

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4795

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PRESIDENT/LEGAL

INTRODUCED BY: CANULETTE

SECONDED BY: STEFANCIK

ON THE 7 DAY OF JUNE, 2012

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACQUIRE CERTAIN PARCELS, RIGHTS-OF-WAY, AND/OR SERVITUDES FROM M PROPERTIES, L.L.C. FOR FUTURE ROAD EXPANSION.

WHEREAS, the St. Tammany Parish Government desires to acquire certain immovable property (hereinafter referred to as "Property"); and

WHEREAS, there is a need and a public purpose for the acquisition of certain immovable property for future road expansion; and

WHEREAS, the Parish of St. Tammany hereby desires to acquire the Property, rights-of-way and/or servitudes by donation from M Properties, L.L.C. and authorizes the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire said Property, servitudes and/or rights-of-way.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize the Parish of St. Tammany, to acquire by donation all that certain parcel of ground described in Exhibit "A" attached hereto.

BE IT FURTHER ORDAINED that pursuant to all applicable provisions of law, the Office of the Parish President is directed and authorized to do whatever is necessary to acquire the Property, servitudes and/or rights-of-way.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized and instructed to proceed with the acquisition of the Property, servitudes and/or rights-of-way in a timely and orderly matter.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized to exercise its discretion in acquiring the Property, servitudes and/or rights-of-way, together with all agreements and all transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 DAY OF JULY, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 31, 2012

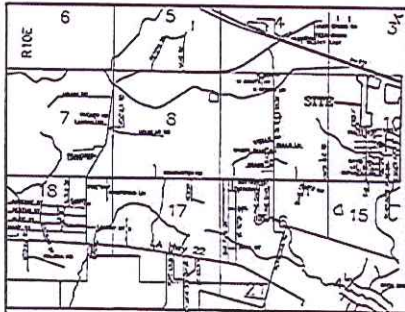
Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

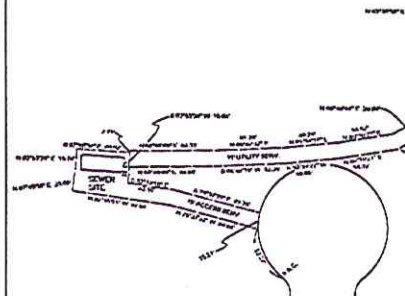
Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

EXHIBIT "A"

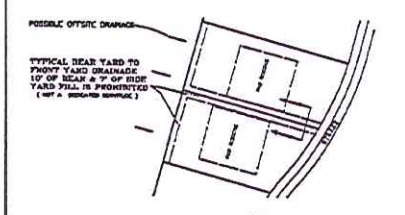
PALM COURTS  
SECTION 10, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.



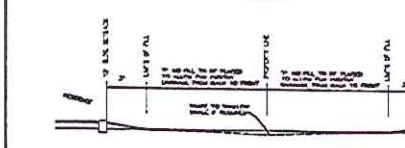
VICINITY MAP



UTILITY SERVITUDE DETAIL

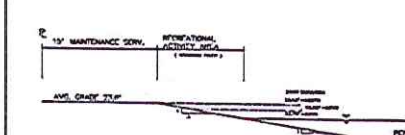


PLAN

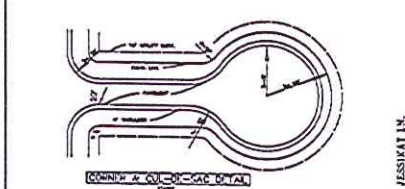


SECTION A-A  
SIDE YARD DRAINAGE

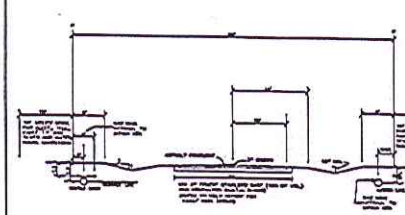
INDIVIDUAL LOT DRAINAGE DETAIL  
(FOR OFFSITE AND REAR LOT DRAINAGE)



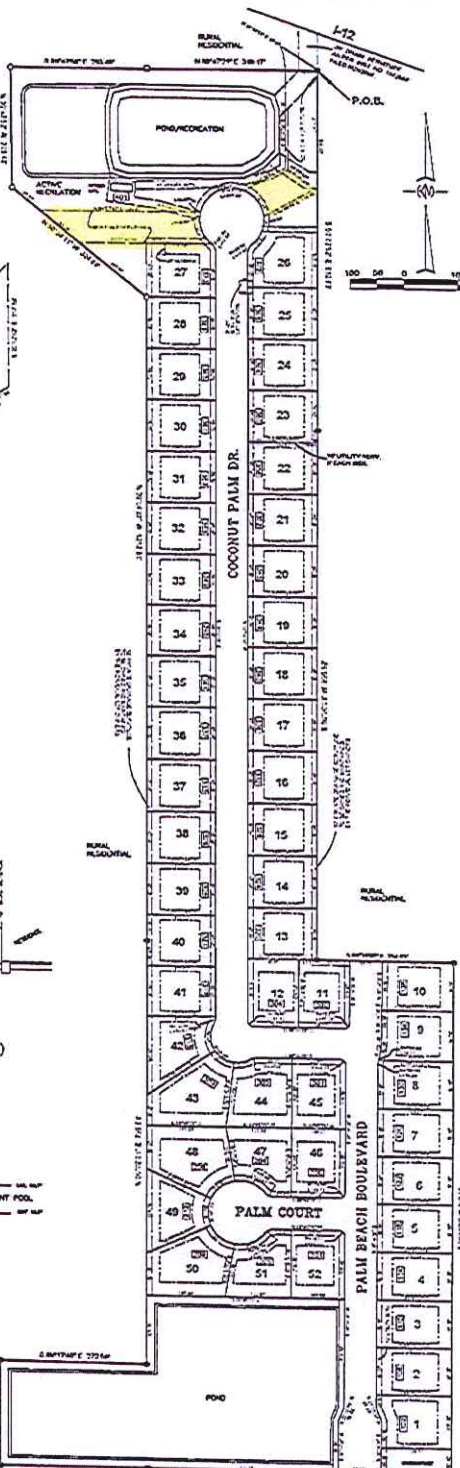
POND SECTION



CONCRETE CURB DETAIL



TYPICAL STREET SYSTEM



VISTA STREET

- LEGEND
- = 1/2" RICH ROD FOUND
  - = 1" RICH PPC FOUND
  - ◇ = 3/4" RICH PPC FOUND
  - = 1/2" RICH ROD SET

- SEWER RESTRICTIVE COVENANTS
1. EACH LOT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL USE.
  2. NO OVERHEAD OR UNDERGROUND LINES OF ANY KIND SHALL BE INSTALLED ON ANY LOT EXCEPT FOR THE PURPOSES OF THIS COVENANT.
  3. THE INSTALLATION OF ANY SEWER LINES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER LINES, AS PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
  4. THE INSTALLATION OF ANY SEWER LINES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER LINES, AS PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
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  16. THE INSTALLATION OF ANY SEWER LINES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER LINES, AS PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS.

DESIGNER: KELLY J. McMAHON & ASSOC., INC.  
DATE: 05-08-2008

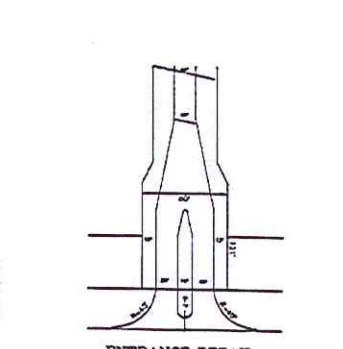
SECTION	DATE	BY	FOR
1. SITE PLAN	05/08/08	JM	CLIENT
2. UTILITY PLAN	05/08/08	JM	CLIENT
3. POND SECTION	05/08/08	JM	CLIENT
4. CONCRETE CURB DETAIL	05/08/08	JM	CLIENT
5. TYPICAL STREET SYSTEM	05/08/08	JM	CLIENT
6. INDIVIDUAL LOT DRAINAGE DETAIL	05/08/08	JM	CLIENT
7. SIDE YARD DRAINAGE SECTION	05/08/08	JM	CLIENT
8. VICINITY MAP	05/08/08	JM	CLIENT
9. MAIN SITE PLAN	05/08/08	JM	CLIENT

APPROVALS:

FOR APPROVAL: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



ENTRANCE DETAIL

NOTES:

1. SEE ALL SHEETS FOR DETAILS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER LINES, AS PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
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NO.	DATE	DESCRIPTION
1	05/08/08	ISSUED FOR PERMIT
2	05/08/08	ISSUED FOR PERMIT
3	05/08/08	ISSUED FOR PERMIT
4	05/08/08	ISSUED FOR PERMIT
5	05/08/08	ISSUED FOR PERMIT
6	05/08/08	ISSUED FOR PERMIT
7	05/08/08	ISSUED FOR PERMIT
8	05/08/08	ISSUED FOR PERMIT
9	05/08/08	ISSUED FOR PERMIT
10	05/08/08	ISSUED FOR PERMIT

PALM COURTS  
SECTION 10, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.

KELLY J. McMAHON & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
840 CALVEZ ST., MONROE, LA 70501

DATE: 05-08-2008

LEGAL DESCRIPTION  
OF A 60' FUTURE RIGHT OF WAY  
(EAST OF COCONUT PALM DR.)  
PALM COURTS

A certain parcel of land situated in Palm Courts subdivision, Section 10, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, as per map recorded on May 23, 2008, Map File No. 4693 in the office of the Clerk of Court of said Parish and more particularly described as follows.

Commence at the quarter section corner common to Sections 3 and 10, Township 7 South, Range 10 East and measure South 89 degrees 49 minutes 09 seconds West a distance of 484.17 feet; thence South 89 degrees 39 minutes 18 seconds West a distance of 197.18 feet to the northeast corner of said subdivision and the POINT OF BEGINNING.

From the POINT OF BEGINNING run along the east line of said subdivision South 00 degrees 02 minutes 52 seconds East a distance of 221.97 feet; thence leaving said east line South 60 degrees 49 minutes 44 seconds West a distance of 114.46 feet to the easterly right of way of Coconut Palm Drive and to a point on a non-tangent curve; thence along said curve to the left having a radius of 60.00 feet, a delta of 60 degrees 34 minutes 08 seconds, an arc length of 63.43 feet, and a chord which bears North 36 degrees 39 minutes 10 seconds West having a chord distance of 60.52 feet to a point on a non-tangent line; thence leaving said right of way North 60 degrees 49 minutes 44 seconds East a distance of 87.09 feet; thence North 00 degrees 02 minutes 52 seconds West a distance of 186.54 feet to the north line of said subdivision; thence along said north line North 89 degrees 47 minutes 21 seconds East a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.4125 acres of land, more or less.

All as per plat by Kelly J. McHugh, filed 5-23-2008, Map File No. 4693.

LEGAL DESCRIPTION  
OF A 60' FUTURE RIGHT OF WAY  
(WEST OF COCONUT PALM DR.)  
PALM COURTS

A certain parcel of land situated in Palm Courts subdivision, Section 10, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, as per map recorded on May 23, 2008, Map File No. 4693 in the office of the Clerk of Court of said Parish and more particularly described as follows.

Commence at the quarter section corner common to Sections 3 and 10, Township 7 South, Range 10 East and measure South 89 degrees 49 minutes 09 seconds West a distance of 484.17 feet; thence South 89 degrees 39 minutes 18 seconds West a distance of 197.18 feet to the northeast corner of said subdivision; thence along the north line of said subdivision South 89 degrees 47 minutes 21 seconds West a distance of 319.17; thence North 89 degrees 47 minutes 58 seconds West a distance of 253.48 feet to the northwest corner of said subdivision; thence along the westerly line of said subdivision South 00 degrees 48 minutes 52 seconds East a distance of 228.46 feet; thence South 50 degrees 34 minutes 11 seconds West a distance of 67.33 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING and leaving said westerly line North 89 degrees 57 minutes 43 seconds East a distance of 299.45 feet to westerly right of way of Coconut Palm Drive and a point on a non-tangent curve; thence along a curve to the left having a radius of 60.00 feet, a delta of 63 degrees 59 minutes 25 seconds, an arc length of 67.01 feet, and a chord which bears South 19 degrees 21 minutes 39 seconds East having a chord distance of 63.58 feet to the northeast corner of Lot 27; thence along the north line of said lot and its prolongation South 89 degrees 57 minutes 43 seconds West a distance of 247.62 feet to the westerly line of said subdivision; thence along said westerly line North 50 degrees 34 minutes 11 seconds West a distance of 94.39 feet to the POINT OF BEGINNING, and containing 0.3678 acres of land, more or less.

All as per plat by Kelly J. McHugh, filed 5-23-2008, Map File No. 4693.

**Ordinance Administrative Comment**

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACQUIRE CERTAIN PARCELS, RIGHTS OF WAY, AND/OR SERVITUDES FROM M PROPERTIES, L.L.C. FOR FUTURE ROAD EXPANSION.

The Parish will acquire, by Act of Donation, from M Properties, LLC, 0.3678 acres and 0.4125 acres in Section 10, T7S, R10E, for future road expansion.

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