



ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

September 26, 2024

Wayne F. Wandell
Almedia Gardens, LLC
2237 N. Hullen Street, Suite 201
Metairie, LA 70001

RE: Construction Plan Approval, 2022-1-MAJ

Mr. Wandell,

The Department of Planning and Zoning has received the required letters of approval to the complete construction plans and specifications for Almedia Gardens.

Based on the letters received from the Departments of Public Works (DPW), Wastewater, and the Coastal Zone Administrator limiting their approval to Phases 1 and 2, **formal construction approval is granted** for those phases as shown on the updated phasing plan dated September 20, 2024.

Please provide written notification 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 notification the Department of Public Works will coordinate the scheduling of the mandatory pre-construction review meeting, where expectations for the phasing of this subdivision will be further discussed.

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

This approval is valid for six (6) months, and construction approval of any phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months.

Please contact me with any questions or requests. DPW 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

To: Mr. Michael Albert, AICP
Director of Planning and Zoning

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

Date: September 13, 2024

**Re: Almedia Gardens Subdivision, Phase 1
Construction Plans Approval**

The Department of Public Works (DPW) has received construction plans for the above mentioned subdivision, dated July 7, 2023, latest revision June 17, 2024. While not noted, changes were made to the plans dated August 21, 2024, per file name of a revision which contains weir structures for drainage within the subdivision. It is these plans DPW has reviewed.

The final Drainage Impact Analysis (DIA), dated May 1, 2019, latest revision August 23, 2024, has been reviewed and is approved by DPW. Additionally, the construction plans have been reviewed and are in compliance with Parish Ordinance and Public Works policy. Please consider this memorandum as approval for construction.

Please have the developer coordinate with Public Works for inspection and testing requirements as well as pre-construction meeting. Should you have any questions please contact Mr. Lawrence "Lee" Zeringue, PE or myself at 985-783-5102.

MBB/lpz

cc: Mr. David, deGeneres, Assistant Director Wastewater
Mr. Lawrence "Lee" Zeringue, PE; Sr Parish Engineer
Mr. Chris Welker, AICP; Senior Planner



ST. CHARLES PARISH

WASTEWATER

MATTHEW JEWELL
PARISH PRESIDENT

DAVID DEGENERES
DIRECTOR

MEMORANDUM

To: Mr. Michael Albert, AICP
Director of Planning and Zoning

From: David deGeneres *DD*
Director of Wastewater

DATE: September 13, 2024

RE: **Almedia Gardens Subdivision, Phase 1
Construction Plans Approval**

The Department of Wastewater (DWW) has received construction plans for the above mentioned subdivision, dated July 7, 2023, latest revision June 17, 2024. While not noted, changes were made to the plans dated August 21, 2024, per file name of a revision which contains weir structures for drainage within the subdivision. It is these plans DWW has reviewed.

DWW has reviewed the construction plans and they are in compliance with Parish Ordinance and Wastewater policy. Please consider this memorandum as approval for construction.

It has to be noted that the subdivision's wastewater system has to be connected to an upgraded wastewater system. DWW has been in contact with the engineer to coordinate this work. The subdivision cannot receive final approval until this work is completed.

Should you have any questions please contact Mr. Lawrence "Lee" Zeringue, PE or myself at 985-783-5100.

DD/lpz

cc: Mr. Lawrence "Lee" Zeringue, PE; Sr Parish Engineer
Mr. Chris Welker, AICP; Senior Planner



ST. CHARLES PARISH

WATERWORKS

MATTHEW JEWELL
PARISH PRESIDENT

GREG GORDEN
DIRECTOR

September 18, 2024

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

Re: Almedia Gardens Subdivision
Waterline Installations

Dear Mr. Albert:

The proposed water main plans as shown on Almedia Gardens Subdivision construction plans, dated March 16, 2022, revised August 14, 2023, by Specialized Engineering 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



MATTHEW JEWELL
PARISH PRESIDENT

ST. CHARLES PARISH CONTRACT MONITORING

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047
(985) 331-8804 • FAX (985) 764-7834

MEMORANDUM

To: Chris Welker, Senior Planner

From: Justin Tassin, Contract Administrator

Date: September 17, 2024

Subject: **Lighting Layout Approval: Almedia Gardens Subdivision A/E Project No. 20-1801**

There are no objections from my department regarding the streetlight layout, as per the submitted construction plans, for Almedia Gardens Subdivision, A/E Project No. 20-1801. The required developer deposit due to Planning and Zoning for 41 streetlights is \$450 per streetlight IAW St. Charles Parish, Louisiana – Code of Ordinances / APPENDIX C - ST. CHARLES PARISH SUBDIVISION REGULATIONS OF 1981 / IV. – Design standards.


Justin Tassin
Contract Administrator
St. Charles Parish
985-331-4490
jtassin@stcharlesgov.net




ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

MATTHEW JEWELL
PARISH PRESIDENT

MEMORANDUM

DATE: September 24, 2024
TO: PZS-2022-1-MAJ Almedia Gardens
FROM:  Marjorie Stein, coastal Zone Management Administrator
SUBJECT: Wetland Permit Verification

This memo certifies that Local Coastal Use Permit SCP 2019-01 (modified), was issued on March 7, 2023 to Wayne Wandell for Steway Holdings, LLC and Thomas Brown with Biological Surveys. The CUP authorizes construction of 135 lots, streets, and infrastructure for Almedia Gardens Subdivision pursuant to mitigation of 4.07 acres of impacted wetland the Louisiana coastal zone.

Phases 1 and 2 on the plat entitled "Phasing Plan of Almedia Gardens, in Almedia Plantation, Township 12 South, Range 9 East, in St. Rose, St. Charles Parish, LA" appear to contain wetland areas that have been mitigated and 134 lots (with streets and infrastructure).

For that reason, Phases 1 and 2 have met the wetland permit obligation.

Please note that 7.37 acres of wetland remain unmitigated on the property. Although these acres were valued in CUP SCP 2019-01, the developer chose to mitigate only 4.07 acres to guide the development of the site.

Because of the way the developers mitigated, development activities can only be permitted within Phases 1 and 2 and the area of the 20 ft. wide utility easement that runs from Sq. E Lot 2 between Lots 48 and 49, Sq. F.

Almedia Gardens has received the following permits:

Local Coastal Program: SCP-2019-01
State CUP: P20190175
USCOE Permit: MVN-2011-1164-1-EPP



ST. CHARLES PARISH

PARKS AND RECREATION

MATTHEW JEWELL
PARISH PRESIDENT

DUANE FORET
DIRECTOR

DATE: September 18, 2024

TO: MR. CHRIS WELKER
ST. CHARLES PARISH PLANNING AND ZONING, SENIOR PLANNER

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

RE: Recreation Obligation, Almedia Gardens Subdivision

The Department of Parks and Recreation has received and reviewed the proposed residential development with the Department of Planning and Zoning Review Planner's calculation of 74,722 square feet for a land donation, or a fee donation of \$74,722.00, for Almedia Gardens Subdivision located in St. Rose, Louisiana.

The Department of Parks and Recreation would like to accept the fee donation of \$74,722.00 from the developer so the developer can meet the Department of Parks and Recreation's obligation as per our St. Charles Parish Council's Ordinance.

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

cc: Darrin Duhe, COO, St. Charles Parish