

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6345

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>
Penn Mill Place Subdivision	PERFORMANCE	Extend for one (1) year or
Amount: \$ 25,200.00	(Converted)	until the work is satisfactorily
Expires: November 1, 2020		accomplished.
Ward 3, District 3		
Money Hill Plantation Subdivision, Phase 7B-1	WARRANTY	Extend for one (1) year or
Amount: \$ 57,100.00		until the work is satisfactorily
Expires: November 21, 2020		accomplished.
Ward 6, District 6		
Spring Lakes Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$ 52,300.00		until the work is satisfactorily
Expires: November 25, 2020		accomplished.
Ward 1, 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 1 DAY OF OCTOBER , 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. Penn Mill Place Subdivision**
Performance Obligation - \$25,200.00 - Extend
- 2. Money Hill Plantation Subdivision, Phase 7B-1**
Warranty Obligation - \$57,100.00 - Extend
- 3. Spring Lakes Subdivision, Phase 2**
Warranty Obligation - \$52,300.00 - Extend

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Penn Mill Place Subdivision	PERFORMANCE	Extend for one (1) year or
Amount: \$25,200.00	(Converted)	until the work is satisfactorily
Expires: November 1, 2020		accomplished.
Ward 3, District 3		
Money Hill Plantation Subdivision, Phase 7B-1	WARRANTY	Extend for one (1) year or
Amount: \$57,100.00		until the work is satisfactorily
Expires: November 21, 2020		accomplished.
Ward 6, District 6		
Spring Lakes Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$52,300.00		until the work is satisfactorily
Expires: November 25, 2020		accomplished.
Ward 1, District 3		



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 18, 2020

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

Re: Penn Mill Place Subdivision
Performance Obligation (Converted) - \$25,200.00 - LOC #598

Honorable Council Members,

The Performance Obligation (converted from a Warranty Obligation on November 1, 2018) in the amount of \$25,200.00 expires November 1, 2020 and is scheduled for review by the Parish Council at the October 1, 2020 meeting.


The developer was notified on March 23, 2020 by the Department of Engineering that a confirmation inspection was performed on March 4, 2020 and disclosed that the following punch list items were not satisfactorily accomplished:

- Item #1 - **Revised As-Built Drainage Plan showing relocated ditch:** The submitted As-Built Paving and Drainage Plan dated April 2, 2019, does not currently show the location of the relocated ditch behind Lots #21 - #26 and per the field visit, the subsurface pipe on Lot #22 appears to be a 6" PVC pipe not a 4" PVC pipe. This office still awaits calculations from the engineer of record that this pipe is sized adequately for the flow it will receive (photos attached).
- Item #2 - **Required Act of Amendment regarding the relocated ditch:** The Act of Correction dated April 26, 2018 is not satisfactory to address this punch list item. A new Act of Amendment will need to be executed showing a new servitude for the relocated ditch within the greenspace behind Lots #21 - #26.
- Item #3 - **Revised Drainage Plan for the entire east end of Amber Court and reconstruction of the associated roadside drainage:** Include a note on the updated As-Built Paving and Drainage Plan stating "see the Drainage Improvements at Amber Court, Penn Mill Place Plan dated January 9, 2020" for exact as-built information or include this as-built information on an updated As-Built Paving and Drainage Plan.

The developer was also notified of a \$100.00 reinspection fee that was imposed by the Department of Development - Engineering and the Department of Public Works. Our office has not received the completed Act of Amendment package, the revised documentation, or the \$100.00 reinspection fee. Therefore, the 120 day inspection and notification were not performed or issued as our office did not receive the aforementioned items or certification from the developer's engineer that the remaining punch list items had been completed.

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: Letter to Mr. Corie Herberger, Penn Mill Place, LLC dated March 23, 2020

xc:	Honorable Michael Cooper	Mr. Christopher Tissue, P.E.
	Honorable Martha Cazaubon	Mr. Theodore Reynolds, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Ms. Holly Thomas, P.E.
	Ms. Helen Lambert	Mr. Joey Lobrano
	Ms. Leslie Long	Mr. Truman Sharp, III
	Ms. Tim Brown	Ms. Rebecca Mizell
	Mr. Shannon Davis	Ms. Jan Pavur
	Ms. Deborah Henton	Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.
	Mr. Earl Magner	Mr. Dave Jenners, Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 23, 2020

Penn Mill Place, LLC
c/o Mr. Corie Herberger
22161 Marshall Road; Suite C
Mandeville, LA 70471

Re: Penn Mill Place Subdivision
Performance Obligation - \$25,200 - LOC #598

Mr. Herberger,

Reference is made to our letter dated September 18, 2019 to the Parish Council regarding the three (3) punch list items and Mr. Dave Jenners' email, on behalf of Mr. Kelly McHugh, P.E., dated January 22, 2020 advising that the punch list items have been completed.

This is to advise that a confirmation inspection was made by the Department of Development - Engineering and the Department of Public Works on March 4, 2020.

The inspection disclosed that the following punch list items were not satisfactorily accomplished:

- Item #1 - **Revised As-Built Drainage Plan showing relocated ditch:** The submitted As-Built Paving and Drainage Plan dated April 2, 2019, does not currently show the location of the relocated ditch behind Lots #21 - #26 and per the field visit, the subsurface pipe on Lot #22 appears to be a 6" PVC pipe not a 4" PVC pipe. This office still awaits calculations from the engineer of record that this pipe is sized adequately for the flow it will receive (photos attached).
- Item #2 - **Required Act of Amendment regarding the relocated ditch:** The Act of Correction dated April 26, 2018 is not satisfactory to address this punch list item. A new Act of Amendment will need to be executed showing a new servitude for the relocated ditch within the greenspace behind Lots #21 - #26.
- Item #3 - **Revised Drainage Plan for the entire east end of Amber Court and reconstruction of the associated roadside drainage:** Include a note on the updated As-Built Paving and Drainage Plan stating "see the Drainage Improvements at Amber Court, Penn Mill Place Plan dated January 9, 2020" for exact as-built information or include this as-built information on an updated As-Built Paving and Drainage Plan.

Since the work is not completed to the satisfaction of the Department of Development - Engineering and the Department of Public Works, a \$100.00 reinspection fee is hereby imposed.

We await your engineer's notification that the punch list items have been completed and the \$100.00 reinspection fee has been paid.

This Performance Obligation has been extended to November 1, 2020 and a 120-day inspection will be conducted should your engineer not notify us prior to that time.

Sincerely,

Jay B. Watson, P.E.
Parish Engineer

*Attachments: Mr. Dave Jenners' email, on behalf Mr. Kelly McHugh, P.E.'s email dated January 22, 2020 (1:29 PM)
Letter to the Parish Council dated September 18, 2019
Representative photos from site inspection performed on March 4, 2020*

xc: Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
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. Holly Thomas, P.E.
Mr. Truman Sharp, III
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.
Mr. Dave Jenners, Kelly McHugh & Associates, Inc.
Mr.



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

September 18, 2019

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

Re: Penn Mill Place Subdivision
Performance Obligation \$25,200 - LOC #598

Honorable Council Members,

The above referenced Performance Obligation in the amount of \$25,200 expires November 1, 2019 and is scheduled for review by the Parish Council at the October 3, 2019 meeting.


The following items remain to be completed:

1. Revised As-Built Drainage Plan showing relocated ditch;
2. Required Act of Amendment regarding the relocated ditch;
3. Revised Drainage Plan for the entire east end of Amber Court and reconstruction of the associated roadside drainage.

This office has not received notification from the developer's engineer that the above items have been accomplished and that the project is ready for the warranty inspection. However, the developer's engineer is working with staff to resolve the problems. The warranty inspection may disclose additional items to be addressed when performed.

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 James Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Ms. Leslie Long
Mr. Shannon Davis
Mr. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Corie Herberger, Penn Mill Place, LLC
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.

Penn Mill Place Subdivision
Inspection Date: March 9, 2020



Penn Mill Place Subdivision
Inspection Date: March 9, 2020





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 18, 2020

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

Re: Money Hill Plantation Subdivision, Phase 7B-1
Warranty Obligation - \$57,100.00 - LOC #646

Honorable Council Members,

The Warranty Obligation in the amount of \$57,100.00 expires November 21, 2020 and is scheduled for review by the Parish Council at the October 1, 2020 meeting.

The developer was notified on August 5, 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. The roadside shoulders in this phase of Money Hill need to be reestablished and vegetated in several locations (see pictures #1 & #2);
2. The subsurface drain lines running from Hidden Lake Loop to the detention pond are exposed in several locations and need to have the appropriate cover added (see picture #3);
3. Swales need to be reestablished from the subsurface drain lines to the existing detention pond to eliminate standing water at the pipe outfalls (see pictures #4 & #5);
4. The "As-Built Signage Plan" needs to be resubmitted with the speed limit signs corrected to show 25 MPH as installed in this phase of Money Hill (see picture #6);
5. A blue reflector is missing at the intersection of Hidden Lake Lane and Hidden Lake Loop and needs to be re-installed.

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,

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

Jay B. Watson, P.E.
Parish Engineer

Attachments: 120 Day Notification dated August 5, 2020

Representative photos from site inspection performed on July 22, 2020

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Ms. Tim Brown
Mr. Shannon Davis
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Joey Lobrano
Ms. Rebecca Mizell
Ms. Jan Pavur
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Sean Burkes, P.E., P.L.S. - J.V. Burkes & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 5, 2020

Money Hill Plantation, LLC
c/o Mrs. Mimi Dossett
100 Country Club Drive
Abita Springs, LA 70420

Re: Money Hill Plantation, Phase 7B-1
Warranty Obligation - \$57,100.00 – LOC #646

Mrs. Dossett,

The Warranty Obligation in the amount of \$57,100.00 expires November 21, 2020 and is scheduled for review by the Parish Council at the October 1, 2020 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 July 22, 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 re-inspect 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.

Punch List Items:

1. The roadside shoulders in this phase of Money Hill need to be reestablished and vegetated in several locations. (See pictures #1 & #2)
2. The subsurface drain lines running from Hidden Lake Loop to the detention pond are exposed in several locations and need to have the appropriate cover added. (See picture #3)
3. Swales need to be reestablished from the subsurface drain lines to the existing detention pond to eliminate standing water at the pipe outfalls. (See pictures #4 & #5)
4. The "As-Built Signage Plan" needs to be resubmitted with the speed limit signs corrected to show 25 MPH as installed in this phase of Money Hill. (See picture #6)
5. A blue reflector is missing at the intersection of Hidden Lake Lane and Hidden Lake Loop and needs to be re-installed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.
Parish Engineer

Attachment: Representative photos from site inspection performed on July 22, 2020

xc: Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Mr. Shannon Davis
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Sean Burkes, P.E., P.L.S. – J.V. Burkes & Associates, Inc.















ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 18, 2020

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

Re: Spring Lake Subdivision, Phase 2
Warranty Obligation - \$52,300.00 - Bond #30081799

Honorable Council Members,

The Warranty Obligation in the amount of \$52,300.00 expires November 25, 2020 and is scheduled for review by the Parish Council at the October 1, 2020 meeting.

The developer was notified on July 31, 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. The pavement along Elk Ridge needs to be repaired (see picture #1);
2. Erosion issues need to be corrected within the drainage servitudes between lots #68-69 and lots #235-236 (See pictures #6, #7 & #8);
3. The pond bank behind lots #70-73 needs a mature stand of vegetation;
4. The greenspace area to the west of lot #85 needs to be vegetated (see picture #24);
5. Provide additional information clarifying the purpose of the additional pavement area along the roadway across from the pool/cabana, and verify if striping is needed;
6. Blue reflectors need to be added in the vicinity of all fire hydrants;
7. Ditches within this phase of Spring Lakes need to be re-dug and regraded to provide positive flow (see pictures #2-#5);
8. Erosion issues at the intersection of Saw Grass Loop and Deer Fork Crossing need to be corrected (see pictures #10, #11 & #13);
9. Remove debris and regrade the ditches along the south side of Saw Grass Loop to provide positive flow (see pictures #9 & #12);
10. The roadside shoulders in the vicinity of lots #75-76 and #114-115 need to be regraded to eliminate standing water, and vegetated (see pictures #14 & #15);
11. The erosion and sedimentation build up at the subsurface pipe outfall between lots #75-76 need to be corrected (see pictures #16 & #17);
12. A section of Deer Fork Crossing is beginning to ravel and needs to be corrected (see picture #22);
13. The erosion issues and standing water near the Pool/Cabana Area driveway need to be corrected (see pictures #25-27);
14. The Deer Fork Crossing cross-culvert at the Tantella Ranch Road entrance is laid backwards and has less than 2" of cover over the top of pipe (see picture #21);
15. Conduit was jack and bored through a drain line causing significant erosion and undermining issues. This drain line needs to be replaced and the erosion/undermining issues corrected (see pictures #18 - #20).

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

Attachments: 120 Day Notification dated July 31, 2020

Representative photos from site inspection performed on July 20, 2020

xc: Honorable Michael Cooper
Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Ms. Tim Brown
Mr. Shannon Davis
Ms. Deborah Henton
Mr. Earl Magner

Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Joey Lobrano
Ms. Rebecca Mizell
Ms. Jan Pavur
Mr. Tim Henning, Lonesome Development, LLC
Mr. Adam Henning, Lonesome Development, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 31, 2020

Mr. Tim Henning
Lonesome Development, LLC
381 Highway 21; Suite 201
Madisonville, LA 70447

Re: Spring Lakes Subdivision, Phase 2
Warranty Obligation \$52,300.00 – Bond #30081799

Mr. Henning,

The Warranty Obligation in the amount of \$52,300.00 expires on November 25, 2020 and is scheduled for review by the Parish Council at the October 1, 2020 Parish Council 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 July 20, 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.

Punch List Items are shown on the attached "120 Day Warranty Obligation Markup Summary" and the twenty-seven (27) site visit photos.

Sincerely,

A blue ink signature of Jay B. Watson, P.E.

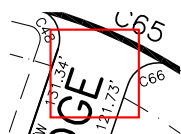
Jay B. Watson, P.E.
Parish Engineer

*Attachment: 120 Day Warranty Obligation Markup Summary
Representative photos from site inspection performed on July 20, 2020*

xc: Honorable Martha J. Cazaubon
Mr. Ross Liner
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. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC

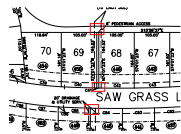
Spring Lakes, Ph. 2 - Warranty Obligation Letter - 31JUL20.pdf Markup Summary

Theodore C. Reynolds (14)



Subject: Roadway Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 3:16:49 PM
Status:
Color: ■
Layer:
Space:

The pavement along Elk Ridge needs to be repaired. (See picture #1)



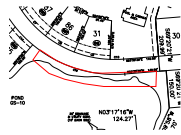
Subject: Drairage Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 3:59:07 PM
Status:
Color: ■
Layer:
Space:

Erosion issues need to be corrected within the drainage servitudes between lots #68-69 and lots #235-236. (See pictures #6, #7 & #8)



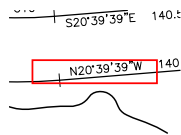
Subject: Pond Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:23:09 PM
Status:
Color: ■
Layer:
Space:

The pond bank behind lots #70-73 needs a mature stand of vegetation.



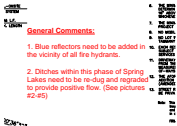
Subject: Greenspace Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:34:15 PM
Status:
Color: ■
Layer:
Space:

The greenspace area to the west of lot #85 needs to be vegetated. (See picture #24)



Subject: Pavement Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:39:21 PM
Status:
Color: ■
Layer:
Space:

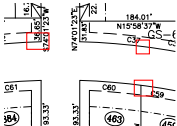
What is the additional pavement in front of the Pool & Cabana Area for? Is this additional parking?



Subject: General Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:41:07 PM
Status:
Color: ■
Layer:
Space:

General Comments:

1. Blue reflectors need to be added in the vicinity of all fire hydrants.
2. Ditches within this phase of Spring Lakes need to be re-dug and regraded to provide positive flow. (See pictures #2-#5)



Subject: Erosion Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:42:14 PM
Status:
Color: ■
Layer:
Space:

Erosion issues at the intersection of Saw Grass Loop and Deer Fork Crossing need to be corrected. (See pictures #10, #11 & #13)



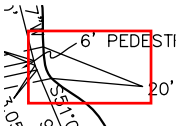
Subject: Draiange Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:42:51 PM
Status:
Color: ■
Layer:
Space:

Remove debris and regrade the ditches along the south side of Saw Grass Loop to provide positive flow. (See pictures #9 & #12).



Subject: Shoulder Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:43:21 PM
Status:
Color: ■
Layer:
Space:

The roadside shoulders in the vicinity of lots #75-76 and #114-115 need to be regraded to eliminate standing water, and vegetated. (See pictures #14 & #15)



Subject: Draiange Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:44:00 PM
Status:
Color: ■
Layer:
Space:

The erosion and sedimentation build up at the subsurface pipe outfall between lots #75-76 need to be corrected. (See pictures #16 & #17)



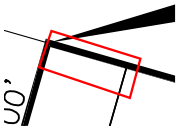
Subject: Pavement Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:45:23 PM
Status:
Color: ■
Layer:
Space:

A section of Deer Fork Crossing is beginning to ravel and needs to be corrected. (See picture #22)



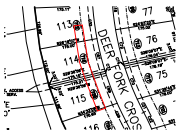
Subject: Drairage Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 10:03:47 AM
Status:
Color: ■
Layer:
Space:

The erosion issues and standing water near the Pool/Cabana Area driveway need to be corrected. (See pictures #25-27)



Subject: Culvert Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 10:10:45 AM
Status:
Color: ■
Layer:
Space:

The Deer Fork Crossing cross-culvert at the Tantella Ranch Road entrance is laid backwards and has less than 2" of cover over the top of pipe. (See picture #21)



Subject: Erosion Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 9:56:16 AM
Status:
Color: ■
Layer:
Space:

Conduit was jack and bored through a drain line causing significant erosion and undermining issues. This drain line needs to be replaced and the erosion/undermining issues corrected. (See pictures #18 - #20)

