

VICINITY MAP

PROJECT DATA:

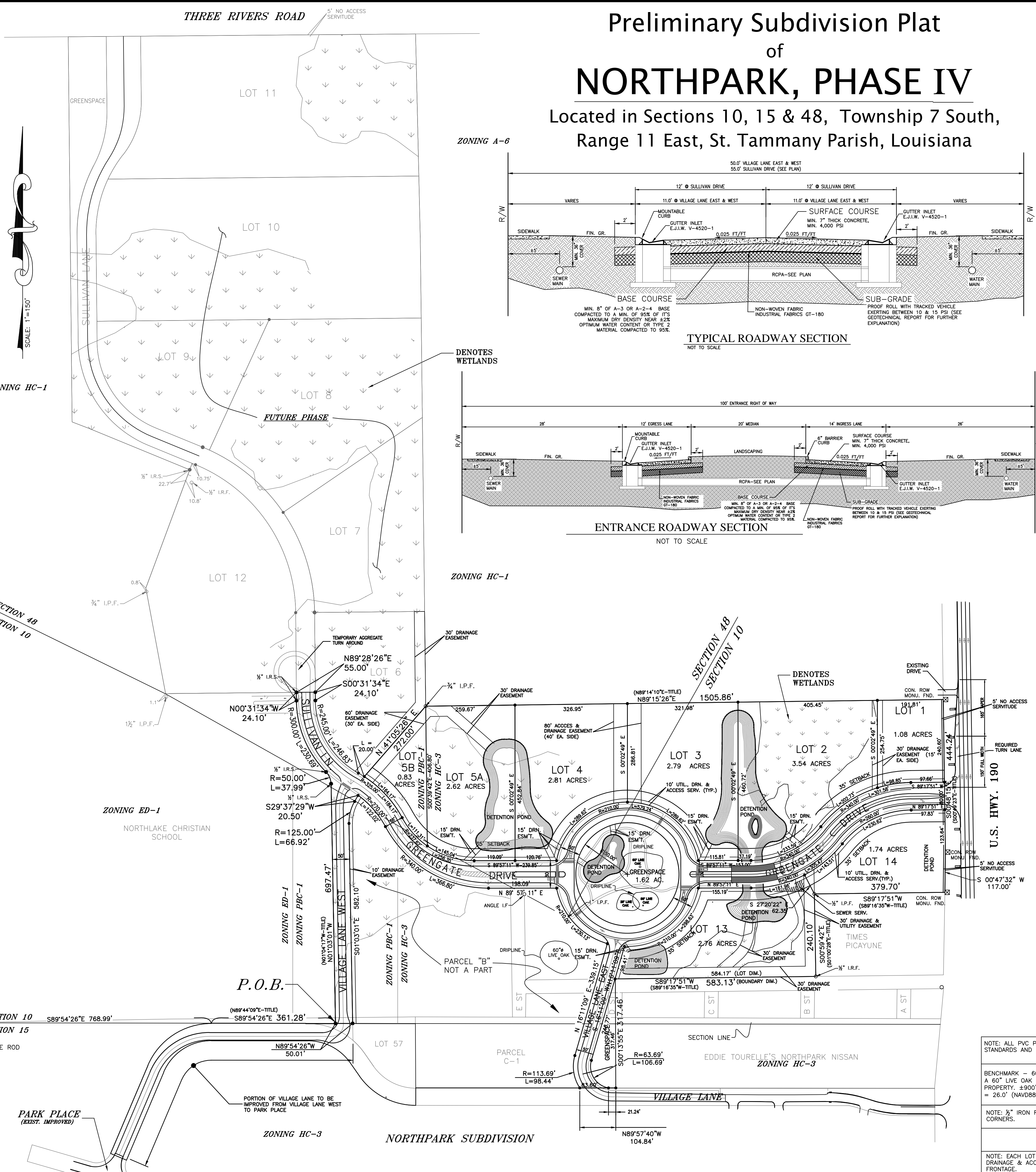
ZONING = PBC-1 (PLANNED BUSINESS CAMPUS) & HC-3 (HIGHWAY COMMERCIAL)
TOTAL AREA IN DEVELOPMENT = 25.57 ACRES
TOTAL AREA OF WETLANDS = 6.2 ACRES
TOTAL NUMBER OF LOTS = 8
TYPICAL LOT SIZE = 2.23 ACRES AVERAGE
LENGTH OF STREET = 3,957 L.N. FT.
STREET ROW = VARIES (55' MIN./100' MAX.)
WIDTH OF PAVING (CONC.) = 24' (CURB & GUTTER)
CENTRAL SEWERAGE SYSTEM
CENTRAL WATER SYSTEM
ENTRANCE ROW = 100.0'
REQUIRED GREENSPACE = 580 sq.ft./LOT or 8x580 = 4,640 sq.ft. (0.106 ACRES)
TOTAL GREENSPACE PROVIDED = 84,659sq.ft. (1.94 ACRES)

Boundary Description For:

NORTH PARK, PHASE IV

A certain piece or portion of ground situated in Sections 10, 15 and 48, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 9, 10, 15 and 16, Township 7 South, Range 11 East go South 89°54'26" East-768.99'; thence South 89°54'26" East (Title-North 89°44'09" East)-361.28' to the point of beginning.
From the point of beginning, go North 01°03'01" West (Title-North 01°04'17" West)-697.47'; thence along a curve to the left (counter-clockwise) having a radius of 50.00' an arc distance of 37.99'; thence along a curve to the right (clockwise) having a radius of 300.00' an arc distance of 230.89'; thence North 00°31'34" West-24.10'; thence North 89°28'26" East-55.00'; thence South 00°31'34" East; thence along a curve to the left (counter-clockwise) having a radius of 245.00' an arc distance of 246.83'; thence along a curve to the right (clockwise) having a radius of 325.00' an arc distance of 20.00'; thence North 41°05'26" East-272.00'; thence North 89°15'26" East (Title-North 89°14'10" East)-1505.86' to a point located on the westerly right-of-way line of U.S. Highway 190; thence along said right-of-way, South 00°48'15" East (Title-South 00°49'23" East)-444.24'; thence South 00°47'32" West-117.00' all along the westerly right-of-way line of U.S. Highway 190; thence leaving said right-of-way, go South 89°17'51" West (Title-South 89°16'35" West)-379.70'; thence South 00°59'42" East (Title-South 01°00'28" East)-240.10'; thence South 89°17'51" West (Title-South 89°16'35" West)-583.13'; thence South 00°13'55" East-317.46'; thence North 89°57'40" West-104.84'; thence along a curve to the right (clockwise) having a radius of 113.69' an arc distance of 98.44'; thence North 16°11'09" East-339.15'; thence along a curve to the right (clockwise) having a radius of 210.00' an arc distance of 230.13'; thence South 89°57'11" West-198.09'; thence along a curve to the right (clockwise) having a radius of 340.00' an arc distance of 366.80'; thence along a curve to the left (counter-clockwise) having a radius of 270.00' an arc distance of 122.02'; thence South 29°37'29" West-20.50'; thence along a curve to the left (counter-clockwise) having a radius of 125.00' an arc distance of 66.92'; thence South 01°03'01" East-582.10'; thence North 89°54'26" West-50.01' back to the point of beginning.
Said property contains 25.88 acres.



Preliminary Subdivision Plat
of
NORTH PARK, PHASE IV

Located in Sections 10, 15 & 48, Township 7 South,
Range 11 East, St. Tammany Parish, Louisiana

RESTRICTIVE COVENANTS

1. NO BUILDING MAY BE OCCUPIED AND 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 (SUPPLY), NO 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 IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAT. FROM THE FRONT PROPERTY LINE FROM THE STREET RIGHT-OF-WAY (35'), THE SIDE AND REAR SETBACK LINES SHALL BE AS PER THE ZONING REGULATIONS FOR THE RESPECTIVE ZONING AREAS.
3. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
4. DRIVEWAY CULVERT SIZE-NOT APPLICABLE (CURB & GUTTER)
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH GOVERNMENT.
8. CONSTRUCTION OF ABOVE GRADE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
9. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT.
10. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLIO SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

NORTH PARK, PHASE IV

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE PRIVATE AND NOT DEDICATED TO THE PARISH OF ST. TAMMANY. MAINTENANCE OF THE STREETS IN SAID DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/PROPERTY OWNER'S ASSOCIATION. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:

25.88 ACRES	8	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
2.23 ACRES	VARIES	(+1,280 L.F. OFFSITE)	N/A
AVG. LOT SIZE	LOT FRONTAGE	3,957 L.F.	
CONCRETE	VARIES	LENGTH OF STREET	MAX. BLOCK LENGTH
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	
BAYOU MONGA TO TCHFUNCTE RIVER		PBC-1 & HC-3	
ULTIMATE SURFACE WATER DISPOSAL		ZONING	

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS: 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

JOHN E. BONNEAU
La. Reg. Land Surveyor
Reg. No. 4423

DAVID B. SCALFANO
La. Reg. Civil Engineer
Reg. No. 19255

APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

MIKADO, L.L.C. & RUDDIGORE, L.L.C.
2555 SEVERN AVENUE
SUITE 200
METAIRIE, LA. 70002

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

OWNER

DIRECTOR-PARISH ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

NOTE: ALL PVC PIPING SHALL CONFORM TO DOTT STANDARDS AND SPECIFICATIONS.

BENCHMARK - 604 NAIL SET IN THE SOUTH FACE OF A 6" LIVE OAK TREE IN THE MIDDLE OF THE PROPERTY, 4900' WEST OF U.S. HWY. 190. ELEVATION = 26.0' (NAVD88; GEOID09)

NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY, DRAINAGE & ACCESS EASEMENT ALONG THE STREET

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY OWNER.

CENTRAL SEWER AND WATER SERVICE WILL BE PROVIDED BY UTILITIES INC. OF LOUISIANA THROUGH THE NORTH PARK WATER SYSTEM (PWS 1103124) AND THE ARROWWOOD REGIONAL WASTEWATER PLANT (LA066559)

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0230 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

CLIENT: Mikado, L.L.C. & Ruddigore, L.L.C.

PROJECT DESCRIPTION:
PRELIMINARY SUBDIVISION PLAN OF NORTH PARK, PHASE IV, SITUATED IN SECTIONS 10, 15, & 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

REVISION NO:

07.25.2012
09.10.2012

JOB NO: 2111286

DATE: June 28, 2012

DRAWN BY: RMK

SCALE: AS SHOWN

COMPUTER FILE:
Z:\2011\2111286\PRELIMINARY PLAN\PRELIMINARY 02.dwg

SHEET

SD-1

Scalfano
ENGINEERING, INC.
28661 Krenel Road, Lacombe, Louisiana 70445-3367
Ph: (985) 882-6363 Fax (985) 882-6322
Email: david@northlake-eng.net