

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6374

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON WARRANTY AND PERFORMANCE OBLIGATIONS

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

WHEREAS, these Performance and 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 recommendation of the Department of Finance and the Department of Engineering, and approves the following action regarding Performance and 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.

<u>NAME OF SUBDIVISION</u>	<u>OBLIGATION</u>	<u>RECOMMENDATION</u>
Ashland Oaks Business Park Subdivision	PERFORMANCE	Extend for one (1) year or
Amount: \$ 32,400.00		until the work is satisfactorily
Expires: December 7, 2020		accomplished.
Ward 1, District 1		
Enter the Parish R.O.W. Resolution No. 16-059	WARRANTY	Release upon expiration
10th Street/Chinchuba Subdivision		
Amount: \$ 2,500.00		
Expires: January 15, 2021		
Ward 4, District 4		
Grand Oaks Subdivision, Phase 2-C	WARRANTY	Release
Amount: \$ 54,600.00	(Extended)	
Expires: October 18, 2021		
Ward 1, District 1		
Jackson Court Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 36,300.00		until the work is satisfactorily
Expires: January 7, 2021		accomplished.
Ward 1, District 1		
Maison du Lac Subdivision, 3A	WARRANTY	Release upon expiration
Amount: \$ 4,000.00		
Expires: December 13, 2020		
Ward 1, District 1		
Pruden Creek Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 58,100.00		until the work is satisfactorily
Expires: January 8, 2021		accomplished.
Ward 3, District 1		

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 3 DAY OF DECEMBER , 2020, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance & Warranty Obligations are as follows:

1. **Ashland Oaks Business Park Subdivision**
Performance Obligation - \$32,400.00 - Extend
2. **Enter the Parish R.O.W. Resolution No. 16-059**
10th Street/Chinchuba Subdivision
Warranty Obligation - \$2,500.00 - Release
3. **Grand Oaks Subdivision, Phase 2-C**
Warranty Obligation - \$54,600.00 - Release
4. **Jackson Court Subdivision**
Warranty Obligation - \$36,300.00 - Extend
5. **Maison du Lac Subdivision, Phase 3A**
Warranty Obligation - \$4,000.00 - Release
6. **Pruden Creek Subdivision**
Warranty Obligation - \$58,100.00 - Extend

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
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Amount: \$32,400.00		until the work is satisfactorily
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Amount: \$54,600.00	(Extended)	
Expires: October 18, 2021		
Ward 1, District 1		
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Amount: \$36,300.00		until the work is satisfactorily
Expires: January 7, 2021		accomplished.
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Amount: \$58,100.00		until the work is satisfactorily
Expires: January 8, 2021		accomplished.
Ward 3, District 1		



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Ashland Oaks Business Park Subdivision
Performance Obligation - \$32,400.00 - LOC #444

Honorable Council Members,

The above referenced Performance Obligation in the amount of \$32,400.00 expires December 7, 2020 and is scheduled for review by the Parish Council at the December 3, 2020 meeting.

The following punch list items remain:

1. The Department of Public Works has improved the outfall ditch that is downstream of the I-12 box culvert. The pond outfall, the inverts of the pond culverts, Fox Branch north of I-12, and the inverts of the culverts under I-12 have been surveyed. There is a 6-inch rise between the culverts under Ashland Way at the pond and the I-12 culverts. Therefore, the two (2) south dry detention ponds are still holding water and a solution to allow the south detention ponds to return to dry ponds must be provided or an alternate solution be provided;
2. The roadside ditches are holding water and need regrading to provide a positive flow. A revised as-built drawing of the roadside ditches needs to be furnished showing positive flow to the north and south detention ponds;
3. Replace blue reflectors where needed.

This office is currently working with Kelly McHugh & Associates, Inc. to address the above items. Revised plans have been submitted and are currently under review.

Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Holly Thomas, P.E.
Mr. Kelly McHugh, P.E., P.L.S., Ashland Oaks, LLC and Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Enter the Parish R.O.W. Resolution No. 16-059
10th Street - Chinchuba Subdivision
Warranty Obligation - \$2,500.00 - LOC #648

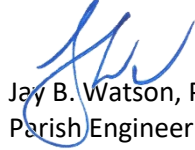
Honorable Council Members,

The Warranty Obligation in the amount of \$2,500.00 expires January 15, 2021 and is scheduled for review by the Parish Council at the December 3, 2020 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.

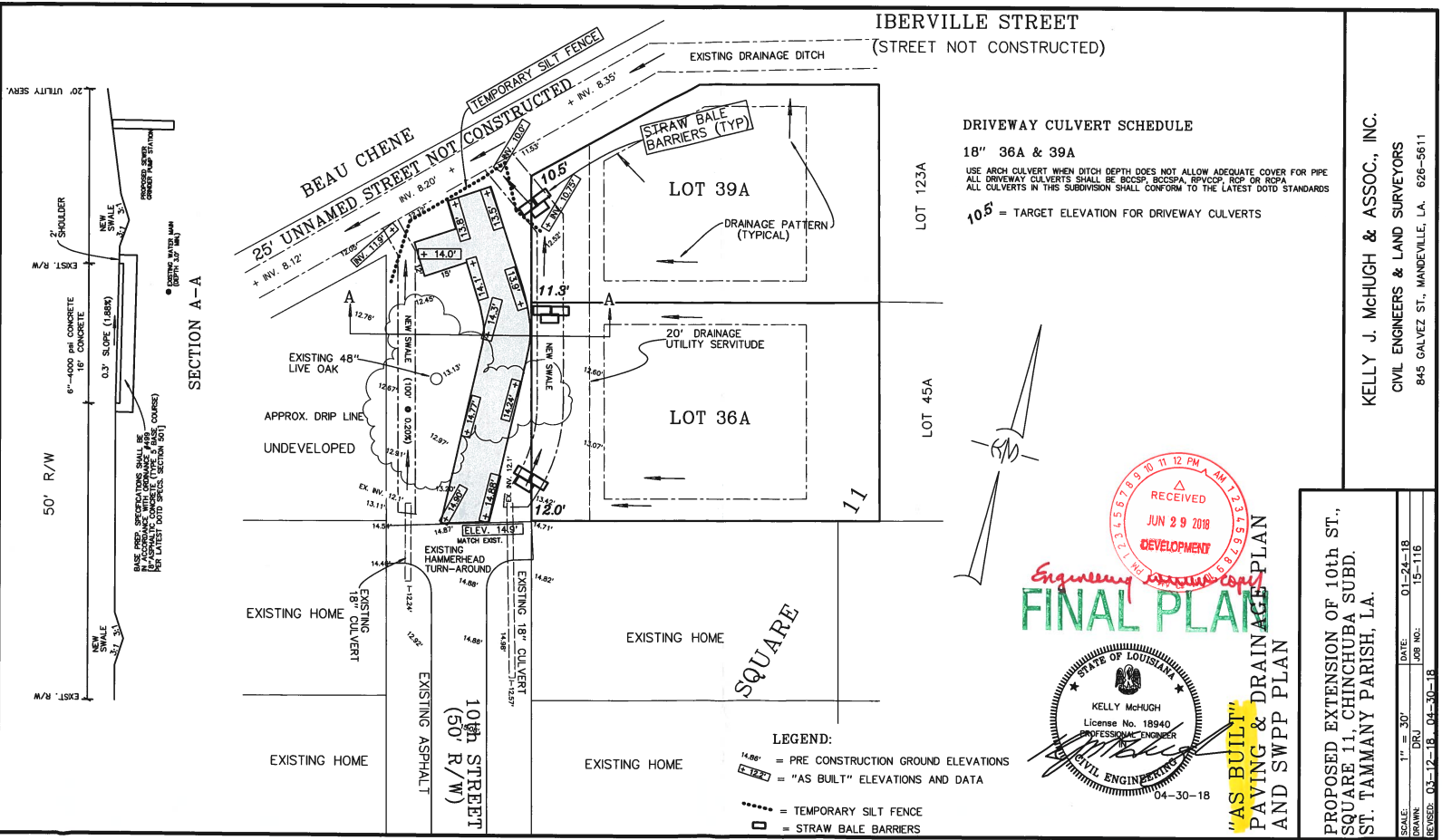
Sincerely,



Jay B. Watson, P.E.
Parish Engineer

Attachment: As-Built Paving and Drainage Plan dated January 24, 2018

xc: Honorable Michael Cooper
Honorable Michael Lorino, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Ms. Bobbie Westerfield
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mrs. Holly Thomas, P.E.
Mr. Truman Sharp, III
Ms. Jan Pavur
Mr. Buddy Coate, Darling Design Homes, Inc.
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.





ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Grand Oaks Subdivision, Phase 2-C
Warranty Obligation - \$54,600.00 - LOC #616

Honorable Council Members,

The extended Warranty Obligation in the amount of \$54,600.00 expires October 18, 2021 and is scheduled for review by the Parish Council at the December 3, 2020 meeting.

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

Therefore, it is recommended that the extended Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5688.

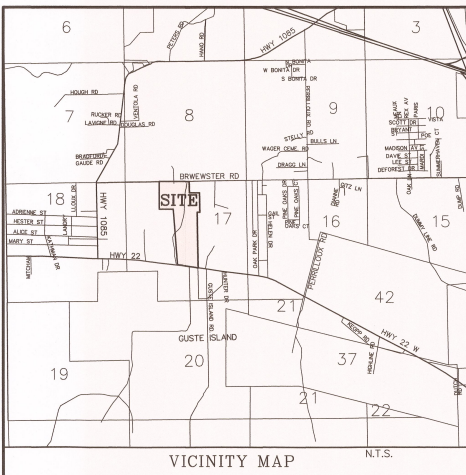
Sincerely,

A blue ink signature of Jay B. Watson, P.E., written in a cursive style.

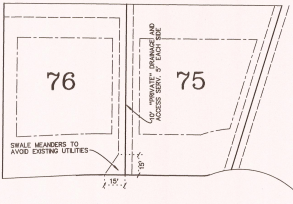
Jay B. Watson, P.E.
Parish Engineer

Attachment: Grand Oaks, Phase 2-C Recorded Plat - File #5688

xc: Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Mr. Cary Menard *w/ Recorded Plat*
Ms. Bobbie Westerfield *w/ Recorded Plat*
Mr. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. John Ploue, III, Trinity Developers Corporation
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



GRAND OAKS SUBDIVISION, PH. 2-C,
SECTION 17, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

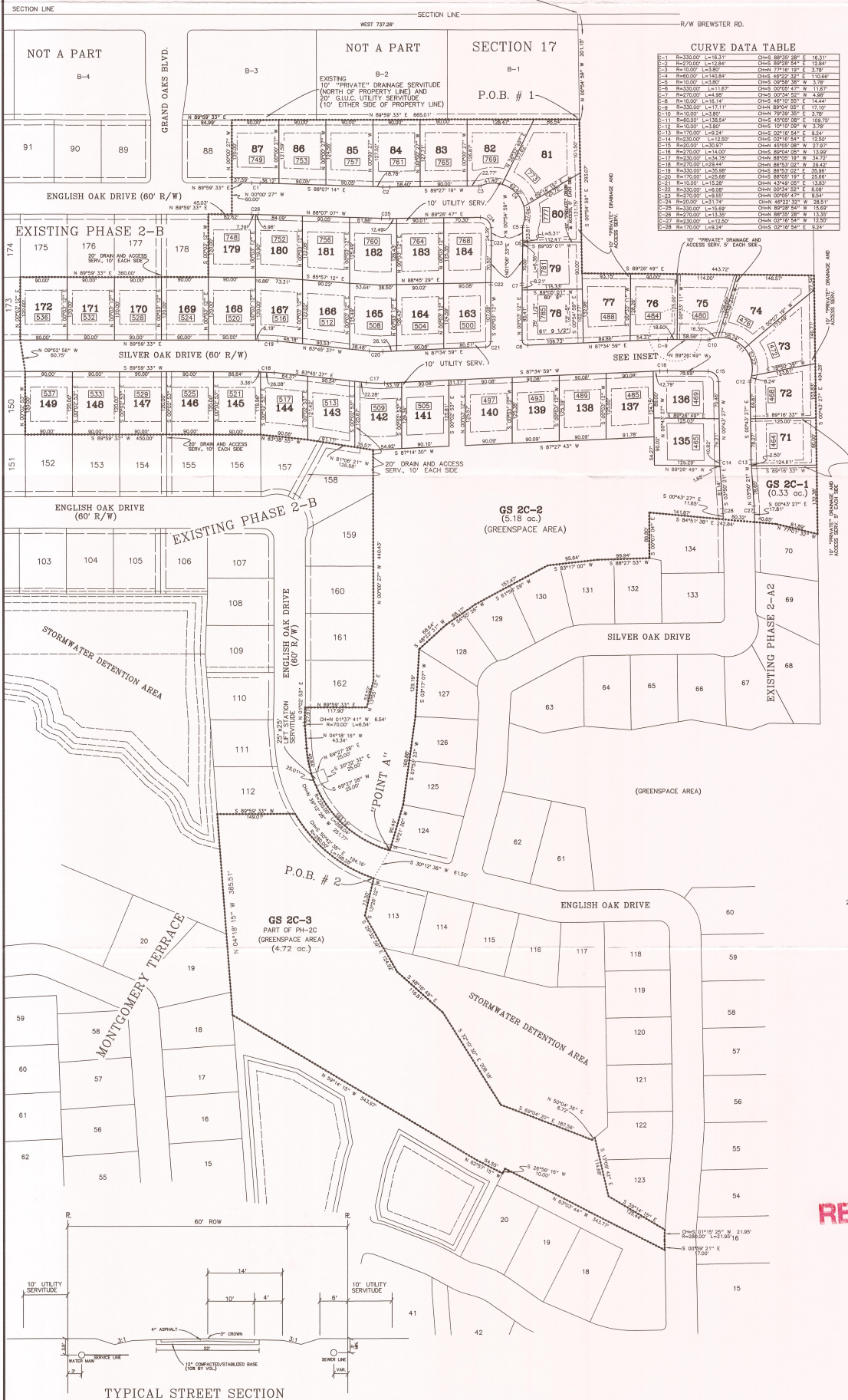


INSET
(DETAIL OF PRIVATE DRAINAGE
SERVITUDE FOR LOTS 75 & 76)

1/4 SECTION CORNER

SECTION 8

BREWSTER ROAD



CURVE DATA TABLE

1-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
2-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
3-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
4-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
5-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
6-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
7-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
8-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
9-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
10-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
11-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
12-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
13-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
14-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
15-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
16-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
17-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
18-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
19-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
20-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
21-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
22-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
23-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
24-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
25-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
26-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
27-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
28-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
29-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
30-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
31-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
32-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
33-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
34-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
35-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
36-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
37-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
38-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
39-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'
40-B	R=400.00'	L=18.81'	CH=489.29'	E=18.31'

- MINIMUM RESTRICTIVE COVENANTS**
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - 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 SYSTEM AND/OR FIRE WATER SYSTEM (SUPPLY). A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) SEWERAGE 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).
 - BUILDING SETBACKS ARE:**
FRONT-30' REAR-25' SIDE STREET-20'
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS OR DRIVEWAYS CONSTRUCTED IN PRIVATE DRAINAGE SERVICES SHALL BE DONE IN A MANNER WHICH DOES NOT IMPED THE FLOW OF SURFACE DRAINAGE.
 - NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS GARAGES OR DRIVE CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE A MINIMUM OF 12 INCHES (1') ABOVE THE CROWN OF THE STREET OR HIGHER THAN 1.65' WHICHEVER IS GREATER THIS PROPERTY IS.
 - LOCATED FLOOD ZONE L-1 (FLOOD HAZARD NO. 225205 0215 C, REV. 10-17-89).
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS OF WAY INTERSECT.
 - THE DRAINAGE AND ACCESS SERVICED SHOWN HEREON AND LABELED "PUBLIC" ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY THOSE THAT ARE LABELED "PRIVATE" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOC FOR THIS SUBDIVISION.
 - THE STREET LIGHT SIGNS, TRAFFIC CONTROL SIGNAGE AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- DEDICATION:**
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.
- Kelly J. McHugh*
OWNER
11/6/17
DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS-33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LOUISIANA REGISTERED LAND SURVEYOR NO. 8549
KELLY J. MCHUGH
KELLY J. MCHUGH
PROFESSIONAL ENGINEER
ONE BEAUREGARD
LAND SURVEYOR

LEGAL DESCRIPTION

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully as follows:
Comence of the Quarter (1/4) Section Corner common to Sections 8 and 17, 2015 feet to the Point of Beginning (POB #1);
South 00°54'59" East a distance of 293.07 feet to a point;
Thence South 89°55'49" East a distance of 443.72 feet to a point;
Thence South 00°42'52" East a distance of 242.84 feet to a point;
Thence South 77°01'33" East a distance of 81.89 feet to a point;
Thence South 84°51'39" East a distance of 117.80 feet to a point;
Thence South 02°07'04" East a distance of 86.80 feet to a point;
Thence South 88°21'53" West a distance of 99.84 feet to a point;
Thence South 53°17'00" West a distance of 95.64 feet to a point;
Thence South 16°58'29" West a distance of 151.47 feet to a point;
Thence South 54°52'26" West a distance of 88.17 feet to a point;
Thence North 48°25'31" West a distance of 68.84 feet to a point;
Thence South 03°17'07" West a distance of 128.18 feet to a point;
Thence South 07°53'18" East a distance of 129.18 feet to a point;
Thence South 16°21'30" West a distance of 80.49 feet to a point (labeled as point "A") and being on a curve:
to the right having a radius of 2200.00 feet, a delta of 89°48'24" and an arc length of 285.84 feet, bearing North 39°12'38" West having a chord distance of 251.77 feet to a point of tangency;
Thence North 04°18'10" West a distance of 43.34 feet to a point of curve;
Thence along a curve to the right having a radius of 70.00 feet, a delta of 05°17'09", an arc length of 6.84 feet, and a chord which bears North 01°37'41" East a distance of 11.88 feet to a point of tangency;
Thence North 01°02'53" East a distance of 27.97 feet to a point;
Thence North 01°02'27" West a distance of 44.04 feet to a point;
Thence North 13°02'13" East a distance of 53.52 feet to a point;
Thence North 03°02'27" West a distance of 126.68 feet to a point;
Thence North 81°06'21" West a distance of 40.50 feet to a point;
Thence South 89°59'33" West a distance of 490.00 feet to a point;
Thence North 02°02'56" West a distance of 65.75 feet to a point;
Thence North 02°02'17" East a distance of 149.00 feet to a point;
Thence North 89°59'33" East a distance of 360.00 feet to a point;
Thence North 02°02'56" West a distance of 129.00 feet to a point;
Thence North 89°59'33" East a distance of 45.03 feet to a point;
Thence North 02°02'17" East a distance of 180.00 feet to a point;
Thence North 89°59'33" East a distance of 865.01 feet to the POINT OF BEGINNING, and containing 2.145 acre(s) of land, more or less.

LEGAL DESCRIPTION
GREENSPACE 20-3

From "POINT A" measure South 30°12'38" West a distance of 61.50 feet to Point of Beginning #2
South 13°29'32" West a distance of 73.30 feet to a point;
Thence South 29°32'59" East a distance of 124.92 feet to a point;
Thence South 48°18'49" East a distance of 118.89 feet to a point;
Thence South 32°10'30" East a distance of 208.19 feet to a point;
Thence South 88°04'20" East a distance of 187.65 feet to a point;
Thence North 50°04'36" East a distance of 67.22 feet to a point;
Thence along a curve to the left having a radius of 280.00 feet a delta of 04°29'31" an arc length of 21.95 feet, and a chord which bears South 01°15'25" West having a chord distance of 21.86 feet to a point of tangency;
Thence South 00°59'21" East a distance of 17.00 feet to a point;
Thence North 53°03'44" East a distance of 343.77 feet to a point;
Thence South 28°58'16" West a distance of 10.00 feet to a point;
Thence North 52°57'19" West a distance of 54.25 feet to a point;
Thence North 59°14'15" West a distance of 54.32 feet to a point;
Thence North 04°10'15" West a distance of 385.51 feet to a point;
Thence North 89°59'33" East a distance of 129.00 feet to a point;
Thence along a curve to the left having a radius of 280.00 feet, a delta of 04°54'27" an arc length of 188.81 feet and a chord which bears South 02°42'38" East having a chord distance of 194.16 feet to the POINT OF BEGINNING, and containing 4.72 acre(s) of land, more or less.

- NOTES:**
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: F.I.R.M. PANEL NO. 225205 0205 & 0215
 - XXX INDICATES MUNICIPAL ADDRESS
 - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
 - ALL "PRIVATE" DRAINAGE AND ACCESS SERVICED SHOWN HEREON SHALL BE A PRIVATE SERVITUDE FOR THE PURPOSE OF DRAINING THE REAR AND SIDE YARDS. ANY AND ALL CONSTRUCTED IMPROVEMENTS SHALL BE DONE IN A MANNER THAT DOES NOT IMPED THE SURFACE DRAINAGE.
- SEWER AND WATER SERVICES TO BE PROVIDED BY GUSTE ISLAND UTILITIES FACILITY LOCATED OFFSITE

26.17 ACRES	48	2490'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARES	VARES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARES	14'	3000' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. E.L.C. LENGTH

LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL: *Pon Keller*
TRINITY DEVELOPERS
CORPORATION
JOHN J. PLOUE II
OFFICER
SECRETARY PARISH PLANNING COMMISSION

417 MARINA OAKS DR.
MANDEVILLE LA. 70471
ADDRESS

DATE FILED: 11-14-2017
FILE NO. 5688
CLEY OF COURT: *Shana Hess, Deputy Clerk*

RECORDED PLAT FINAL PLAT

GRAND OAKS SUBDIVISION, PH. 2-C,
SECTION 17, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

MARK	DATE	SCALE	DATE
ASPHALT	07/24/17	1" = 100'	09/27/16
	09/15/17		
	10/19/17		
	10/25/17		
	11/02/17		

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALEVEZ ST., MANDEVILLE, LA.
826-5811

CHECKED: KJM DWG. NO: 16-045-SUBD.

TYPICAL STREET SECTION



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Jackson Court Subdivision
Warranty Obligation - \$36,300.00 - LOC #SB76255L

Honorable Council Members,

The Warranty Obligation in the amount of \$36,300.00 expires January 7, 2021 and is scheduled for review by the Parish Council at the December 3, 2020 meeting.

In accordance with the St. Tammany Parish Government Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," Article VII "Studies, Plans and Review Procedures," Section 125-210 "Warranty and Performance Obligations," Subsection "G," the Department of Engineering made an inspection of the site on September 18, 2020.

The inspection disclosed that the following punch list of required work must be accomplished. Your engineer must certify to this office in writing at least sixty (60) days prior to the expiration of the obligation that the punch list has been completed. If not, the obligation shall be automatically extended for one (1) year or until the work has been satisfactorily completed. The obligation shall not be extended beyond one (1) year and will not be reduced; therefore, the obligation shall be called. The Department of Engineering will reinspect for warranty release only after receiving certification from your engineer that the work has been satisfactorily accomplished. If the work is not completed to the satisfaction of the Department of Engineering, said department shall impose a \$100.00 inspection fee for any subsequent inspection required.

Field Punch List Items:

1. Repair roadway and curbing near Lot #2 along Jackson Court. (See pictures #1 & #2)
2. Repair roadway near Lot #12 along Jackson Court. (See picture #3)
3. Repair roadway near Lots #13 & #14 along Jackson Court.
4. Repair roadway near Lots #19 & #33 along Jackson Court. (See picture #4)
5. Repair roadway between Lots #21 - #23 along Jackson Court. (See picture #5)
6. Repair roadway near Lot #25 along Jackson Court. (See Picture #6)
7. Fix rutting in the cul-de-sac Landscape Island at the end of Jackson Court. (See picture #7)
8. Replace broken curbing for Lots #10 & #11.
9. Fix shoulder rutting at the front of Jackson Court. (See picture #8)
10. Fix rutting, remove debris and vegetate the roadside shoulder across from Lots #2 & #3. (See picture #9)
11. Establish vegetation within the greenspace area next to Lot #46. (See picture #10)
12. Fix pond bank erosion issues and vegetate banks where needed. (Typical – See pictures #11 & #12)
13. Repair pedestrian sidewalk behind Lot #40.
14. Video submerged pipes and provide verification that they are functioning correctly and not silted in.
15. Clean and seal all roadway joints. (Typical Comment)
16. Clean all streets. (Typical Comment)
17. Clean all catch basins and subsurface pipes. (Typical Comment)

Plan Punch List Items:

18. Provide a written response to Mr. Tissue's email sent on May 12, 2020 regarding the deficiencies and issues located along the western boundary of Jackson Court.
19. Show Drop Inlet in front of Lot #25 and associated pipes on the As-Built Paving & Drainage Plan.
20. The proposed Junction Box "302X" between Lots #28 & #29 could not be located in the field. Verify this is installed and provide a top of casting elevation of the As-Built Paving & Drainage Plan.

21. The playground was not installed in the location as shown on the Recorded Plat, as such it will be necessary to have the Recorded Plat corrected to remove the 25' Access Servitude between Lots #40 & #41 in conflict with the playground and show the playground in the correct location.

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

Sincerely,



Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Mr. Tim Brown
Mr. Shannon Davis
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Ryan Power, First Horizon, Inc.
Mr. Geoff Wilson, P.E., Geoff Wilson Engineering, LLC



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Maison du Lac Subdivision, Phase 3A
Warranty Obligation - \$4,000.00 - LOC #647

Honorable Council Members,

The Warranty Obligation in the amount of \$4,000.00 expires December 13, 2020 and is scheduled for review by the Parish Council at the December 3, 2020 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 any maintenance.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Ms. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Bruce Wainer, WBB Realty, LLC
Mr. Josh Wainer, WBB Realty, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

November 18, 2020

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

Re: Pruden Creek Subdivision
Warranty Obligation - \$58,100.00 - LOC #567

Honorable Council Members,

The Warranty Obligation in the amount of \$58,100.00 expires January 8, 2021 and is scheduled for review by the Parish Council at the December 3, 2020 meeting.

The developer was notified on September 29, 2020 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. Repair asphalt patch that is failing near Lot #40 on N. Creek Drive (see picture #1);
2. Repair roadway failure near Lot #44 on N. Creek Drive (see picture #2);
3. Repair roadway failure near Lot #46 on N. Creek Drive (see picture #3);
4. Repair transverse cracking near Lot #19 on E. Creek Court (see picture #4);
5. Repair roadway failure near Lot #22 on E. Creek Court (see picture #5);
6. Bring to grade and vegetate roadway shoulder along N. Creek Drive (see picture #6);
7. Fix rutting occurring at the egress of N. Creek Drive and Penn Mill Road (see picture #7);
8. Fix rutting occurring at the ingress of N. Creek Drive and Penn Mill Road (see picture #8);
9. Seal asphalt longitudinal cracks where needed throughout this development (Typical Comment);
10. Replace blue reflectors in the vicinity of fire hydrants where needed (Typical Comment);
11. Regrade and clean out roadside ditches to eliminate standing water (Typical Comment);
12. The drainage ditch entering the detention pond to the north of Lot #5 needs to be regraded, reestablished and have erosion control measures installed (see pictures #9 & #10);
13. Fix erosion issues around the Drop Inlet between Lots #55 & #56 and remove debris from the Drop Inlet (see picture #11);
14. Fix erosion issues around the pond banks (Typical Comment - see picture #12);
15. Clean debris from both sides of the detention pond outfall pipe (see pictures #13 & #14).

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

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

Attachment: Representative photos from site inspection performed on September 17, 2020

xc: Honorable Michael Cooper	Mr. Earl Magner
Honorable Martha J. Cazaubon	Mr. Christopher Tissue, P.E.
Mr. Ross Liner, AICP, PTP, CFM	Mr. Theodore Reynolds, P.E.
Ms. Helen Lambert	Ms. Jan Pavur
Ms. Leslie Long	Mr. David Webber, Pruden Creek Partners, LLC
Ms. Bobbie Westerfield	Mr. Kelly McHugh, P.E., P.L.S, Kelly McHugh & Associates, Inc.
Ms. Deborah Henton	



























