



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

### ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

1. **The Birg Boulevard Subdivision aka Angelic Estates, Phase 1 - Dione Court, Phase 1-B-3**  
Warranty Obligation - \$4,400.00 - Extend
2. **Enter the Parish R.O.W Resolution No. 18-046 - Kenny Lane (formerly Lyons Street)/Tammany Terrace Subdivision**  
Warranty Obligation - \$24,000.00 - Extend
3. **Lakeshore Villages Subdivision, Phase 4-B**  
Warranty Obligation - \$19,500.00 - Extend
4. **Lakeshore Villages Subdivision, Phase 8-A**  
Warranty Obligation - \$104,896.00 - Release

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
<b>The Birg Boulevard Subdivision aka</b>	<b>WARRANTY</b>	Extend for one (1) year or
<b>Angelic Estates, Phase 1 - Dione Court, Phase 1-B-3</b>		until the work is
Amount: \$4,400.00		satisfactorily accomplished.
Expires: September 11, 2022		
Ward 3, District 2		
<b>Enter the Parish R.O.W Resolution No. 18-046</b>	<b>WARRANTY</b>	Extend for one (1) year or
<b>Kenny Lane (formerly Lyons Street)</b>		until the work is
<b>Tammany Terrace Subdivision</b>		satisfactorily accomplished.
Amount: \$24,000.00		
Expires: September 8, 2022		
Ward 3, District 2		
<b>Lakeshore Villages Subdivision, Phase 4-B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$19,500.00		until the work is
Expires: September 12, 2022		satisfactorily accomplished.
Ward 9, District 13		
<b>Lakeshore Villages Subdivision, Phase 8-A</b>	<b>WARRANTY</b>	Release upon expiration
Amount: \$104,896.00		
Expires: September 28, 2022		
Ward 9, District 13		





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 20, 2022

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: The Birg Boulevard Subdivision aka Angelic Estates, Phase 1  
Dione Court, Phase 1-B-3  
Warranty Obligation - \$4,400.00 - CASH IN ESCROW

Honorable Council Members,

The Warranty Obligation in the amount of \$4,400.00 expires September 11, 2022 and is scheduled for review by the Parish Council at the August 4, 2022 meeting.

The developer was notified on May 12, 2022 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. The roadside ditches need to be regraded to provide positive flow throughout Dione Court and throughout the portion of Helenbirg Road fronting this development. Roadside ditches should be properly vegetated once regraded. (See pictures #1-#3);
2. Culvert located under Dione Court at the intersection of Helenbirg Road is silted in and partially buried; it needs to be cleaned so this phase of Angelic Estates can drain properly. (See pictures #4-#5);
3. The roadside shoulders in the vicinity of the greenspace areas adjacent to lots 11A and 16A need to be brought to grade, reestablished & vegetated. (See pictures #6-#7);
4. The asphalt roadway have damages, such as, depressions on the pavement surface, cracks, pot holes, and raveling and need to be repaired. (See pictures #8-#13);
5. Greenspace areas located adjacent to lots 11A and 16A needs to be vegetated. (See pictures #14-#15);
6. Install missing speed sign. (See picture #16).

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.

Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on May 12, 2022*

xc: Honorable Michael Cooper  
Honorable David R. Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Edward Berner, Berner Construction Company, Inc.  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting





Picture 1





Picture 2





Picture 3





Picture 4





Picture 5





Picture 6





Picture 7





Picture 8





Picture 9





Picture 10





Picture 11





Picture 12





Picture 13





Dione Ct





SPEED  
LIMIT  
35





Picture 16





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 20, 2022

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Enter the Parish R.O.W Resolution No. 18-046  
Kenny Lane (formerly Lyons Street)/Tammany Terrace Subdivision  
Warranty Obligation - \$24,000.00 - LOC #MBT-1364

Honorable Council Members,

The Warranty Obligation in the amount of \$24,000.00 expires September 8, 2022 and is scheduled for review by the Parish Council at the August 4, 2022 meeting.

The developer was notified on May 16, 2022 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (See pictures #1-#2);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established. (See pictures #3-#4);
3. The roadway cross-culverts along Kenny Lane underneath Eldora Avenue are buried and need to be corrected. (See pictures #5-#7);
4. The top of banks, side slopes and access areas of the detention pond need to be regrade/reestablished. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (See pictures #8-#9);
5. The asphalt roadways have damages, such as cracks, pot holes, and raveling and need to be repaired. (See pictures #10-#15)
6. Install missing stop sign in the vicinity of lot #55. (See picture #16);
7. Install missing speed limit sign in the vicinity of lot #53. (See picture #17);
8. Blue reflectors need to be re-installed in the proximity of all fire hydrants. (See picture #18).

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on May 13, 2022*

xc: Honorable Michael Cooper  
Honorable David R. Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Craig T. Seals, Tammany Terrace, LLC  
Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.





Picture 1





Picture 2





Picture 3





Picture 4





Picture 5





Picture 6





Picture 7





Picture 8





Picture 9





Picture 10





Picture 11





Picture 12





Picture 13





Picture 14





Picture 15



Missing Stop Sign



Picture 16



Missing Speed Limit Sign



Picture 17





Picture 18





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 20, 2022

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Lakeshore Villages Subdivision, Phase 4-B  
Warranty Obligation - \$19,500.00 - BOND #SNN4015076

Honorable Council Members,

The extended Warranty Obligation in the amount of \$19,500.00 expires September 12, 2022 and is scheduled for review by the Parish Council at the August 4, 2022 meeting.

The developer was notified on May 17, 2022 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The inspection disclosed that the lots and infrastructure associated with this phase of Lakeshore Villages is being utilized as a sales and model/speculation home area. This phase contains an access road, parking lots and model/speculation homes that are not in conformance to the original Final Approval. As such, this Warranty Obligation will be automatically extended until this phase is brought back into compliance with the previous Final Approval at which time the required Warranty Obligation Inspection will be performed.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A blue ink signature of Daniel P. Hill, P.E. is written over the word "Sincerely," and extends across the line for the name.

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Representative photos from site inspection performed on May 16, 2022*

xc: Honorable Michael Cooper  
Honorable Jake A. Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP

































## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 20, 2022

St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70434

Re: Lakeshore Villages Subdivision, Phase 8-A  
Warranty Obligation - \$104,896.00 - BOND #16229787

Honorable Council Members,

The Warranty Obligation in the amount of \$104,896.00 expires September 28, 2022 and is scheduled for review by the Parish Council at the August 4, 2022 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is within a Community Development District and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "DPH", is written over the word "Sincerely," and the name "Daniel P. Hill, P.E.".

Daniel P. Hill, P.E.  
Director, Department of Engineering

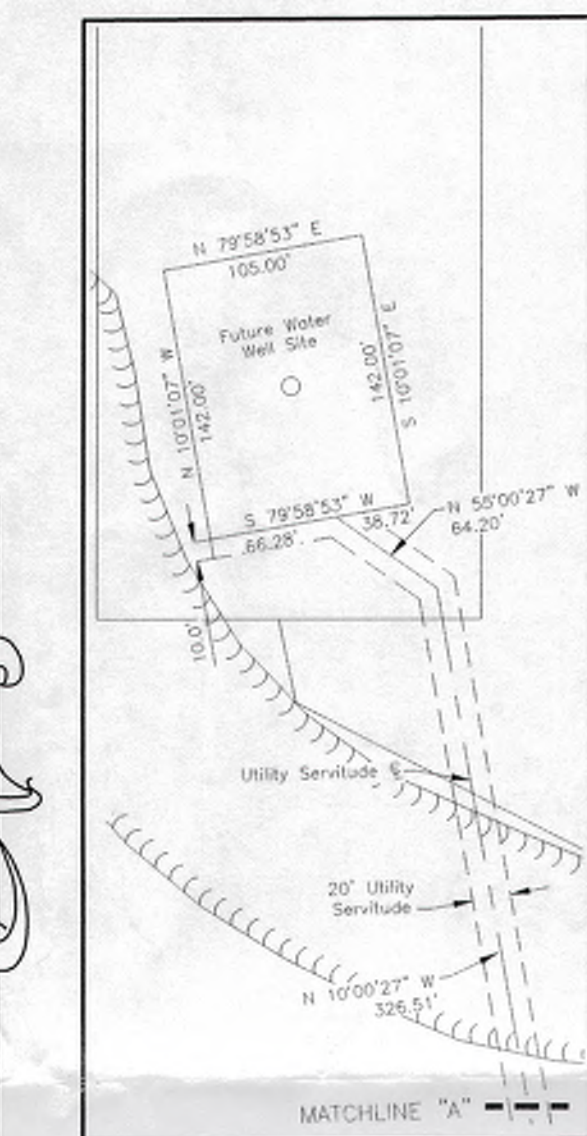
Attachment: Lakeshore Villages Subdivision, Phase 8-A Recorded Plat No. 5984

xc: Honorable Michael Cooper  
Honorable Jake A. Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP

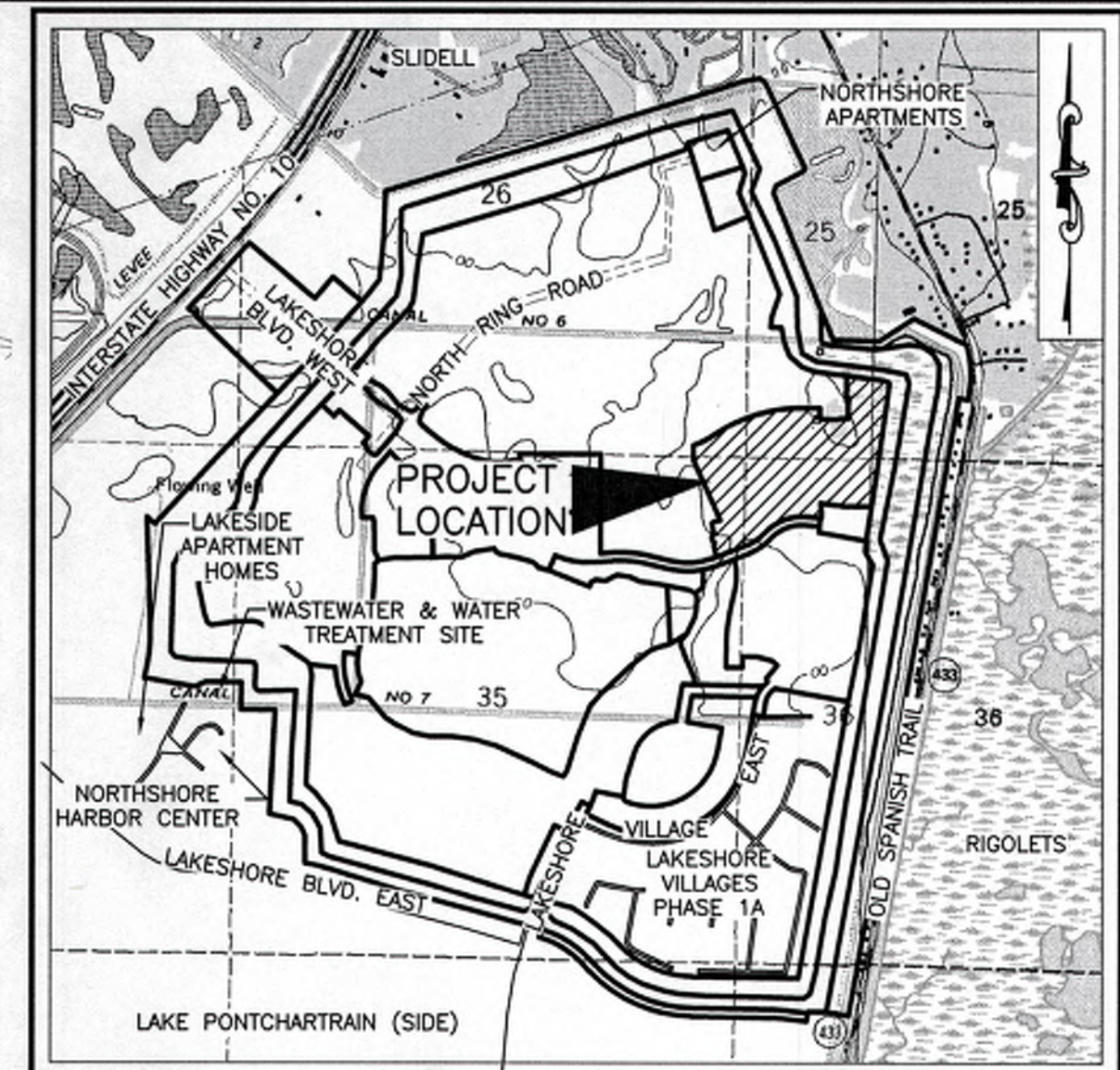
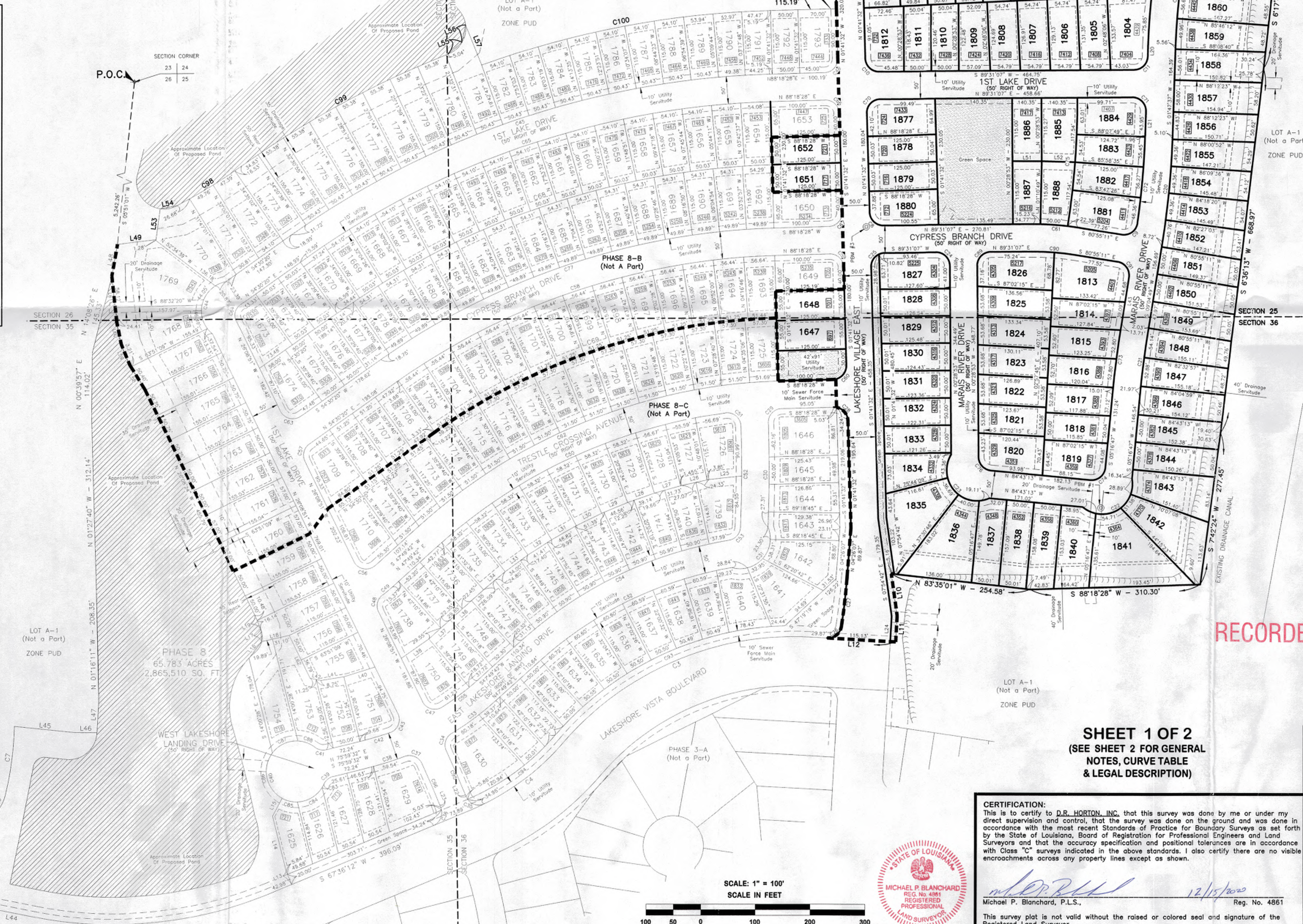


- RESTRICTIVE COVENANTS:**
- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (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).
  - Construction of any nature, including fences, is prohibited in drainage or street easements.
  - No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as trash or junk vehicle storage.
  - The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD83) (GEOID 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 2252050535D, Rev. 8-25-2006, and is classified as being in Flood Zone AH.
  - No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
  - It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. (Amended per Ord.12-2711, adopted April 5, 2012).
  - The existing stormwater detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
  - The residents within Phase 8 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
  - Driveways for all corner lots are to maintain a minimum distance of 60' feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded. Lot 1827 is to be side-loaded with a minimum distance of 48' between driveway edge and property corner where the two street rights-of-way intersect.
  - Home builder is responsible for the construction of the sidewalk along the lots.

**PLAT SHOWING FINAL SUBDIVISION**  
OF  
**LAKEHORE VILLAGES (PHASE 8-A)**  
LOCATED IN SECTIONS 25 & 36  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SLIDELL, ST. TAMMANY PARISH, LOUISIANA



GENERAL INFORMATION	
CENTRAL	99
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
8,032± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL)
WATER SYSTEM	90 FEET (BOULEVARD)
1,130± FEET	RIGHT OF WAY WIDTHS
MAX BLOCK LENGTH	4,768± FEET
25.188± ACRES	18.440± ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
FRONT: 20' REAR: 15' (55' Along Canal/Lake) SIDE: 4' (10' Along Right of Way)	
BUILDING SETBACKS	



**VICINITY MAP**  
SCALE 1" = 2000'

OPEN/GREEN SPACE CALCULATIONS (PHASE 8-A)	
OPEN/GREEN SPACE REQUIRED	
25.188 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
6.297 ACRES REQUIRED	
(= 716,562 ± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
38.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
21.751 ACRES (PHASE 6)	13.334 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.905 ACRES (PHASE 7)
6.297 ACRES (PHASE 8A)	1.140 ACRES (PHASE 8A)
83.507 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	466.192 ACRES TOTAL PROVIDED

**DEDICATION:**

All street rights-of-way as shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the perpetual use of the Community Development District and is to be owned and maintained by the Community Development District. Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for intended use. The developer or homeowners association is responsible for maintenance of all green spaces, drainage servitudes, street signs, and traffic control signs.

**APPROVALS:**

Chairman - Parish Planning Commission  
Secretary - Parish Planning Commission  
Director of Department of Engineering  
Clerk of Court  
Date Filed  
Dedication - Developer  
D.R. Horton, Inc. - Gulf Coast  
7696 Vincent Road  
Denham Springs, LA 70726

**RECORDED PLAT**

12-18-2020  
5984  
Date  
Date

**SHEET 1 OF 2**  
(SEE SHEET 2 FOR GENERAL NOTES, CURVE TABLE & LEGAL DESCRIPTION)

**CERTIFICATION:**

This is to certify to D.R. HORTON, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.,  
Reg. No. 4861

**ACADIA LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0094 Fax • (985) 449-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: \_\_\_\_\_ REVISION DESCRIPTION: \_\_\_\_\_ APPROVED BY: MPB  
DRAWN BY: CMH CHECKED BY: APR FIELD WORK COMPLETED ON: TBD  
FIELD BOOK: 350



