

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6413

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>
Lakeshore Villages Subdivision, Phase 1-B-1	WARRANTY	Release
Amount: \$ 34,400.00		
Expires: April 30, 2021		
Ward 9, District 13		
Oaklawn Trace Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 41,400.00		until the work is satisfactorily
Expires: March 13, 2021		accomplished.
Ward 7, District 11		
River Club Subdivision, Phase 4A	WARRANTY	Extend for one (1) year or
Amount: \$ 32,600.00		until the work is satisfactorily
Expires: March 15, 2021		accomplished.
Ward 1, District 1		
River Park Crossing Subdivision, Phase 1	WARRANTY	Extend for one (1) year or
Amount: \$ 65,300.00		until the work is satisfactorily
Expires: March 5, 2021		accomplished.
Ward 3, District 3		
Southern Oaks Subdivision, Phase 1	WARRANTY	Extend for one (1) year or
Amount: \$ 77,400.00		until the work is satisfactorily
Expires: March 20, 2021		accomplished.
Ward 1, District 4		

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 4 DAY OF MARCH, 2021, 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. Lakeshore Villages Subdivision, Phase 1-B-1**
Warranty Obligation - \$34,400.00 - Release
- 2. Oaklawn Trace Subdivision**
Warranty Obligation - \$41,400.00 - Extend
- 3. River Club Subdivision, Phase 4A**
Extended Warranty Obligation - \$32,600.00 - Extend
- 4. River Park Crossing Subdivision, Phase 1**
Warranty Obligation - \$65,300.00 - Extend
- 5. Southern Oaks Subdivision, Phase 1**
Warranty Obligation - \$77,400.00 - Extend

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Lakeshore Villages Subdivision, Phase 1-B-1	WARRANTY	Release
Amount: \$34,400.00		
Expires: April 30, 2021		
Ward 9, District 13		
Oaklawn Trace Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$41,400.00		until the work is satisfactorily
Expires: March 13, 2021		accomplished.
Ward 7, District 11		
River Club Subdivision, Phase 4A	WARRANTY	Extend for one (1) year or
Amount: \$32,600.00		until the work is satisfactorily
Expires: March 15, 2021		accomplished.
Ward 1, District 1		
River Park Crossing Subdivision, Phase 1	WARRANTY	Extend for one (1) year or
Amount: \$65,300.00		until the work is satisfactorily
Expires: March 5, 2021		accomplished.
Ward 3, District 3		
Southern Oaks Subdivision, Phase 1	WARRANTY	Extend for one (1) year or
Amount: \$77,400.00		until the work is satisfactorily
Expires: March 20, 2021		accomplished.
Ward 1, District 4		



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

February 18, 2021

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

Re: Lakeshore Villages, Phase 1-B-1 Subdivision
Warranty Obligation - \$34,400.00 - BOND #SUR0054969

Honorable Council Members,

The Warranty Obligation in the amount of \$34,400.00 expires April 30, 2021 and is scheduled for review by the Parish Council at the March 4, 2021 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. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson", is written over a circular blue stamp.

Jay B. Watson, P.E.
Director, Department of Engineering

Attachment: Lakeshore Villages Subdivision, Phase 1-B-1 Recorded Plat; File No. 5843

xc: Honorable Michael Cooper
Honorable Jake Airey
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Ms. Tim Brown
Mr. Cary Menard *w/recorded plat*
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC
Mr. Jeff Schoen, Jones Fussell, LLP

**A MAJOR RESUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 1-A)
LOTS LL-1 THROUGH LL-10**

**LAKESHORE VILLAGES (PHASE 1-B-1)
LOTS 998-1097 & PRIVATE RIGHT OF WAY PARCEL**

LOCATED IN SECTION 35,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SUDRELL, ST. TAMMANY PARISH, LOUISIANA

- RESTRICTIVE COVENANTS**
- 1) The certificate of occupancy shall be issued before the sewerage and water systems are installed and operated or otherwise connected to a community central sewerage and/or water system(s), as approved by the Department of Environmental Services of St. Tammany Parish. However, a subdivision is exempt from this requirement if the subdivision is a residential subdivision and the subdivision is a residential subdivision.
 - 2) Construction of any nature, including fences, is prohibited in all drainage easements/areas.
 - 3) No structure or other facility shall be erected on any lot, nor shall anything be done thereon which may not become an easement or otherwise be subject to the easement, including the use of lots as part of a park or other facility.
 - 4) The minimum elevation for the lowest floor of all residential houses shall be a minimum of 1' A.S.L. (MSL) (MSL) (MSL) or 1 foot above the certificate of the land, whichever is greater. This elevation is in U.S.A. currently zone 2220202020. Rev. 9-23-2008, and is classified as being in Flood Zone A.
 - 5) No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
 - 6) Vehicular access is only allowed to the dedicated private right of way parcel along the rear of lots. No driveway is to be shown in front portion of lots and no driveway is to be shown to directly connect to Lakeshore Village East. Subsequent to the dedication of the private right of way, the driveway shall be shown to directly connect to Lakeshore Village East.
 - 7) The Community Development District will not construct all sewer and water, lines, subsurface drainage, road right of way, and drainage easements.
 - 8) Only one dwelling unit per lot will be allowed.

APPROVALS:

City of St. Tammany Planning Commission
 Date: 05-20-2014
 File No: 5843

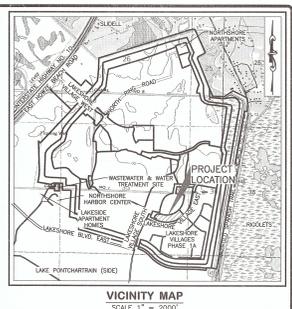
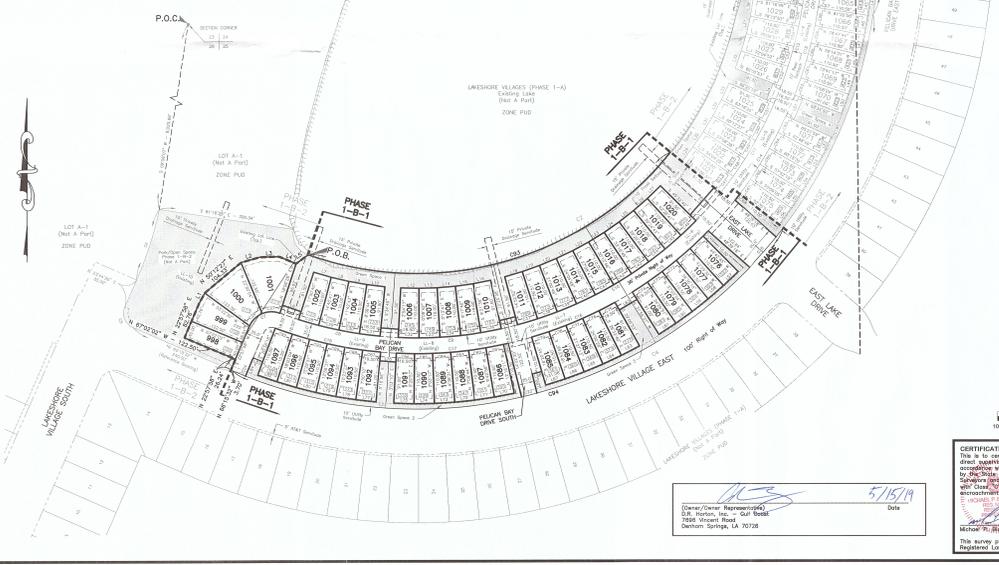
Professional Engineer
 Date: 05-20-2014
 File No: 5843

OPENGREEN SPACE CALCULATIONS - PHASE 1-B-1

8.443 ACRES	X	0.23 OPEN/GREENSPACE
2.112 ACRES		
1.882 ACRES (GREENSPACE 1 - Phase 1B1 Portion Only)		
0.288 ACRES (GREENSPACE 2)		
0.300 ACRES (GREENSPACE 3)		
0.090 ACRES (GREENSPACE 4 - Phase 1B1 Portion Only)		
1.760 ACRES (OPEN/GREENSPACE PROVIDED)		

DEDICATION:

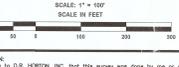
All street rights-of-way as shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the jurisdiction of the Community Development District and to be owned and maintained by the Community Development District. Easements shall be reserved for drainage and utility on individual lots and no structures or improvements shall be shown that would prevent them from being used for intended use that be shown that would prevent them from being used for intended use or all drainage easements, street signs, and traffic control signs.



- NOTES:**
- 1) Zoning: (PUD Planned Unit Development) and Subdivision and zoning information shall be verified by the owner, developer and/or contractor prior to any construction. An abstract book not been performed by the surveyor. Zoning and setbacks on subject to verify the abstract book not been performed by the surveyor.
 - 2) Reference Maps:
 - A) Survey Map 25 Portion of Sections 1, 2, 3 & 4, T10S-R14E and Portion of Section 5, Township 10 North, Range 14 East, Parish, Louisiana, Prepared by J.J. Harris & Sons, Inc. Date: February 1, 1994. Map No. 22281 - St. Tammany Parish, Louisiana.
 - B) First Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, Range 14 East, St. Tammany Parish, Louisiana, prepared by Harris, Lofgren, Lofgren, Lofgren, Inc. Date: December 12, 2004. Job No. 040-009.
 - 3) Basis of Bearings: Bearings are based on Reference Map "A". (C) Represents the Basis of Bearings. Distances shown on U.S. Survey feet.
 - 4) Basis of Elevations:
 - A) Survey Map 25 Portion of Sections 1, 2, 3 & 4, T10S-R14E and Portion of Section 5, Township 10 North, Range 14 East, Parish, Louisiana, Prepared by J.J. Harris & Sons, Inc. Date: February 1, 1994. Map No. 22281 - St. Tammany Parish, Louisiana.
 - B) First Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, Range 14 East, St. Tammany Parish, Louisiana, prepared by Harris, Lofgren, Lofgren, Lofgren, Inc. Date: December 12, 2004. Job No. 040-009.
 - 5) Flood Note: The property hereon is located in Flood Zone "AE-1" and FEMA LHM6 dated August 26, 2010. The Flood Zone Elevation is subject to change and should be verified with the local authority of Flood Hazard Insurance for any change in elevation.
 - 6) Utilities: The utilities shown hereon have been located from visible utility features, evidence of utility structures, and previous construction. The surveyor makes no guarantee that the utilities shown hereon are correct. The surveyor is not responsible for any damage or injury to any utility structures or equipment. The surveyor is not responsible for any damage or injury to any utility structures or equipment.
 - 7) No attempt has been made to locate all utility structures, including, but not limited to, water, sewer, gas, electric, and other utilities. The surveyor is not responsible for any damage or injury to any utility structures or equipment. The surveyor is not responsible for any damage or injury to any utility structures or equipment.
 - 8) All setbacks have been permitted from MN 2002-1717 dated May 7, 2004, which was most recently modified on February 5, 2011, and was 2005.
 - 9) The words "Certify," "Certified" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, to such it does not constitute a guarantee or warranty, expressed or implied.
 - 10) The surveyor has no knowledge or observed any evidence of the site area as a solid waste dump, waste or sanitary landfill.
 - 11) The Community Development District will own and maintain all easements, street signs, traffic control signs, and drainage areas.
 - 12) See T.B.M.'s (Temporary Bench Marks):
 - #1 - T.B.M. (#-Control Station) 1/4" dia. 8 & 8 Laves Crown (Southwest of Lot 3-4) Elevation = 18.82 feet N.A. 84.98 N. 27.00 S. 26.12 E. 43.32 798.17.
 - #2 - T.B.M. (#-Control Station) 1/4" dia. 8 & 8 Laves Crown (Southwest of Phase 1-A) Elevation = 18.82 feet N.A. 84.98 N. 27.00 S. 26.12 E. 43.32 798.17.
 - #3 - T.B.M. (#-Control Station) 1/4" dia. 8 & 8 Laves Crown (Northwest of Lot A) Elevation = 18.82 feet N.A. 84.98 N. 27.00 S. 26.12 E. 43.32 798.17.

GENERAL INFORMATION

GENERAL	ACRES
SEWER SYSTEM	NUMBER OF LOTS
PAVEMENT	PHASE
ULTIMATE SURFACE	PRESENT ZONING
WATER DISPOSAL	ASPHALT
ADJUSTED LOT AREA	ROAD SURFACE
ADJUSTED LOT AREA	35 FEET (ALLOY) 90 FEET (BOLLIVAR)
CENTRAL	RIGHT OF WAY WIDTH
WATER SYSTEM	1,224 FEET
406 FEET	STREET LENGTH
4,843 ACRES	5,106 ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SET	
LOCATION OF WATER & SEWER FACILITIES	
UNITS AND CHAINS CONTROLLED BY PUMP SYSTEM	
PROPOSED FORM OF DETENTION	
PHONE: 107	
REAR OF	
CEM.	
BACKING SETBACKS	



CERTIFICATION:

This is to certify that D.S. HERRING, INC. that this survey was done by me or under my direct supervision and control. I certify that the survey was done on the ground and was done in accordance with the general laws of Louisiana for the Surveying Profession as set forth in the Constitution of Louisiana. I also certify that the accuracy specification and positional tolerances are in accordance with the C.A.S. Survey (defined in the above standards). I also certify that there are no other encroachments across any property line except as shown.

D.S. HERRING, INC.
 1500 N. 10th Street, Suite 100
 Metairie, LA 70002
 Date: 5/15/14
 File No: 4881

Lakeshore Villages, Phase 1-B-1
RECORDED PLAT

SHEET 1 OF 2
 (SEE SHEET 2 FOR TYPICAL CROSS SECTIONS, LEGAL DESCRIPTION & LINE AND CURVE TABLES)

ACADIA LAND SURVEYING, LLC
 LOUISIANA • MISSISSIPPI • TEXAS

200 SOUTH 2ND STREET, THIBODOUX, LOUISIANA 70301
 Phone: (985) 449-0084 Fax: (985) 449-0085
 EMAIL: ACADIA@ACADIALANDSURVEYING.COM

REVISION	DESCRIPTION OF LOT	DATE
1	PHASE CHANGES	05/15/14
2	LOT NUMBER CHANGES	05/15/14
3	REVISIONS	05/15/14
4	PHASE CHANGES	05/15/14
5	REVISIONS	05/15/14

DRAWN BY: JPH
 CHECKED BY: JPH
 DATE: 05/15/14
 FILE NO: 4881
 THIS PLAT WAS CORRECTED ON JAN 8/14/16



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

February 18, 2021

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

Re: Oaklawn Trace, Phase 1 Subdivision
Warranty Obligation - \$41,400.00 - BOND #30089904

Honorable Council Members,

The Warranty Obligation in the amount of \$41,400.00 expires March 13, 2021 and is scheduled for review by the Parish Council at the March 4, 2021 meeting.

The developer was notified on November 18, 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 items remain:

1. Bring roadside shoulders to grade and vegetate (Typical Comment);
2. Roadside ditches need to be regraded to provide positive flow (Typical Comment);
3. Siltation occurring in Pond #2 at the subsurface pipe between Lots #21 and #22 needs to be removed;
4. Traffic control signage needs to be straightened throughout this phase of the development (Typical Comment).

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.
Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Steve Stefancik
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Ms. Bobbie Westerfield
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Chris Jean, J/MAC Development
Mr. Kelly McHugh, P.E., P.L.S - Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

February 18, 2021

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

Re: River Club Subdivision, Phase 4A
Warranty Obligation - \$32,600.00 - LOC #629

Honorable Council Members,

The Warranty Obligation in the amount of \$32,600.00 expires March 15, 2021 and is scheduled for review by the Parish Council at the March 4, 2021 meeting.

The developer was notified on November 23, 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 items remain:

1. Regrade roadside ditches to provide positive flow;
2. Replace blue reflectors where needed.

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.
Director, Department of Engineering

xc: Honorable President Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Matt Bennett, River Club Development, LLC
Mr. Kelly McHugh, Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

February 18, 2021

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

Re: River Park Crossing Subdivision, Phase 1
Warranty Obligation - \$65,300.00 - Bond #30002647

Honorable Council Members,

The Warranty Obligation in the amount of \$65,300.00 expires March 5, 2021 and is scheduled for review by the Parish Council at the March 4, 2021 meeting.

The developer was notified on November 20, 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 items remain:

1. Item #1 - **All plantings located within the Parish Right-of-Way at Park Hills Boulevard and Devou Park Lane need to be removed:** The plantings remain and must be removed OR the Maintenance Agreement must be finalized. The Department of Engineering received a Maintenance Agreement to address this item which was returned with comments on December 22, 2020, but the revised draft has not been returned to date.
2. Item #2 - **Shoulders need to be reestablished:** Shoulders have not been satisfactorily restored at the locations stated in our letter dated January 24, 2020. In addition, the radius turn-out at the intersection of M.P. Planche Road and Park Hill Boulevard has failed. A permanent asphalt patch is needed at this intersection.

This office is working with the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Jay B. Watson, P.E.
Director, Department of Engineering

xc: Honorable President 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. Leslie Long Mr. Truman Sharp, III
 Mr. Tim Brown Ms. Jan Pavur
 Ms. Bobbie Westerfield Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast
 Ms. Deborah Henton Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
 Mr. Earl Magner



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

February 18, 2021

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

Re: Southern Oaks, Phase 1 Subdivision
Warranty Obligation - \$77,400.00 - LOC #651

Honorable Council Members,

The Warranty Obligation in the amount of \$77,400.00 expires March 20, 2021 and is scheduled for review by the Parish Council at the March 4, 2021 meeting.

The developer was notified on November 23, 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 items remain:

1. The broken concrete panel at the subdivision entrance need to be replaced;
2. The concrete panel joint in front of Lot #4088 on Oak Bend Lane needs to be repaired (See picture #1);
3. Cleanout and reseal concrete roadway joints where applicable (Typical Comment);
4. Bring all roadway shoulders up to the same elevation as the roadway pavement and correct all rutting issues (Typical Comment);
5. Regrade ditches throughout this phase of Southern Oaks to provide positive flow (Typical Comment);
6. The ditch draining the greenspace parcel to the northern pond needs to have its side slopes corrected and erosion control measures installed (See picture #2);
7. The ditch from Golden Oak Lane to the northern pond needs to have its side slopes corrected and erosion control measures installed (See pictures #3 & #4);
8. Ruts and low spots in the greenspace parcel need to be corrected to eliminate standing water (See pictures #5 & #6);
9. Correct erosion issues around the 18" drainpipe from the southern pond (See pictures #7 & #8);
10. Correct erosion issues around the upstream end of the 36" drainpipe between Golden Oak Lane and the northern pond (See picture #3);
11. Correct erosion issues around the cross drainpipe at the intersection of Oak Bend Lane and Golden Oak Lane (See picture #9);
12. Correct ruts and low spots around the bank of the northern pond (See picture #10);
13. Debris needs to be removed from the greenspace parcel and pond banks (See picture #11);
14. Debris needs to be removed from the pond outfalls (See picture #12);
15. Install "End of Roadway" Treatments at the end of Moss Point Lane and Golden Oak Lane;
16. Blue reflectors need to be re-installed in the vicinity of fire hydrants where missing (Typical Comment).

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.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on November 12, 2020

xc: Honorable Michael Copper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Ms. Deborah Henton
Ms. Bobbie Westerfield
Mr. Earl Magner

Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Jason Yancy, Yanin, LLC
Mr. Brain Intravia, Yanin, LLC
Mr. Eddie Powell, P.E. - Kyle Associates, LLC























