

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6511

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>Guste Island Estates Subdivision, Phase D-2 (The Oaks)</b>	<b>WARRANTY</b>	<b>CALL</b>
Amount: \$ 64,300.00	<b>(Extended)</b>	
Expires: October 9, 2021		
Ward1, District 4		
<b>Lakeshore Villages Subdivision, Phase 4-A-1</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 127,700.00		until the work is satisfactorily
Expires: October 7, 2021		accomplished.
Ward 9, District 13		
<b>Terra Bella Subdivision, Phase 1A-10</b>	<b>WARRANTY</b>	Extend both for one (1) year or
Amount: \$ 42,350.00 (Asphalt Roads)		until the work is satisfactorily
Amount: \$ 15,250.00 (Concrete Roads)		accomplished.
Expires: October 1, 2021		
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 2 DAY OF SEPTEMBER , 2021,  
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING  
PRESENT AND VOTING.

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MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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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. Guste Island Estates Subdivision, Parcel D-2**  
Extended Warranty Obligation - \$64,300.00 - CALL
- 2. Lakeshore Villages Subdivision, Phase 4-A-1**  
Warranty Obligation - \$127,700.00 - Extend
- 3. Terra Bella Subdivision, Phase 1A-10**  
Warranty Obligation (Asphalt Roads) - \$42,350.00 - LOC#8746 - Extend  
Warranty Obligation (Concrete Roads) - \$15,250.00 - LOC#8747 - Extend

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Guste Island Estates Subdivision, Phase D-2 (The Oaks)</b>	<b>WARRANTY</b>	<b>CALL</b>
Amount: \$64,300.00	<b>(Extended)</b>	
Expires: October 9, 2021		
Ward 1, District 4		
<b>Lakeshore Villages Subdivision, Phase 4-A-1</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$127,700.00		until the work is satisfactorily
Expires: October 7, 2021		accomplished.
Ward 9, District 13		
<b>Terra Bella Subdivision, Phase 1A-10</b>	<b>WARRANTY</b>	Extend both for one (1) year or
Amount: \$42,350.00 (Asphalt Roads)		until the work is satisfactorily
Amount: \$15,250.00 (Concrete Roads)		accomplished.
Expires: October 1, 2021		
Ward 1, District 1		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

August 18, 2021

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

Re: Guste Island Estates Subdivision, Parcel D-2 (The Oaks)  
Warranty Obligation - \$64,300.00 - Letter of Credit #530

Honorable Council Members,

The extended Warranty Obligation in the amount of \$64,300.00 expires October 9, 2021 and is scheduled for review by the Parish Council at the September 2, 2021 meeting.

The developer was notified on June 14, 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. If not, the obligation will be automatically called.

The following punch list items remain:

1. Roadside ditches need to be regraded to remove silt and provide positive flow;
2. There are several locations where all or parts of concrete panels need to be replaced as discussed and agreed upon during the joint on-site inspection held between St. Tammany Parish representatives and the developer's engineer of record and contractor on September 3, 2020.

In addition to the punch list items, the following items were observed during the inspection and need to be addressed:

- a. Blue reflectors need to be reinstalled in the vicinity of all fire hydrants;
- b. The roadside shoulder is rutted along Scarlet Tanager Drive near Lot #281 and needs to be reestablished.

This office has not received notification from the developer's engineer that the above punch list items have been satisfactorily accomplished. Therefore, this obligation must be called.

This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5311.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

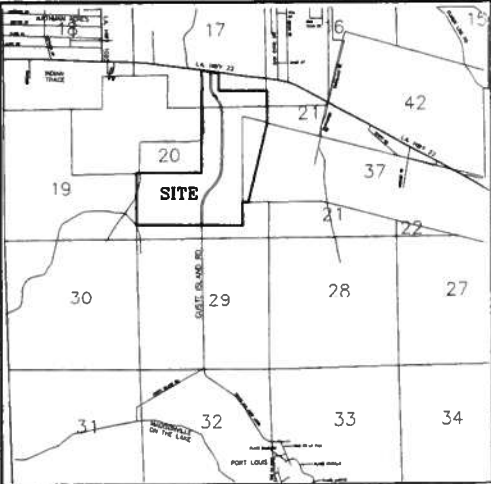
*Attachment: Guste Island Estates Subdivision, Parcel D-2 (The Oaks) Recorded Plat; File No. 5311*

xc: Honorable Michael Cooper  
Honorable Michael Lorino  
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. Greg Intravia, McInt, LLC  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

GUSTE ISLAND ESTATES,  
PARCEL D-2, "THE OAKS"  
SECTION 20, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LOUISIANA.

MINIMUM RESTRICTIVE COVENANTS

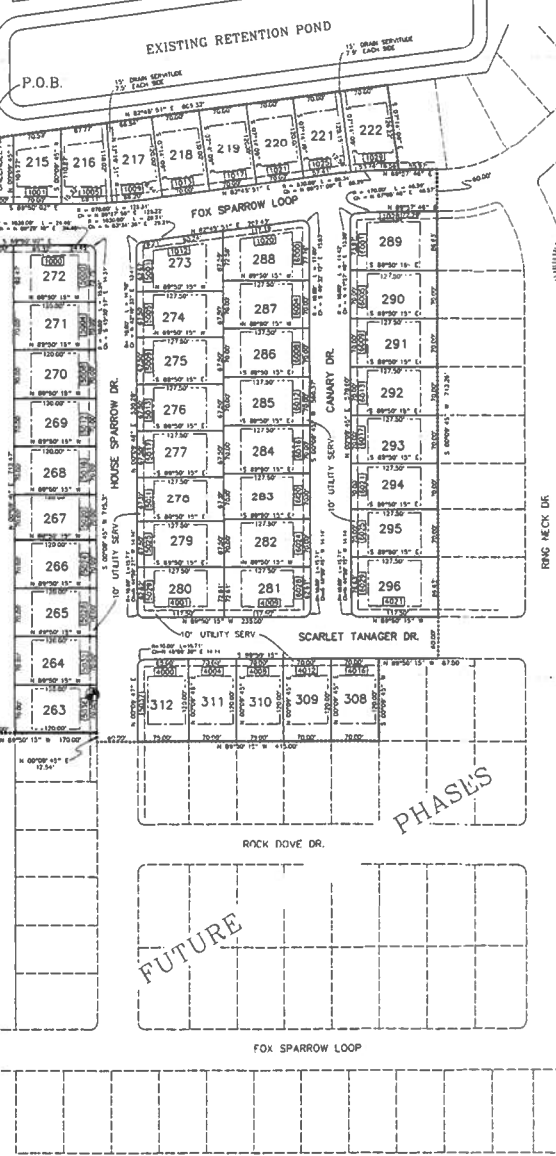
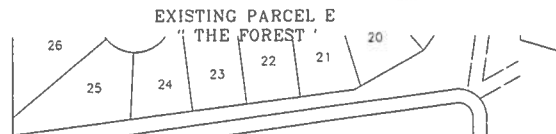
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO GENERATE OR OCCUR BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER 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 - 25.500' 3, REAR 25 AND SIDE STREET 15.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH OR ANNEAU OR STREET EASEMENTS.
- NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR HASSLE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF THE LOTS AS SHOPS OR AUTO GARAGES.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 IN ABOVE THE CROWN OF THE STREET.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 438 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLD.
- DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN FIFTY-FIVE (55) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
- THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (ENACTED BY ORD. 84-2142, ADOPTED 12/25/84).



VICINITY MAP

The P.O.B. is described as being North 00 degrees 16 minutes 45 seconds East a distance of 659.14 feet to a point, Thence North 89 degrees 36 minutes 40 seconds East a distance of 38.46 feet to a point, Thence North 71 degrees 12 minutes 12 seconds East a distance of 300.00 feet to a point, Thence along a curve to the left having a radius of 644.00 feet, a delta of 30 degrees 49 minutes 18 seconds, an arc length of 402.87 feet, and a chord which bears South 28 degrees 42 minutes 52 seconds East having a chord distance of 386.15 feet to a point on a line, Thence South 44 degrees 38 minutes 10 seconds East a distance of 112.32 feet to a point on a curve, Thence along a curve to the right having a radius of 704.07 feet, a delta of 44 degrees 08 minutes 34 seconds, an arc length of 542.44 feet, and a chord which bears South 21 degrees 54 minutes 32 seconds East having a chord distance of 529.12 feet to a point of tangency, Thence South 00 degrees 09 minutes 45 seconds West a distance of 456.77 feet from the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East.

LEGAL DESCRIPTION OF GUSTE ISLAND ESTATES PARCEL D-2  
A certain parcel of land situated in Section 20, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:  
Commence at the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East and measure North 00 degrees 16 minutes 45 seconds East a distance of 659.14 feet to a point, Thence North 89 degrees 36 minutes 40 seconds East a distance of 38.46 feet to a point, Thence North 71 degrees 12 minutes 12 seconds East a distance of 300.00 feet to a point on a curve, Thence along a curve to the left having a radius of 644.00 feet, a delta of 30 degrees 49 minutes 18 seconds, an arc length of 402.87 feet, and a chord which bears South 28 degrees 42 minutes 52 seconds East having a chord distance of 386.15 feet to a point on a line, Thence South 44 degrees 38 minutes 10 seconds East a distance of 112.32 feet to a point on a curve, Thence along a curve to the right having a radius of 704.07 feet, a delta of 44 degrees 08 minutes 34 seconds, an arc length of 542.44 feet, and a chord which bears South 21 degrees 54 minutes 32 seconds East having a chord distance of 529.12 feet to a point of tangency, Thence South 00 degrees 09 minutes 45 seconds West a distance of 456.77 feet to the POINT OF BEGINNING.  
From the POINT OF BEGINNING measure North 87 degrees 45 minutes 51 seconds East a distance of 603.32 feet to a point, Thence South 07 degrees 14 minutes 09 seconds East a distance of 174.22 feet to a point, Thence North 89 degrees 57 minutes 46 seconds East a distance of 24.87 feet to a point, Thence South 00 degrees 09 minutes 45 seconds West a distance of 713.26 feet to a point, Thence North 89 degrees 50 minutes 15 seconds West a distance of 87.50 feet to a point, Thence South 00 degrees 09 minutes 45 seconds West a distance of 120.00 feet to a point, Thence North 89 degrees 50 minutes 15 seconds West a distance of 115.00 feet to a point, Thence North 00 degrees 09 minutes 45 seconds East a distance of 12.54 feet to a point, Thence North 89 degrees 50 minutes 15 seconds West a distance of 170.00 feet to a point, Thence North 00 degrees 09 minutes 45 seconds East a distance of 867.75 feet to the POINT OF BEGINNING, and containing 603,358.40 square feet or 13.78 acre(s) of land, more or less.



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 RECEIVED FOR FRANCHISE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

DATE: 9/8/17  
OTHER: \_\_\_\_\_

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS.33-3051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED FOR A CLASS C SURVEY.



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

13.78 ACRES	47	2570' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
8400 sq. ft.	70	69' 20"	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	120'	P.U.D.	
ROAD SURFACE	LOT DEPTH	ZONING	

LAKE PONCHARTRAIN  
ULTIMATE SURFACE WATER DISPOSAL

FOR: MORN, LLC  
CORPORATION  
OFFICER: GREG INTRAVIA  
845 GALVEZ ST  
MANDEVILLE, LA 70448  
ADDRESS

APPROVAL: *Greg Intravia*  
CHAIRMAN, PARISH PLANNING COMMISSION  
SECRETARY PARISH PLANNING COMMISSION  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
DATE FILED: 10-24-2017  
FILE NO: 1311  
CLEAN OF COURT: *Dr. S. J. ...*

CULVERT SCHEDULE

SIZE	LOT #
15"	215-222, 263-270, 274-287, 290-296, 308-312
18"	272 @ FRONT STREET, 273, 289, 289
21"	272 @ SIDE STREET.

ALL DRIVEWAY CULVERTS ARE TO BE BITUMINOUS COATED CORRUGATED STEEL, CONCRETE OR PVC. USE ARCH EQUIVALENT WHERE MINIMAL DEPTH BETWEEN DRIVEWAY CROWN AND DITCH EXIST.

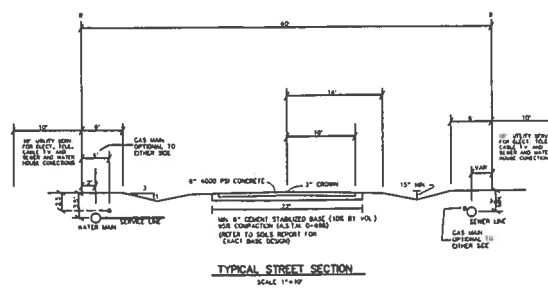
See also - CIVIL REVIEW  
09-08-17

- NOTES:
- THIS PROPERTY IS LOCATED IN PLANO ZONE C, REV. FORMAL PANEL NO. 225205 0215 C, REVISED 04-02-91
  - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
  - INDICATES MUNICIPAL ADDRESS
  - BENCHMARK - 808 NAIL IN LIVE OAK TREE, ELEV. 16.66' MSL (NAVD 88)

RECORDED  
PLAT

GUSTE ISLAND ESTATES,  
PARCEL D-2, "THE OAKS"  
SECTION 20, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS	DATE	BY	
	08-12-14		
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 978-5811			
SCALE	1" = 100'	DATE	11-22-13
DRAWN	DRJ	JOB NO.	13-152
CHECKED	DRK	CHK. NO.	





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

August 18, 2021

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

Re: Lakeshore Villages Subdivision, Phase 4-A-1  
Warranty Obligation - \$127,700.00 - Bond #SNN4014935

Honorable Council Members,

The Warranty Obligation in the amount of \$127,700.00 expires October 7, 2021 and is scheduled for review by the Parish Council at the September 2, 2021 meeting.

The developer was notified on June 17, 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 pond bank behind Lots #925 & #926 needs to be seeded or sodded, and have a mature stand of grass established (See picture #1);
2. The 20' drainage servitude between Lots #922 & #923 is encumbered by fences which is in violation of the Restrictive Covenants for this phase. The fences need to be removed from the servitude or provide written verification from the CDD that the fences are allowed to remain within the servitude. (See picture #2);
3. Replace the broken curbing near the intersection of Delta Ridge Ave. and Canal Bank Drive (See picture #3);
4. Install street name sign at the intersection of Banks View Street and Belfast Bend Court;
5. The cross-walk striping at the intersection of Delta Ridge Ave and Banks View Street needs to be redone (See picture #4);
6. Reinstall the directional sign for the round-about for the north bound movement on Delta Ridge Ave.;
7. Straighten the "Pedestrian Crossing Sign" for the north bound movement on Delta Ridge Ave (See picture #5);
8. Straighten the "Pedestrian Crossing Sign" for the south bound movement on N. Ring Road (See picture #6);
9. Install the "Circular Intersection Sign" and "15 MPH Advisory Speed Plaque Sign" for the south bound moment of N. Ring Road;
10. Blue reflectors need to be installed in the vicinity of fire hydrants 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

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

August 18, 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, 2021 and are scheduled for review by the Parish Council at the September 2, 2021 meeting.

The developer was notified on June 14, 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. Longitudinal and Transverse cracking was observed in the roadway and curbing near Lot #153 along Melrose Avenue and needs to be repaired (See picture #1 & #2);
2. Straighten the end of roadway marker located at the end of Randolph Court (See picture #3);
3. Clean out and regrade the area around the Drop Inlet near Lot # 104 along Cottage Lane (See picture #4);
4. Clean the siltation from the "Private Alley" and reestablish SWPPP measures to avoid further erosion (See picture #5).

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

Sincerely,

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

Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Marty Dean  
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. 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