PRELIMINARY PLAN
RIVER PLACE ESTATES PHASE 1

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOTS 18, 19, 20, L-1, L-2 & L-3 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 1 THROUGH 42, RIVER PLACE ESTATES PHASE 1, PARCEL 100 OF LOTS 18 & 19 OF FASHION PLANTATION & PARCELS 101, 102 & 103 (CALCULATED) OF LOTS 18, 19 & 20 OF FASHION PLANTATION SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED:

PLANNING & ZONING COMMISSION CHAIRMAN ______ DATE

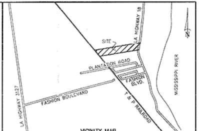
PARISH PRESIDENT ______ DATE

RECORDED IN THE CLERK OF COURT'S OFFICE

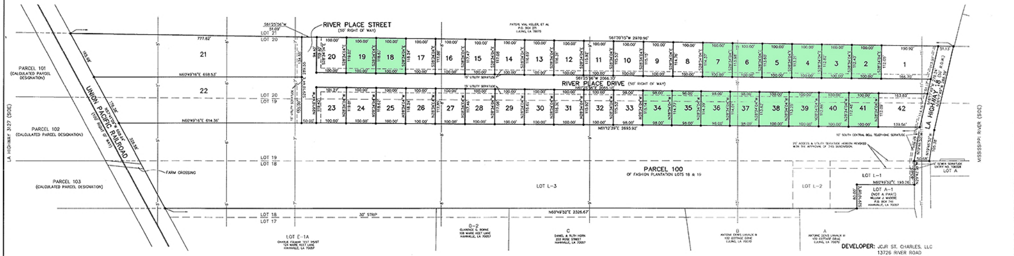
ST. CHARLES PARISH ON THE ______

DAY OF ______, IN BOOK ______

FOLIO ______, ENTRY # ______



VICINITY MAP
HAHNVILLE
ST. CHARLES PARISH
LOUISIANA
SCALE = 1" = 2000'



AREA TABLE					
1	19,973 SQ. FT.	16	11,766 SQ. FT.	31	11,611 SQ. FT.
2	11,224 SQ. FT.	17	11,805 SQ. FT.	32	11,572 SQ. FT.
3	11,263 SQ. FT.	18	11,044 SQ. FT.	33	11,303 SQ. FT.
4	11,302 SQ. FT.	19	11,882 SQ. FT.	34	11,266 SQ. FT.
5	11,340 SQ. FT.	20	11,921 SQ. FT.	35	11,228 SQ. FT.
6	11,379 SQ. FT.	21	103,265 SQ. FT.	36	11,191 SQ. FT.
7	11,418 SQ. FT.	22	101,747 SQ. FT.	37	11,154 SQ. FT.
8	11,456 SQ. FT.	23	11,996 SQ. FT.	38	11,343 SQ. FT.
9	11,495 SQ. FT.	24	11,882 SQ. FT.	39	11,306 SQ. FT.
10	11,534 SQ. FT.	25	11,843 SQ. FT.	40	11,267 SQ. FT.
11	11,573 SQ. FT.	26	11,804 SQ. FT.	41	11,228 SQ. FT.
12	11,611 SQ. FT.	27	11,766 SQ. FT.	42	16,961 SQ. FT.
13	11,650 SQ. FT.	28	11,727 SQ. FT.	PARCEL 100	713,253 SQ. FT.
14	11,689 SQ. FT.	29	11,688 SQ. FT.	STREET	137,257 SQ. FT.
15	11,727 SQ. FT.	30	11,650 SQ. FT.		

LEGEND:
- ● CALCULATED POINT
- —10'— CONTOUR LINE

CURRENT ZONING: ZONE: O-L
USE: OPEN LAND DISTRICT
BUILDING SETBACKS:
FRONT: 35'
REAR: 20'
SIDE: 10'

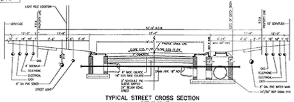
SURVEY REFERENCE:
1. SUBDIVISION OF THE EXACT ONE HALF OF LOT 19, 20, 21 & 22 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 8, 1935.
2. SURVEY OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY LUCIEN C. GASSEN, R.L.S. DATED JULY 3, 1976.
3. 82' X 6.3' PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION BY JOHN E. WALKER, R.L.S. DATED JANUARY 18, 1983. COB 293 FOLIO 475.
4. SUBDIVISION OF PORTIONS OF LOTS 21 & 22 OF FASHION PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED AUGUST 28, 1962.
5. LOTS A, B, C, D & F OF LOTS 16, 17 AND 18 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 24, 1929.
6. ALTA/NSPS LAND TITLE SURVEY LOT 19 & LOT 20, FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S DATED AUGUST 23, 2019.
7. A RESUBDIVISION OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION INTO LOTS L-1, L-2 & L-3 BY LUCIAN C. GASSEN, P.L.S. DATED NOVEMBER 8, 2018.

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

FLOOD NOTE: THE SURVEYED AREA IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 5/2/2003 LOMR.

SURVEYOR'S NOTES:
A. 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.
B. DITCHES AND UNDERGROUND LINES OR CONDUITS ARE NOT SHOWN.
C. THE CONTOURS SHOWN HERE ON WERE DERIVED FROM SURVEYS AND EXISTING MAP INFORMATION. EXISTING BREAKS IN GRADE AND SWELLS WITHIN THE UNDEVELOPED SITE ARE NOT SHOWN.

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 EXISTNING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.
C. DRAINAGE DISCHARE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THER VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.



TYPICAL STREET CROSS SECTION
(NOT TO SCALE)

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

OWNER: PORTION OF LOT 19
HIGHWAY 18 LLC
P.O. BOX 510
BOUTTE, LA 70039

PORTION OF LOT 20
HIGHWAY 18 LLC
P.O. BOX 510
BOUTTE, LA 70039

LOT L-1, LOT L-2 & LOT L-3
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 WAYS, 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 LOUISANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY.

100 50 0 100 200 300
SCALE IN FEET
1"=100'

NO.	DATE	DESCRIPTION	BY
2	12/6/2019	REVISED LOT NUMBERS	KPB
1	11/13/2019	VARIOUS REVISIONS	KPB

REVISIONS

DRAWN BY: KPB — SHEET NO. 1 OF 1
DATE: OCTOBER 23, 2019 — DRAWING NO. WW1399_W036368

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

STATE OF LOUISIANA — STEPHEN P. FLYNN — REG. No. 4668 — REGISTERED PROFESSIONAL LAND SURVEYOR

CIVIL • STRUCTURAL • INDUSTRIAL • MARINE
CARUBBA ENGINEERING

13760 river road
destrehan, la 70047
(985) 764 - 7275
fax (985) 725 - 0182
MURRAY ARCHITECTS

RIVER PLACE ESTATES
HAHNVILLE, LOUISIANA
PLAT SURVEY
1971
02.06.2020
CD

A-1 SURVEY and CONTOUR MAP

C.1.0