

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6171

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF MAY, 2019

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACQUIRE A CERTAIN PARCEL FOR THE PURPOSE OF EXPANDING THE WEST ST. TAMMANY REGIONAL WASTEWATER TREATMENT PLANT (WARD 1, DISTRICT 3)

WHEREAS, the existing West St. Tammany Regional Wastewater Treatment Plant is in need of additional land for expansion due to continued growth within its service area; and

WHEREAS, St. Tammany Parish Government desires to acquire certain immovable property consisting of 1.414 acres, more or less, identified as Green Space parcel of Northpointe Business Park, Phase 3 situated at the corner of Winward Drive and Highway 1085, contiguous to the existing West St. Tammany Regional Wastewater Treatment Plant and as depicted on the exhibit attached hereto (the "Property"); and

WHEREAS, there is a need and a public purpose for the acquisition of said Property to allow for the expansion of the West St. Tammany Regional Wastewater Treatment Plant; and

WHEREAS, Parish hereby desires to acquire the Property and authorizes the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire said property.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize the Parish of St. Tammany, through the Office of the Parish President, to acquire all that certain parcel of ground described as 1.414 acres, more or less, identified as Green Space parcel of Northpointe Business Park, Phase 3 as depicted on the exhibit attached hereto (the "Property"); and

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; and

BE IT FURTHER ORDAINED: that the Office of the Parish President is authorized and instructed to proceed with the acquisition of the Property in a timely and orderly manner; and

BE IT FURTHER ORDAINED: that the Office of the Parish President is authorized to exercise its discretion in acquiring the Property, together with all agreements and all transactions necessary to carry out the intent of this Ordinance; and

BE IT FURTHER ORDAINED: that the purchase price shall not exceed the fair market value of the Property as evidenced by an appraisal obtained or supplied to the Parish, plus fees and costs of closing; and

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 6 DAY OF JUNE , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

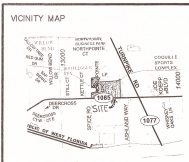
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 24 , 2019

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

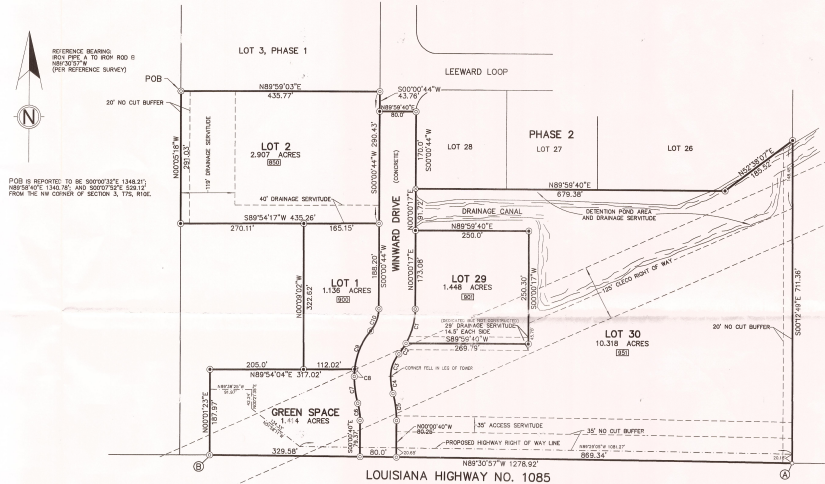
Returned to Council Clerk: _____ , 2019 at _____



**FINAL PLAT OF
Northpointe Business Park, Phase 3
LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST,
WARD 1, DISTRICT 1, ST. TAMMANY PARISH, LOUISIANA**

18.645 ACRES AREA	4 NO. OF LOTS	800' +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
1436 ACRES +/- AVERAGE LOT SIZE	200 +/- LOT FRONTAGE	80' STREET WIDTH	CENTRAL WATER SYSTEM
CONCRETE ROAD SURFACE	110' +/- LOT DEPTH	M2 ZONING	800' MAX BLOCK LENGTH

- RESTRICTIVE COVENANTS:**
- NATURAL DRAINAGE OF STREETS, LOTS OR ROADWAY ODDS WILL NOT BE IMPAIRED BY ANY PERSON OR PERSONS.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR DRAINAGE CONNECTED TO A COMMUNITY CENTRAL SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. INCLUDES A SEWERAGE SYSTEM BY A COMMUNITY CENTRAL WATER SYSTEM (C.C.W.S.). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OPERABLE CONNECTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF PROVISION OF WATER TO CENS. SHALL BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY CENTRAL WATER SYSTEM (C.C.W.S.).
 - NO STRUCTURE SHALL BE USED AS A RESIDENTIAL DWELLING OTHER THAN HOTEL AND MOTEL FACILITIES.
 - UTILITIES SHALL BE PLACED UNDERGROUND.
 - NO BUILDING ON ANY LOT SHALL EXCEED THREE (3) STORIES PLUS INCIDENTAL ROOF-LOCATED STRUCTURES SUCH AS ELEVATOR AND/OR HEATING VENTILATION AND AIR CONDITIONING FACILITIES.
 - NO USE WHICH INVOLVES THE RACING, BREEDING OR KEEPING OF ANY ANIMAL OR POLICRY SHALL BE ACCEPTABLE.
 - NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET ELEMENTS. ADDITIONAL RESTRICTIONS MAY APPLY WITH EACH TITLE.
 - THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECITED IN JOB NO. 10090-PH3 SHALL BE RECORDED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.
 - NO TREES EXCEEDING 10" DBH TREES SHALL BE CUT FROM ANY LOT EXCEPT WHERE PERMANENT STRUCTURES ARE TO BE CONSTRUCTED AS FOR FURNISHING OF MATERIALS TO BE USED IN CONSTRUCTION. ONLY THOSE TREES WHICH ARE DAMAGED BY SUCH PRESENT OR PROPOSED CONSTRUCTION SHALL BE REMOVED. ONLY THOSE TREES WHICH ARE DAMAGED BY SUCH PRESENT OR PROPOSED CONSTRUCTION SHALL BE REMOVED.
 - NO REMOVAL OR OFFSHORE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
 - PERMITS OR SERVICES FOR INSTALLATION OF UTILITIES ARE RESERVED AS SHOWN ON PLAT OF SUBDIVISION.
 - PERMITS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF LOTS. PERMITS ON ADJACENT LOTS SHALL BE RELOCATED AS NEAR AS POSSIBLE FROM THE CORNER OF THE PROPERTY WHERE THE PERMIT IS TO BE LOCATED.
 - THE BUILDING SETBACKS ARE: FRONT-20' REAR & SIDE YARDS: 0' FOR PARTY WALLS, OTHERWISE: 5' IF ANY. HOWEVER, FENCED WINDMILL LANDSCAPE BUFFER REQUIREMENTS WILL APPLY TO ALL YARD SETBACKS.
 - DETENTION FORDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ROADSIDE ODDS MUST REMAIN UNCOVERED. SURFACE DRAINAGE WILL NOT BE ALLOWED.



DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

CORNERS AT THE SOUTHWEST CORNER OF SECTION 3, OF SAID TOWNSHIP AND RANGE, THENCE S00°07'27.5" E 138.21' THENCE N89°54'17.0" E 435.77' THENCE S00°07'27.5" E 294.14' TO THE POINT OF BEGINNING.

THENCE N89°54'17.0" E 435.77' THENCE S00°07'27.5" E 43.36' THENCE N89°54'17.0" E 294.14' THENCE S00°07'27.5" E 138.21' THENCE N89°54'17.0" E 435.77' THENCE S00°07'27.5" E 294.14' TO THE POINT OF BEGINNING.

THENCE N89°54'17.0" E 435.77' THENCE S00°07'27.5" E 43.36' THENCE N89°54'17.0" E 294.14' THENCE S00°07'27.5" E 138.21' THENCE N89°54'17.0" E 435.77' THENCE S00°07'27.5" E 294.14' TO THE POINT OF BEGINNING.

CONTAINING 18.645 ACRES.

DEDICATION

BE IT RESOLVED BY THE INTERESTED OWNERS OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF NORTHPOINTE BUSINESS PARK, PHASE 3 AND THE SETBACKS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND THE DISTRIBUTION OF IMPROVEMENTS SHALL BE PLANNED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES. THE TERMS ARE SUBMITTED TO THE PARISH OF ST. TAMMANY.

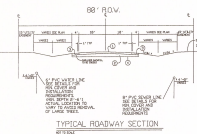
NOTES:

- CULVERT REQUIREMENTS FOR ALL LOTS IS 18" RCP/DI. CULVERT.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE A PER FEMA. MAP NO. 225308 0210 C, DATED OCT. 17, 1989.

CURVE	RADIUS	ARC LENGTH	CHORD
C1	158.07	22.81	43.52
C2	74.07	11.41	21.77
C3	158.07	22.81	43.52
C4	74.07	11.41	21.77
C5	158.07	22.81	43.52
C6	74.07	11.41	21.77
C7	158.07	22.81	43.52
C8	74.07	11.41	21.77
C9	158.07	22.81	43.52
C10	74.07	11.41	21.77

LEGEND

- 1" IRON PIPE FOUND
- 1" PORN PIPE FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON PIPE SET



REFERENCE SURVEY:

PLAT FOR NORTHPOINTE BUSINESS PARK, PHASE 3 BY M.D. & M.C. SURVEYORS, DATED FEBRUARY 10, 2010.

THIS IS NO REPRESENTATION THAT ALL APPLICABLE COVENANTS AND RESTRICTIONS HAVE BEEN FULLY COMPLIED WITH BY THE PROPERTY OWNER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF VIOLATION OF ANY APPLICABLE COVENANTS AND RESTRICTIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF VIOLATION OF ANY APPLICABLE COVENANTS AND RESTRICTIONS.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF 1967, AS AMENDED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF VIOLATION OF ANY APPLICABLE COVENANTS AND RESTRICTIONS.

JOHN G. CUMMINGS, P.L.S.

APPROVALS:

[Signature]
PLANNING COMMISSION SECRETARY

[Signature]
SECRETARY OF THE PLANNING COMMISSION

[Signature]
REGISTERED PROFESSIONAL ENGINEER

[Signature]
CLERK OF COURT

[Signature]
DATE: 7-15-2010

**RECORDED
PLAT**

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
503 N. BENTON AVE. COVINGTON, LOUISIANA 70433 (504) 892-1849

PLAT PREPARED FOR: **Northpointe Business Park, Phase 3**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 100'
DATE: 7-15-2010
JOB NO.: 10090-PH3
REVISED: 7-28-2010
9-14-2010

Ordinance Administrative Comment

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACQUIRE A CERTAIN PARCEL FOR THE PURPOSE OF EXPANDING THE WEST ST. TAMMANY REGIONAL WASTEWATER TREATMENT PLANT (WARD 1, DISTRICT 3)

Parish seeks to acquire vacant property adjacent to the existing treatment plant to allow for future expansion. The Parish intends to pay no more than appraised value, plus closing costs, for the parcel acquired.