



# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL  
PARISH PRESIDENT

May 6, 2024

Joel Chaisson  
JCJR St. Charles, LLC  
13726 River Road  
Destrehan, LA 70047

**RE: Construction plan approval, River Place Estates Phase 2 (2023-3-MAJ)**

Mr. Chaisson,

The Department of Planning and Zoning has received the required letters of approval to the complete construction plans and specifications for River Place Estates Phase 2.

Formal construction approval from the Director of Planning and Zoning is granted.

Written notification must be provided to the Departments of Public Works, Waterworks, and Planning and Zoning at least fourteen (14) days in advance of your intent to commence subdivision construction activities. Upon receipt of this written notification, the Department of Public Works will coordinate the scheduling of the mandatory pre-construction review meeting.

At the conclusion of the Pre-Construction Review meeting, the Director of the Department of Public Works may issue a formal Notice to Proceed in writing for construction activities. In no event shall construction activities commence until such time that a formal Notice to Proceed is issued in writing.

Feel free to contact me with any questions or requests. The Department of Public Works can be reached at (985) 783-5102.

Sincerely,

Michael J. Albert, AICP  
Director



# ST. CHARLES PARISH

## PUBLIC WORKS


MATTHEW JEWELL  
PARISH PRESIDENT

MILES BINGHAM, P.E.  
DIRECTOR

### MEMORANDUM

DATE: April 30, 2024

TO: Mr. Chris Welker, AICP  
Senior Planner, Department of Planning and Zoning

FROM: Miles B. Bingham, P.E.   
Director of Public Works

RE: **River Place Phase II  
Construction Approval (DPW)**

The Department of Public Works (DPW) has reviewed the Construction Plans received by DPW from Planning & Zoning (PZ) on March 14, 2024, and grants construction approval for the subdivision.

Please note that acceptance of the construction plans does not relieve the developer from any additional responsibilities under relevant Local, State, Federal laws, and accepted construction practices that are pertinent to this development. Any omission, whether accidental or intentional, or failure to disclose any applicable information needed for review may result in DPW rescinding its drainage approval. Also, please instruct the developer to ensure that stormwater runoff complies with Louisiana RS 38:218.

Please be advised that upon completion of the development DPW will be required to conduct a drainage inspection to verify that the construction aligns with the approved plans. If the inspection fails, DPW cannot approve the development until necessary corrective measures are implemented.

Should you have any questions, please do not hesitate to call Ms. Andre Ford, PE, or myself at (985) 783-5102.

MBB/arf

CC: Mr. Michael Albert, AICP, Director of Planning and Zoning  
Mr. Lawrence "Lee" Zeringue, PE, Senior Parish Engineer



# ST. CHARLES PARISH

## WASTEWATER

MATTHEW JEWELL  
PARISH PRESIDENT

DAVID deGENERES  
DIRECTOR

### MEMORANDUM

DATE: April 30, 2024

TO: Mr. Chris Welker, AICP  
Senior Planner, Department of Planning and Zoning

FROM: David deGeneres *DD*  
Director of Wastewater

RE: **River Place Phase II  
Construction Approval (DWW)**

The Department of Wastewater (DWW) has reviewed the Construction Plans received by DWW from Planning & Zoning (PZ) on March 14, 2024, and grants construction approval for the subdivision.

Please note that acceptance of the construction plans does not relieve the developer from any additional responsibilities under relevant Local, State, Federal laws, and accepted construction practices that are pertinent to this development. Any omission, whether accidental or intentional, or failure to disclose any applicable information needed for review may result in DWW rescinding its sewer approval.

Please be advised that upon completion of the development DWW will be required to conduct a sewer inspection to verify that the construction aligns with the approved plans. If the inspection fails, DWW cannot approve the development until necessary corrective measures are implemented.

Should you have any questions, please do not hesitate to call Ms. Andre Ford, PE, or myself at (985) 783-5100.

DD/arf

CC: Mr. Michael Albert, AICP, Director of Planning and Zoning  
Mr. Lawrence "Lee" Zeringue, PE, Senior Parish Engineer



# ST. CHARLES PARISH

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## WATERWORKS

MATTHEW JEWELL  
PARISH PRESIDENT

GREG GORDEN  
DIRECTOR

April 30, 2024

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

Re: River Place Estates Phase II Subdivision  
Waterline Installations

Dear Mr. Albert:

The proposed water main plans as shown on River Place Estates Phase II Subdivision construction plans, dated August 13, 2023, by Roy M. Carubba, P.E. are approved for construction.

If there are any questions regarding this matter, please do not hesitate to call.

Sincerely,

Greg Gorden

GG:rcj

CC: Ms. Marny Stein – Department of Planning and Zoning  
Mr. Chris Welker – Department of Planning and Zoning  
Mr. Roy M. Carubba, P.E. – Carubba Engineering



# ST. CHARLES PARISH

## **PUBLIC WORKS CONTRACT MONITORING**

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047  
(985) 331-8804 • FAX (985) 784-7834

**MATTHEW JEWELL**  
PARISH PRESIDENT  
**MILES Bingham, P.E.**  
DIRECTOR

## MEMORANDUM

To: Chris Welker, Senior Planner

FROM: Eric Berteau, Contract Administrator

Date: May 2, 2024

RE: **Lighting Layout Approval: River Place Subdivision Phase II**

There are no objections from my department regarding the streetlight layout, as per the submitted construction plans, for River Place Subdivision Phase II. The required developer deposit due to Planning and Zoning for 7 streetlights at \$450 per light is \$3,150.00 IAW St. Charles Parish, Louisiana - Code of Ordinances / APPENDIX C - ST. CHARLES PARISH SUBDIVISION REGULATIONS OF 1981 / IV. - Design standards.

Eric Berteau  
Contract Administrator  
St. Charles Parish  
985-331-4490  
eberteau@stcharlesgov.net

CC:  
Mr. Miles Bingham, Public Works Director  
Mr. Chris Welker, Senior Planner



MATTHEW JEWELL  
PARISH PRESIDENT


# ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

## MEMORANDUM

**DATE:** May 2, 2024

**TO:** P&Z File PZS-2020-2-MAJ (River Place Phase 2)

**FROM:** Earl Matherne   
Planning Administrator

**RE:** Wetlands Verification

This memo serves to confirm that River Place Phase 2, as applied for in PZS-2020-2 has satisfied its wetland delineation obligation. Phase 1 was approved using data from the Stormwater Plan and the Drainage Impact analysis and did include the area of both Phases. Further the National Wetlands inventory has the property split between Upland Urban and Upland Range. No further submission is required.