

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5560

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: LEGAL DEPARTMENT

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

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

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

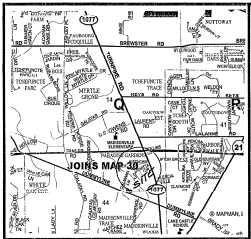
Delivered to Parish President: \_\_\_\_\_ , 2016 at \_\_\_\_\_

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

# MADISON VILLAS

A PLANNED UNIT DEVELOPMENT  
SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
WARD 1, DISTRICT 1  
ST. TAMMANY PARISH, LOUISIANA

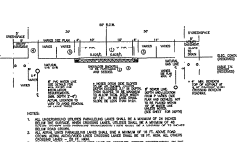
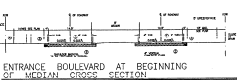
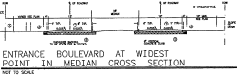
| FROM | TO   | BLANKING     | UTS/MILE |
|------|------|--------------|----------|
| 15   | 1756 | S81°12'15" W | 114.00   |
| 15   | 1757 | S71°15'45" W | 182.25   |
| 15   | 1758 | S41°02'45" W | 205.87   |
| 15   | 1759 | S00°00'00" W | 318.75   |
| 15   | 1760 | S00°00'00" W | 318.75   |
| 15   | 1761 | S02°05'15" W | 322.25   |
| 15   | 1762 | S02°05'15" W | 322.25   |
| 15   | 1763 | S02°05'15" W | 322.25   |
| 15   | 1764 | S24°05'15" W | 322.25   |
| 15   | 1765 | S24°05'15" W | 322.25   |
| 15   | 1766 | S24°05'15" W | 322.25   |
| 15   | 1767 | S24°05'15" W | 322.25   |
| 15   | 1768 | S24°05'15" W | 322.25   |
| 15   | 1769 | S24°05'15" W | 322.25   |
| 15   | 1770 | S24°05'15" W | 322.25   |
| 15   | 1771 | S24°05'15" W | 322.25   |
| 15   | 1772 | S24°05'15" W | 322.25   |

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 438.24 feet, thence South 54 degrees 03 minutes East 538.02 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 132.68 feet, thence South 00 degrees 39 minutes 03 seconds East 222.28 feet, thence South 08 degrees 11 minutes 34 seconds West 235.19 feet, thence South 21 degrees 12 minutes 20 seconds East 109.25 feet, thence North 05 degrees 15 minutes 20 seconds East 118.55 feet, thence South 00 degrees 15 minutes 40 seconds East 277.95 feet, thence South 00 degrees 15 minutes 40 seconds West 154.51 feet, thence North 38 degrees 10 minutes 41 seconds West 470.39 feet, thence North 00 degrees 53 minutes 00 seconds East 181.34 feet, thence North 89 degrees 59 minutes 00 seconds East 210.00 feet, thence North 00 degrees 53 minutes 00 seconds East 210.00 feet, thence North 07 degrees 59 minutes 00 seconds East 487.15 feet to the Point of Beginning containing 13.36 acres.



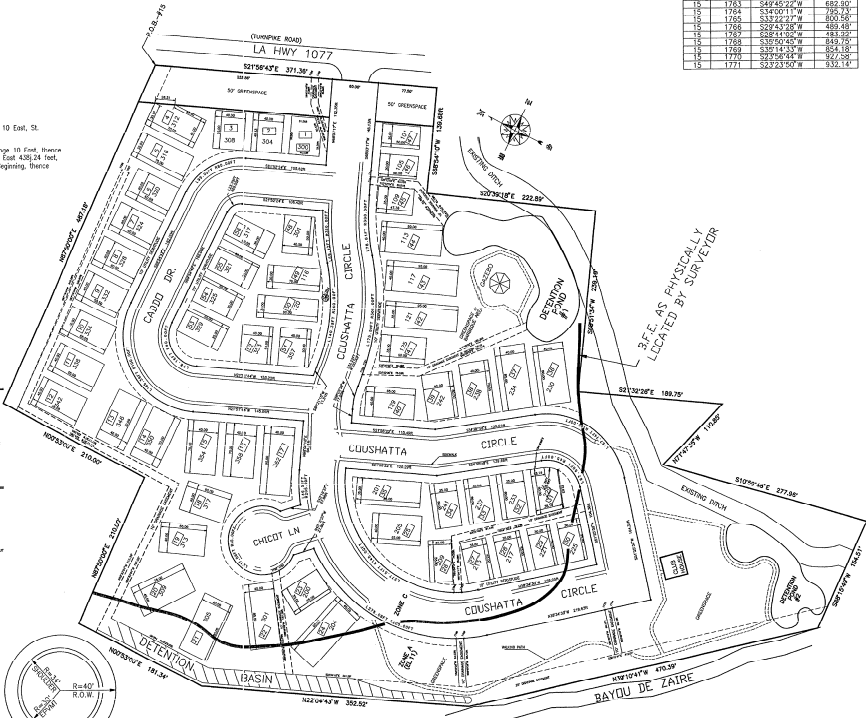
NOTE: CROSS SECTIONS AS PER COOPER ENGINEERS.

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 MAINTAIN DRIVEWAYS ACROSS DITCHES SUCH THAT TOP OF STAIR IS AT TOP OF DITCH ELEVATION AND SUCH THAT DRIVEWAYS DO NOT IMPED DITCH FLOW.

□ INDICATES UNIT NUMBER



- RESTRICTIVE COVENANTS**
- 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 drilled 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 no street shall there be a physical connection between any such source and any element of the community (central) water system (supply).
  - No noxious 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.
  - Construction of any nature, including fences, is prohibited in drainage servitudes and street right-of-way.
  - No mobile homes will be permitted in this subdivision.
  - The Madison Villas Homeowner Association will be responsible for maintaining roadways, Green Spaces areas and all drainage facilities within this development.
  - In addition to the foregoing restrictive covenants, the developer has reserved by separate not recorded in original instrument No. additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each lot and reference shall be made thereto in each title.
  - 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 "X" shall be 11.00 ft per Community Determination on the date this Map was recorded.
  - Partial to the roadway right-of-way, a 10' concrete on each side of the roadway is established for utility construction.
  - No dwelling can be further re-subdivided and each dwelling unit shall be a single family residence only. Rental of any dwelling unit is not allowed.
  - Each unit shall have a minimum front setback from the roadway right-of-way of 10 feet. Each unit will 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 varies across units.
  - Roadside ditches must remain subsurface drainage will not be allowed anytime in the future.
  - Retention ponds are to be maintained by the home owner's Association.

**NO DEDICATION**

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

**MADISON VILLAS**

The location of the streets and roadways on this plat is well shown on a location to the Parish of St. Tammany, the State of Louisiana, or the Public in general, of streets and roadways, the names shown on this plat and roadways shall be deemed to constitute any a certificate of proposed for the names, widths and curbs of lots in this subdivision. The fee title from each one shall belong to the developer, its successors and assigns.

| 15.00 FEET   | 56     | 2267         | CENTRAL      | 400' |
|--------------|--------|--------------|--------------|------|
| SEWER        | SEWER  | SEWER SYSTEM |              |      |
| ASPHALTIC    | P.U.D. | 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: 9001 and the ordinances of the Parish of St. Tammany.

*Wilson-Pope, Inc.*  
WILSON-POPE, INC. LOUISIANA REGISTERED LAND SURVEYORS #388  
OWNER

APPROVAL:  
*Eric L. Linder*  
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

*Ron Kelle*  
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

*John J. Williams*  
ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE: 7-28-2001 2618  
100' FILE NO.

ST. TAMMANY PARISH CLERK OF COURT

REPL. LIC. 0000000000  
2700 N. University Blvd.  
Suite 400  
Metairie, LA 70002

APPROVAL:  
*Eric L. Linder*  
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

*Ron Kelle*  
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

*John J. Williams*  
ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE: 7-28-2001 2618  
100' FILE NO.

ST. TAMMANY PARISH CLERK OF COURT

| MADISON VILLAS |               | SHEET 1 OF 2      |    |
|----------------|---------------|-------------------|----|
| DATE: 7-28-01  | 2618          | REVISION: 1-1-04  | 22 |
| JOB: 7502      | 100' FILE NO. | REVISION: 5-28-04 | 22 |
| DATE: 7-28-01  | 2618          | REVISION: 1-1-04  | 22 |
| DATE: 7-28-01  | 2618          | REVISION: 1-1-04  | 22 |

WILSON-POPE, INC.  
1998 SOUTH BRIDGE  
MONROE, LOUISIANA 70001  
TEL: 225-335-0000 FAX: 225-335-0000