

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6147

COUNCIL SPONSOR: LORINO/BRISTER

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>
Coquille Subdivision, Phase 2	<b>WARRANTY</b>	Extend for one (1) year or until
Amount: \$ 36,000		the work is satisfactorily
Expires: September 17, 2019		accomplished.
Ward 1 District 4		
Terra Bella Subdivision, Phase 1A-9	<b>WARRANTY</b>	Extend for one (1) year or until
Amount: \$ 46,000		the work is satisfactorily
Expires: September 3, 2019		accomplished.
Ward 1 District 1		
Bedico Creek Subdivision, Phase 5	<b>WARRANTY</b>	Release
Amount: \$ 37,500		
Expires: August 19, 2019		
Ward 1 District 1		
Ironwoods Subdivision	<b>WARRANTY</b>	Release
Amount: \$ 59,400		
Expires: September 24, 2019		
Ward 6 District 6		

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 8 DAY OF AUGUST , 2019, 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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THERESA L. FORD, COUNCIL CLERK



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

RESOLUTIONS FOR INTRODUCTION

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

1. **Coquille Subdivision, Phase 2**  
Warranty Obligation - \$36,000 - Extend for one (1) year
2. **Terra Bella Subdivision, Phase 1A-9**  
Warranty Obligation - \$46,000 - Extend for one (1) year
3. **Bedico Creek Subdivision, Phase 5**  
Warranty Obligation - \$37,500 - Release
4. **Ironwoods Subdivision**  
Warranty Obligation - \$59,400 - Release

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Coquille Subdivision, Phase 2</b>	<b>WARRANTY</b>	Extend for one (1) year or until
Amount: \$36,000		the work is satisfactorily
Expires: September 17, 2019		accomplished.
Ward 1 District 4		
<b>Terra Bella Subdivision, Phase 1A-9</b>	<b>WARRANTY</b>	Extend for one (1) year or until
Amount: \$46,000		the work is satisfactorily
Expires: September 3, 2019		accomplished.
Ward 1 District 1		
<b>Bedico Creek Subdivision, Phase 5</b>	<b>WARRANTY</b>	Release
Amount: \$37,500		
Expires: August 19, 2019		
Ward 1 District 1		
<b>Ironwoods Subdivision</b>	<b>WARRANTY</b>	Release
Amount: \$59,400		
Expires: September 24, 2019		
Ward 6 District 6		



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 24, 2019

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

Re: Coquille Subdivision, Phase 2  
Warranty Obligation - \$36,000  
LOC #528

Honorable Council Members,

The Warranty Obligation in the amount of \$36,000 expires September 17, 2019 and is scheduled for review by the Parish Council at the August 8, 2019 meeting.

The developer was notified on May 10, 2019 by the Department of Development - Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation that the punch list has been completed.

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

The following punch list item(s) remain:

1. Pavement needs replacing from address #544 - #556 Kristian Court (see orange markings in field);
2. Repair shoulder near speed limit sign on Kristian Court (erosion issue).

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Michael Lorino  
Mr. Sidney Fontenot  
Ms. Erin Stair  
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. Pete Palisi, Forest Lake Estates, LLC  
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 24, 2019

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

Re: Terra Bella Subdivision, Phase 1A-9  
Warranty Obligation - \$46,000  
LOC #8734

Honorable Council Members,

The Warranty Obligation in the amount of \$46,000 expires September 3, 2019 and is scheduled for review by the Parish Council at the August 8, 2019 meeting.

The developer was notified on May 8, 2019 by the Department of Development - Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation that the punch list has been completed.

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

The following punch list item(s) remain:

1. Repair several curb cracks and spalling along Inglewood Terrace;
2. Replace blue reflectors where needed.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
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.  
Ms. Holly Thomas, P.E.  
Mr. Wayne Buras, Terra Bella Group, LLC  
Mr. Kelly McHugh, Kelly McHugh and Associates, Inc.



**ST. TAMMANY PARISH**

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 24, 2019

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

Re: Bedico Creek Subdivision, Phase 5  
Warranty Obligation - \$37,500  
LOC #156024

Honorable Council Members,

The Warranty Obligation in the amount of \$37,500 expires August 19, 2019 and is scheduled for review by the Parish Council at the August 8, 2019 meeting.

This office has inspected the site on June 25, 2019. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

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

Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Helen Lambert  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. David Waltemath, Bedico Creek Preserve, LLC  
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 24, 2019

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

Re: Ironwoods Subdivision  
Warranty Obligation - \$59,400  
Bond #23023451

Honorable Council Members,

The Warranty Obligation in the amount of \$59,400 expires September 24, 2019 and is scheduled for review by the Parish Council at the August 8, 2019 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 #5339.

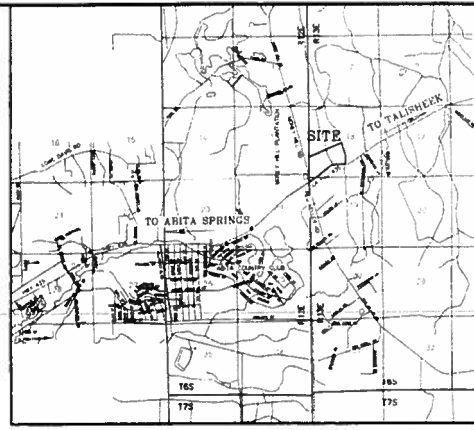
Sincerely,

  
Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Richard Tanner  
Ms. Cary Menard *w/recorded plat*  
Mr. Shannon Davis *w/recorded plat*  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Tim Jackson, Weyerhaeuser Real Estate Development,  
Mr. Kelly McHugh, Kelly McHugh and Associates, Inc.  
Mr. Jeff Schoen, Jones Fussell, L.L.P.



# IRONWOODS SECTIONS 18, & 19, T-6-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.



VICINITY MAP

SECTION 36  
SECTION 1

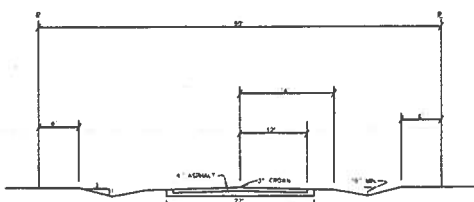
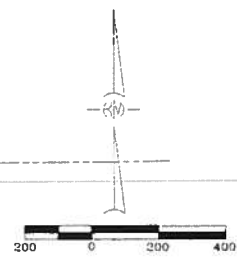
SECTION 31  
SECTION 6

SECTION 1  
SECTION 12

SECTION 6  
SECTION 7

SECTION 12  
SECTION 7

SECTION 13  
SECTION 18



TYPICAL STREET SECTION

**CULVERT SCHEDULE**

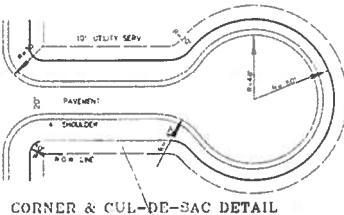
LOTS 4 & 5 NO CULVERT REQ'D

ALL OTHERS 15"

USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE

ALL DRIVEWAY CULVERTS SHALL BE BCCSP, BCCSPA, RPVCCP, RCP OR RCPA ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS

- RESTRICTIVE COVENANTS**
1. EACH LOT WILL HAVE MORE THAN ONE DWELLING.
  2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES.
  3. BUILDING SETBACKS ARE: FRONT - 30' SIDE - 30' REAR - 30' & SETBACK - 30'.
  4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
  5. NO HOODS, OR SPILLAGE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN OBSTACLE OR HAZARD TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
  6. THE MINIMUM CURB CUT SIDE IS SHOWN IN THE ATTACHED CHART.
  7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
  8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL FROM ST. TAMMANY PARISH.
  9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
  10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION. THE BASE FLOOD ELEVATION SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS SHALL BE IN ADDITION TO THE RESTRICTIVE COVENANTS SHOWN IN EACH TITLE OR DEED.
  11. THE ADVERTISEMENTS RESTRICTIVE COVENANTS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN (AMENDED BY DND 84-2142, ADOPTED 12/15/84).



CORNER & CUL-DE-SAC DETAIL

= AREA TO BE DEVELOPED (1/2 ACRE)

**NOTE:**  
ONLY THE ROADWAYS, DRIVEWAYS, DETENTION AREA, AND "AREA TO BE DEVELOPED" PORTIONS MAY BE DEVELOPED. AS THE REMAINDER OF THE SUBDIVISION MAY BE UNDERBUSHED AND LANDSCAPED BUT MUST REMAIN UNDEVELOPED NOT WITHSTANDING THE FOREGOING. ANY OTHER AREAS MAY BE DEVELOPED, PROVIDED ALL REQUIREMENTS OF THE ST. TAMMANY PARISH DRAINAGE ORDINANCE IN CURRENT FORM OR AS HEREAFTER AMENDED IN THE FUTURE, ARE SATISFIED AND/OR WAIVED.

**DEDICATION**

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO CONSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEIR FUTURE USE FOR THEIR INTENDED PURPOSE.

THE DEDICATION ROAD AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.

*[Signature]* 1-18-15  
OWNER DATE



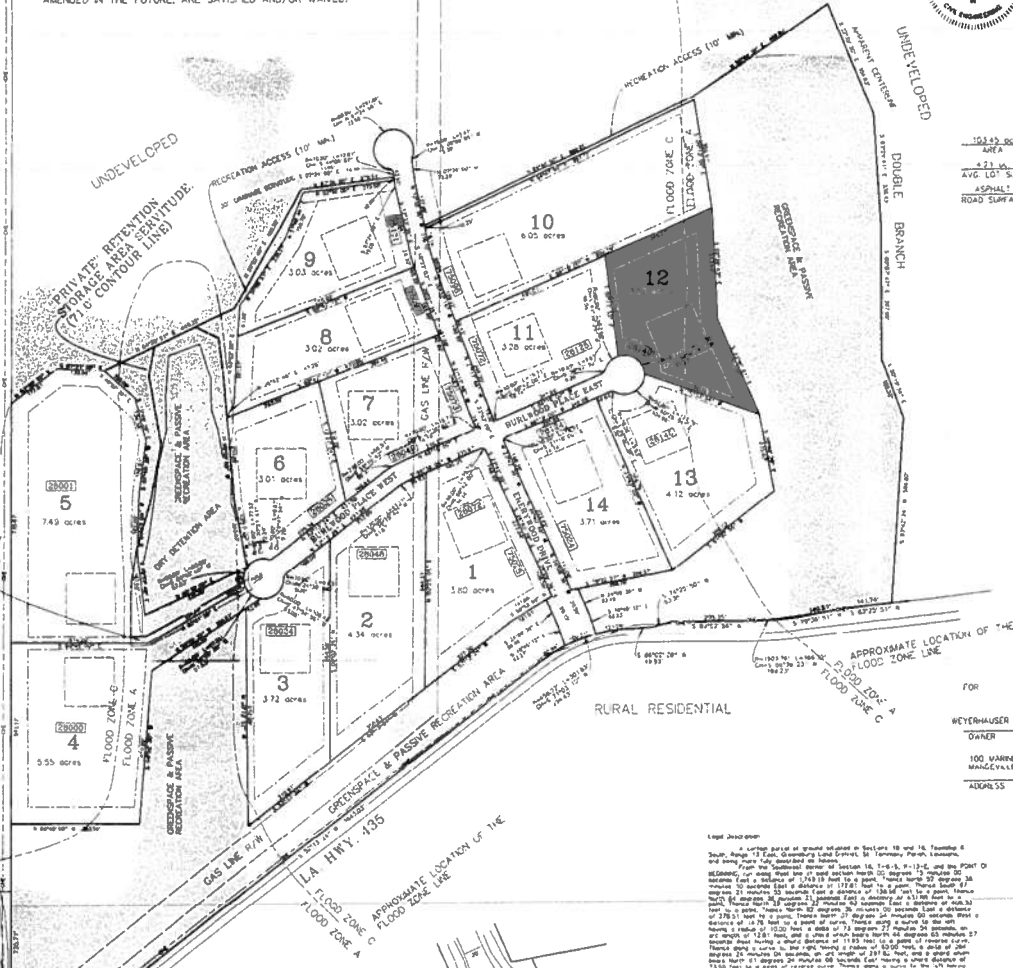
THE PLAN IS PREPARED TO CONFORM TO THE STATE OF LOUISIANA RS-33-5021 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND ACCURATE IN ACCORDANCE WITH THE PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE PROFESSIONAL ENGINEER.

*[Signature]* 1-18-15  
DATE

LOUISIANA REGISTERED CIVIL ENGINEER NO. 10814

10345 AC AREA	14 NO. OF LOTS	2702' +/- LENGTH OF STREETS	REVENUE
823' W. AVG. LOT SIZE	220' STRENGTH	660' STRENGTH	660' STRENGTH
ASPHALT ROAD SURFACE	42' ROADWAY	660' STRENGTH	660' STRENGTH
DOUBLE BRANCH			
ULTIMATE SURFACE WATER DISPOSAL			

- NOTES**
1. = MANICURE ADDRESS
  2. ALL LOT CORNERS MARKED WITH 1/2" PINK RODS
  3. = WETLANDS
  4. = BENCH-MARK-50' NAL IN 1 1/2" PINE TREE, ELEVATION 71.00' W/ 1/2" ALUMINUM ROD AS SHOWN AT END OF TIE-DE-SAC ON BURLEWOOD PLACE WEST



FOR APPROVAL

WETTERHAUSER REAL ESTATE DEVELOPMENT  
OWNER

100 WARRIORS BLVD., SUITE 10,  
MANDEVILLE, LA 70070

ADDRESS

*[Signature]*  
CHAIRMAN PARISH PLANNING COMMISSION

*[Signature]*  
SECRETARY PARISH PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF PLANNING & ZONING

1-20-2015 5339  
DATE FILED FILE NO.

*[Signature]*  
CLERK OF COURT

**FINAL PLAN**

IRONWOODS  
SECTIONS 18, & 19, T-6-S, R-13-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

NO.	DATE	BY
1	12-07-14	5339
2	01-07-15	5339

SCALE: 1" = 200'

DRAWN: DMG

CHECKED: RMB

DATE: 1-18-15

FILE NO.: 12-116-1P

ENTRANCE DETAIL