



## 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. Bedico Creek Subdivision, Parcel C-2**  
Warranty Obligation - \$50,000.00 – Extend
- 2. Copper Ridge Subdivision**  
Extended Warranty Obligation - \$31,500.00 - Extend
- 3. ENTER R.O.W. – Cours Carson Street (Town of Mandeville Subdivision – Unincorporated)**  
Extended Warranty Obligation - \$10,125.00 - Call
- 4. Enter R.O.W. – H Street (Alexiusville Subdivision) (Future Landry Kate Lane)**  
Warranty Obligation - \$5,280.00 – Release
- 5. Enter R.O.W. – Kenny Lane (Tammany Terrace Subdivision) (formerly Lyons Street)**  
Extended Warranty Obligation - \$24,000.00 - Extend
- 6. Lakeshore Villages Subdivision, Phase 4-B**  
Extended Warranty Obligation - \$19,500.00 – Extend
- 7. Lakeshore Villages Subdivision, Phase 6-B**  
Extended Warranty Obligation - \$216,700.00 – Release
- 8. Lakeshore Villages Subdivision, Phase 9-B**  
Warranty Obligation - \$85,536.00 – Extend



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Bedico Creek Subdivision, Parcel C-2  
Warranty Obligation - \$50,000.00  
LOC #30974597

Honorable Council Members,

The Warranty Obligation in the amount of \$50,000.00 expires September 23, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

The developer was notified on May 13, 2024 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. Concrete joints need to be cleaned and resealed throughout this phase of Bedico Creek (See pictures #1 & #2 – Typical Comment);
2. Roadside shoulders need to be brought to grade and vegetated throughout this phase of Bedico Creek (See pictures #3 - #6 – Typical Comment);
3. The inlet protection of the catch basins need to be replaced (See pictures #7 & #8 – Typical Comment);
4. Replace blue reflectors where missing (See picture #9 – Typical Comment);
5. Straighten and/or replace leaning and damaged street name and traffic control signage (See pictures #10 - #13 – Typical Comment).

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 10, 2024*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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. David Waltemath, Bedico Creek Preserve, LLC  
Mr. Kelly McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.  
Mr. Paul Mayronne, Jones Fussell, LLP



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





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Copper Ridge Subdivision  
Warranty Obligation - \$31,500.00 - LOC #687

Honorable Council Members,

The extended Warranty Obligation in the amount of \$31,500.00 expires September 8, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

The developer was notified on May 2, 2024 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. Roadways need to be cleaned as some portions were covered with dirt (See pictures #1 - #3 – Typical Comment);
2. The drainage feature behind Lots #21, #22 and #24 was full of overgrown weeds and could not be inspected but it was holding water. The drainage feature needs to be cleaned, regraded to provide positive flow and vegetated. Install and maintain proper erosion control measures until vegetation is established (See pictures #4 & #5);
3. The greenspace located behind Lot #8 is full of overgrown weeds and it is holding water. This area needs to be cleaned and regraded to drain according to the approved drainage plans and vegetated to stabilize disturbed areas (See picture #6);
4. Fill material was placed in the greenspace located behind Lots #6 and #7 up to the fence of the abutting property which may cause adverse drainage impact. This area needs to be regraded to drain according to the approved drainage plans and vegetated to stabilize disturbed areas (See pictures #7 & #8);
5. In general, the greenspace located behind Lots #1 - #8 needs to be cleaned, regraded to drain in accordance to the approved drainage plans and vegetated once regraded to stabilize disturbed soil (See pictures #9 & #10);
6. All disturbed areas need to be vegetated to provide soil stabilization (Typical Comment);
7. During the inspection, construction debris and trash were observed on the empty lots and in the right of way and need to be removed from site (See picture #11 – Typical Comment);
8. The Detention Pond, access area, top of bank and side slopes need to be regrade/reestablished. During the inspection, the detention pond was holding water and was full of overgrown weeds. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #12 - #14);
9. The concrete roadways have been cracked and damaged in various areas. The roadways need to be repaired or replaced throughout this subdivision (See pictures #15 - #17 – Typical Comment);
10. Concrete pavement joints need to be blown out and resealed within this subdivision (See pictures #18 & #19 – Typical Comment);
11. Concrete curbs have been cracked and damaged and need to be replaced or repaired throughout this subdivision (See pictures #20 - #23 – Typical Comment);
12. Install missing "no outlet" and speed limit signs in the vicinity of Lot #1;
13. Replace blue reflectors in the vicinity of fire hydrants where missing (See picture #19 – Typical Comment).

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 1, 2024

cc: Honorable Michael Cooper  
Honorable Joe Impastato  
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. Shelby LaSalle, Copper Ridge, LLC  
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.





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





Picture 16





Picture 17





Picture 18





Picture 19





Picture 20





Picture 21





Picture 22





Picture 23





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Enter the Parish R.O.W. Resolution No. 19-003 - Cours Carson St. Town of Mandeville Subdivision (UNINCORPORATED)  
Extended Warranty Obligation - \$10,125.00 - LOC #677

Honorable Council Members,

The extended Warranty Obligation in the amount of \$10,125.00 expires October 14, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

The developer was notified on June 18, 2024 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. Concrete cracks observed throughout this development need to be cleaned and sealed (See pictures #1 & #2 – Typical Comment);
2. The concrete panels in front of Lots #12A and #15B are broken and need to be repaired (See picture #3);
3. Roadside shoulders in the vicinity of the cul-de-sac and of the intersection of Cours Carson St. and Joans St. need to be brought to grade, reestablished and vegetated throughout this development (See pictures #4 & #5);
4. The roadside ditches need to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (See pictures #6 - #9 – Typical Comment);
5. The ditch located south of the cul-de-sac needs to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (See pictures #10 & #11);
6. Both roadway cross-culverts under the cul-de-Sac along Cours Carson St. need to be cleared of silt (See pictures #12 - #15);
7. The drainage servitude in favor of St. Tammany Parish located within Lots #23B and #27B-1 is encumbered by fences and should be removed to allow sufficient space for maintenance of the subsurface infrastructure (See pictures #16 & #17);
8. The green areas surrounding the detention pond and the greenspace at the end of the cul-de-Sac have overgrown weeds that need to be removed or are missing vegetation; both need to be properly vegetated (See pictures #18 - #20);
9. The dry detention pond has been silted in, has overgrown weeds and it is holding water. Pond needs to be regraded and cleaned. All side slopes and top of bank of the detention pond should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (See pictures #21 - #23);
10. Replace blue reflector in the vicinity of fire hydrant (See picture #24);
11. Replace/repair leaning signage located in the vicinity of Lots #3B and #4A. (See pictures #25 & #26).

This office has not received notification from the developer's engineer. Therefore, this obligation must be CALLED.

Sincerely,

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

*Attachment: Representative photos from site inspection performed on June 18, 2024*

xc:	Honorable Michael Cooper	Mr. Joey Lobrano
	Honorable Joe Impastato	Ms. Jan Pavur
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Robert Rosiere, Affordable Homes & Land, LLC
	Mr. Jay Watson, P.E.	Mr. Sean Burkes, P.E., P.L.S.
	Ms. Leslie Long	
	Mr. Tim Brown	
	Mr. Theodore Reynolds, P.E.	
	Ms. Maria Robert, P.E.	
	Mr. Chris Cloutet, P.E.	





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





Picture 16





Picture 17





Picture 18





Picture 19





Picture 20





Picture 21





Picture 22





Picture 23





Picture 24





Picture 25





Picture 26





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Enter the Parish R.O.W. Resolution No. 16-020 - H Street/Alexiusville Subdivision (Landry Kate Lane)  
Warranty Obligation - \$5,280.00 – LOC #701

Honorable Council Members,

The Warranty Obligation in the amount of \$5,280.00 expires September 29, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

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

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Alexiusville Subdivision Recorded Plat.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over a circular blue ink stamp.

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

xc: Honorable Michael Cooper  
Honorable Larry Rolling  
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. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.  
Mr. Michael Martin, DMM Construction, LLC





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Enter the Parish ROW Resolution No. 18-046 - Kenny Lane (formerly Lyons Street)  
Tammany Terrace Subdivision  
Warranty Obligation - \$24,000.00 - LOC #MBT-1371

Honorable Council Members,

The extended Warranty Obligation in the amount of \$24,000.00 expires September 8, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

The developer was notified on May 3, 2024 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 item(s) remain:

1. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches, including side slopes, should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #1 - #5 – Typical Comment);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See pictures #6 - #8 – Typical Comment);
3. The roadway cross-culverts along Kenny Lane underneath Eldora Avenue are buried and need to be corrected (See pictures #9 - #12);
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 #13 & #14);
5. The Detention Pond is experiencing significant vegetation and algae growth and need to be mucked out and removed from the pond (See pictures #15 & #16);
6. Install missing speed limit sign in the vicinity of lot #53;
7. Blue reflectors need to be re-installed in the proximity of all fire hydrants (See picture #17);
8. Replace/Repair all damaged or leaning signage throughout this development (See pictures #18 & #19).

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 2, 2024

xc: Honorable Michael Cooper  
Honorable Larry Rolling  
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. Matthew Falati, 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





Picture 16





Picture 17





Picture 18





Picture 19





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

In accordance with the St. Tammany Parish Government Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," Section 125-210 "Warranty and Performance Obligations," the Department of Engineering made an inspection of the site on May 7, 2024.

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.

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 7, 2024*

xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
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 Lozano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP





Picture 1





Picture 2





Picture 3





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Lakeshore Villages Subdivision, Phase 6B  
Warranty Obligation - \$216,700.00  
BOND #800054930

Honorable Council Members,

The Warranty Obligation in the amount of \$216,700.00 expires June 14, 2025 and is scheduled for review by the Parish Council at the August 1, 2024 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. This subdivision is within a Community Development District and the Parish is not responsible for any maintenance in accordance with Recorded Plat File #6152.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over the word "Sincerely," and extends across the line for the name.

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

*Attachment: Lakeshore Villages Subdivision, Phase 6A Recorded Plat File #6152*

xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
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, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



PLAT SHOWING FINAL SUBDIVISION

OF

LAKESTORE VILLAGES (PHASE 6B)

LOCATED IN SECTION 35  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

ELEVATION NOTE:

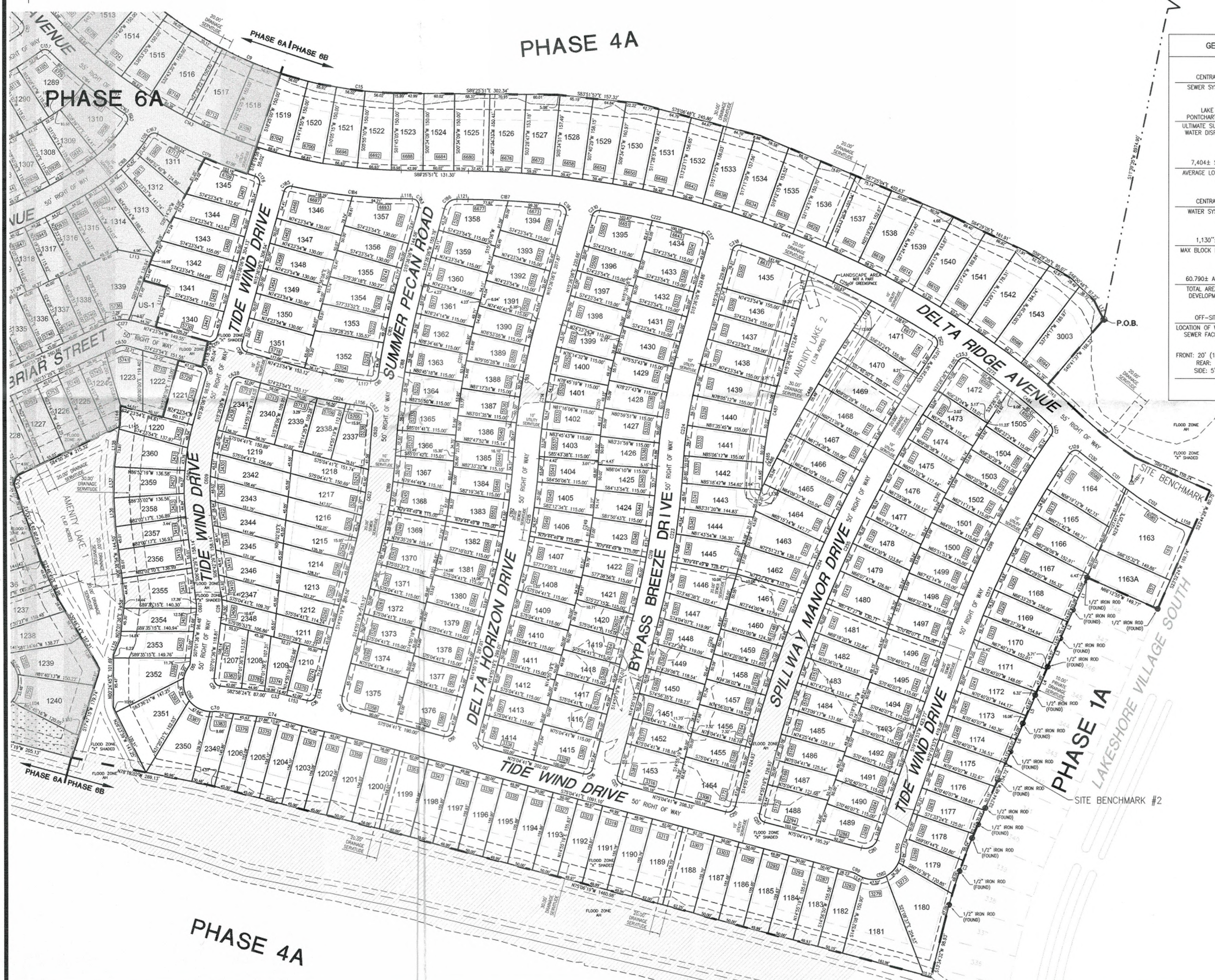
ELEVATIONS SHOWN ARE NAVD 88 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2020.6).

SITE BENCHMARK #1: 5/8" IRON ROD SET ±319' SOUTH OF THE COMMON CORNER OF THE NORTHEAST CORNER OF LOT 1544 IN PHASE 6 AND THE P.O.B. OF THE OUTER PHASE 6 BOUNDARY AND ±251' NORTH OF THE COMMON CORNER OF THE SOUTHEAST PROPERTY CORNER OF LOT 1163A OF PHASE 6 AND THE NORTHEAST PROPERTY CORNER OF LOT 348 OF PHASE 1A. (SEE DRAWING FOR LOCATION)  
ELEVATION: -1.53'

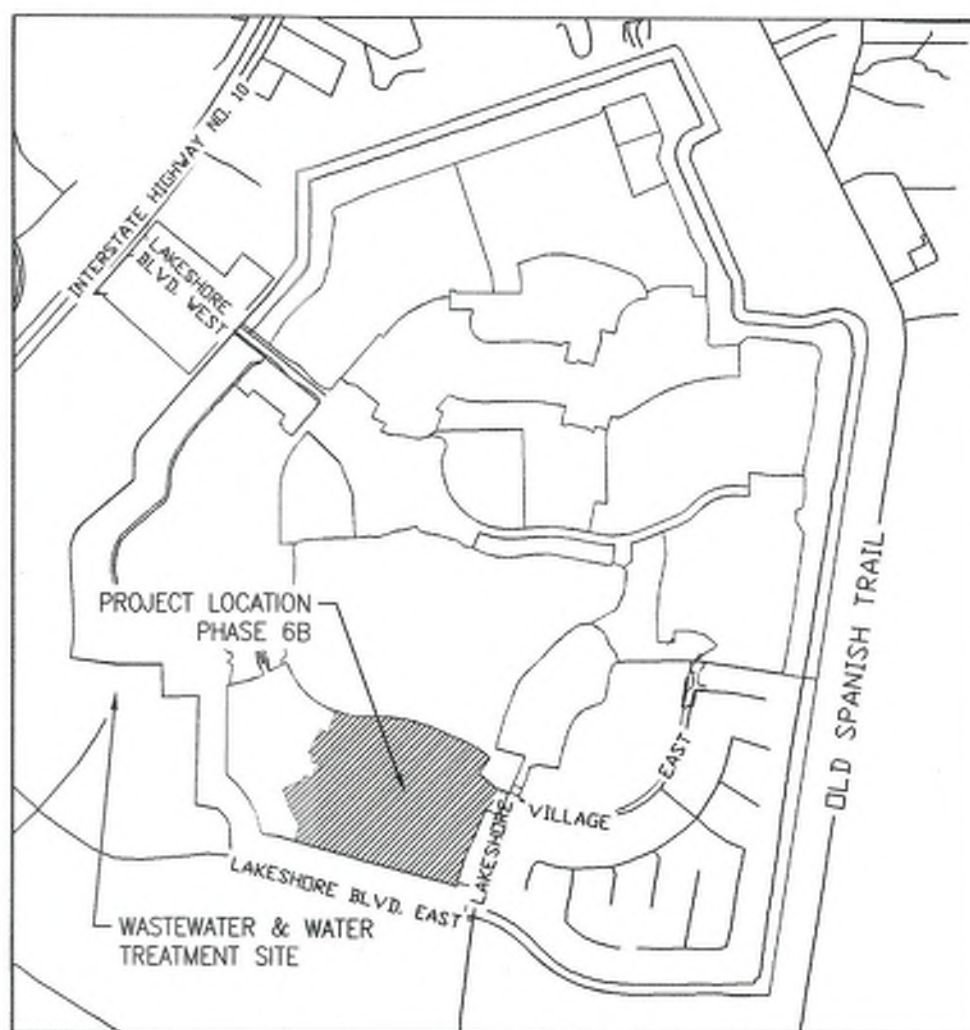
SITE BENCHMARK #2: 5/8" IRON ROD SET ±25' SOUTH OF THE 1/2" IRON ROD FOUND AT THE COMMON CORNER OF THE NORTHWEST CORNER OF LOT 342 IN PHASE 1A AND THE SOUTHWEST CORNER OF LOT 343 PHASE 1A AND ±228' WEST OF THE CENTERLINE OF LAKESTORE DRIVE. (SEE DRAWING FOR LOCATION)  
ELEVATION: -0.71'

NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA  
STATE PLANE SOUTH ZONE (1702) AND 83 AS DERIVED FROM  
THE LSU C4G RIK NETWORK (2020.5).

P.O.B. (POINT OF BEGINNING)  
P.O.C. (POINT OF COMMENCEMENT)



GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	276
LAKE PONTOCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD
7,404± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET, 55 FEET
1,130'± MAX BLOCK LENGTH	9,850'± STREET LENGTH
60,790± ACRES TOTAL AREA OF DEVELOPMENT	46.74 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
BUILDING SETBACKS	
FRONT: 20' (15' LOTS 1207-1220 & 1545-1568) REAR: 15' (50' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHTS OF WAY)	



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 6)

OPEN/GREEN SPACE REQUIRED	
88.983 ACRES X 0.25 S.F. OPEN/GREEN SPACE 22,246 ACRES REQUIRED (=969,035± S.F.)	OPEN/GREEN SPACE PROVIDED 3,318 ACRES (PHASE 3A) 0.770 ACRES (PHASE 3B) 439.779 ACRES (PHASE 4A) 1.289 ACRES (PHASE 4B) 0.657 ACRES (PHASE 5) 1.847 ACRES (PHASE 6) 5.651 ACRES (PHASE 7) 16.449 ACRES (PHASE 8) 19.969 ACRES (PHASE 9) 8.786 ACRES (PHASE 10) 220.916 ACRES TOTAL OPEN/GREEN SPACE REQUIRED
	461.703 ACRES TOTAL PROVIDED

DEDICATION:  
ALL STREET RIGHTS-OF-WAY 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 PRESERVED 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  
Montique T. Bringol, Deputy Clerk

DATE FILED  
08-24-2022

FILE NO.  
6152

(OWNER/OWNER REPRESENTATIVE)  
DR HORTON, INC. - GULF COAST  
7666 VINCENT ROAD  
DENHAM SPRINGS, LA 70726

RECORDED PLAT



I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 08/09/2022

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269  
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE IN FEET



REVISION	BY
PARISH COMMENTS	
05/03/2022	BPV

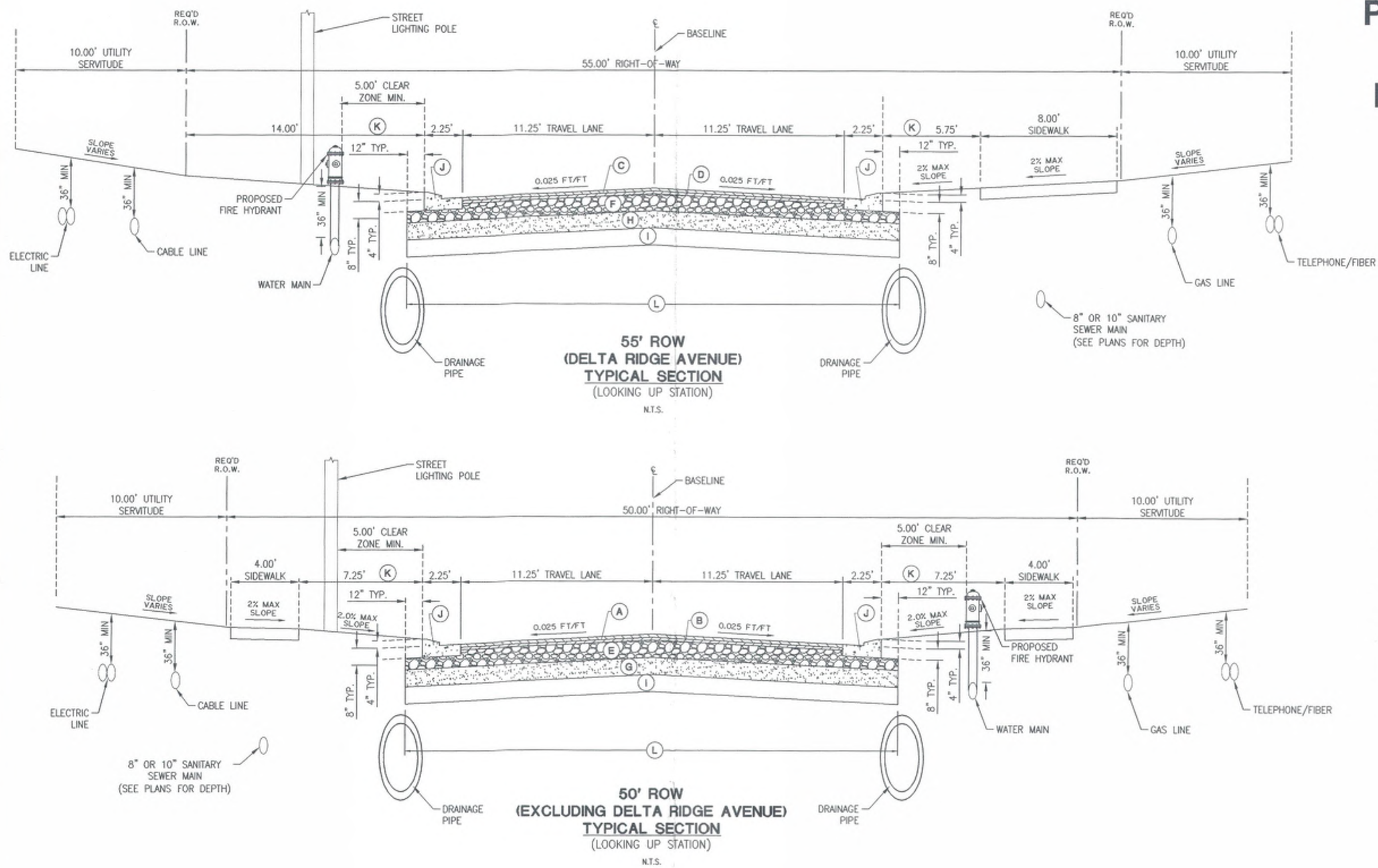
DUPLANTIS DESIGN GROUP, PC  
SURVEY  
16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 | Fax: 985.249.6190  
1308 Camellia Blvd, Suite 200  
Lafayette, LA 70508  
www.ddgpc.com



SUBDIVISION OF LAKESTORE VILLAGES (PHASE 6B)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR:  
DR HORTON, INC. - GULF COAST

DRAWN BPV
CHECKED CMM
PROJECT NO. 20-396
FILE 20-396 PHASE 6B FINAL REV1
SHEET 1-2





# PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6B)

LOCATED IN SECTION 35  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

## LEGEND:

- (A) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (B) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (C) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (D) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (E) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (F) 11" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (G) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (H) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (I) PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- (J) 4" HIGH MOUNTABLE CONCRETE WITH 12" GUTTER AND 15" MOUNTABLE CURB
- (K) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- (L) GENERAL EXCAVATION



## DESCRIPTION PHASE 6B:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 6B, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST, THENCE S11°39'35"W A DISTANCE OF 8974.90 FEET TO A POINT OF BEGINNING; THENCE S40°41'37"W A DISTANCE OF 166.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 67.52 FEET, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, AND A CHORD WITH A BEARING OF S47°25'42"E AND A LENGTH OF 67.51 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 154.07 FEET, SAID CURVE HAVING A RADIUS OF 770.00 FEET, AND A CHORD WITH A BEARING OF S51°16'57"E AND A LENGTH OF 153.81 FEET TO A POINT; THENCE S66°15'32"E A DISTANCE OF 159.24 FEET TO A POINT; THENCE S23°44'28"W A DISTANCE OF 80.75 FEET TO A POINT; THENCE S27°52'24"W A DISTANCE OF 169.74 FEET TO A POINT; THENCE N66°12'55"W A DISTANCE OF 149.77 FEET TO A POINT; THENCE S23°46'20"W A DISTANCE OF 68.66 FEET TO A POINT; THENCE S23°38'55"W A DISTANCE OF 60.06 FEET TO A POINT; THENCE S22°46'37"W A DISTANCE OF 60.14 FEET TO A POINT; THENCE S23°49'44"W A DISTANCE OF 59.97 FEET TO A POINT; THENCE S27°52'24"W A DISTANCE OF 59.97 FEET TO A POINT; THENCE S23°45'26"W A DISTANCE OF 59.89 FEET TO A POINT; THENCE S23°40'10"W A DISTANCE OF 60.10 FEET TO A POINT; THENCE S23°44'48"W A DISTANCE OF 154.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 210.81 FEET, SAID CURVE HAVING A RADIUS OF 1140.69 FEET, AND A CHORD WITH A BEARING OF S18°45'39"W AND A LENGTH OF 210.52 FEET TO A POINT; THENCE S13°34'32"W A DISTANCE OF 98.93 FEET TO A POINT; THENCE N75°06'19"W A DISTANCE OF 1460.98 FEET TO A POINT; THENCE N78°18'02"W A DISTANCE OF 269.13 FEET TO A POINT; THENCE N17°47'15"E A DISTANCE OF 179.74 FEET TO A POINT; THENCE N30°46'14"W A DISTANCE OF 157.31 FEET TO A POINT; THENCE N23°46'41"W A DISTANCE OF 80.96 FEET TO A POINT; THENCE N19°28'57"W A DISTANCE OF 153.12 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 29.35 FEET, SAID CURVE HAVING A RADIUS OF 20.33 FEET, AND A CHORD WITH A BEARING OF N22°43'30"E AND A LENGTH OF 26.87 FEET TO A POINT; THENCE N64°55'30"E A DISTANCE OF 215.32 FEET TO A POINT; THENCE N02°48'14"E A DISTANCE OF 39.81 FEET TO A POINT; THENCE S74°23'54"E A DISTANCE OF 84.61 FEET TO A POINT; THENCE N15°36'06"E A DISTANCE OF 115.00 FEET TO A POINT; THENCE S74°23'54"E A DISTANCE OF 47.13 FEET TO A POINT; THENCE N13°18'30"E A DISTANCE OF 50.04 FEET TO A POINT; THENCE N74°23'54"W A DISTANCE OF 105.29 FEET TO A POINT; THENCE N16°15'46"E A DISTANCE OF 80.52 FEET TO A POINT; THENCE N74°23'54"W A DISTANCE OF 47.66 FEET TO A POINT; THENCE N20°39'08"E A DISTANCE OF 49.49 FEET TO A POINT; THENCE N28°14'30"E A DISTANCE OF 216.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 87.58 FEET, SAID CURVE HAVING A RADIUS OF 865.81 FEET, AND A CHORD WITH A BEARING OF S69°03'17"E AND A LENGTH OF 87.54 FEET TO A POINT; THENCE N18°19'58"E A DISTANCE OF 55.02 FEET TO A POINT; THENCE N18°25'00"E A DISTANCE OF 150.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 239.87 FEET, SAID CURVE HAVING A RADIUS OF 770.00 FEET, AND A CHORD WITH A BEARING OF S80°30'28"E AND A LENGTH OF 238.90 FEET TO A POINT; THENCE S89°25'24"E A DISTANCE OF 302.34 FEET TO A POINT; THENCE S83°51'57"E A DISTANCE OF 157.32 FEET TO A POINT; THENCE S75°06'48"E A DISTANCE OF 245.80 FEET TO A POINT; THENCE S67°25'04"E A DISTANCE OF 402.63 FEET TO A POINT; THENCE S64°29'05"E A DISTANCE OF 161.91 FEET TO A POINT; THENCE S59°29'35"E A DISTANCE OF 95.07 FEET TO A POINT; THENCE S45°50'48"E A DISTANCE OF 67.22 FEET TO A POINT; THENCE S26°57'51"E A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60.791 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS ON RECORD.

## 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 SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE 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 IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1") FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 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.
- 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.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 6 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

## NOTES:

- ZONING:**  
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- PLATTED BUILDING SETBACKS:**  
FRONT: 20' (15' LOTS 1238-1241)  
REAR: 15' (50' ALONG LAKES/CANALS)  
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)
- REFERENCES:**  
A) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1A LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
B) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1B LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
C) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1C LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
D) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1D LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
E) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1E LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
F) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1F LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
G) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1G LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
H) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1H LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
I) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1I LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
J) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1J LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
K) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1K LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
L) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1L LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
M) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1M LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
N) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1N LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
O) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1O LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
P) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1P LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
Q) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1Q LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
R) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1R LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
S) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1S LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
T) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1T LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
U) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1U LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
V) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1V LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
W) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1W LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
X) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1X LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
Y) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1Y LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.  
Z) PLAT SHOWING FINAL SUBDIVISION PLAN PHASE 1Z LAKESHORE VILLAGES SECTIONS 35 & 36, T8S-14E AND SECTIONS 1 & 2, T10S-14E, DISTRICT 13, WARD 9, ST. TAMMANY PARISH, LOUISIANA BY KREBS, LASKALLE, LEMUEUX CONSULTANTS, INC. DATED DECEMBER 12, 2006.

- WETLANDS:**  
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.
- LANDFILL:**  
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.
- GREENSPACES:**  
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- UTILITY LOCATIONS:**  
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR 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 PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- TITLE:**  
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEY THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.
- US-1**  
SERVITUDE PARCEL NUMBER 1

## APPROVALS:

*Monique T. Bringol*  
Clerk of Court  
Monique T. Bringol, Deputy Clerk

08-24-2022  
DATE FILED

6152  
FILE NO.

(OWNER/OWNER REPRESENTATIVE)  
DR. HORTON, INC. - GULF COAST  
7696 VINCENT ROAD  
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 08/09/2022

CORY M. MACMENNAM, P.L.S.: LA REG. NO. 5269  
REGISTERED PROFESSIONAL LAND SURVEYOR

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	003°45'21"	1030.00'	67.52'	S47°25'42"E - 67.51'
C2	011°27'52"	770.00'	154.07'	S51°16'57"E - 153.81'
C3	010°35'21"	1140.69'	210.81'	S18°45'39"W - 210.52'
C4	068°51'42"	50.00'	60.09'	N49°51'29"W - 56.54'
C5	026°14'27"	1102.71'	505.03'	N37°27'06"W - 500.63'
C6	018°55'47"	568.61'	187.86'	N14°12'04"W - 187.01'
C7	019°04'01"	437.08'	145.45'	S12°25'47"E - 144.78'
C8	022°44'49"	420.00'	166.74'	S32°14'09"E - 165.65'
C9	045°49'17"	770.00'	615.80'	S66°31'12"E - 599.52'
C15	017°50'56"	770.00'	239.87'	S80°30'28"E - 238.90'
C16	022°44'49"	420.00'	166.74'	S32°14'09"E - 165.65'
C17	018°55'47"	568.61'	187.86'	N14°12'04"W - 187.01'
C18	022°44'49"	420.00'	166.74'	S32°14'09"E - 165.65'
C19	045°49'17"	770.00'	615.80'	S66°31'12"E - 599.52'
C20	007°53'43"	75.00'	10.33'	S79°01'33"E - 10.33'
C21	013°44'05"	175.00'	41.95'	S00°09'33"W - 41.85'
C22	090°00'00"	13.00'	20.42'	S37°58'24"E - 18.38'
C33	007°53'43"	75.00'	10.33'	S79°01'33"E - 10.33'
C36	090°00'00"	13.00'	20.42'	S37°58'24"E - 18.38'
C65	021°46'59"	12.50'	2.75'	S26°02'19"W - 4.72'
C70	013°04'47"	12.25'	2.80'	S89°30'48"E - 2.79'
C71	007°53'43"	25.00'	3.44'	S79°01'33"E - 3.44'
C99	020°21'51"	25.00'	8.89'	S64°53'46"E - 8.84'
C105	020°21'51"	25.00'	8.89'	N09°08'58"E - 8.84'
C129	094°54'59"	13.00'	21.54'	N82°11'18"E - 19.16'





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 19, 2024

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

Re: Lakeshore Villages Subdivision, Phase 9-B  
Warranty Obligation - \$85,536.00  
BOND #SU1180886

Honorable Council Members,

The Warranty Obligation in the amount of \$85,536.00 expires September 20, 2024 and is scheduled for review by the Parish Council at the August 1, 2024 meeting.

The developer was notified on May 10, 2024 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. Repair asphalt pavement cracks within this phase of Lakeshore Villages (See pictures #1 - #3 – Typical Comment);
2. Concrete curbs were damaged throughout this phase of Lakeshore Villages and need to be repaired (See pictures #4 - #7 – Typical Comment);
3. The concrete sidewalk in the vicinity of Lot #1982 is covered with dirt and needs to be cleaned (See picture #8);
4. The concrete panel of the mailbox cluster located in the vicinity of Lot #1982 is broken and needs to be fixed (See picture #9);
5. The broken concrete sidewalk located in the vicinity of Lot #1950 needs to be replaced (See picture #10);
6. The fire hydrant located in the vicinity of Lot #1988 needs to be raised (See picture #11);
7. Replace/Repair all leaning signage throughout this phase of Lakeshore Villages (See picture #12 – Typical Comment);
8. Install missing blue reflectors in the vicinity of all fire hydrants within this phase of Lakeshore Villages (See picture #13 – Typical Comment).

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 7, 2024*

xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
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, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP





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