

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1597

COUNCIL SPONSOR: Hon. Steve Stefancik/President PROVIDED BY: Department of Engineering

A RESOLUTION ESTABLISHING WARRANTY OBLIGATIONS.

WHEREAS, the Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Warranty Obligations are maturing in the near future; and

WHEREAS, these Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council;

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following actions regarding Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

WARRANTY

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
THE DOMINION SUBDIVISION, PH1 AMOUNT: \$56,500 EXPIRES: JANUARY 5, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1 YEAR) OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TAMMANY WEST MULTIPLEX SUB, PH2B AMOUNT: \$16,700 EXPIRES: JANUARY 7, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1)YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TALLOW CREEK SUBDIVISION, PH1B AMOUNT: \$14,200 EXPIRES: JANUARY 9, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
KOOP OFFICE PARK SUBDIVISION AMOUNT: \$9,900 EXPIRES: JANUARY 11, 2006 WARD: 4 DISTRICT: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
PENN MILL LAKES SUBDIVISION, PH2A 1 AMOUNT: \$19,800 EXPIRES: JANUARY 11, 2006 WARD: 3 DISTRICT: 3	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
THE BLUFFS SUBDIVISION, PH 4 AMOUNT: \$15,500 EXPIRES: JANUARY 12, 2006 WARD: 8 DISTRICT: 9	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS ASSOCIATION (PRIVATE SUBDIVISION)
PENN MILL LAKES SUBDIVISION, PH 1 AMOUNT: \$63,900 EXPIRES: JANUARY 13, 2006 WARD: 3 DISTRICT: 3	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TAMMANY MIDDLE, LLC SUB PH 1 AMOUNT: \$33,200 EXPIRES: JANUARY 14, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

STIRLING MANDEVILLE SUBDIVISION AMOUNT: \$15,900 EXPIRES: JANUARY 20, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
LES BOIS SUBDIVISION, PH 2A AMOUNT: \$18,000 EXPIRES: JANUARY 22, 2006 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM
BROOKSTONE SUBDIVISION, PH2 AMOUNT: \$25,100 EXPIRES: JANUARY 23, 2006 WARD: 4 DISTRICT: 5	EXTEND FOR ONE (1) YEAR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
GRAND CHAMPIONS OF OAK HARBOR SUBDIVISION, FILING 2 EXPIRES: JANUARY 25, 2006 AMOUNT: \$16,700 WARD: 9 DISTRICT: 13	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS ASSOCIATION (PRIVATE SUBDIVISION)
LANDINGS OF CROSSGATES SUBDIVISION PHASE 4 EXPIRES: JANUARY 31, 2006 AMOUNT: \$28,500 WARD: 8 DISTRICT: 9	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS ASSOCIATION (PRIVATE SUBDIVISION)
FOREST BROOK SUBDIVISION PH 4C4 EXPIRES: DECEMBER 21, 2005 AMOUNT: \$22,200 WARD: 4 DISTRICT: 7	RELEASE L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM
FOREST BROOK SUBDIVISION PH 5B EXPIRES: DECEMBER 21, 2005 AMOUNT: \$14,400 WARD: 4 DISTRICT: 7	RELEASE L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____ 2005 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
e-mail: eng@stpgov.org

Kevin Davis
Parish President

November 18, 2005

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

**Re: Dominion Subdivision, Phase 1
WARRANTY (\$56,500)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$56,500, expires January 5, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on October 5, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. Concrete roadway joints need to be "routed out" to remove spalls and place joint material at the intersection of Dominion Blvd. & Jade Court (vicinity of Lots no.s 1, 4, 42 & 62);
2. Roadside ditches are holding water at several locations and need to be re-graded to provide positive flow.
3. Outfall ditch between Lot No.s 2 & 3 is holding water and needs to be graded to drain properly;
4. Cross-culverts are blocked in several locations and need to be cleaned out;
5. Replace blue reflectors where needed;
6. Letter dated January 14, 2005, addressed to Kelly McHugh needs to be addressed (copy attached for ready reference).

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

ENC. 01-14-2005 LTR..

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Mr. Joe Gustafson, P.E.
Fairway Development Group
Mr. Kelly Mc Hugh, P.E.



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Kevin Davis
Parish President

January 14, 2005

Mr. Kelly McHugh
Kelly McHugh & Associates
845 Galvez Street
Mandeville, LA 70448

Re: Dominion Subdivision, Phase 1

Dear Mr. McHugh:

Reference is made to your letter dated December 20, 2004 regarding the release of the Warranty Obligation (\$56,500).

A confirmation inspection was made on January 13, 2005. The inspection was made during a minor rain fall event and disclosed that the detention pond outfall culvert was discharging about 75% full. The main outfall ditch south of Brewster Road was flowing bank full. The outfall for this pond has been observed at times when the pond is not discharging and standing water is in the outfall pipe and in the Brewster Road ditches. The outfall for this pond is not at a low enough elevation to adequately drain the pond at any time. We have concerns that the pond "as is" does not have the approved design capacity for storage. We have not personally observed but it has been reported to this office that the pond has previously overflowed.

It will be necessary that we meet to discuss possible solution to this condition. Another inspection can be made later on regarding the release of the Warranty Obligation.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Earl Magner
Fairway Development Group



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Kevin Davis
Parish President

November 18, 2005

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

**Re: Tammany West Multiplex Subdivision, Phase 2B
WARRANTY OBLIGATION (\$16,700)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$16,700, expires January 7, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on October 5, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. Speed limit signs are needed upon entering and exiting;
2. Blue reflectors are needed;

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Richard C. Lambert Consultants, LLC
Pass On It Properties, LLC
Gulf States Development Services, LLC



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Kevin Davis
Parish President

November 18, 2005

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

**Re: Tallow Creek Subdivision, Phase 1B
WARRANTY OBLIGATION (\$14,200)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$14,200, expires January 9, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on September 27, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. Replace all broken sections of rollover curb;
2. Replace blue reflectors where missing;

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
J.V. Burkes & Associates
Lonesome development, LLC



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Kevin Davis
Parish President

November 18, 2005

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

**RE: Koop Office Park Subdivision
WARRANTY OBLIGATION(\$9,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$9,900 expires January 11, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on September 27, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least 60 days prior to the expiration of the obligation, that the punch list has been completed.

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

The following punch list items remain:

1. The roadside ditches are holding water and need to be regraded to have positive flow;
2. Detention pond is holding water and needs to be sloped to drain properly;
3. The street sign post needs to be straightened at Koop Dr. & Commerce Row.

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux". The signature is written in a cursive, flowing style.

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Joe Impastato
Mr. Greg Gordon
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl Magner, P.E.
Cooper Engineering, Inc.
Ms. Mary Golden



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Kevin Davis
Parish President

November 18, 2005

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

**Re: Penn Mill Lakes Subdivision, Phase 2A-1
WARRANTY OBLIGATION (\$19,800)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$19,800, expires January 11, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on September 28, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. Roadways need to be broomed for a meaningful inspection to be made;
2. Roadside swales are silted up and are holding water; need to be regraded to provided to positive flow;
3. Cross culverts and outfall culverts have silt build up and need to be cleaned out;
4. Main outfall culvert is holding water-downstream ditch needs to be cleaned out for culvert to function;
5. Street name and traffic signs need to be replaced;
6. Blue reflectors need to be replaced;
7. Silt abatement measures need to be employed at this site.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable James "Red" Thompson
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Cooper Engineering, Inc.
Penn Mill Lakes, LLC



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Kevin Davis
Parish President

November 18, 2005

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

Re: The Bluffs Subdivision, Phase 4
WARRANTY OBLIGATION(\$15,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$15,500 expires January 12, 2006 and is scheduled for review at the December 1, 2005 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 a Private Subdivision and the Parish is not responsible for maintenance.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Barry Baggert
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
J.V. Burkes & Associates
Cross Gates, Inc.



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Kevin Davis
Parish President

November 18, 2005

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

**Re: Penn Mill Lakes Subdivision, Phase 1
WARRANTY (\$63,900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$63,900, expires January 13, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on September 28, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. Traffic and street name signs need replacing and/or poles need to be straightened;
2. Roadside ditches have standing water in some locations and need to be graded;
3. Blue reflectors need replacement at some locations;
4. Foot bridges, walking paths, overlooks and park amenities need to be constructed; a response to our July 23, 2004 letter (copy attached) is needed.

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable James "Red" Thompson
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Mr. Joe Gustafson, P.E.
Cooper Engineering, Inc
Penn Mill Lakes, LLC



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Kevin Davis
Parish President

July 23, 2004

Mr. Mark Luna
Sunrise Construction & Development Corp.
1208 Belair Boulevard
Slidell, LA 70460

Re: Penn Mill Lakes Subdivision - Phase 1-A

Dear Mr. Luna:

Reference is made to your letter dated July 20, 2004.

Items #1 and #2 outlined in your letter can be accomplished by contacting Mr. Robert Barnett, Attorney for Parish Government. There is a standard procedure that can be used for such amendments or act of correction to recorded plats.

However, item #3 will require more specifics from you. To REMOVE foot bridges, walking trails, lake overlooks, etc would require Planning Commission approval since they are an integral part of the Preliminary and Final approvals.

Should you merely desire to RELOCATE them that is a different scenario and could also be included in an act of correction as items #1 and #2.

Please clarify your proposal and action can be taken accordingly.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. James "Red" Thompson
Mr. Ron Keller
Mr. Earl Magner
Cooper Engineering, Inc
Mr. Robert Barnett



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Kevin Davis
Parish President

November 18, 2005

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

Re: Tammany Middle, LLC Subdivision, Phase 1
WARRANTY OBLIGATION(\$33,200)

Honorable Council Members:

The Warranty Obligation in the amount of \$33,200 expires January 14, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on October 5, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

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

The following punch list items remain:

1. Remove all silt debris from roadway so that a meaningful inspection can be made;
2. Roadway shoulders need to have erosion protection in place;
3. Inspect catch basins, cross culverts and subsurface culverts for possible needed silt removal;
4. Street name sign is needed;
5. Detention pond surfaces need to be regraded and a mature stand of grass before the parish can release the Warranty Obligation;
6. Street light poles need to be plumbed;

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux". The signature is written in a cursive, flowing style.

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Greg Gordon
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl Manger, P.E.
Duplantis Design Group
Bruno & Bruno
Gulf States Development Services



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Kevin Davis
Parish President

November 18, 2005

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

Re: Stirling Mandeville Subdivision
WARRANTY OBLIGATION (\$15,900)

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$15,900, expires January 20, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on October 4, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

The work required is as outlined in the letter dated July 27, 2005, from Jim Rehkopf to Jean Thibodeaux (copy attached for ready reference.)

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

enc. 7/27/2005 letter

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

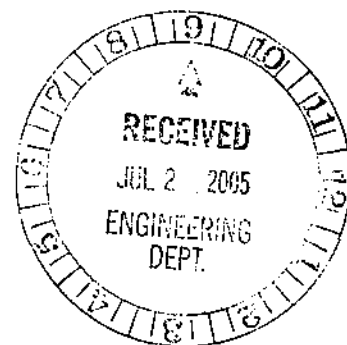
Mr. Earl Magner, P.E.
Duplantis Design Group
Stirling Properties



111 Veterans Blvd., Suite 740 Metairie, LA 70005 504|834|1111 FAX 504|834|1145

July 27, 2005

Mr. Jean Thibodeaux
St. Tammany Parish Engineer
21490 Koop Drive
Mandeville, La. 70471



Re: Stirling Covington Shipping Center
Hwy. 21 @ I-12
Warranty Bond Obligation

VIA EMAIL AND OVERNIGHT DELIVERY

Dear Jean,

Yesterday (7/26/05) I met with Earl Magner, Becky Lala, Brian Fortson and Joe Gustafson from your office along with Kyle Crusta from Richard Price Contracting Co. and Paul Gagliano from La. Landscape Co. The purpose of the meeting was to outline all steps necessary in order for St. Tammany Parish to release the Warranty Bond Obligation currently held on the drainage and road structures in the referenced shopping center.

There are two immediate actions required:

- 1. Earl Magner to confirm to Jim Rehkopf the Warranty Bond expiration date.**
- 2. Kyle Crusta to install hay bales and rock around the drain inlets behind the Theater under construction to prevent soil infiltration into the drain system.**

The following actions are to be completed by the end of September 2005.

1. Paul Gagliano to have all of the detention pond bank slopes fully covered with grass to prevent erosion. Ponds 1 and 3 are looking good, pond #2 behind Target still needs work.
2. Paul Gagliano to complete the sodding of the west bank of the Christwood ditch as part of his landscaping contract for the Theater and to add seed to the east bank of said ditch for erosion control.
3. Kyle Crusta to install rip-rap at the northeast section of the property where the site drainage exits the shopping center and travels onto the adjacent 168 acre tract of land heading towards Tchefuncte River.
4. Kyle Crusta to install rip-rap in the Christwood ditch where the Shopping Center detention ponds enter the ditch to prevent erosion.
5. Kyle Crusta to excavate the portions of Christwood ditch that are currently silted up to allow for proper flow.
6. Kyle Crusta to remove the silt fence at all drainage structures in the detention ponds.

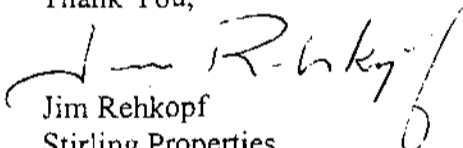
What a Connection!

At the end of September 2005 Stirling Properties will issue a letter to the Parish Engineering Department written by the Project Engineer along with an as-built survey showing the invert elevation of the pond #2 drainage weir where the baffle was recently installed. The letter shall state that the engineer certifies that the erosion control measures in place are satisfactory and that the detention ponds are functioning as designed. At that time, East Brewster Road and Christwood Ditch will be officially accepted into the Parish Maintenance system and the Warranty Bond Obligation will be released.

In order for Stirling Properties to dedicate Stirling Blvd. to the Parish, Stirling Properties shall follow the requirements of the Parish Ordinance pertaining to said dedication and the letter written by Stirling Properties to the Parish dated May 13, 2005. The dips in the road and the areas around the manholes will have to be corrected as well as submittal to the Parish of the road's previous soil and asphalt inspections.

Please advise of any concerns or corrections to the above.

Thank You,


Jim Rehkopf
Stirling Properties

cc: Paul Gagliano
Kyle Crusta
Earl Price
Becky Lala
Earl Magner
Joe Gustafson
Brian Fortson

Mike Blanchard
Jeff Marshall
Jennifer West
Ricky Galloway
Chip Songy
Craig Marks



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Kevin Davis
Parish President

January 18, 2005

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

RE: Les Bois Subdivision, Phase 2A
WARRANTY OBLIGATION(\$18,000)

Honorable Council Members:

The Warranty Obligation in the amount of \$18,000 expires January 22, 2006 and is scheduled for review at the December 1, 2005 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 a public access subdivision and the Parish will maintain all roadways and roadside drainage.

Sincerely,

A handwritten signature in cursive script that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Hon. Marty Dean
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Les Bois, LLC
Cooper Engineering, Inc.



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
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Kevin Davis
Parish President

November 18, 2005

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

**Re: Brookstone Subdivision, Phase 2
WARRANTY OBLIGATION (\$25,100)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$25,100, expires January 23, 2006 and is scheduled for review by the Parish Council at the December 1, 2005 meeting.

The developer was notified on October 5, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items remain:

1. The roadway needs to be broomed for a meaningful inspection to be made;
2. Shoulders in front of houses must be sodded and swale ditches dressed to have positive flow;
3. The outfall culverts for S.D.S.A. #31 and #32 are holding water; the downstream ditches need to be cleaned out so that the detention ponds will drain to the elevation of the invert of the outfall culverts;
4. The subsurface drainage flush grates are eroding at the entrances; the grates need to be restored;
5. Some reflectors need to be replaced;
6. The discharge end of the 24" RPVCCP does not have the slope pavement constructed and erosion is active; additional downstream rip rap is required to stop this erosion;
7. Erosion is active on each side of the main culvert crossing (Bridge); erosion must be checked;
8. The silt within the 3 - 88" x 54" culverts need to be removed;
9. Inspect and verify that the slope pavement is constructed at the end of 30" RPVCCP between Lots 50 and 51;
10. Concrete waste must be removed from road right-of-way at northern end of Phase 2.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Mr. Kelly J. McHugh
B.I.L., LLC



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Kevin Davis
Parish President

November 18, 2005

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

**Re: Grand Champions of Oak Harbor Subdivision, Filing 2
WARRANTY OBLIGATION (\$16,700)**

Honorable Council Members:

The Warranty Obligation in the amount of \$16,700 expires January 25, 2006 and is scheduled for review at the December 1, 2005 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 a Private Subdivision and the Parish will not be responsible for any maintenance.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Hon. Joe "Coach" Thomas
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
CJS Real Estate, LLC
Wink, Inc.



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Kevin Davis
Parish President

November 18, 2005

St. Tammany Parish Council
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Covington, LA 70434

**RE: Landings of Crossgates Subdivision, Phase 4
WARRANTY OBLIGATION(\$28,500)**

Honorable Council Members:

The Warranty Obligation in the amount of \$28,500 expires on January 31, 2006 and is scheduled for review at the December 1, 2005 meeting.

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

Therefore, it is recommended that the Warranty be released upon expiration.

This is a Private Subdivision and the Parish will not be responsible for any maintenance.

Sincerely,

A handwritten signature in cursive script that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc:

Mr. Greg Gordon
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl Magner, P.E.
Cross Gates, Inc.
JV Burkes & Associates



ST. TAMMANY PARISH

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Kevin Davis
Parish President

November 18, 2005

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

**Re: Forest Brook Subdivision Phase 4-C-4
WARRANTY OBLIGATION (\$22,200)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$22,200 expires December 21, 2005.

This office has inspected the site. All work has been satisfactorily completed.

Therefore, it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish will be responsible for maintenance of the roadways & roadside drainage.

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Councilman Joe Impastato
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Deep South Development
Cooper Engineering, Inc.



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Kevin Davis
Parish President

November 18, 2005

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

Re: Forest Brook Subdivision, Phase 5B
WARRANTY OBLIGATION (\$14,400)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$14,400 expires on December 21, 2005.

This office has inspected the site. All of the work has been satisfactorily completed.

Therefore, it is recommended that the Warranty Obligation be released.

This is a Public access subdivision and the Parish will be responsible for maintenance of the roadways and roadside drainage.

Sincerely,

A handwritten signature in black ink that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Joe Impastato
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Deep South Development
Cooper Engineering, Inc.