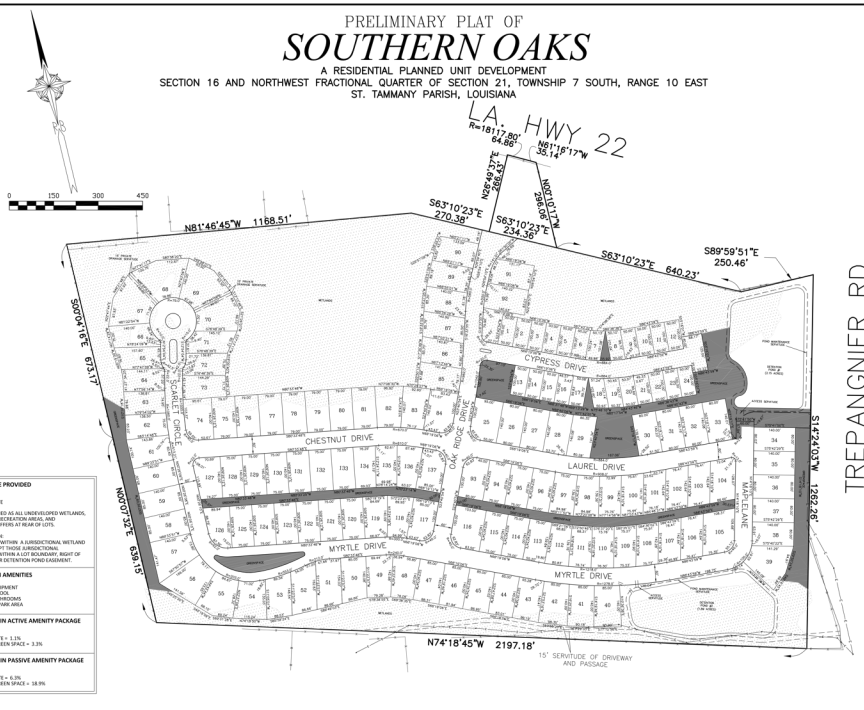
PRELIMINARY PLAT OF

SOUTHERN OAKS

A RESIDENTIAL PLANNED UNIT DEVELOPMENT

SECTION 16 AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 10 EAST

ST. TAMMANY PARISH, LOUISIANA



SITE DATA CALCULATION

69.78 ACRES TOTAL AREA	137 NO. OF LOTS	C EXISTING ZONE (AS-BUILT)
1.034 ACRES AREA PARCEL	45'± WIDTH OF PERIMETER	60' SERVITUDE TO USE
ASPHALT ROAD SURFACE	140' ROW/LOT DEPTH	PUD ZONING
1.93 DENSITY PER ACRE	CENTRAL WATER SYSTEM	CENTRAL SEWER SYSTEM
7,322 LOWEST LOT AREA	75' X 140'± TYP. LOT SIZE	10,500 s.f.± AVERAGE LOT SIZE
30.11 ACRES TOTAL GREEN	50' X 100'± TYP. GREEN SPACE SIZE	5,000 s.f.± AVERAGE GREEN SPACE SIZE
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER OUTFALL		GUSTE ISLAND WATER OUT FLOW CONNECTION
10.38 ACRES EASEMENT DEDICATED TO PARISH		PUBLIC ROAD TYPE
35' MAX. HEIGHT OF BLDG. (ABOVE BASE FLOOD)		

STANDARD DUTY NOTES

1. 2" HOT BITUMINOUS WEARING COURSE.
2. 2" HOT BITUMINOUS BINDER COURSE.
3. TO BE DETERMINED BY GEOTECHNICAL REPORT.
4. TO BE DETERMINED BY GEOTECHNICAL REPORT
5. TO BE DETERMINED BY GEOTECHNICAL REPORT.
6. 5" HIGH X 8" WIDE VERTICAL CURB.
7. TURF SHOULDER.

TOTAL GREEN SPACE PROVIDED

23.72 ACRES
33.4% OF TOTAL SITE

* GREEN SPACE IS DEFINED AS ALL UNDEVELOPED WETLANDS, ACTIVE AND PASSIVE RECREATION AREAS, AND PRESERVED GREEN BUFFERS AT REAR OF LOTS.

* WETLANDS TO REMAIN:
ALL AREAS THAT FALL WITHIN A JURISDICTIONAL WETLAND ARE TO REMAIN EXCEPT THOSE JURISDICTIONAL WETLANDS THAT LIE WITHIN A LOT BOUNDARY, RIGHT OF WAY, GREEN SPACE OR DETENTION POND EASEMENT.

ACTIVE RECREATION AMENITIES

- PLAYGROUND EQUIPMENT
- PAVILION WITH GRILL
- CABANA WITH BATHROOMS AND BENCHES IN PARK AREA

GREEN SPACE AREA IN ACTIVE AMENITY PACKAGE

ACRES = .80
PERCENTAGE OF SITE = 1.1%
PERCENTAGE OF GREEN SPACE = 3.3%

GREEN SPACE AREA IN PASSIVE AMENITY PACKAGE

ACRES = 4.5
PERCENTAGE OF SITE = 6.3%
PERCENTAGE OF GREEN SPACE = 18.9%

NOTES

1. AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREEN SPACE
2. RECREATIONAL DEVELOPMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY SUBMITTAL

LEGEND

EXISTING WETLANDS

NOTE: WETLANDS INFORMATION PROVIDED BY BIOLOGICAL SURVEYS, INC.

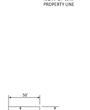
ACTIVE & PASSIVE GREEN SPACE

G GARDEN HOMES

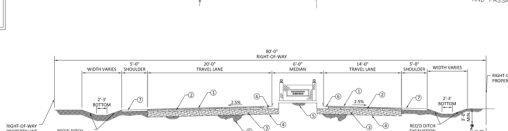
SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS ___ SURVEY.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT THERE ARE NO OTHER SERVITUDES AND RESTRICTIONS. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF NO TITLE SEARCH OF PUBLIC RECORDS. SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

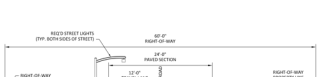
TYPICAL LOT LAYOUT



GARDEN HOME LOT LAYOUT



ASPHALT ROADWAY ENTRANCE SECTION



TYPICAL ASPHALT ROADWAY SECTION

TYPICAL ENTRANCE DETAIL

CUL-DE-SAC DETAIL

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
3. BUILDING SETBACKS ARE: FRONT -20', SIDE -5', REAR -20', SIDE STREET 10' NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
9. 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.
10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: FIRM PANEL NO. 225205 0205 C, DATED 10-17-89. MINIMUM FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).
12. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE LOT LINE OR REAR LOT LINE, PROVIDED THE ACCESSORY BUILDING LENGTH DOES NOT EXCEED THIRTY (30') FEET AND THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19') FEET.
13. ST. TAMMANY PARISH WILL BE RESPONSIBLE FOR MAINTAINING THE DETENTION PONDS PER SUBDIVISION ORD. 499 SEC. 40-037.02
14. THE FOLLOWING AMENITIES SHALL BE CONSTRUCTED PER THE RECREATIONAL DEVELOPMENT PLAN:
- BENCHES AND PLAYGROUND AND ASSOCIATED EQUIPMENT TO BE CONSTRUCTED AFTER THE ISSUANCE OF THE 5TH OCCUPANCY PERMIT IN THE SUBDIVISION.
- THE POOL AND CABANA SHALL BE CONSTRUCTED AFTER THE ISSUANCE OF THE 56TH OCCUPANCY PERMIT IN THE SUBDIVISION.

1.034 ACRE PARCEL

FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 GO NORTH 00° 15' WEST A DISTANCE OF 673.59 FEET; THENCE GO SOUTH 81° 51' 26' EAST A DISTANCE 818.65 FEET; THENCE GO SOUTH 82° 06' 21" EAST A DISTANCE OF 349.88 FEET; THENCE GO SOUTH 53° 17' 50" EAST A DISTANCE OF 264.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 27° 59' 47" EAST A DISTANCE OF 266.49 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF LOUISIANA HWY 22; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18117.80 FEET, AN ARC LENGTH OF 64.86 FEET, HAVING A CHORD BEARING OF SOUTH 82° 00' 13" EAST AND A CHORD DISTANCE OF 64.86 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND GO SOUTH 61° 21' 44" EAST A DISTANCE OF 35.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE GO SOUTH 00° 17' 44" EAST A DISTANCE OF 296.06 FEET; THENCE GO NORTH 63° 17' 50" WEST A DISTANCE OF 240.38 FEET BACK TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 1.034 ACRES OF GROUND MORE OR LESS.

69.78 ACRE PARCEL

A CERTAIN PIECE OR PARCEL OF LAND IN SECTION SIXTEEN (16) AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP SEVEN (7) SOUTH, RANGE TEN (10) EAST, ST HELENA MERIDIAN; CONTAINING SIXTY-NINE AND 78/1100 (69.78) ACRES AND DESIGNATED AS LOT

NO. FIVE (5) ON A PLAT AND SURVEY MADE BY HOWARD BURNS, PARISH SURVEYOR, DATED

AUGUST 31, 1915, WHICH SAID PLAT IS RECORDED IN COB 66, FOLIO 59 OF THE RECORDS OF

ST. TAMMANY PARISH, LOUISIANA.

ACCORDING TO A SURVEY PREPARED BY EDDIE J. CHAMPAGNE, SURVEYOR, DATED OCTOBER 18,

1973, THE SAID PROPERTY MEASURES AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 21, TOWNSHIP 7 SOUTH,

RANGE 10 EAST, WHICH POINT IS MARKED BY AN OLD WOOD AND IRON, MEASURE THENCE ALONG A LINE BEARING NORTH 0°15' WEST, 1312.50 FEET TO A POINT AND CORNER, WHICH POINT IS MARKED BY A WOOD STOB, TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 81°58' EAST, 1168.51 FEET TO A POINT MARKED BY AN IRON; CONTINUE ALONG A LINE BEARING SOUTH

63°17' EAST, 1144.97 FEET TO A POINT MARKED BY AN OLD STOB; CONTINUE ALONG A LINE

BEARING NORTH 89°33' EAST, 250.46 FEET TO A POINT AND CORNER; TURN RIGHT AND MEASURE

ALONG A LINE BEARING SOUTH 14°07'WEST, 1262.26 FEET TO A POINT AND CORNER MARKED BY

AN OLD IRON; TURN RIGHT AND MEASURE ALONG A LINE BEARING NORTH 74°30' WEST, 2200.68 FEET TO THE POINT OF BEGINNING.

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

SOUTHERN OAKS SUBDIVISION

ALL STREET RIGHTS-OF-WAY AND PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. 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: YANIN, L.L.C.

APPROVALS:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT DATE FILED FILE NO.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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SOUTHERN OAKS
SECTION 16 AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY: RJB
CHECKED BY: RWB
DATE: 9-29-2016
SCALE: 1"=150'±
SURVEY No.

SHEET