

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1507

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>
TCHEFUNCTE SOUTH S/D PH2 AMOUNT: \$10,200 EXPIRES: OCTOBER 29, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
VERSAILLES S/D PH 5-A AMOUNT: \$62,300 EXPIRES: OCTOBER 27, 2005 WARD: 3 DISTRICT 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
LAKESHORE ESTATES S/D PH 1A-4 AMOUNT: \$67,500 EXPIRES: OCTOBER 13, 2005 WARD: 9 DISTRICT: 13	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TURTLE CREEK S/D PH 5-1-C AMOUNT: \$32,000 EXPIRES: OCTOBER 19, 2005 WARD: 8 DISTRICT: 9	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
THE MOORINGS S/D PH 5 AMOUNT: \$33,400 EXPIRES: OCTOBER 19, 2005 WARD: 8 DISTRICT: 13	CALL L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS ASSOCIATION (PRIVATE SUBDIVISION)

C-1507



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

August 19, 2005

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

**Re: Tchefuncta South Subdivision, Phase 2
Warranty Obligation (\$10,200)**

Honorable Council Members:

The Warranty Obligation in the amount of \$10,200 expires October 29, 2005 and is scheduled for review by the Parish Council at the September 1, 2005 meeting.

The developer was notified on June 27, 2005 by the Department of Engineering fo 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. Need stop sign at Opine Court;
2. Need speed limit signs;
3. Blue reflectors need replacement;
4. Entrance median needs final dressing & sodding.

Sincerely,

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

JMT/ak

cc:	Hon. Marty Dean	Ms. Leslie Long	Tchefuncte Trace South, LLC
	Mr. Ron Keller	Mr. Earl J. Magner, P.E.	
	Mr. Greg Gorden	Kelly J. McHugh	



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Kevin Davis
Parish President

August 19, 2005

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

**Re: Versailles Subdivision, Phase 5-A
Warranty Obligation (\$62,300)**

Gentlemen:

The Warranty Obligation in the amount of \$62,300 expires October 27, 2005 and is scheduled for review by the Parish Council at the September 1, 2005 meeting.

The developer was notified on June 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. Roadway's need to be broomed for a meaningful inspection to be made;
2. Sedimentation barriers and silt barriers are not functioning at most house construction and flush grates. These location must be maintained continuously to prevent siltation in the subsurface drainage system and eventually into the streams;
3. All shoulders that are not part of house construction must have erosion protection in place;
4. Barrier curb needs to be restored in Coque Court;
5. Cul de sac and court medians need final dressing & sodding;
6. Permanent street name & traffic signage is needed;
7. Replace blue reflectors where needed;
8. At the east end of this phase, brick bollards are being constructed within road shoulder; furnish a drawing depicting this installation for our review and approval, since it is within future Parish R.O.W. and maintenance.

Sincerely,

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

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

JMT/ak

cc: Hon. Marty Dean
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Earl Magner, P.E.
Ms. Sabrina Schenk

Mr. Kelly J. McHugh
I.M. Land Development, LLC

C-1507



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Kevin Davis
Parish President

August 19, 2005

St. Tammany Parish Council
P.O. Box 628
Covington, LA 7434

Re: Lakeshore Estates, Phase 1A-4
WARRANTY OBLIGATION (\$67,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$67,500 expires October 13, 2005 and is scheduled for review by the Parish Council at the September 1, 2005 meeting.

The developer was notified on June 13, 2005 by the Department of Engineering for the punch list items required and for his engineer to certify to this office at least (60) days prior to the expiration for the obligation, that the punch list has been completed.

This office has not yet 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. Roadways must be broomed for a meaningful inspection to be made;
2. Blue reflectors need to be replaced.

Sincerely,

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

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.
KLL Consultants



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Kevin Davis
Parish President

0-1507

June 13, 2005

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

**Re: Turtle Creek Phase 5-1-C
WARRANTY OBLIGATION (\$32,000)**

Gentlemen:

The Warranty Obligation in the amount of \$32,000 expires October 19, 2005 and is scheduled for review by the Parish Council at the September 1, 2005 meeting.

The developer was notified on June 13, 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 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. Roadways must be broomed for a meaningful inspection to be made;
2. Subsurface Drainage and catch basins need to be inspected for possible silt removal;
3. Permanent street name signs installed; however, temporary signs need to be removed;
4. Some blue reflectors need to be replaced.
5. Enclosed is a copy of our letter to you dated October 27, 2004 which goes into details regarding the requirements for the Parish to take over the detention pond for maintenance. In addition to these items the rain erosion must be dressed out and erosion protection applied. We remind you that this Warranty is in the second year and must be CALLED if the work is not satisfactorily accomplished.

Sincerely,

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

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

JMT/ak

cc: Hon. Barry Baggert Ms. Leslie Long
 Mr. Ron Keller Mr. Earl J. Magner, P.E.
 Mr. Greg Gorden J.V. Burkes & Associates

C-1507



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Kevin Davis
Parish President

October 27, 2004

Cross Gates, Inc
1400-B Gause Blvd
Slidell, LA 70458

Re: **Turtle Creek Subdivision, Phase 5-1-C**
Performance Obligation (\$150,000)

Gentlemen:

We are in receipt of the As-Built drawing for the dry and wet detention ponds for this subdivision. The dry pond construction is covered by the \$150,000 Performance Obligation.

An inspection was made of the site on October 27, 2004. The inspection disclosed that the dry detention pond has been satisfactorily constructed and the as-built drawing confirms that it has been constructed in accordance with the approved plans.

The wet detention pond was constructed during other phases of Turtle Creek Subdivision and Cross Creek Subdivision. The wet detention pond was never included in any of the previous subdivision construction recorded plats but is now included in Turtle Creek Subdivision, Phase 5-1-C recorded plat.

For the Parish to maintain the wet pond along with the dry pond as indicated on the recorded plat for Phase 5-1-C it will be necessary that the wet pond conforms to subdivision ordinance #499. As-Built plans of the wet pond must be furnished confirming compliance.

Eventhough the Performance Obligation of \$150,000 is being recommended for release, the entire detention area will be covered by the \$32,000 Warranty Obligation which expires October 19, 2005. Therefore, the wet pond and dry pond must conform by that date. The dry pond needs the following:

1. A substantial growth of grass must be apparent on the periphery and bottom;
2. Erosion protection (rip rap) is needed at the intake structures;
3. All woody debris must be removed from the periphery berm.

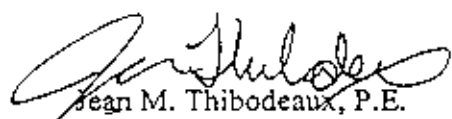
C-1507

Cross Gates, Inc
Turtle Creek S/D, Ph 5-1-C
Page 2 of 2

You are reminded that acceptance by the Parish is for maintenance purposes only and not for aesthetic purposes.

If you have any questions please advise.

Sincerely,



Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Barry Bagert
Mr. Ron Keller
Mr. Earl Magner
J.V. Burkes & Associates



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0-1501
Kevin Davis
Parish President

August 19, 2005

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

Re: **The Moorings Subdivision, Phase 5**
WARRANTY OBLIGATION (\$33,400)

Honorable Council Members:

The Extended Warranty Obligation is in the amount of \$33,400 expires on October 19, 2005 and is scheduled for review by the Parish Council at the September 1, 2005 meeting.

In accordance with Ordinance No. 99-3176 the Department of Engineering has made an inspection of the site on July 11, 2005.

The developer was notified on June 13, 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. If not, the obligation will be automatically called.

This office has not yet received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Concrete Roadway:
 - a. Severe structural cracks, some differential settlement, in AZORES DRIVE cul de sac (EAST) need to be reviewed in the field with your engineer to determine a satisfactory method of restoration;
 - b. all joints & minor cracking on all roadways need to be cleaned out, remove all spalls and fill with joint crack sealer;
 - c. All curbing must be restored (not patched).
2. Replace blue reflectors where needed.

The roads and drainage remain in the ownership of the Homeowners' Association and the Parish is not responsible for any maintenance.

Sincerely,

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

JMT/ak

cc: Honorable Joe "Coach" Thomas Ms. Leslie Long
Mr. Ron Keller Mr. Earl Magner, P.E.
Mr. Greg Gorden J.V. Burkes & Associates