walk-Thru
Substantial Completion
River Road Estates Subdivision, Phase 2
A/E # 20-1609 February 15, 2022

Attending: Robert Klare, Bill Hubbard, Lee Zeringue, Carlton Bischoff

Punch List:

- All concrete panels – clean minor concrete spills (concrete “cream”)
- All concrete joints – inspect joints and clean debris. At expansion joints, repair damaged wood caps and reseal. Specific joints called out for cleaning and repair at lot 44 and lot 94.
- Clean any debris in outfall ditches. Bush hog outfall ditch banks so that parish can maintain.
- Replace filter fabric over catch basins
- Clean trash / debris by lift station
- Refresh stone drive by lift station
- Replace water house connection posts if missing.
- Clean manhole tops.
- Smooth mortar in sewer manhole at Phase 1 tie in.
- Remove nails and metal debris embedded in roadway at lot 91.
- Remove dirt mound at north end of Frogmore Lane and restore drainage to alleviate low spot.



ST. CHARLES PARISH

WATERWORKS

MATTHEW JEWELL
PARISH PRESIDENT

GREG GORDEN
DIRECTOR

April 4, 2022

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

Re: River Road Estates, Phase II
Waterline Installations

Dear Mr. Albert:

The water main installations as shown on River Road Estates, Phase II Subdivision plans, dated January 20, 2022, and with a latest revision date of March 14, 2022 by Meyer Engineers, Ltd. have been installed. The completed installation has passed the required Pressure/Leakage and Bacteriological tests.

Final approval is hereby granted.

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,

Greg Gorden

Cc: Mr. Chris Welker
Ms. Marny Stein

RR:rcj



ST. CHARLES PARISH

PUBLIC WORKS

MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM
DIRECTOR

April 5, 2022

This letter is to certify that Meyer Engineers, LTD has submitted their final Storm Water Pollution Prevention Plan inspection documents for the River Road Estates subdivision to the St. Charles Parish Department of Public Works. Meyer Engineers' submission of these documents have demonstrated adequate implementation of Storm Water Construction Best Management Practices as outlined by Parish Ordinance 14-1-12. MS4 approval is granted for acceptance of the subdivision. This approval is independent of any final inspection or certification that is required from the St. Charles Parish Public Works - Engineering section.

A handwritten signature in black ink, appearing to read "John C. Gutierrez, Jr.", is written over a horizontal line.

John C. Gutierrez, Jr.
MS4 Coordinator