

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



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:

- 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 W. 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. 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



































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:

- 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, HIT. P.E. Daniel R

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.







































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 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

















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, Daniel] HIL P.F. Director, Department of Engineering

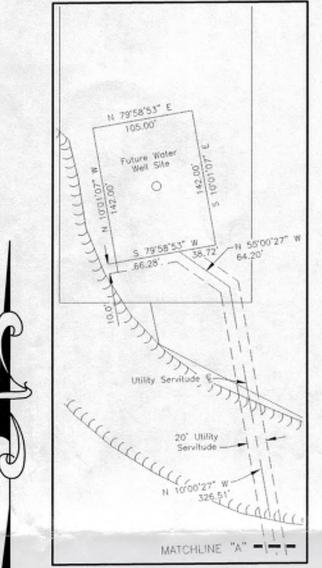
Attachment: Lakeshore Villages Subdivision, Phase 8-A Recorded Plat No. 5984

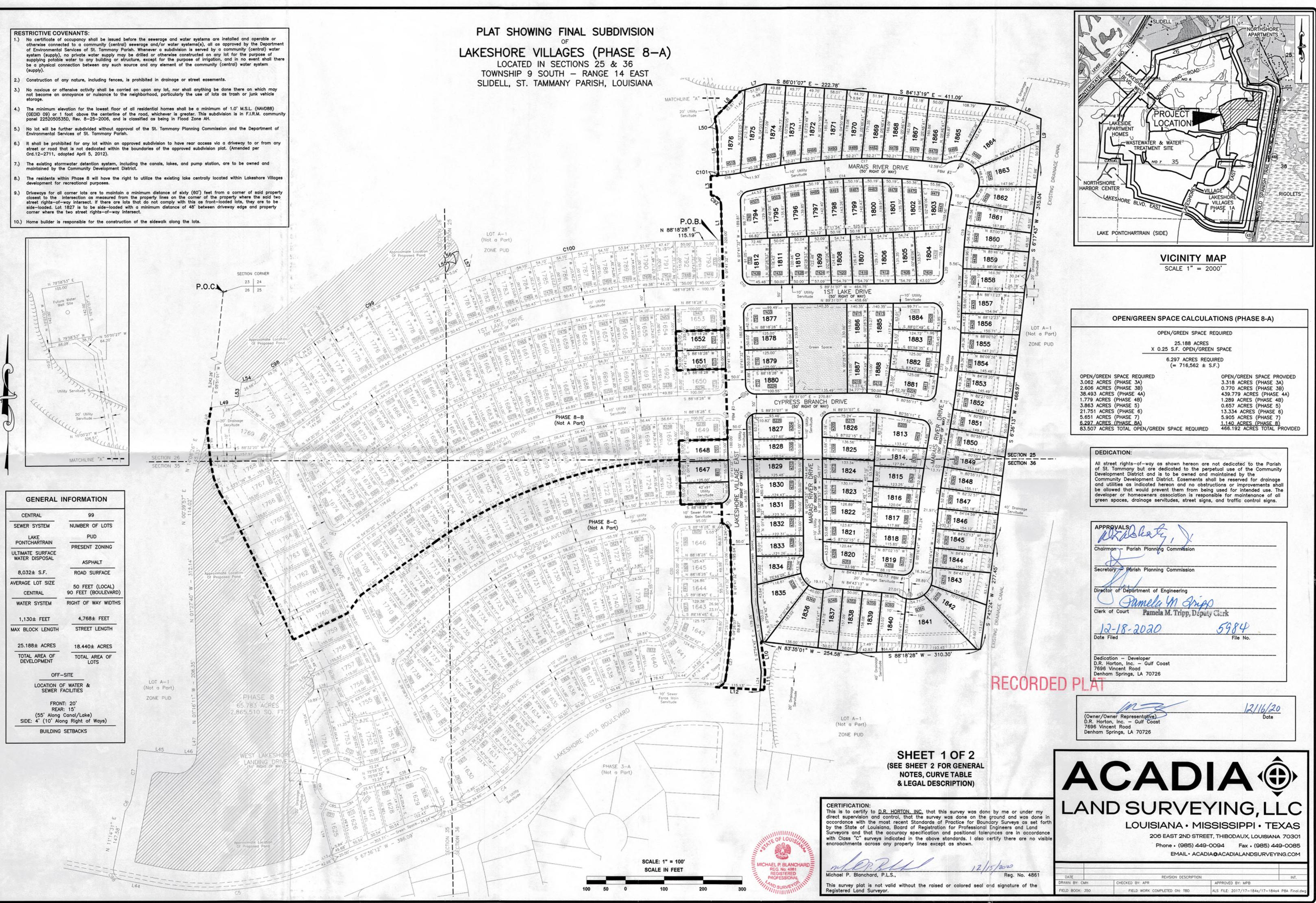
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otherwise connected to a community (central) sewerage and/or water systems(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of be a physical connection between any such source and any element of the community (central) water system (supply)

- storage.
- panel 2252050535D, Rev. 8-25-2006, and is classified as being in Flood Zone AH.
- street or road that is not dedicated within the boundaries of the approved subdivision plat. (Amended per Ord.12-2711, adopted April 5, 2012).

- 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.
- 10.) Home builder is responsible for the construction of the sidewalk along the lots.





		CU	RVE TABL	E
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANC
C1	30'48'55"	85.00'	45.72'	N 74'06'40" E - 45.17'
	106'59'21"			N 11'42'05" W - 104.49'
C2		65.00'	121.38	
C3	52'29'03"	555.00'	508.39'	S 66"50'49" W - 490.80'
C4	26'59'54"	445.00'	209.69'	S 54'06'15" W - 207.75'
C5	33'38'19"	745.00'	437.39'	S 84'25'21" W - 431.14
C6	29'55'35"	75.00'	39.17'	N 26'12'18" E - 38.73"
C7	12'13'49"	570.87'	121.86'	N 07'21'00" E - 121.63'
C8	88'47'21"	25.00'	38.74'	S 46'05'12" E - 34.98'
C9	91'04'12"	25.00'	39.74	N 53'32'43" E - 35.68'
C10	88'47'21"	25.00'	38.74'	N 46'05'12" W - 34.98'
C11	87.43'30"	25.00'	38.28'	S 45'39'22" W - 34.65'
C12	08'40'19"	1,225.00'	185.41'	S 06'07'47" W - 185.23'
C13	93'25'23"	25.00'	40.76	S 36'14'45" E - 36.40'
C14	19'19'14"	1,490.00'	502.44'	S 87'22'57" E - 500.06'
C15	79'24'51"	25.00'	34.65'	N 38'00'54" E - 31.94'
C16	10"42'28"	475.00'	88.77'	S 83'10'02" W - 88.64'
C17	19'22'03"	1,540.00'	520.56'	S 87"29'50" W - 518.08'
	175'14'57"	55.00'	168.23'	S 33'07'29" E - 109.91'
C18				
C19	08'27'06*	1,175.00'	173.32'	S 06°01'10" W - 173.16'
C20	07.17.12*	1,525.00'	193.94'	S 05'26'13" W - 193.81'
C21	03'48'02"	1,975.00'	131.01'	S 07'10'48" W - 130.98'
C22	140'35'44"	55.00'	134.96'	S 60'04'44" W - 103.56'
	144*58'00"		139.16	N 41'34'53" W - 104.90'
C23		55.00'		
C24	90.00,00	25.00'	39.27	N 45'28'53" W - 35.36'
C25	91'12'39"	25.00*	39.80'	S 43°54'48" W - 35.73'
C26	84'09'53"	25.00'	36.72'	N 51'00'24" E - 33.51'
C27	04'44'27"	1,088.63	90.08"	N 06'33'14" E - 90.05'
C28	90.00.00.	25.00'	39.27'	N 46'41'32" W - 35.36'
C29	90'20'52"	25.00'	39.42'	S 43'08'02" W - 35.46'
C30	04'17'58"	2,525.00'	189.47'	S 00'06'35" W - 189.43'
C31	128'33'11"	55.00'	123.40'	S 41°45'33" W - 99.10'
C32	32'37'39"	690.00'	392.93	S 64'10'02" W - 387.64
C33	10'51'52"	525.00'	99.55'	S 53'15'38" W - 99.40'
C34	83'31'42"	25.00'	36.45'	S 16'55'43" W - 33.30'
2010 10				
C35	93'33'52"	25.00'	40.83	S 69'10'44" E - 36.44'
C36	90.00,00.	25.00*	39.27	N 22'36'12" E - 35.36"
C37	86'06'05"	25.00'	37.57	N 67'49'19" W - 34.13'
C38	06'51'54"	525.00'	62.90"	S 72'33'35" W - 62.87'
C39	51'19'04"	25.00'	22.39'	S 50'20'00" W - 21.65'
		55.00'		N 14'00'28" W - 68.75'
C40	282'38'08"		271.31'	
C41	51'19'04"	25.00'	22.39'	S 78°20'56" E - 21.65'
C42	05'45'37"	475.00'	47.76	N 73'06'44" E - 47.74
C43	96'22'46"	25.00"	42.05'	N 22'02'33" E - 37.27'
C44	129'53'35"	55.00'	124.69'	N 14'10'45" E - 99.65'
C45	33'48'08"	1,580.00"	932.14'	N 71'24'24" E - 918.68
C46	90'00'00"	25.00'	39.27'	N 43'18'28" E - 35.36'
C47	96'22'46"	25.00'	42.05'	N 74'20'14" W - 37.27'
C48	79'19'41"	25.00	34.61'	N 13'31'00" E - 31.91'
C49	05'21'08"	245.00'	22.89'	N 50'30'16" E - 22.88'
C50	34'43'13"	970.00'	587.80'	N 65'11'18" E - 578.85'
C51	95'30'32"	25.00'	41.67'	S 49'41'49" E - 37.01'
C52	04'03'49"	2,475.00'	175.54'	S 00'05'21" W - 175.50
C53	78'37'00"	25.00'	34.30'	S 41'25'46" W - 31.67'
C54	32'54'34"	740.00'	425.04'	S 64"16'59" W - 419.22
C55	09'38'41"	475.00'	79.96"	S 52'39'03" W - 79.86'
C56	106'01'27"	25.00'	46.26'	N 79'09'34" W - 39.94'
C57	80'39'11"	25.00'	35.19	N 14'10'45" E - 32.36'
C58	33'48'40"	1,250.00	737.64	N 71"24'40" E - 726.99
C59	90'00'00"	25.00'	39.27'	S 46'41'32" E - 35.36'
C60	90'00'00"	25.00'	39.27'	S 43'18'28" W - 35.36'
C61	09'33'42"	525.00'	87.61'	S 85'42'02" E - 87.51'
C62	40'30'36"	1,020.00'	721.17	S 68'03'49" W - 706.25
C63	99"20"49"	25.00"	43.35'	N 75'49'15" W - 38.12'
		25.00	35.19'	N 14'10'45" E - 32.36'
C64	80'39'11"			
C65	33'48'34"	1,530.00'	902.83	N 71'24'37" E - 889.79
C66	90'00'00"	25.00"	39.27'	S 46'41'32" E - 35.36'
C67	90'00'00"	25.00*	39.27'	S 43'18'28" W - 35.36'
C68	33'48'36"	1,415.00'	834.99'	N 71"24'36" E - 822.92
C69	33'48'43"	1,135.00'	669.80	N 71"24'42" E - 660.12
			39.80'	N 43'54'48" E - 35.73'
C70	91'12'39"	25.00"		
C71	92'16'30"	25.00'	40.26'	S 44'20'38" E - 36.05'
C72	06'13'00"	1,475.00'	160.04'	S 04'54'07" W - 159.96
C73	03'48'02"	2,025.00'	134.32'	S 07'10'48" W - 134.30
C74	90'00'00"	25.00	39.27'	S 50'16'47" W - 35.36"
C75	08'57'34"	1,503.35'	235.08'	S 04'13'36" W - 234.84
C76	81'01'59"	25.00*	35.36'	N 40'59'52" W - 32.48'
C77	33'48'38"	1,300.00'	767.14'	S 71'24'40" W - 756.06
C78	34'22'00"	55.00'	32.99'	S 45'01'16" W - 32.50'
C79	52'35'58"	55.00'	50.49'	S 88'30'15" W - 48.74'
C80	106'59'21"	55.00'	102.70	N 11'42'05" W - 88.42'
11 - 10 - 0	68'04'23"	55.00'	65.35'	N 75'49'47" E - 61.57'
C81				
C81 C82	24'43'24"	55.00'	23.73'	S 57'46'19" E - 23.55"
	24'43'24" 07'30'49"	55.00' 55.00'	23.73' 7.21'	N 28'25'53" E - 7.21

	CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANC			
C85	30'02'02"	55.00'	28.83"	S 76'28'28" E - 28.50'			
C86	98'37'36"	55.00'	94.67	S 12'08'39" E - 83.41'			
C87	55'12'47"	55.00'	53.00'	S 64'46'32" W - 50.97"			
C88	34'55'40"	55.00'	33.53'	N 70'09'14" W - 33.01"			
C89	90'00'00"	25.00'	39.27'	N 44'31'07" E - 35.36'			
C90	09'33'42"	475.00'	79.27'	S 85'42'02" E - 79.18'			
C91	90'00'00"	25.00'	39.27'	S 35'55'11" E - 35.36'			
C92	90'00'00"	25.00'	39.27'	N 46'41'32" W - 35.36'			
C93	47*41'57*	575.00'	478.69'	S 64'27'16" W - 464.99			
C94	26'45'22"	425.00'	198.47'	S 53'58'59" W - 196.67			
C95	02'26'20"	2,025.00'	86.19'	N 23'36'58" W - 86.19'			
C96	02*22'28"	1,975.00	81.85'	S 23'35'02" E - 81.84"			
C97	90'00'00"	25.00'	39.27'	N 33'45'29" W - 35.36'			
C98	07*43'58"	1,040.00'	140.36'	N 58°22'19" E - 140.26			
C99	14'07'08"	1,735.00'	427.54'	N 61"33'54" E - 426.46			
C100	18'01'15"	1,695.00'	533.12"	N 79"17'51" E - 530.92			
C101	02'22'15"	475.00'	19.66'	N 87'20'08" E - 19.65'			

LINE TABLE				
LINE	BEARING	LENGTH		
L1	N 02'12'34" W	90.00'		
		2		
L3	N 01°10'25" W	50.00'		
L4	N 87'00'03" E	19.57'		
L5	N 01'41'32" W	116.02'		
L6	N 43'59'44" E	95.26		
L7	N 73'25'36" E	63.32'		
L8	S 68'35'49" E	84.02"		
L9	S 02'10'33" W	106.91'		
L10	S 07'54'42" E	77.55'		
L11	S 03'05'21" W	47.37*		
L12	N 86'54'39" W	155.00'		
L13	N 22'23'48" W	25.84'		
L14	N 14°02'54" W	102.56'		
L15	N 28'32'33" E	26.55'		
L16	N 37'22'44" E	38.55		

	5 23 35 UZ E -	01.04
	N 33'45'29" W -	- 35.36'
1	N 58°22'19" E -	140.26
	N 61°33'54" E -	426.46'
	N 79'17'51" E -	530.92'
	N 87'20'08" E -	19.65
	LINE TABLE	
INE	BEARING	LENGTH
.32	S 57'04'04" W	51.39"
.33	S 53'37'23" W	51.39"
.34	S 50'10'42" W	51.39'
.35	S 47'55'39" W	29.69"
.36	S 47'49'42" W	52.30"
.37	S 48'08'13" W	51.91'
.38	S 54'48'26" W	61.43'
.39	S 02'07'16" W	8.27'
.40	S 72'29'50" W	59.47"
41	S 81'04'04" W	42.27'
.42	N 78°28'12" W	20.00'
.43	S 09'04'49" W	83.77'
.44	N 78'45'29" W	81.26'
.45	S 84'00'19" E	111.04'
.46	S 89'26'22" E	40.08'
.47	N 03'16'24" E	56.48'

S 77'20 23'33 N 01'47 01'47 22'23' 22'23' 5 03'05' 84'00' 5 77'44' 74'17 70'50' 67'24 S 63'57' S 60'30'

ELECTRO

NOTES:

- .) Zoning: (PUD Planned Unit Development)
- Building Setbacks
- Front = 20' Rear = 15' (55' along canal/lake)
- Side = 4' (10' along right of ways)
- Reference Maps: A.) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk Of Court
- B.) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana Prepared By: Krebs, LaSalle, LeMieux Consultants. Inc. Dated: December 12, 2006 Job No. 406-0039

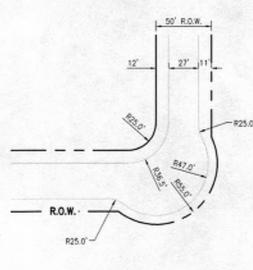
Basis of Bearings:

- Bearings are based on Reference Map "A" (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations: The elevations shown hereon are based on the "North American Vertical Datum of 1988 -NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on September 14, 2016.
- ) Flood Note: The property hereon is located in Flood Zone "X" per FEMA LOMR dated April 16, 2020, for Map Community Panel Numbers 2252050575D & 2252050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 6.) Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- 7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all opplicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 8.) All wetlands have been permitted through MVN 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.
- 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 10.) The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.
- Required green spaces are to be maintained by the Homeowner's Association.
- 12.) Site P.B.M.'s (Temporary Bench Marks): #1 - Set Square Mark On Road Curbing As Shown. Elevation = -0.44 feet; N.A.V.D.88; N: 630,938.896 & E: 3,780,669.533
  - #2 Set Square Mark On Road Curbing As Shown. Elevation = -0.43 feet; N.A.V.D.88; N: 632,039.444 & E: 3,780,798.719
  - #3 Set Square Mark On Road Curbing As Shown. Elevation = -0.53 feet; N.A.V.D.88; N: 631,450.700 & E: 3,780,241.104

## PLAT SHOWING FINAL SUBDIVISION

## LAKESHORE VILLAGES (PHASE 8-A) LOCATED IN SECTIONS 25 & 36 TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA

LINE TABLE			LINE TABLE		
UNE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	N 05'26'00" W	23.51'	L48	N 10'03'48" E	58.75
L18	S 77°20°16" W	50.98'	L49	N 83'41'08" E	70.54
L19	N 23'33'26" W	26.62'	L50	N 10'00'27" W	32.49
L20	N 01'47'37" E	20.36'	L51	S 89'48'28" W	53.33
L21	S 01'47'37" W	43.95	L52	S 88'28'30" E	60.75
L22	N 22'23'48" W	3.59'	L53	N 07'44'50" E	57.02
L23	S 22"23'48" E	4.41'	L54	N 79'59'34" E	30.49
L24	S 03'05'21" W	46.40'	L55	N 49'35'41" E	32.61
L25.	S 84'00'18" W	60.61'	L56	N 11'44'49" E	32.26
L26	S 77'44'08" W	51.39'	L57	S 21'54'18" E	78.36
L27	S 74'17'27" W	51.39'	L58	N 31°17'53" W	53.61
L28	S 70'50'46" W	51.39'	L59	N 2215'29" W	41.19
L29	S 67'24'06" W	51.39'	L60	N 11"17'00" W	41.19
L30	S 63'57'25" W	51.39'	L61	N 06°05'06" W	85.53
L31	S 60'30'44" W	51.39'	L62	N 26"08'51" W	86.79



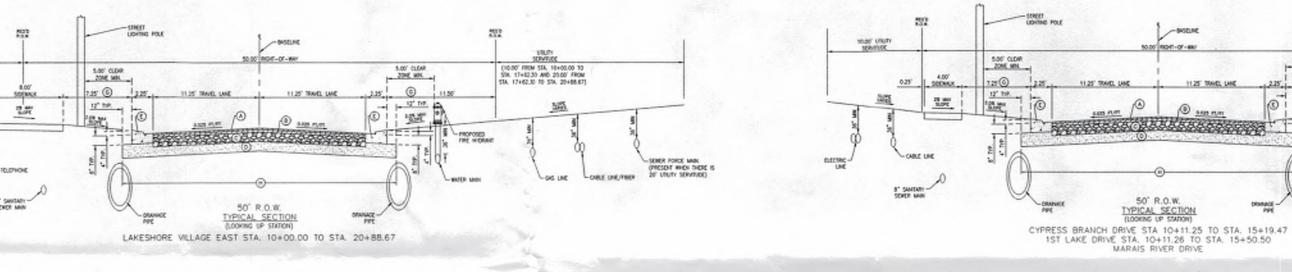
BROW DETAIL

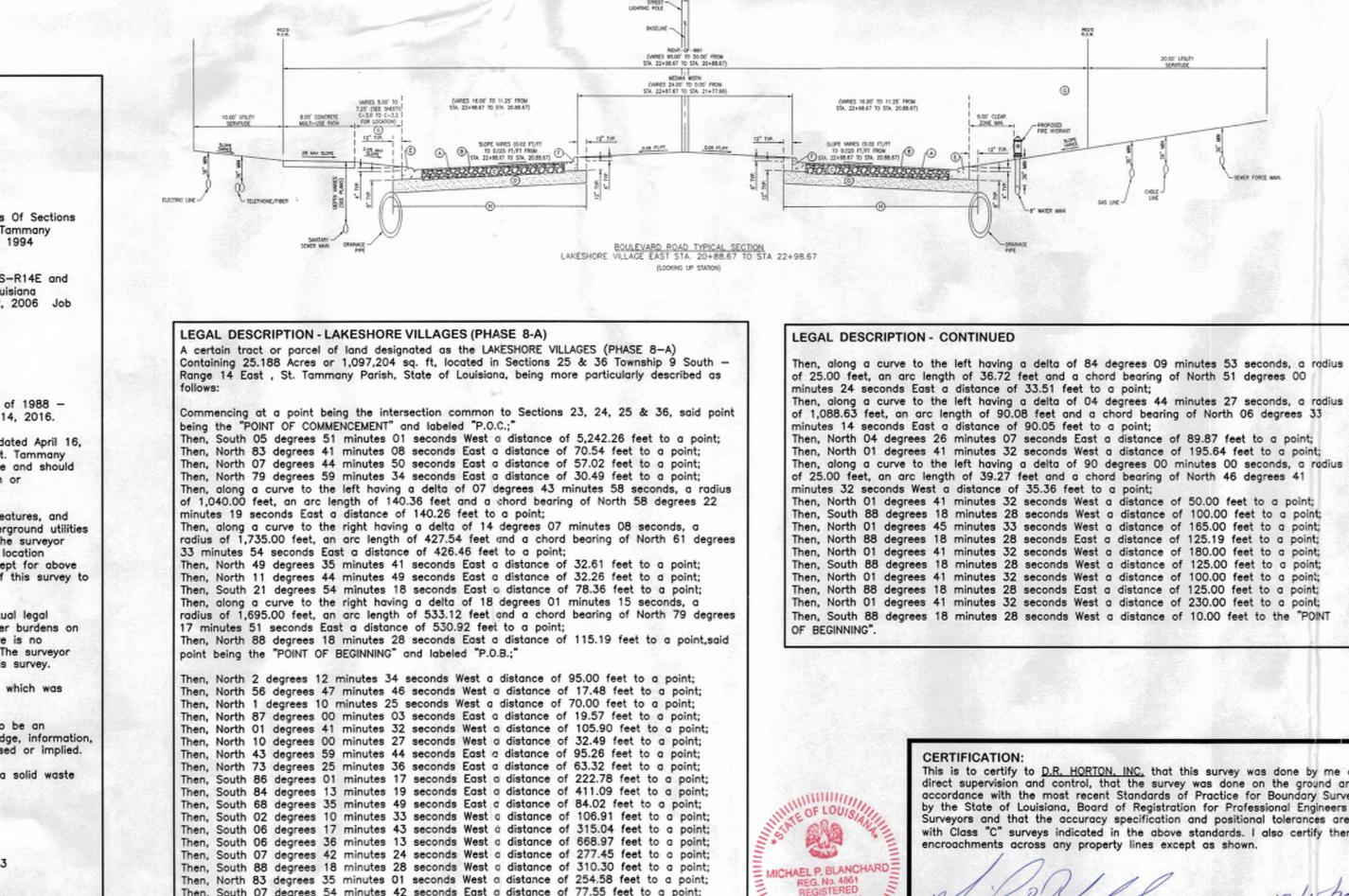
2" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE 2" LEVEL 1 (PO 15-22M, 0.5 BICH HOMMAL MX) ASHALING CONCRETE BINDER COMPER CONCRETE BINDER COMPER CONCRETE STABLIZED BASE (IOS BY VOLUME) SES COMPACTION PER ASTM D-668

(1) 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO \$55 STANDARD PROCTOR PER ASTM D-658. (C) 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.

() & HOH DARRIER CONCRETE CURB AND OUTTER WITH 12" GUTTER. INDROSED WITH STRAW OR SCO DISTURBED AREAS IN ACCORDANCE WIT LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION). CO GENERAL ENGAVATION

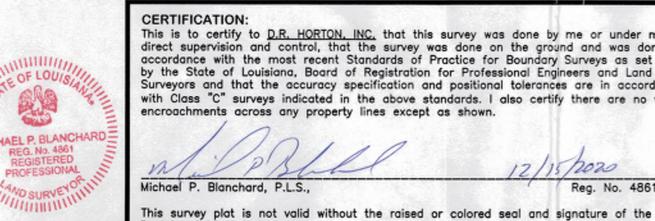
## (Typical Cross Sections & Details Provided By Duplantis Design Group, P.C.)



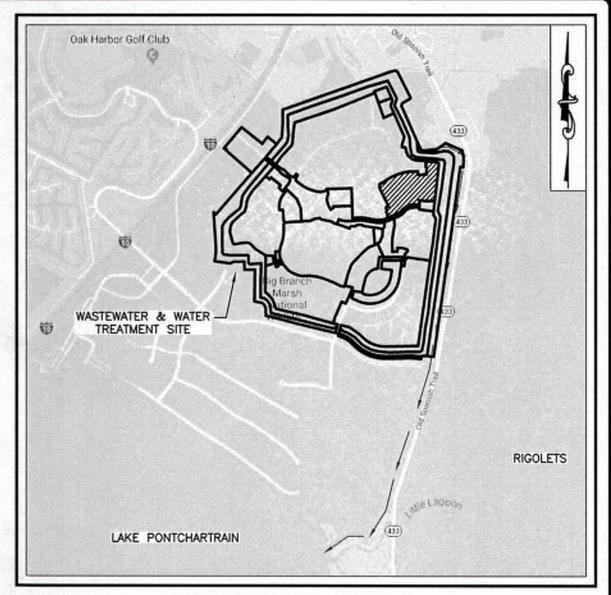


westerly right of way line of Lakeshore Village East;

Then, South 07 degrees 54 minutes 42 seconds East a distance of 77.55 feet to a point; Then, South 03 degrees 05 minutes 21 seconds West a distance of 47.37 feet to a point; Then, North 86 degrees 54 minutes 39 seconds West a distance of 115.13 feet to a point being the intersection of the northerly right of way line of Lakeshore Vista Boulevard and the



Registered Land Surveyor.



ULTIMATE DISPOSAL NOT TO SCALE

RECORDED PLAT 10.00" UTUT THE ME 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 20.00" UTUTY SCRYTUDE 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: of Court Pamela M. Tripp, Deputy Clerk Clerk of Court 5984 12-18-2020 Date Filed Dedication - Developer D.R. Horton, Inc. - Gulf Coast 7696 Vincent Road Denham Springs, LA 70726 12/16/20 (Owner/Owner Representative Date D.R. Horton, Inc. - Gulf Coast 7696 Vincent Road Denham Springs, LA 70726 SHEET 2 OF 2 (SEE SHEET 2 FOR GENERAL NOTES, CURVE TABLE & LEGAL DESCRIPTION) LAND SURVEYING, LLC 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 i accordance with the most recent Standards of Practice for Boundary Surveys as set forth LOUISIANA · MISSISSIPPI · TEXAS 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 206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301 with Class "C" surveys indicated in the above standards. I also certify there are no visible Phone • (985) 449-0094 Fax • (985) 449-0085 EMAIL · ACADIA@ACADIALANDSURVEYING.COM 12020 Reg. No. 4861 REVISION DESCRIPTIO AWN BY: CMH CHECKED BY: APR APPROVED BY: MPB

FIELD WORK COMPLETED ON: TBD

ELD BOOK: 350

ALS FILE: 2017/17-184s/17-184s4 P8A Final.de