

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5560

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: LEGAL DEPARTMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GROBY

ON THE 5 DAY OF MAY , 2016

ORDINANCE AUTHORIZING THE PARISH OF ST. TAMMANY TO ACCEPT THE DEDICATION OF COUSHATTA CIRCLE, CADDO DRIVE, CHICOT LANE, AND THE ASSOCIATED ROADSIDE DRAINAGE INFRASTRUCTURE AND SIGNAGE, WHICH ARE SITUATED WITHIN MADISON VILLAS SUBDIVISION (WARD 1, DISTRICT 1)

WHEREAS, at the present time, Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage are vested in Madison Villas Community Association, Inc. (the "Association") and are for the private use of the residents/lot owners of Madison Villas Subdivision. The homeowners and the Association now desire that Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage be made public and be maintained by the Parish. Accordingly, the homeowners and the Association desire that the final plat be corrected and/or amended to reflect that Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage are public. The Association is governed by its Board of Directors and the Board of Directors have met and approved the transfer of the ownership of Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage to the Parish of St. Tammany; and

WHEREAS, the matter is to be reviewed by the St. Tammany Parish Planning Commission and an act of correction of the final plat of Madison Villas Subdivision is to be executed by a licensed surveyor, wherein it will be noted that Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage are now public.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Office of the Parish President is authorized to execute, on behalf of St. Tammany Parish, any and all documents necessary to accept a dedication and donation of Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage which are situated within Madison Villas Subdivision, all as more particularly depicted in the Map File #3518, filed July 28, 2004.

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the entrance gates to the subdivision have been removed and that the aforementioned streets and associated drainage infrastructure have been constructed to Parish standards.

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the traffic signage in the subdivision has been constructed and/or installed in accordance with St. Tammany Parish Code of Ordinances, Appendix "B", Subdivision Regulatory Ordinances No. 499, as amended.

BE IT FURTHER ORDAINED: that the Parish is not responsible to maintain Detention Pond #1, Detention Pond #2 and/or the Detention Basin, which shall continue to be the responsibility of the Association, with said maintenance including grass cutting and/or landscaping around the ponds and basin.

BE IT FURTHER ORDAINED: that the Association shall indemnify and hold the Parish harmless from any claims and actions for property damages arising out of or associated with the Association's maintenance of the ponds, and the Association shall maintain a policy of liability insurance with such policy naming St. Tammany Parish as additional insured for all personal injury claims and actions.

BE IT FURTHER ORDAINED: that upon execution of the aforesaid dedication and transfer, Coushatta Circle, Caddo Drive, Chico Lane and the associated roadside drainage infrastructure and signage situated in Madison Villas Subdivision shall be included in the St. Tammany Parish maintenance system.

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 2 DAY OF JUNE , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 31 , 2016

Published Adoption: _____ , 2016

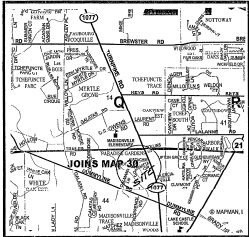
Delivered to Parish President: _____ , 2016 at _____

Returned to Council Clerk: _____ , 2016 at _____

Ordinance Administrative Comment

ORDINANCE AUTHORIZING THE PARISH OF ST. TAMMANY TO ACCEPT THE DEDICATION OF COUSHATTA CIRCLE, CADDO DRIVE, CHICOT LANE, AND THE ASSOCIATED ROADSIDE DRAINAGE INFRASTRUCTURE AND SIGNAGE, WHICH ARE SITUATED WITHIN MADISON VILLAS SUBDIVISION (WARD 1, DISTRICT 1)

Madison Villas Community Association, Inc. seeks to convert its private streets, associated roadside drainage infrastructure and signage to public use for incorporation into Parish's maintenance system. The subdivision's detention ponds and detention basin shall remain private and will remain the maintenance obligation of the Association.



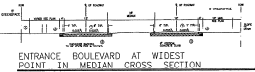
VICINITY MAP

LEGAL DESCRIPTION

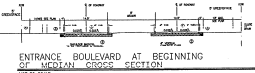
A certain parcel of land located in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana more fully described as follows, to-wit:

Commence at the Northeast Corner of Section 44, Township 7 South, Range 10 East, thence South 89 degrees West 957.0 feet, thence South 14 degrees 40 minutes East 435.24 feet, thence South 54 degrees 03 minutes East 530.22 feet to the Point of Beginning, thence

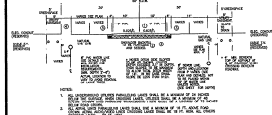
South 21 degrees 56 minutes 43 seconds East 371.36 feet, thence South 68 degrees 54 minutes 10 seconds West 133.88 feet, thence South 20 degrees 39 minutes 18 seconds East 222.28 feet, thence South 68 degrees 51 minutes 34 seconds West 233.19 feet, thence South 21 degrees 32 minutes 20 seconds East 109.75 feet, thence North 63 degrees 12 minutes 25 seconds West 116.25 feet, thence South 38 degrees 58 minutes 48 seconds East 277.95 feet, thence South 68 degrees 10 minutes 49 seconds West 154.15 feet, thence North 38 degrees 10 minutes 41 seconds West 470.39 feet, thence North 68 degrees 04 minutes 36 seconds West 562.54 feet, thence North 00 degrees 53 minutes 00 seconds East 181.34 feet, thence North 89 degrees 51 minutes 00 seconds East 210.00 feet, thence North 00 degrees 53 minutes 00 seconds East 487.15 feet to the Point of Beginning containing 13.36 acres.



ENTRANCE BOULEVARD AT WIDEST POINT IN MEDIAN CROSS SECTION

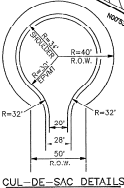
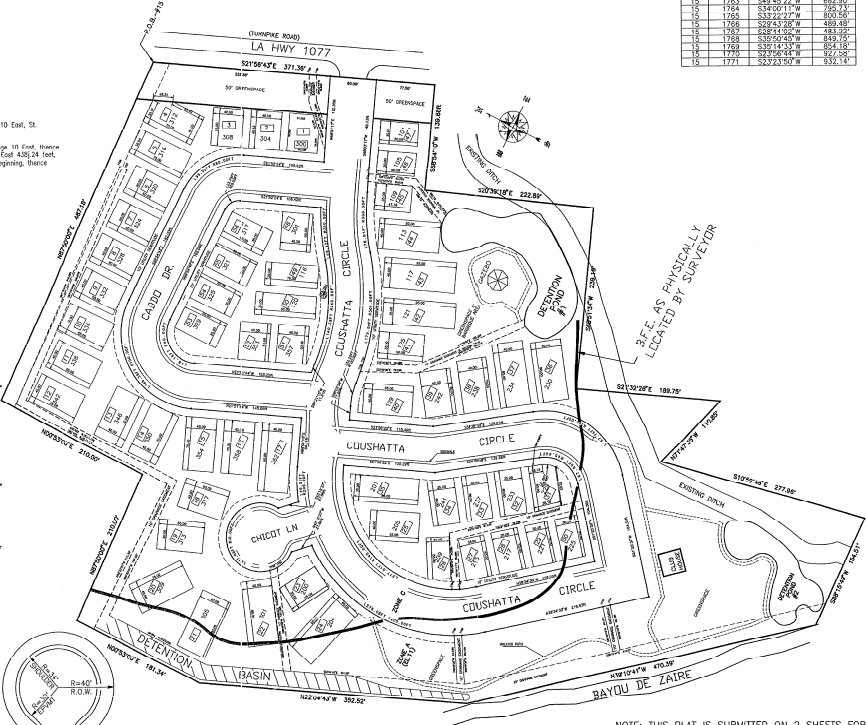


ENTRANCE BOULEVARD AT BEGINNING OF MEDIAN CROSS SECTION



TYPICAL ASPHALTIC ROADWAY SECTION

NOTE: CROSS SECTIONS AS PER COOPER ENGINEERING.



CUL-DE-SAC DETAILS

NOTE: ALL DRIVEWAY CULVERTS ARE TO BE RCP A MINIMUM OF 15" IN DIAMETER, OR AN ARCH EQUIVALENT.

2. UNITS REQUIRING CULVERTS ARE: 1,2,3,5,17,21,22,23,24,34,35, 39,40,46,47,48,49, & 51.

3. ALL OTHER LOTS TO SLOPE DRIVEWAYS ON LOTS, AND TO CONTRIBUTE DRIVEWAYS ACROSS DITCHES SUCH THAT TOP OF SLAB IS AT TOP OF DITCH ELEVATION AND SUCH THAT DRIVEWAYS DO NOT IMPED DITCH FLOW.

4. 11-INDICATES UNIT NUMBER

NOTE: THIS PLAT IS SUBMITTED ON 2 SHEETS FOR CLARITY AS PER THE MINIMUM STANDARDS OF THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTE: 10' drainage easement area to be 10' wide (2' each side of existing centerline of drainage ditch).

Temporary Bench Mark: 804 nail in 18" Oak, between units 49 & 50 - Elevation 20.0' MSL

| DRAINAGE EASEMENT TIES | | | |
|------------------------|------|--------------|------------|
| FROM | TO | BLANKING | UTM/NAD 83 |
| 15 | 1756 | S87°12'15" W | 114.00 |
| 15 | 1757 | S71°11'45" W | 165.23 |
| 15 | 1758 | S81°50'48" W | 205.87 |
| 15 | 1759 | S81°50'48" W | 215.66 |
| 15 | 1760 | S82°50'13" W | 318.74 |
| 15 | 1761 | S82°50'13" W | 322.21 |
| 15 | 1762 | S89°25'27" W | 684.51 |
| 15 | 1763 | S89°25'27" W | 692.92 |
| 15 | 1764 | S24°00'17" W | 695.50 |
| 15 | 1765 | S24°00'17" W | 699.50 |
| 15 | 1766 | S24°00'17" W | 703.50 |
| 15 | 1767 | S24°00'17" W | 707.50 |
| 15 | 1768 | S24°00'17" W | 711.50 |
| 15 | 1769 | S24°00'17" W | 715.50 |
| 15 | 1770 | S24°00'17" W | 719.50 |
| 15 | 1771 | S24°00'17" W | 723.50 |

RESTRICTIVE COVENANTS

1. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (central) or private water supply may be added or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
2. No nuisance or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
3. Construction of any nature, including fences, is prohibited in drainage servitudes and street right-of-way.
4. No mobile homes will be permitted in this subdivision.
5. The Madison Villas Homeowner Association will be responsible for maintaining roadways, Green Spaces areas and all drainage facilities within this development.
6. In addition to the foregoing minimum restrictive covenants, the developers have reserved by separate not recorded in original instrument No. additional restrictive covenants which are operative to the property being subdivided. The foregoing shall be a covenant running with each lot and reference shall be made thereto in each title.
7. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA FLOOD INSURANCE RATE MAPS. The minimum elevation of the lowest floor in Flood Zone "A" shall be 11.0ft as per Community Determination on the date this Map was recorded.
8. Parallel to the roadway right-of-way, a 10' easement on each side of the roadway is established for utility construction.
9. No dwelling can be turned re-subdivided and each dwelling unit shall be a single family residence only. Build of any dwelling unit is not allowed.
10. Each unit shall have a minimum front setback from the roadway right-of-way of 10 feet. Each unit shall be at least 10 feet from the adjacent unit. The rear of each unit shall be a common green space and the depth of lots given space area notes.
11. Roadside ditches must remain subsurface drainage will not be allowed anytime in the future.
12. Easement periods are to be maintained by the Home Owners Association.

NO DEDICATION

Be it resolved by the undersigned owner of land shown hereon that this is a true and accurate plat of

MADISON VILLAS

The indication of the sheets and roadways on this plat is shown as an indication to the Parish of St. Tammany, the State of Louisiana, or the Public in general, of the location and boundaries, the area shown on errors and roadways shall be deemed to constitute only a certificate of property for the owners, and no warranty of title in this subdivision. The fee title from each unit shall belong to the developer for successors and assigns.

| 13.16 ACRES | 54 | 2260' | CENTRAL | 430' |
|--------------|--------|---------------|--------------|------------------|
| AREA | UNITS | STREET LENGTH | SEWER SYSTEM | MAX BLOCK LENGTH |
| ASPHALTIC | P.B.S. | 40 FEET | CENTRAL | |
| ROAD SURFACE | ZONING | STREET WIDTH | WATER SYSTEM | |

CERTIFICATION

This plat is certified to be correct and in accordance with a physical survey made on the ground under the direct supervision of the undersigned and is certified to conform to the provisions of the State of Louisiana, RS 33: 1001 and the ordinances of the Parish of St. Tammany.

WILSON-POPE, INC. LOUISIANA REGISTERED LAND SURVEYORS #188

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