

As-Built Drainage Plan (6.18.25) 28229 Manzella Dr (Markups & Summary).pdf Markup Summary

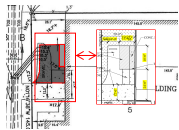
As-Built Plan 1 of 2 (9)



Subject: PE Stamp Rules
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 9:37:01 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Per Louisiana Professional Engineering and Land Surveying Board (LAPELS) Rules updated May 2025, a seal must always be accompanied by the licensee's signature & date. The signature and date must be placed adjacent to or across the seal.

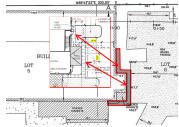
Revise to provide date placed adjacent to or across the seal in addition to just the signature per LAPELS Rules, Chapter 27 Use of Seals.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:17:15 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

The paving required for the new parking space was not constructed in accordance with the previously approved plan.

Finish construction, and update as-built plan accordingly with the required as-built dimensions & elevations, once construction is complete.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:17:23 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

The paving required for the new sidewalk not constructed in accordance with the previously approved plan.

Finish construction, and update as-built plan accordingly with the required as-built dimensions & elevations, once construction is complete.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:17:30 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

The paving and landscaping areas, required for the new parking lot and landscape islands, were not constructed in accordance with the previously approved plan.

Finish construction, and update as-built plan accordingly with the required as-built dimensions & elevations, once construction is complete.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:13:55 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
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Show all wheel stops on as-built plan to verify the required parking has been provided in accordance with the previously approved plans.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:14:02 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Show all landscape timbers or curbing on as-built plan to verify they have been constructed in accordance with the previously approved plans.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:14:09 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Label all as-built ground surface materials on as-built plan, including green/grass areas for verification impervious/pervious areas were constructed in accordance with the previously approved plans.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:14:14 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Not all as-built dimensions were provided on the as-built plan as required per the exhibit provided to the contractor on 5-8-2025. (See attached 5-8-2025 email with exhibit for your reference.)

Revise.



Subject: As-Built Comment
Page Label: As-Built Plan 1 of 2
Date: 6/25/2025 11:22:22 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

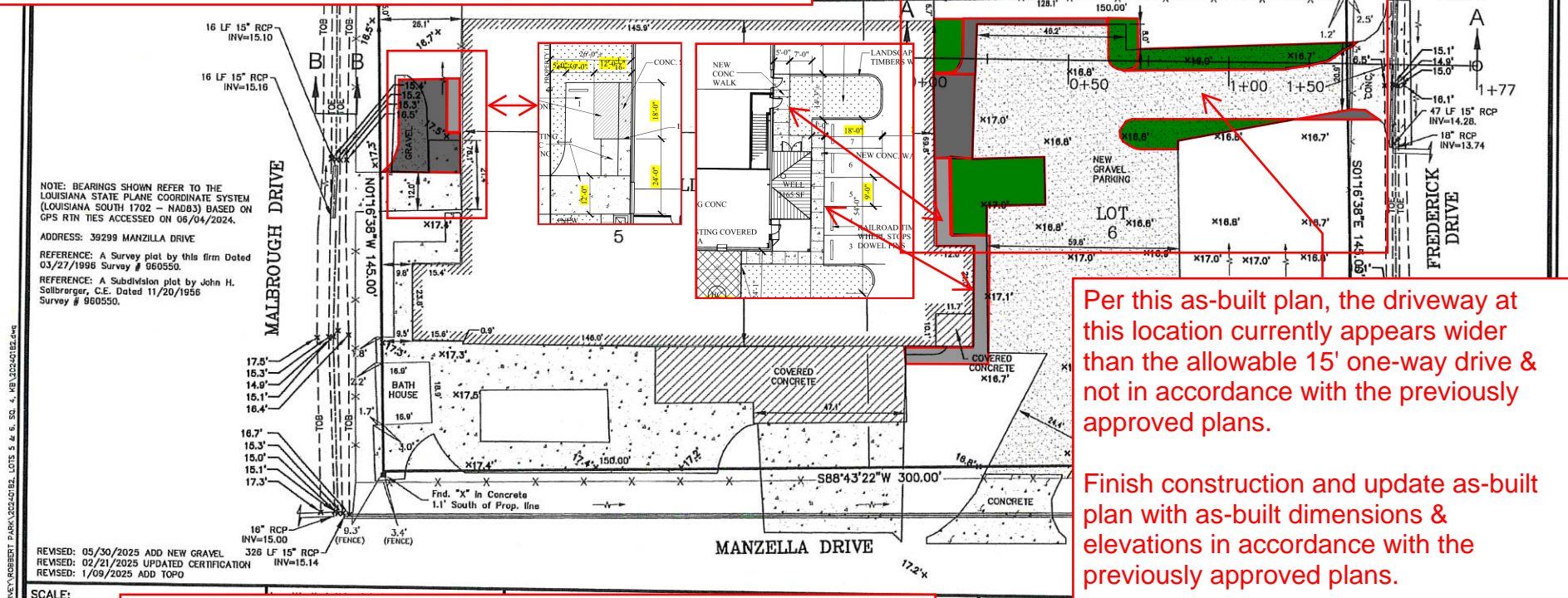
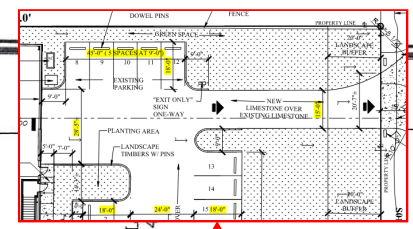
Per this as-built plan, the driveway at this location currently appears wider than the allowable 15' one-way drive & not in accordance with the previously approved plans.

Finish construction and update as-built plan with as-built dimensions & elevations in accordance with the previously approved plans.

Show all wheel stops on as-built plan to verify the required parking has been provided in accordance with the previously approved plans.

Show all landscape timbers or curbing on as-built plan to verify they have been constructed in accordance with the previously approved plans.

Label all as-built ground surface materials on as-built plan, including green/grass areas for verification impervious/pervious areas were constructed in accordance with the previously approved plans.



Per this as-built plan, the driveway at this location currently appears wider than the allowable 15' one-way drive & not in accordance with the previously approved plans.

Finish construction and update as-built plan with as-built dimensions & elevations in accordance with the previously approved plans.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 06/04/2024.
ADDRESS: 39299 MANZILLA DRIVE
REFERENCE: A Survey plot by this firm Dated 03/27/1998 Survey # 960550.
REFERENCE: A Subdivision plot by John H. Saltbrager, C.E. Dated 11/20/1958 Survey # 960550.

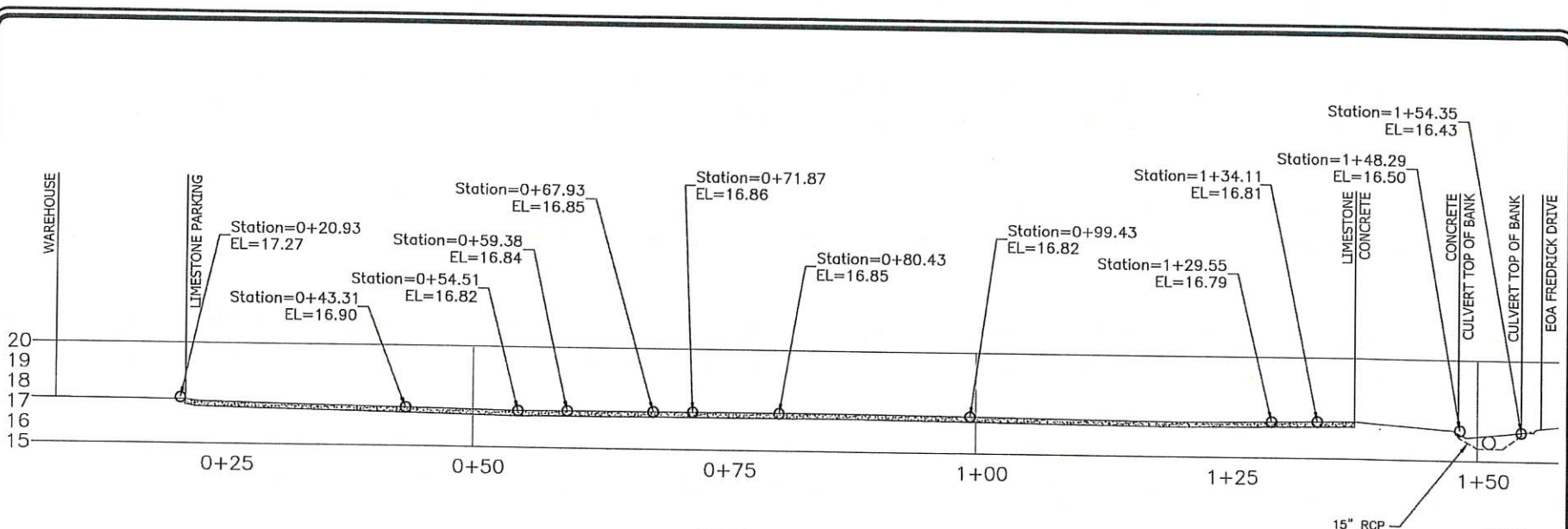
REVISED: 05/30/2025 ADD NEW GRAVEL
REVISED: 02/21/2025 UPDATED CERTIFICATION
REVISED: 1/09/2025 ADD TOPO

SCALE: 1" = 20'
DATE: 06/2025
DRAWN BY: VLL/JN
DWG. NO: 20
SHEET: 2

Not all as-built dimensions were provided on the as-built plan as required per the exhibit provided to the contractor on 5-8-2025. (See attached 5-8-2025 email with exhibit for your reference.)
Revise.

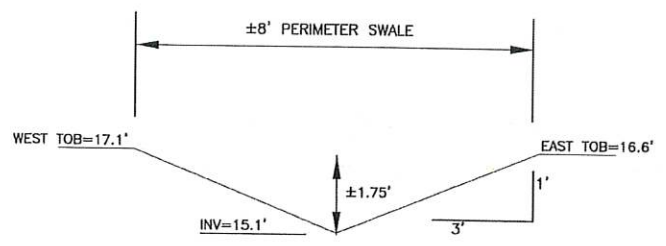
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Sildell, Louisiana 70458
E-mail: jvbassoc@burkes.com
Phone: 985-649-0075 Fax: 985-649-0154

JERALD D. LONG
Licence No. 5374
PROFESSIONAL LAND SURVEYOR
SURVEYED BY:
JERALD D. LONG
LA REG. No. 5374

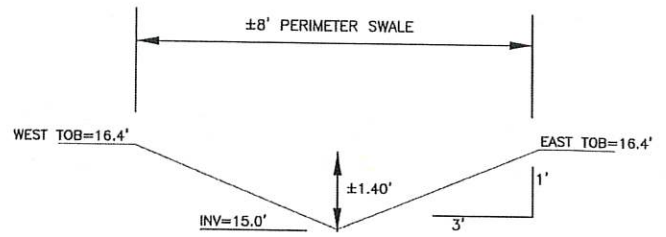


SECTION A-A

SCALE:
1" = 10 HORIZ.
1" = 5 VERT.



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

SCALE:	NOTED
DATE:	06/04/2024
DRAWN BY:	VLL/JN
CHECKED BY:	JDL
DWG. NO:	20240182
SHEET	2 OF 2

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines shown as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0440 D
DATE: 04/21/1999
ZONE: C
B.F.E.: N/A

Verify prior to construction with local governing body.

**ASBUILT CROSS SECTIONS IN
LOTS 5 & 6, SQ. 4, ROBERT PARK S/D
IN SECTION 12, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to original purchaser of the survey: it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.

KAUFMANN

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

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PLAN FILE: G:\SURV\ACT\NO.2024\LOT SURVEY\ROBERT PARK\20240182.LOTE 5 & 6, SQ. 4, REV.20240182.dwg