

2023-0249

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

RESOLUTION NO. 6721

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 1. Length, as requested by Wayne Wandell for Almedia Gardens, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require block length be no less than 500 feet between street centers; and,

WHEREAS, the applicant has requested a waiver from the minimum block length requirement for Squares B and C as shown on a survey by Uwe Jens Lorenz, PLS dated November 2, 2022, revised April 25, 2023 and August 10, 2023; and,

WHEREAS, granting the waiver will allow Squares B and C to measure approximately 384 ft. and 408 ft. respectively; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on July 6, 2023.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum block length requirement for Squares B and C as shown on a survey by Uwe Jens Lorenz, PLS dated November 2, 2022, revised April 25, 2023 and August 10, 2023, as requested by Wayne Wandell for Almedia Gardens, LLC.

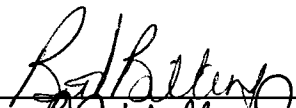
The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

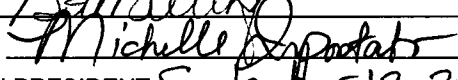
YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, FISHER

NAYS: DUFRENE, BELLOCK

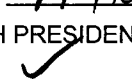
ABSENT: FISHER-CORMIER

And the resolution was declared adopted this 11th day of September, 2023, to become effective five (5) days after publication in the Official Journal.

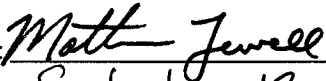
CHAIRMAN: 

SECRETARY: 

DLVD/PARISH PRESIDENT: September 12, 2023

APPROVED: 

DISAPPROVED: _____

PARISH PRESIDENT: 

RETD/SECRETARY: September 12, 2023

AT: 3:45 pm RECD BY: 

PRELIMINARY PLAT OF ALMEDIA GARDENS, RESUBDIVISION SURVEY OF
LOTS G-1-B, G-1-A, Z-1 & Z-2 IN ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9 EAST,
IN ST. ROSE, ST CHARLES PARISH, LA

RIVERVIEW DRIVE
50' RIGHT-OF-WAY

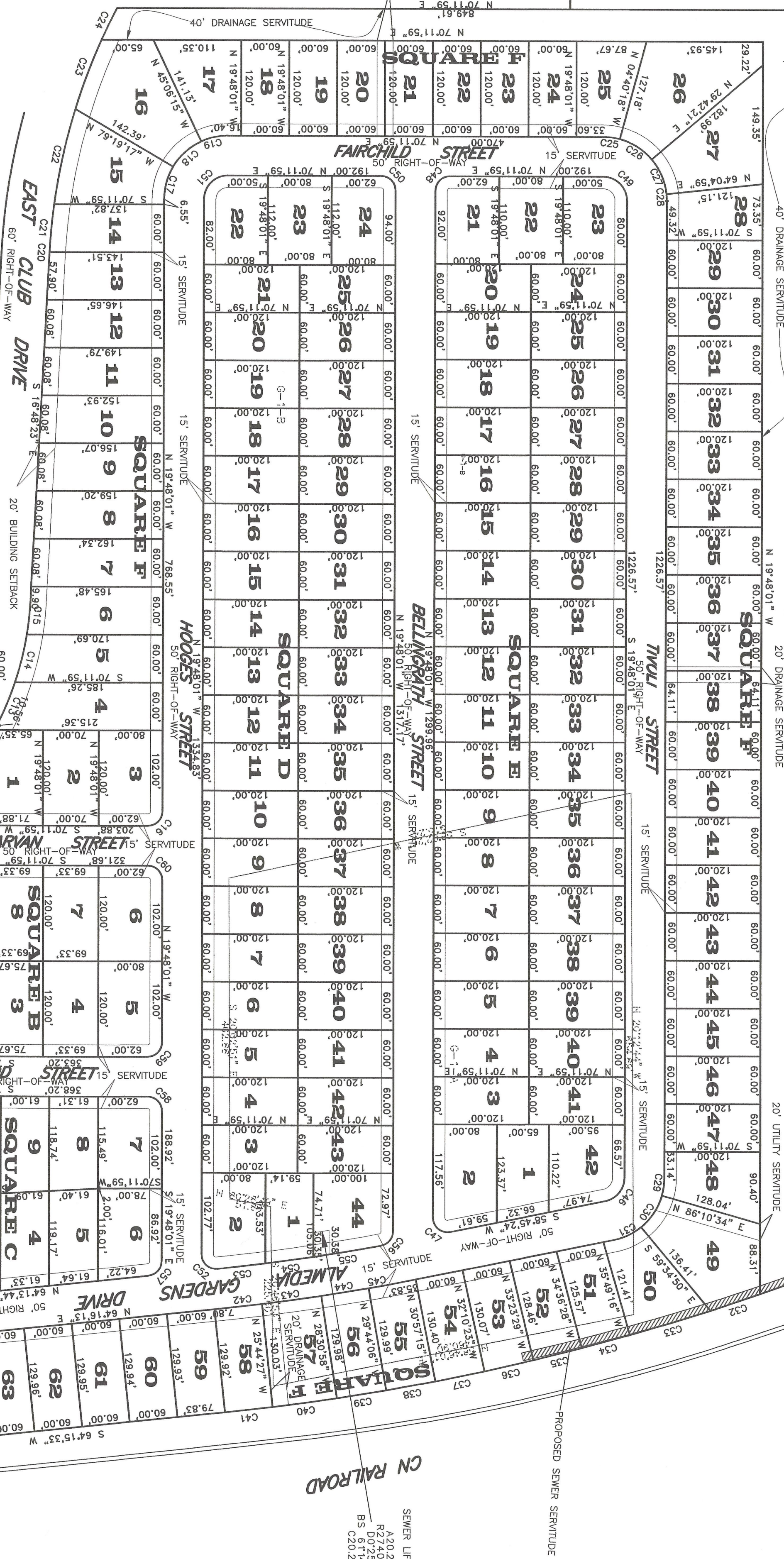
RIVERVIEW ESTATES

ST CHARLES, LA 70057	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																															
ST CHARLES, LA 70057	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
ST CHARLES, LA 70057	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
ST CHARLES, LA 70057	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400
ST CHARLES, LA 70057	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500
ST CHARLES, LA 70057	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600
ST CHARLES, LA 70057	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700
ST CHARLES, LA 70057	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800
ST CHARLES, LA 70057	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900
ST CHARLES, LA 70057	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000

ST. ROSE ASSOC., LTD
OSC-MANAGEMENT - C/O
2701 METairie, LA 70006

OLE MAN RIVER
OSC-MANAGEMENT - C/O
2701 METairie, LA 70006

SUMMERTON DRIVE (SIDE)
40' RIGHT-OF-WAY
CHARLESTOWN SUBDIVISION (SIDE)



VICINITY MAP
1"=2000'



1. Proposed method and source of sewage disposal: Sanitary sewage from the subdivision will flow through a network of on site gravity sewer to a lift station on site. The lift station will pump the sewage into a St. Charles Parish sewer force main that discharges into River Road.
 2. Proposed method and plan for drainage: Almedia Gardens Subdivision will drain from south to north as it currently drains in the pre-developed conditions. Individual proposed lots will either be crowned drain from the back of the lot to the front of the lot, or from the front of the lot to the back of the lot. Storm water from the lot will be collected in a storm water detention pond located on the site. The storm water from the pond will be pumped to the St. Charles Parish sewer force main. The proposed outfall is along the CN railroad ditch as the site presently outfalls.
1. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
- Dedication, statement of: Nothing that no trees, shrubs, or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant or oxidation pond is located on the site, this area to be used for this purpose shall be granted by the owner as a servitude for that purpose only, and shall be separate from any other lot or building site.
- A Final "Act of Dedication" shall be submitted by subdivider prior to approval of the Final Plat.
- BUILDING SETBACKS - 20'
FRONT SETBACK - 20'
SIDE SETBACK CORNER LOTS - 20'
REAR SETBACK - 20'
- NOTES: SUBJECT TO A 15' UTILITY SERVITUDE ALONG THE FRONT
- ALMEDIA GARDENS, LLC
- THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH RECORDS, WHERE FOUND, OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE ADVISED OF ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
- NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE. THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO WARRANTY AS TO THE ACCURACY OF ANY OTHER INFORMATION PROVIDED FOR CONDITION. THE SERVITOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.
- THE PERMITTER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT THE INFORMATION PROVIDED THE SERVITOR TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SERVITOR.

APPROVALS

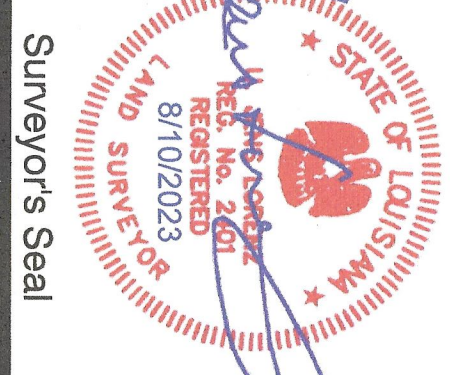
CHAIRMAN, PLANNING AND ZONING COMMISSION
DATE 29-MAR-2023

CHAIR, ST. CHARLES PARISH COUNCIL
DATE 9/11/23

PARISH PRESIDENT
DATE 9/12/23

OWNER: ALMEDIA GARDENS, LLC
817 HICKORY AVENUE, HARAHAN, LA 70123

PROPERTY TO BE RETAINED BY
ALMEDIA GARDENS, LLC



Sheet No. 1 of 4



KLS Group Inc.
SURVEYING - CONSTRUCTION LAYOUT
3D SCANNING & MODELING - ELEVATION CERTIFICATES
5118 Storey st. Elmwood, LA. 70123
P: 504-302-0991 F: 504-539-3712
INFO@KLSGROUPINC.COM
Certified WBE

Call before you dig.
1-800-272-3020

KLS Job No. 12216-22
PM: MPB Drafter: JMK

TOPOGRAPHIC SURVEY
PREPARED FOR: ALMEDIA
GARDENS, LLC



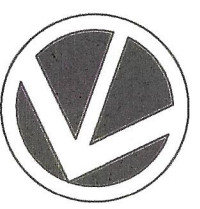
SURVEYING - CONSTRUCTION LAYOUT

P: 504-302-0991 F: 504-539-3712
INFO@KLSGROUPINC.COM

Certified WBE



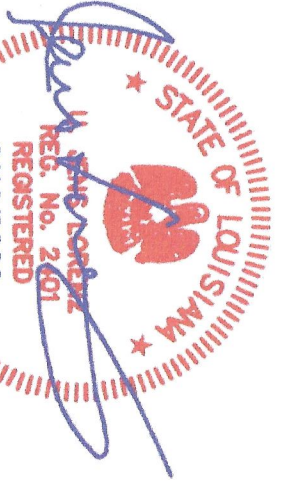
A



GRAPHIC SCALE

100 200

1 INCH = 100 FT.



Surveyor's Seal

Sheet No. **2** of **4**

KLS Job No. 12216-22

PM: MPB Drafter: JWK



KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT

3D SCANNING & MODELING - ELEVATION CERTIFICATES

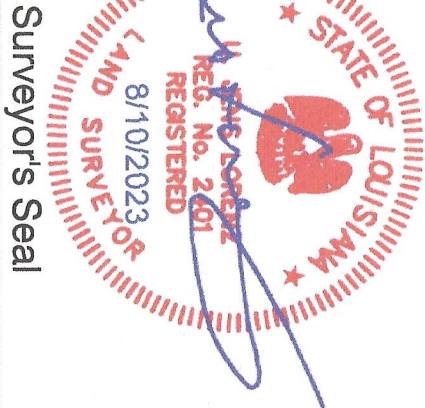
5118 Storey st. Elmwood, LA. 70123

P: 504-302-0991 F: 504-539-3712

INFO@KLSGROUPINC.COM

Certified WBE

PRELIMINARY PLAT OF ALMEDIA
GARDENS, RESUBDIVISION SURVEY
OF LOTS G-1-B, G-1-A, Z-1 & Z-2 IN
ALMEDIA PLANTATION,
TOWNSHIP 12 SOUTH, RANGE 9
EAST
IN ST. ROSE, ST CHARLES PARISH,
LA



Sheet No. 4 of 4

KLS Job No. 12216-22

PM: MPB Drafter: JWK

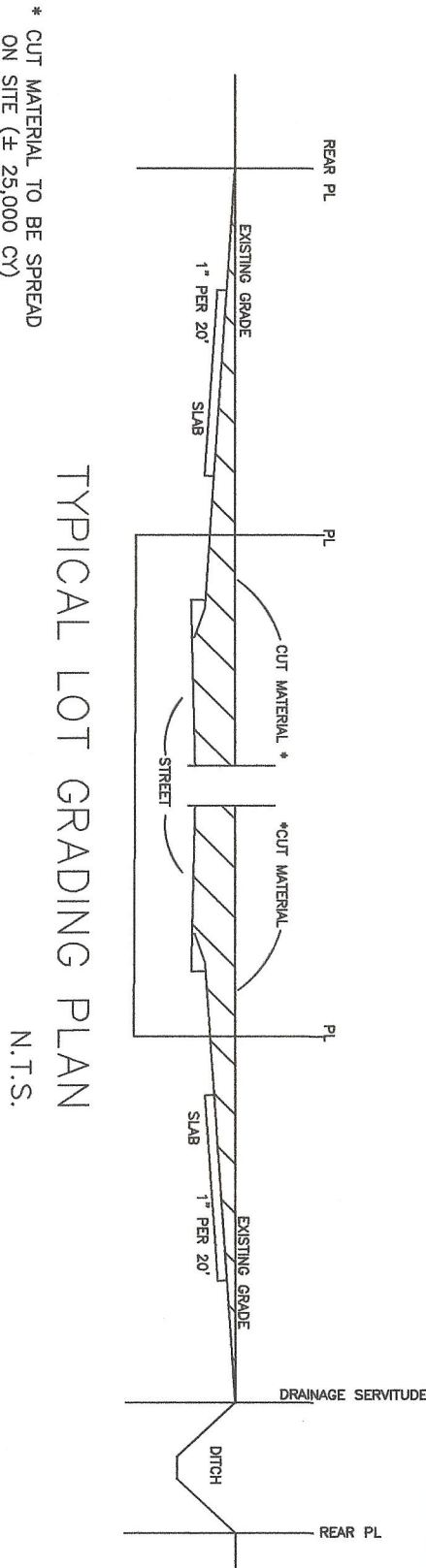
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	533.55	60.36	60.36	524.39° E
C2	180.00	21.88	20.58	S 1742.47° E 69.18.51"
C3	180.00	21.88	20.58	S 1458.28° E 4.6.1.89"
C4	525.00	39.14	39.14	N 1154.05° W 1.52.26"
C5	525.00	39.14	39.14	N 0150.02° E 25.36.04"
C6	80.00	35.75	35.45	N 3335.34° E 3.78.50.1"
C7	80.00	35.75	35.45	S 6122.32° W 7.38.56"
C8	80.00	35.75	35.45	N 3841.29° E 92.13.18"
C9	180.00	21.88	20.58	S 0948.50° E 24.27.33"
C10	180.00	21.88	20.58	S 6555.09° E 87.45.44"
C11	180.00	21.88	20.58	N 0235.47° E 8.20.59"
C12	180.00	21.88	20.58	N 0608.09° W 9.08.54"
C13	387.11	56.41	56.35	N 1427.15° W 7.27.17"
C14	387.11	56.41	56.35	N 2571.19° W 9.07.00"
C15	180.00	21.88	20.58	N 0235.47° E 8.20.59"
C16	180.00	21.88	20.58	N 0608.09° W 9.08.54"
C17	180.00	21.88	20.58	N 1427.15° W 7.27.17"
C18	180.00	21.88	20.58	N 2571.19° W 9.07.00"
C19	775.28	34.76	34.47	S 6729.00° E 25.41.47"
C20	775.28	34.76	34.47	S 1648.17° E 0.09.56"
C21	753.28	60.29	60.27	N 1422.45° W 4.35.08"
C22	753.28	60.29	60.27	N 0725.30° W 9.19.23"
C23	753.28	60.29	60.27	N 0048.16° W 7.04.19"
C24	753.28	60.29	60.27	N 0235.47° E 8.20.59"
C25	753.28	60.29	60.27	N 0608.09° W 9.08.54"
C26	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C27	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C28	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C29	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C30	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C31	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C32	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C33	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C34	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C35	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C36	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C37	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C38	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C39	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C40	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C41	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C42	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C43	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C44	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C45	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C46	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C47	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C48	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C49	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C50	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C51	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C52	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C53	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C54	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C55	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C56	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C57	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C58	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C59	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C60	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C61	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C62	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C63	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C64	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C65	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C66	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C67	80.00	48.00	47.28	S 4308.20° E 34.22.39"
C68	80.00	48.00	47.28	S 4308.20° E 34.22.39"

LOT SQUARE FOOTAGES

Sq. Feet	Lot Number	Square
819.84	1	D
6141.29	2	D
6117.58	3	A
6090.15	4	A
6090.15	5	A
6090.15	6	A
6090.15	7	A
6090.15	8	A
6090.15	9	A
6090.15	10	A
6090.15	11	A
6090.15	12	A
6090.15	13	A
6090.15	14	A
6090.15	15	A
6090.15	16	A
6090.15	17	A
6090.15	18	A
6090.15	19	A
6090.15	20	A
6090.15	21	A
6090.15	22	A
6090.15	23	A
6090.15	24	A
6090.15	25	A
6090.15	26	A
6090.15	27	A
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6090.15	56	A
6090.15	57	A
6090.15	58	A
6090.15	59	A
6090.15	60	A
6090.15	61	A
6090.15	62	A
6090.15	63	A
6090.15	64	A
6090.15	65	A
6090.15	66	A

TYPICAL LOT GRADING PLAN



TYPICAL 27' ROADWAY SECTION

