

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6535

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON PERFORMANCE AND/OR WARRANTY OBLIGATIONS

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

WHEREAS, these Performance and/or 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/or 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>
<b>Ashland Oaks Business Park Subdivision</b>	<b>PERFORMANCE</b>	Extend for one (1) year or until the work is satisfactorily accomplished.
Amount: \$ 32,400.00	<b>(Converted)</b>	
Expires: December 7, 2021		
Ward 1, District 1		
<b>Enter the Parish R.O.W. Resolution No. 17-092</b>	<b>WARRANTY</b>	Release upon expiration
<b>Roger Drive/Hickory Hills Subdivision, Addition One</b>		
Amount: \$ 4,600.00		
Expires: December 18, 2021		
Ward 8, District 9		
<b>Hidden Creek Subdivision, Phase 2</b>	<b>WARRANTY</b>	Extend for one (1) year or until the work is satisfactorily accomplished.
Amount: \$ 62,500.00		
Expires: December 13, 2021		
Ward 1, District 3		
<b>Lakeshore Villages Subdivision, Phase 4-A-3</b>	<b>WARRANTY</b>	Extend for one (1) year or until the work is satisfactorily accomplished.
Amount: \$ 246,200.00		
Expires: December 4, 2021		
Ward 9, District 13		
<b>Lakeshore Villages Subdivision, Phase 4-A-4</b>	<b>WARRANTY</b>	Extend for one (1) year or until the work is satisfactorily accomplished.
Amount: \$ 79,000.00		
Expires: December 16, 2021		
Ward 9, District 13		
<b>Terra Bella Subdivision, Phase 1A-10</b>	<b>WARRANTY</b>	Release
Amount: \$ 42,350.00 (Asphalt Roads)		
Amount: \$ 15,250.00 (Concrete Roads)		
Expires: October 1, 2022		

Ward 1, District 1		
<b>Wingfield Subdivision, Phase 1</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 192,200.00		until the work is satisfactorily
Expires: December 30, 2021		accomplished.
Ward 1, District 3		

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 NOVEMBER , 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 and/or Warranty Obligations are as follows:

1. **Ashland Oaks Business Park Subdivision**  
Performance Obligation (Converted) - \$32,400.00 - Extend
2. **Enter the Parish R.O.W. Resolution No. 17-092 - Roger Drive Hickory Hills Subdivision, Addition One**  
Warranty Obligation - \$4,600.00 Release upon expiration
3. **Hidden Creek Subdivision, Phase 2**  
Warranty Obligation - \$62,500.00 - Extend
4. **Lakeshore Villages Subdivision, Phase 4-A-3**  
Warranty Obligation - \$246,200.00 - Extend
5. **Lakeshore Villages Subdivision, Phase 4-A-4**  
Warranty Obligation - \$79,000.00 - Extend
6. **Terra Bella Subdivision, Phase 1A-10**  
Warranty Obligation (Asphalt Roads) - \$42,350.00 - Release  
Warranty Obligation (Concrete Roads) - \$15,250.00 - Release
7. **Wingfield Subdivision, Phase 1**  
Warranty Obligation - \$192,200.00 - Extend

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Ashland Oaks Business Park Subdivision</b>	<b>PERFORMANCE</b>	Extend for one (1) year or
Amount: \$32,400.00	<b>(Converted)</b>	until the work is satisfactorily
Expires: December 7, 2021		accomplished.
Ward 1, District 1		
<b>Enter the Parish R.O.W. Resolution No. 17-092</b>	<b>WARRANTY</b>	Release upon expiration
<b>Roger Drive/Hickory Hills Subdivision, Addition One</b>		
Amount: \$4,600.00		
Expires: December 18, 2021		
Ward 8, District 9		
<b>Hidden Creek Subdivision, Phase 2</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$62,500.00		until the work is satisfactorily
Expires: December 13, 2021		accomplished.
Ward 1, District 3		
<b>Lakeshore Villages Subdivision, Phase 4-A-3</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$246,200.00		until the work is satisfactorily
Expires: December 4, 2021		accomplished.
Ward 9, District 13		
<b>Lakeshore Villages Subdivision, Phase 4-A-4</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$79,000.00		until the work is satisfactorily
Expires: December 16, 2021		accomplished.
Ward 9, District 13		
<b>Terra Bella Subdivision, Phase 1A-10</b>	<b>WARRANTY</b>	Release
Amount: \$42,350.00 (Asphalt Roads)		
Amount: \$15,250.00 (Concrete Roads)		
Expires: October 1, 2022		
Ward 1, District 1		
<b>Wingfield Subdivision, Phase 1</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$192,200.00		until the work is satisfactorily
Expires: December 30, 2021		accomplished.
Ward 1, District 3		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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 Performance Obligation in the amount of \$32,400.00 expires December 7, 2021 and is scheduled for review by the Parish Council at the November 4, 2021 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.

The developer has submitted revised plans to address items 1 and 2 and is awaiting a response from the Department of Engineering.

This office is working with the developer and 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,

Daniel P. Hill, P.E.

Director, Department of Engineering

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.  
Mr. Joey Lobrano  
Mr. Kelly McHugh, P.E., P.L.S., Ashland Oaks, LLC and Kelly McHugh & Associates, Inc.



**ST. TAMMANY PARISH**

**MICHAEL B. COOPER**  
PARISH PRESIDENT

October 20, 2021

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

Re: Enter the Parish R.O.W. Resolution No. 17-092 - Roger Drive/Hickory Hills Subdivision, Addition One  
Warranty Obligation - \$4,600.00 - Cash in Escrow

Honorable Council Members,

The Warranty Obligation in the amount of \$4,600.00 expires December 18, 2021 and is scheduled for review by the Parish Council at the November 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 upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #475-B.

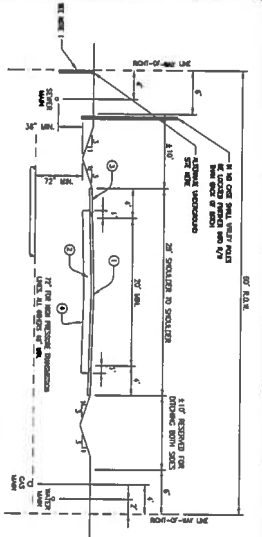
Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: "Drainage/Grading Plan" dated February 20, 2019 (Revision No. 3) by J.V. Burkes & Associates, Inc.  
Hickory Hills Subdivision, Addition One Recorded Plat; File No. 475-B*

xc: Honorable Michael Cooper  
Honorable Mike Smith  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Denty Crawford  
Mr. Leon Lowe, Leon Lowe and Sons, Inc.  
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.



### TYPICAL ASPHALTIC ROADWAY SECTION 60 FT. OR WIDER w/SURFACE DRAINAGE

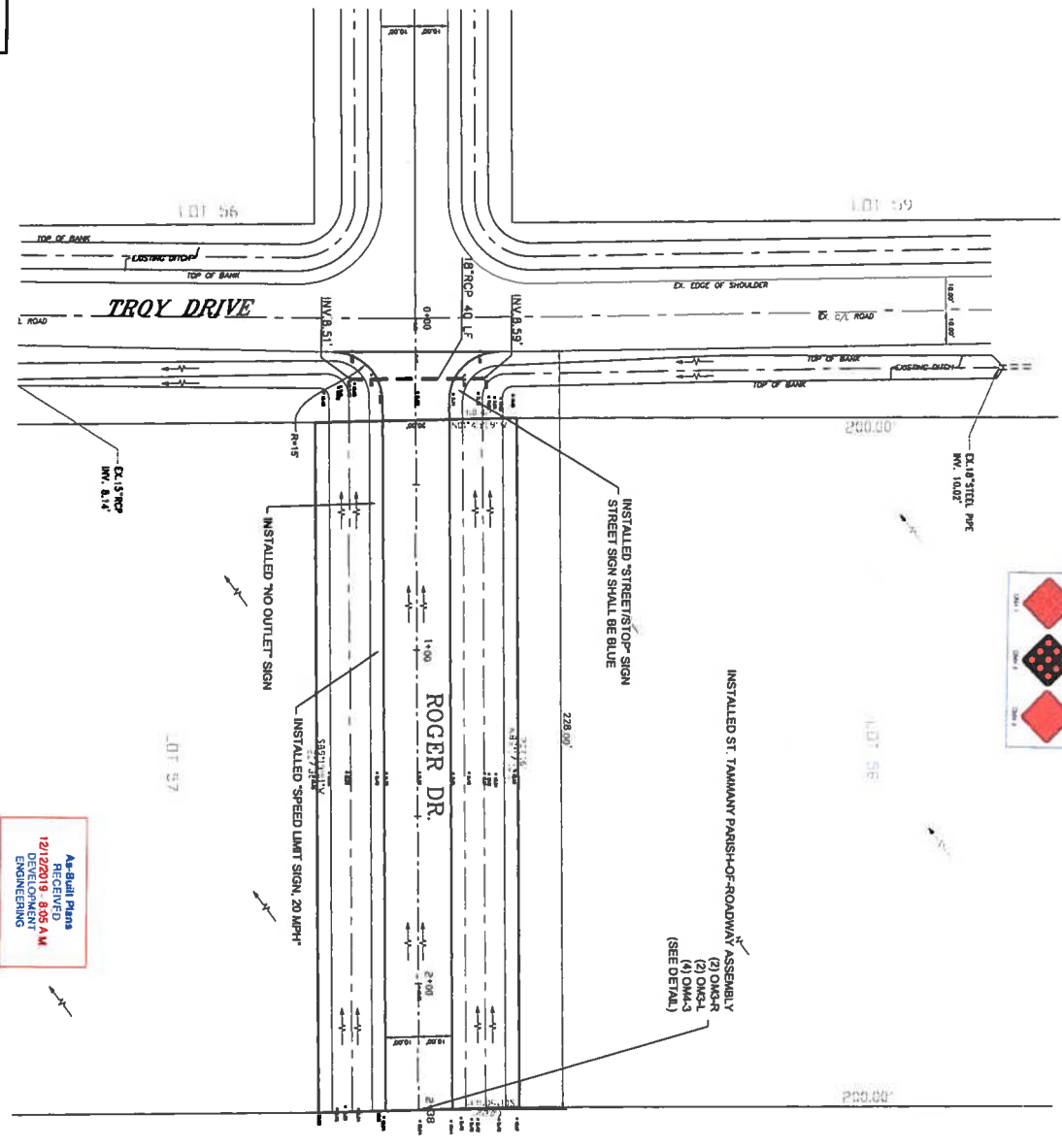
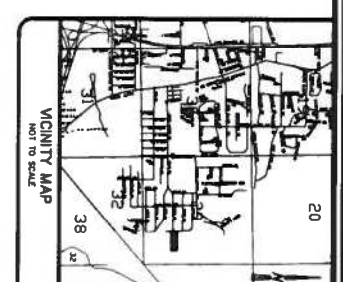
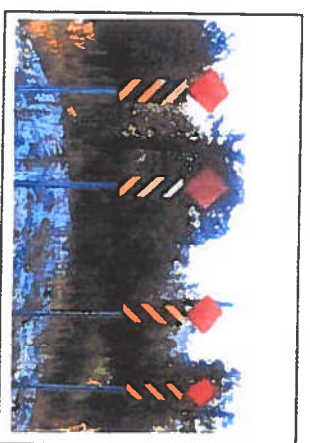
NOTES:  
 1. UNDESIGNED UNIMPROVED PAVED SURFACES SHALL BE RECONSTRUCTED TO 2% BELOW THE SURFACE WHEN CONSTRUCTION LINES, UNLESS SHOWN OTHERWISE, SHALL BE A MINIMUM OF 48 IN. FROM THE SURFACE. UNLESS OTHERWISE SHOWN, ALL CONSTRUCTION LINES SHALL BE 1.5 FEET FROM THE SURFACE. UNLESS OTHERWISE SHOWN, ALL CONSTRUCTION LINES SHALL BE 1.5 FEET FROM THE SURFACE. UNLESS OTHERWISE SHOWN, ALL CONSTRUCTION LINES SHALL BE 1.5 FEET FROM THE SURFACE.

- LEGEND: FOR ASPHALT PAVING:
1. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  2. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  3. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  4. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  5. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  6. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  7. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  8. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  9. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  10. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  11. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  12. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  13. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  14. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  15. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  16. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  17. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  18. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  19. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  20. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  21. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
  22. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)

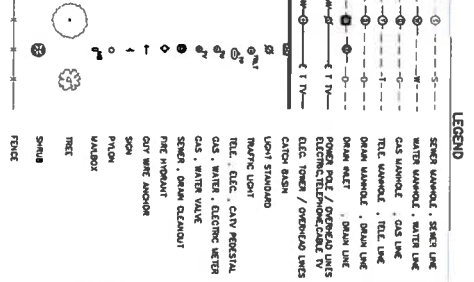
### 1 TYPICAL ASPHALTIC ROADWAY SECTION

#### GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE WHERE ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLAN.
2. CUT OR FILL SHOULD NOT BE STEEPER THAN 3:1 (H:V).
3. ALL 3:1 SLOPES MUST BE STABILIZED WITH MATING, WHICH ARE ON PLANT MATERIAL, TO ENSURE THAT EROSION DOES NOT OCCUR PRIOR TO LEAVE PROJECT SITE.
4. ALL DEGRADED UPRATED AREAS SHALL BE RESTORED TO SOOING OR IMPROVING TO ADEQUATE CONDITION.
5. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO ADEQUATE CONDITION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING IMPROVEMENTS (CULVERTS, DRAINAGE STRUCTURES, PIPES, AND ALL UTILITIES) PRIOR TO CONSTRUCTION.
9. PROPOSED STORM SEWERS ARE SHOWN AS TO TOP OF FINISHED UNITS ON EXISTING NOTES.
10. ALL UN-SATURATED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 2 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STRATIFICATION PLANT TO ALL SLOPES SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY STRATIFICATION PLANT IS APPLIED TO ALL SLOPES SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY STRATIFICATION PLANT IS APPLIED TO ALL SLOPES SHOWN ON THIS PLAN.
11. CONSTRUCTION SHALL COMPLY WITH ALL CONCRETE CODES AND BE CONSTRUCTED TO MEET ALL SPECIFICATIONS.
12. THE CONTRACTOR SHALL MAINTAIN BEST CONTROL ON SITE AT ALL TIMES BY MAINTAINING SITE AS OPEN AS POSSIBLE.
13. CONSTRUCTION SHALL MAINTAIN PROPER ELEVATIONS OF ADJACENT PROPERTIES TO SITE. EXISTING GRADES DO NOT EXCEED THOSE SHOWN ON THIS PLAN. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR DRIVE.
15. ALL UNPAVED ACCESSIBLE AREAS, SIDEWALKS, DRIVEWAYS, ETC. MUST BE CONSTRUCTED TO ADEQUATE CONDITION. CONTRACTOR SHALL VERIFY ALL EXISTING IMPROVEMENTS (CULVERTS, DRAINAGE STRUCTURES, PIPES, AND ALL UTILITIES) PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR DRIVE.
17. ALL UNPAVED ACCESSIBLE AREAS, SIDEWALKS, DRIVEWAYS, ETC. MUST BE CONSTRUCTED TO ADEQUATE CONDITION. CONTRACTOR SHALL VERIFY ALL EXISTING IMPROVEMENTS (CULVERTS, DRAINAGE STRUCTURES, PIPES, AND ALL UTILITIES) PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR DRIVE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR DRIVE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR DRIVE.
21. ALL RCP SHALL BE CLASS B UNLESS OTHERWISE NOTED.
22. ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.



As-Built Plans  
 RECEIVED  
 10/12/2019 8:55 AM  
 ENGINEERING



#### DRAINAGE LEGEND

- 1. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 2. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 3. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 4. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 5. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 6. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 7. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 8. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 9. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 10. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 11. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 12. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 13. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 14. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 15. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 16. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 17. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 18. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 19. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 20. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 21. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)
- 22. 1.5" MIN. ASPHALT PAVING (2" MIN. OVER 1" WEAR)

### AS-BUILT

1 CALL THE ONE CALL FOR UTILITY LOCATION PRIOR TO BEGINNING CONSTRUCTION DRAINAGE/GRADING PLAN

**PAVING AND DRAINAGE PLAN**  
 ROGER DRIVE BETWEEN LOTS 58-57  
 HICKORY DRIVE SUB., IN SEC 29, T-8-S, R-15-E  
 GREENSBURG LAND DISTRICT  
 ST. TAMMANY PARISH, LOUISIANA

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 8/20/2019  
 SCALE: 1" = 30'

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING ENVIRONMENTAL

1805 Sheraton Highway  
 Slidell, Louisiana 70458  
 E-mail: jburkes@jburkes.com  
 Phone: 855-540-0075 Fax: 855-645-0154

SECURITY MAP NOT TO SCALE

20

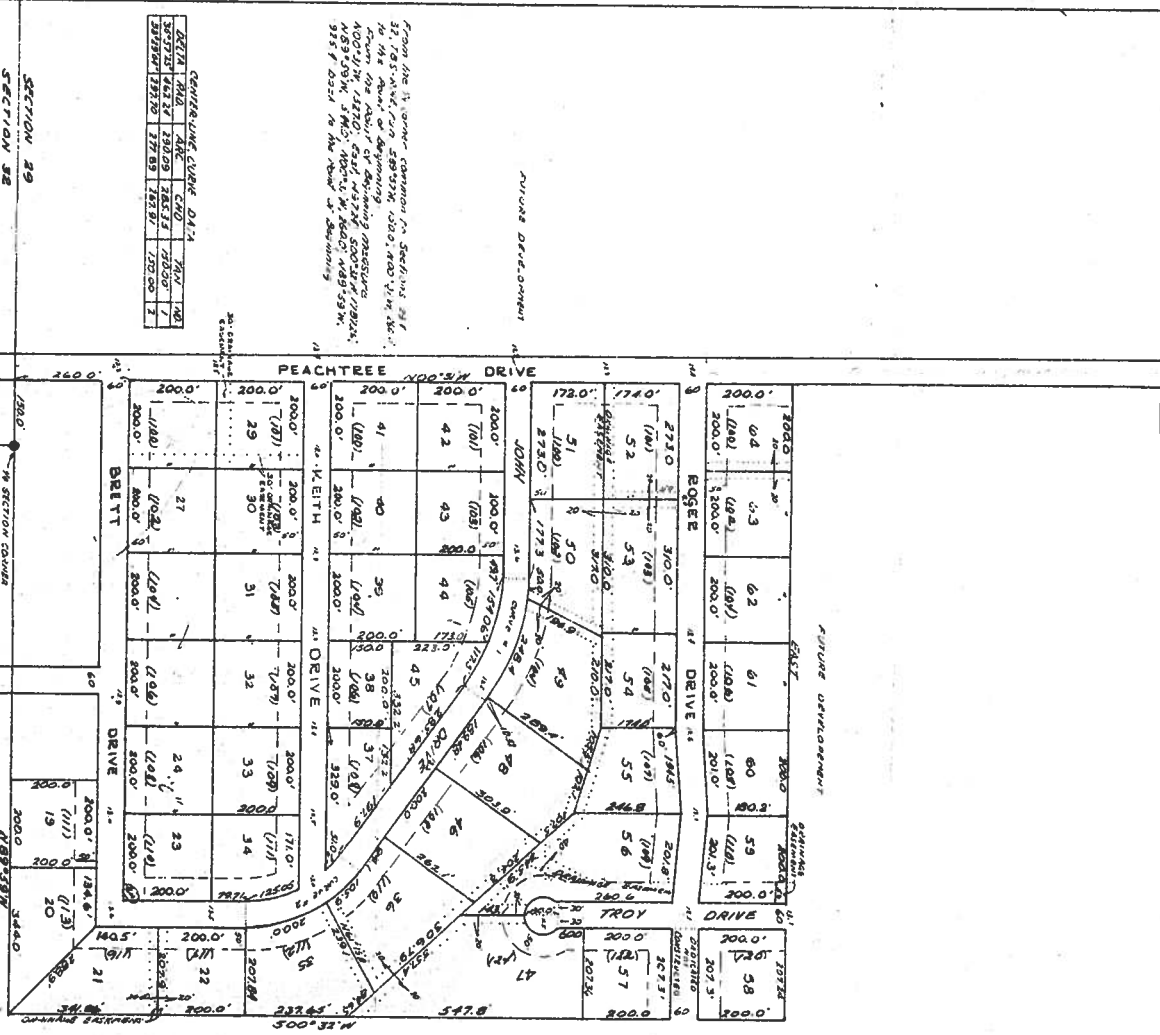
38

12

# HICKORY HILLS

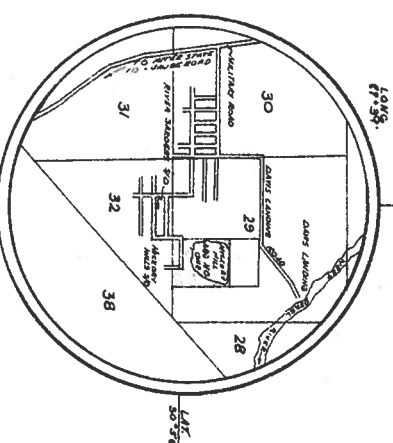
ADDITION-NONE-SUBDIVISION  
SECTION 29, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA

DAVIS LANDING ROAD



SECTION 29	SECTION 28	RIVER	GARDENS
462.0	462.0	462.0	462.0
357.0	357.0	357.0	357.0
242.0	242.0	242.0	242.0
127.0	127.0	127.0	127.0
12.0	12.0	12.0	12.0

From the corner of Section 29, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, to the corner of Section 28, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, the distance is 1000.0 feet.



VICINITY MAP  
SCALE: 2" = ONE MILE  
WARD 8

**OWNER - DEVELOPER**

LACOMBE DEVELOPMENT CORPORATION  
SUITE 30-25  
ONE SHELL SQUARE  
NEW ORLEANS, LOUISIANA  
PRESIDENT: *[Signature]*  
SECRETARY: *[Signature]*

**FILED FOR RECORD**

DATE: *June 21, 1976*

*[Signature]*  
CLERK OF COURT

FILE NUMBER: **475-13**

**APPROVED BY**

*[Signature]*  
PRESIDENT POLICE JURY

*[Signature]*  
CHAIRMAN 570 EGG COMMITTEE

*[Signature]*  
SECRETARY, PARISH FINANCIAL COM.

*[Signature]*  
PARISH ENGINEER

**DEDICATION**

I HEREBY DEDICATE TO THE PARISH OF ST. TAMMANY THROUGH THE POLICE JURY OF SAID PARISH THE STREETS DEMONSTRATED ON THIS PLAN AS PUBLIC THOROUGHFARES.

*[Signature]*

SCALE: 1" = 200'

STATED MAP, 5/18/76, IN ACCORDANCE WITH THE TOP OF MOUNTAIN AND AT CORNER OF LOT 21, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA.

**RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE**

EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING AND NOT MORE THAN ONE MOBILE HOME.  
NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER LINES ARE INSTALLED AND MEET THE APPROVAL OF THE STATE BOARD OF HEALTH AND THE ST. TAMMANY POLICE JURY.  
CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRIVE OR STREET EASEMENTS.  
NO HOUSES OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON WHICH MAY, OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS AND JUNK CAR STORAGE.  
THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS AREA WHICH IS SUBJECT TO INUNDATION DUE TO PERIODIC FLOODING IS 4.0 MSL.  
NO DRIVEWAY SHALL BE INSTALLED UNTIL SIZE REQUIREMENT MEETS THE APPROVAL OF THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY.  
FRONT SETBACK LINES: 5'-50.0'  
INTERIOR SETBACK LINES: 5'-20.0'  
REAR SETBACK LINES: 20.0'

NUMBER OF LOTS	46
NUMBER OF BLOCKS	5
NUMBER OF ALLEYS	0
PUBLIC PARK AREA	0
ROADWAYS AREA	FEET
AREA	MILES

**CERTIFICATE**

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS-33-3051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

*[Signature]*  
REGISTERED LAND SURVEYOR

THIS MAP CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

*[Signature]*  
REGISTERED LAND SURVEYOR

DATE: *January 5, 1976*

LAND SURVEYING, INC.  
HICKORY HILLS FLOOD HAZARD MAP  
COVINGTON, LOUISIANA  
430-C  
*[Signature]*





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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

Re: Hidden Creek Subdivision, Phase 2  
Warranty Obligation - \$62,500.00 - Cash in Escrow

Honorable Council Members,

The Warranty Obligation in the amount of \$62,500.00 expires December 13, 2021 and is scheduled for review by the Parish Council at the November 4, 2021 meeting.

The developer was notified on August 20, 2021 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 section of damaged concrete road needs to be replaced near addresses #200 & #201 Hidden Creek Blvd. (See Picture #1);
2. Roadway cracks need to be blown out and sealed (Typical Comment - See Picture #2);
3. The detention pond was expanded into the green space to the south of Lot #72. This expansion needs to be shown on the Final Plat, As-Built Paving & Drainage Plan and the D.I.S. updated to show this work (See Picture #3);
4. Pond banks and slopes need to be reestablished and vegetated. (Typical Comment - See Pictures #4, #5, & #6);
5. The siltation, overgrowth and vegetation need to be removed from all ponds (See Pictures #6 & #7);
6. The outfall pipes and overflow weir for the eastern pond (pond #2) needs to be cleaned and have all vegetation removed (See Pictures #8 & #9);
7. The roadway turning radius' need to be reestablished throughout this phase (See Pictures #10 & #11);
8. Fix pipe settlement on the south and west storm drain pipe for the western pond (pond #1) (See Picture #12);
9. Regrade ditches to provide positive flow (Typical Comment);
10. Bring road shoulders to grade and vegetate (Typical Comment);
11. Replace blue reflectors where missing (Typical Comment).

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

Sincerely,

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Photos from site inspection performed on August 10, 2021*

xc:	Honorable Michael Cooper	Mr. Christopher Tissue, P.E.
	Honorable Martha Cazaubon	Mr. Theodore Reynolds, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Joey Lobrano
	Mr. Jay Watson, P.E.	Ms. Jan Pavur
	Ms. Leslie Long	Mr. Joseph Mistich, Hidden Creek, LLC
	Ms. Tim Brown	Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.
	Ms. Deborah Henton	



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6



Picture #7





Picture #8



Picture #9



Picture #10



Picture #11



Picture #12



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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

Re: Lakeshore Villages Subdivision, Phase 4-A-3  
Warranty Obligation - \$246,200.00 - Bond #SUR0057206

Honorable Council Members,

The Warranty Obligation in the amount of \$246,200.00 expires December 4, 2021 and is scheduled for review by the Parish Council at the November 4, 2021 meeting.

The developer was notified on August 20, 2021 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. Clean all roadways throughout this development (Typical Comment);
2. Replace blue reflectors where missing (Typical Comment);
3. Restripe crosswalks as needed throughout this development where pavement markings have faded (Typical Comment);
4. Replace Stop Sign at the intersection of Shipyard Drive and Bowden Harbor Road.

Informational Item:

5. Fences were observed in several of the drainage servitudes throughout this phase; however, in accordance with the Lakeshore Villages - Community Development District letter dated June 17, 2021, the Community Development District has no objections to these encumbrances.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill".

Daniel P. Hill, P.E.  
Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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

Re: Lakeshore Villages Subdivision, Phase 4-A-4  
Warranty Obligation - \$79,000.00 - Bond #30088127

Honorable Council Members,

The Warranty Obligation in the amount of \$79,000.00 expires December 16, 2021 and is scheduled for review by the Parish Council at the November 4, 2021 meeting.

The developer was notified on August 20, 2021 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. Erosion control protection filters need to be removed from drain inlets where no longer needed (See Picture #1 - Typical Comment);
2. Replace blue reflectors where missing (Typical Comment);
3. Signage in the round-about needs to be straightened/replaced (Typical Comment);
4. Pavement markings and striping need to be redone in the round-about (Typical Comment);

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

Sincerely,

A handwritten signature in blue ink, appearing to read "DPH", written over the word "Sincerely,".

Daniel P. Hill, P.E.  
Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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

Re: Terra Bella Subdivision, Phase 1A-10  
Warranty Obligation (Asphalt Roads) - \$42,350.00 - LOC #8746  
Warranty Obligation (Concrete Roads) - \$15,250.00 - LOC #8747

Honorable Council Members,

The Warranty Obligations in the amount of \$42,350.00 (asphalt roads) and \$15,250.00 (concrete roads) expire on October 1, 2022 and is scheduled for review by the Parish Council at the November 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 upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5938.

Sincerely,

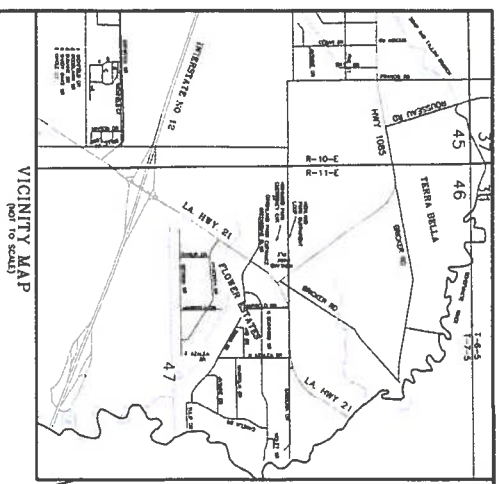
A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.  
Director, Department of Engineering

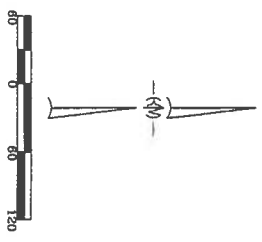
*Attachment: Terra Bella Subdivision, Phase 1A-10 Recorded Plat; File No. 5938*

xc: Honorable Michael Cooper  
Honorable Marty Dean  
Mr. Cary Menard *w/recorded plat*  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E. *w/recorded plat*  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Seamus Loman, Terra Bella Group, LLC  
Mr. Kelly J. McHugh, P.L.S., P.E., Kelly J. McHugh & Associates, Inc.  
Mr. Paul J. Mayronne, Jones Fussell, LLP





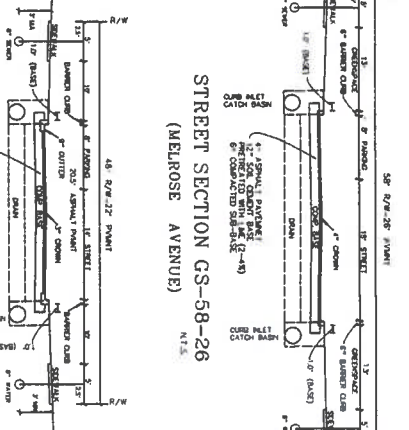
**TERRA BELLA PHASE 1A-10  
SECTION 45, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.**



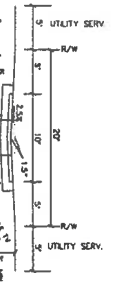
**Large Description**

1. This plat is a subdivision of land in Section 45, Township 7 North, Range 10 East, and Meridian 10 West, St. Tammany Parish, Louisiana, known as the "Terra Bella" subdivision. The land is being subdivided into lots for the purpose of residential development. The total area of the land is approximately 110.00 acres. The subdivision is bounded by Terre Bella to the north, Melrose Avenue to the east, and Randolph Court to the south. The lots are numbered 80 through 112, 138 through 157, and 180 through 182. The plan shows the layout of the lots, the location of Melrose Avenue, Randolph Court, and Cottage Lane, and the location of various easements and setbacks. The subdivision is subject to the provisions of the Louisiana Subdivision Act and the rules and regulations of the Louisiana Department of Natural Resources. The subdivision is being recorded for the purpose of providing notice to the public of the subdivision and the location of the lots. The subdivision is being recorded in the public records of St. Tammany Parish, Louisiana.

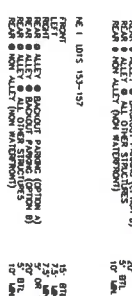
**STREET SECTION GS-58-26  
(MELROSE AVENUE)**



**STREET SECTION NS-48-22  
(COTTAGE LANE & RANDOLPH COURT)**



**ALLEY SECTION**



**BUILDING SETBACKS**

FRONT 15' MIN.

REAR 10' MIN.

LEFT 10' MIN.

RIGHT 10' MIN.

ALLEY 5' MIN.

NOTE: ALL SETBACKS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ALLEY OR FROM THE PROPERTY LINE, WHICHEVER IS GREATER.

**NOTE:**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**RECORDING INFORMATION**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**RECORDED PLAT**

DATE	REVISION	BY	APP'D
07/17/16	1	MD	MD
07/17/16	2	MD	MD
07/17/16	3	MD	MD
07/17/16	4	MD	MD
07/17/16	5	MD	MD
07/17/16	6	MD	MD
07/17/16	7	MD	MD
07/17/16	8	MD	MD
07/17/16	9	MD	MD
07/17/16	10	MD	MD

**NOTES**

1. THE PROPERTY IS LOCATED IN SECTION 45, TOWNSHIP 7 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, ST. TAMMANY PARISH, LOUISIANA.

2. ALL CORNERS WERE SET WITH 1/2" IRON RODS.

3. ALL SETBACKS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ALLEY OR FROM THE PROPERTY LINE, WHICHEVER IS GREATER.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**TERRA BELLA, PHASE 1A-10  
SECTION 45, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.**

**DEVELOPER: TERRA BELLA GROUP, L.L.C.**

**ENGINEER: J. J. MARRAS & ASSOC., INC.**

**DATE: 07/17/16**



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 20, 2021

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

Re: Wingfield Subdivision, Phase 1  
Warranty Obligation - \$192,200.00 - LOC #SB76623L

Honorable Council Members,

The Warranty Obligation in the amount of \$192,200.00 expires December 30, 2021 and is scheduled for review by the Parish Council at the November 4, 2021 meeting.

The developer was notified on August 18, 2021 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. Eliminate standing water at the subdivision entrance (See pictures #1 & #2);
2. Seal cracks in the asphalt roadways throughout the development (Typical Comment - See pictures #3, #4 & #5);
3. Ditches needs to be regraded to provide positive flow throughout the development (Typical Comment - See picture #6);
4. Detention Pond #2 is showing signs of severe erosion and siltation. The pond banks need to be reestablished and the siltation removed from the pond. Once completed the pond slopes and banks need to be vegetated to avoid further erosion. (See pictures #7 - #11);
5. The existing ditch to the east of Pond #2 needs Rip-Rap added to avoid erosion (See picture #12);
6. Electric lines/conduit installed to the north of the detention Pond #2 have created a trench in the pond top leading to further erosion. This trench needs to be backfilled and vegetated (See pictures #13 & #14);
7. Erosion issues, shoulder issues and siltation issues need to be corrected to the north of Lot #23 near the Bedico Creek;
8. Clean roadways & install BMP's at Lots #21 & #22 (See pictures #15 & #16);
9. Correct rutting issues in the roadway radius at the corner of Lot #17;
10. Replace blue reflectors where missing (Typical Comment);
11. Finish PUD Amenities in the Greenspace parcel to the South of Lot #37;
12. Clean construction debris and tree debris from all road R.O.W.'s (Typical Comment);
13. Roadway failures at the Golden Top Drive roadway connection to Joiner Wymer Road need to be repaired (See pictures #17 & #18);
14. A drop inlet needs to be installed at the western end of Golden Top Drive's roadway cross-culvert to correct the apparent sink hole resulting at this location (See pictures #19 & #20).

This office is working with the developer and 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,



Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Photos from the site visit performed on August 13, 2021*

xc:	Honorable Michael Cooper	Mr. Christopher Tissue, P.E.
	Honorable Marty Dean	Mr. Theodore Reynolds, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Joey Lobrano
	Mr. Jay Watson, P.E.	Ms. Jan Pavur
	Ms. Leslie Long	Mr. Robert Bruno, Bruno Brothers Real Estates
	Ms. Tim Brown	Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting, Inc.
	Ms. Deborah Henton	



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6





Picture #7



Picture #8



Picture #9



Picture #10



Picture #11



Picture #12



Picture #13



Picture #14





Picture #15



Picture #16



Picture #17



Picture #18



Picture #19



Picture #20