

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6813 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PUBLIC WORKS

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF NOVEMBER , 2021

AN ORDINANCE ACCEPTING FINALIZED SUBDIVISIONS INTO
THE ROAD AND DRAINAGE INVENTORIES, SPECIFICALLY
PENN MILL PLACE (WARD 3, DISTRICT 3)

WHEREAS, Developer/Owner(s) have dedicated the rights of way to the public as indicated on the finalized subdivision plat recorded in the Clerk of Court’s office.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that all the area within the right-of-way, the road base, drainage ditches, culverts, laterals, canals and appurtenances thereunto belonging to or otherwise appertaining to the below indicated developments and authorized in the Resolution/Ordinance stated shall be incorporated in the Parish Selective Maintenance System.

BE IT FURTHER ORDAINED: that all parish regulations, policies, procedures, and operating methods pertain to the Parish Selective Maintenance System shall apply to the aforementioned developments:

Streets to be accepted into the maintenance system are named:

Madris Lane (R03D054) for a distance of 1,510 feet

Amber Court (R03D055) for a distance of 696 feet

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF NOVEMBER , 2021 ; AND BECOMES ORDINANCE

COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 27 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

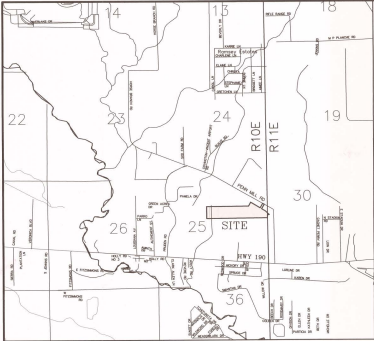
ADMINISTRATIVE COMMENT

Reference No. _____

Administrative Department: Public Works

PURPOSE: To accept finalized subdivision into the road inventory.
Developer/Owners(s) have dedicated the rights of way to the public as indicated on the finalized subdivision plats recorded in the Clerk of Court's Office.

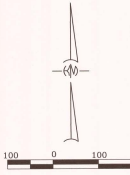
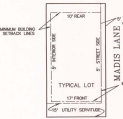
RECOMMENDATION: The Public Works Department recommends adoption.



MUNICIPAL ADDRESS CHART

LOT #	MAN. NO.	LOT #	MAN. NO.
LOT 1	73720	LOT 31	15549
LOT 2	73719	LOT 32	15548
LOT 3	73718	LOT 33	15547
LOT 4	73717	LOT 34	15546
LOT 5	73716	LOT 35	15545
LOT 6	73715	LOT 36	15544
LOT 7	73714	LOT 37	15543
LOT 8	73713	LOT 38	15542
LOT 9	73712	LOT 39	15541
LOT 10	73711	LOT 40	15540
LOT 11	73710	LOT 41	15539
LOT 12	73709	LOT 42	15538
LOT 13	73708	LOT 43	15537
LOT 14	73707	LOT 44	15536
LOT 15	73706	LOT 45	15535
LOT 16	73705	LOT 46	15534
LOT 17	73704	LOT 47	15533
LOT 18	73703	LOT 48	15532
LOT 19	73702	LOT 49	15531
LOT 20	73701	LOT 50	15530
LOT 21	73700	LOT 51	15529
LOT 22	73699	LOT 52	15528
LOT 23	73698	LOT 53	15527
LOT 24	73697	LOT 54	15526
LOT 25	73696	LOT 55	15525
LOT 26	73695	LOT 56	15524
LOT 27	73694	LOT 57	15523
LOT 28	73693	LOT 58	15522
LOT 29	73692	LOT 59	15521
LOT 30	73691	LOT 60	15520

PENN MILL PLACE
SECTION 25, T-6-S, R-10-E, &
SECTION 30, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.



- MINIMUM RESTRICTIVE COVENANTS
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 2. NO OUTSIDE OR OUTSIDE SHALL BE SHOWN BEING THE SIDEWALKS AND WATER.
 3. THE PROPERTY SHALL BE MAINTAINED IN A MANNER THAT THE SIDEWALKS AND WATER.
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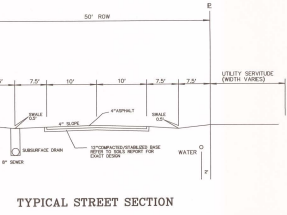
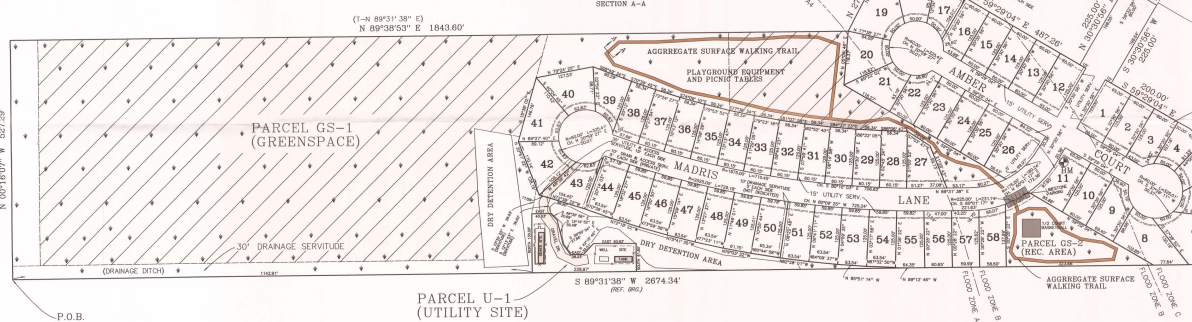
REFERENCES

PRELIMINARY PLAT OF PENN MILL PLACE BY THOMAS J. FORTINER, CIVIL ENGINEER, LICENSE NO. 10000, DATED 10-14-2004 (LAST REVISION DATED 10-14-2004) DRAWING NUMBER P-10000, OF WHICH THE BASIS OF BEARINGS ARE REFERENCED TO.

NOTATION: ALL STREET RIGHTS-OF-WAY AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE STATE OF LOUISIANA FOR THE PURPOSES OF THE PUBLIC HIGHWAY ACT OF 1904, AS AMENDED, AND NO OTHER PURPOSES. THE STATE OF LOUISIANA SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

SECTION	NO. OF LOTS	LENGTH OF STREETS	SECTION
SECTION 25	60	2100' L.I. 41/2"	CENTRAL
SECTION 30	60	2100' L.I. 41/2"	CENTRAL
SECTION 35	60	2100' L.I. 41/2"	CENTRAL
SECTION 40	60	2100' L.I. 41/2"	CENTRAL
SECTION 45	60	2100' L.I. 41/2"	CENTRAL
SECTION 50	60	2100' L.I. 41/2"	CENTRAL
SECTION 55	60	2100' L.I. 41/2"	CENTRAL
SECTION 60	60	2100' L.I. 41/2"	CENTRAL

PROVEN CREEK
ULTIMATE SURFACE WATER DISPOSAL



LEGAL DESCRIPTION
PENN MILL PLACE

A certain parcel of land situated in Section 25, Township 6 South, Range 10 East and Section 30, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing at the Northeast corner of Section 25, Township 6 South, Range 10 East and measure North 89°53'37" West a distance of 2695.0 feet to a point; Thence South 00°16'07" East a distance of 1916.87 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, measure

North 00°10'07" West a distance of 527.26 feet to a point;

Thence North 89°53'37" East (T-North 89°31'38" East) a distance of 1543.60 feet to a point;

Thence North 27°16'32" East a distance of 193.42 feet to a point;

Thence South 00°16'07" East a distance of 482.26 feet to a point;

Thence North 30°30'56" East a distance of 225.00 feet to a point;

In the approximate centerline of Penn Mill Rd. Thence along said approximate centerline South 00°16'07" East a distance of 85.00 feet to a point;

Thence leaving said centerline South 30°30'56" West a distance of 225.00 feet to a point;

Thence South 89°53'37" East a distance of 200.00 feet to a point;

Thence South 45°09'07" East a distance of 228.25 feet to a point;

Thence South 81°13'51" West a distance of 81.42 feet to a point;

Thence South 00°16'07" West a distance of 127.84 feet to a point;

Thence South 89°53'37" West a distance of 2695.34 feet to the POINT OF BEGINNING, and containing 32.00 acre(s) of land, more or less.

- NOTES
1. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
 2. THE PROPERTY IS LOCATED IN FLOOD ZONE AL, B, & C.
 3. THE PROPERTY IS LOCATED IN FLOOD ZONE AL, B, & C.
 4. REQUIRED BASE FLOOD ELEVATION FOR ALL HOMES IN FLOOD ZONE AL & B IS 10.0 FEET.
 5. IF GRADE ORNAMENTAL FENCE WILL BE PROVIDED AROUND SWAMP AND WATERS PLACES.
 6. ANY UTILITIES, DITCHES, AND/OR ADDITIONAL SERVICES THAT MAY EXIST WITHIN THE PROPERTY, E, AND ARE NOT SHOWN HEREIN.
 7. "B" = BENCHMARK - "M" ON THE VERTICAL ON LOT 11 & THE N.M. COR. ELEV. = 21.62', NAVD 83, 6500 T&A.
 8. "W" = WETLANDS.
 9. "G" = GREENSPACE.



RECORDED
PLAT

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED: 07-01-2017 FILE NO: 5654

DEVELOPER:

PENN MILL ESTATES, LLC
22161 MARSHALL RD.,
MANDEVILLE, LA. 70471

FINAL PLAT

PENN MILL PLACE
SECTION 25, T-6-S, R-10-E, &
SECTION 30, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

DATE	NO.	DATE	NO.
07-01-2017	5654	07-01-2017	5654
07-01-2017	5654	07-01-2017	5654
07-01-2017	5654	07-01-2017	5654