

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6066

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: ENGINEERING

RESOLUTION TO ESTABLISH WARRANTY AND PERFORMANCE OBLIGATIONS

WHEREAS, The Department of Finance and Engineering and Development 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>
Bedico Creek Subdivision, Phase 12-A	WARRANTY	Extend one (1) year or until
Amount: \$ 23,125		the work is satisfactorily
Expires: March 15, 2019		completed.
Ward 1 District 1		
Estates at Watercross Subdivision, Phase 1B	WARRANTY	Release upon expiration.
Amount: \$ 19,800		
Expires: March 27, 2019		
Ward 1 District 1		
Grande Maison Subdivision, Phase 3A	WARRANTY	Release upon expiration
Amount: \$ 48,100		
Expires: March 28, 2019		
Ward 4 District 5		
Hidden Creek Subdivision, Phase 1A	WARRANTY	Release upon expiration
Amount: \$ 19,200		
Expires: March 12, 2019		
Ward 1 District 3		
Enter the Parish R.O.W. Resolution No. 04-162	PERFORMANCE	Call
Walnut and First Streets		
Amount: \$ 9,800		
Expires: March 6, 2019		
Ward 4 District 5		
Spring Lakes Subdivision, Phase 1	PERFORMANCE	Call
Amount: \$ 49,500		
Expires: March 1, 2019		
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 7 DAY OF FEBRUARY , 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. **Bedico Creek Subdivision, Phase 12-A**  
Warranty Obligation - \$23,125 - Extend
2. **Estates at Watercross Subdivision, Phase 1B**  
Warranty Obligation - \$19,800 -Release
3. **Grande Maison Subdivision, Phase 3A**  
Warranty Obligation - \$48,100 - Release
4. **Hidden Creek Subdivision, Phase 1A**  
Warranty Obligation - \$19,200 - Release
5. **Enter the Parish R.O.W. Resolution No. 04-162**  
Walnut and First Streets  
Performance Obligation - \$9,800 - Call
6. **Spring Lakes Subdivision, Phase 1**  
Performance Obligation - \$49,500 - Call



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Bedico Creek Subdivision, Phase 12-A  
Warranty Obligation \$23,125

Honorable Council Members,

The Warranty Obligation in the amount of \$23,125 expires March 15, 2019 and is scheduled for review by the Parish Council at the February 7, 2019 meeting.

The developer was notified on November 13, 2018 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 items remain:

1. Roadways need to be broomed so that a meaningful inspection can be made.
2. Establish shoulders where needed.
3. Roadside ditches need to be regraded to provide positive flow.
4. Culvert between lots #492 - #493 and under roadway needs to be cleared out.
5. All signage is needed.
6. Blue reflectors are needed.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

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



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Estates at Watercross Subdivision, Phase 1B  
Warranty Obligation \$19,800

Honorable Council Members,

The Warranty Obligation in the amount of \$19,800 expires March 27, 2019 and is scheduled for review by the Parish Council at the February 7, 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 a private subdivision and the Parish is not responsible for any maintenance.

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. Cary Menard  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Bruce Wainer, Watercross Development, LLC  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Grande Maison Subdivision, Phase 3A  
Warranty Obligation \$48,100

Honorable Council Members,

The Warranty Obligation in the amount of \$48,100 expires March 28, 2019 and is scheduled for review by the Parish Council at the February 7, 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 #5258.

Sincerely,

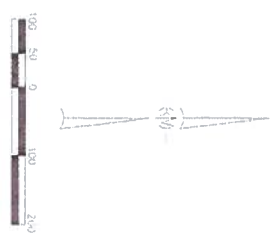
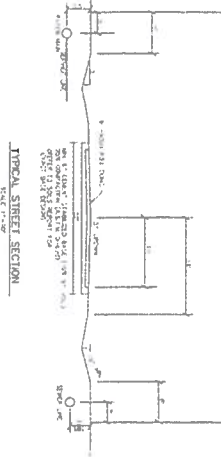
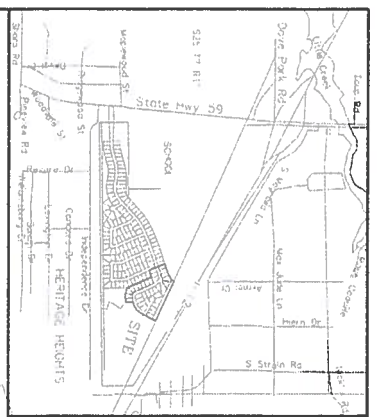


Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Rykert Toledano  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Ms. Tim Brown  
Mr. Cary Menard *w/recorded plat*  
Mr. Shannon Davis *w/recorded plat*  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Matt Bennett, Grande Maison Development, LLC  
Mr. Kelly McHugh, Kelly McHugh and Associates, Inc.

# GRANDE MAISON, PH. 3-A

SECTION 30, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.



LOT #	CHATEAU	HERITAGE HEIGHTS
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**RECORDED PLAT**

NOTES:  
 1. ALL LOT CORNERS MARKED WITH 1/2" DIA. IRON  
 2. THIS INSTRUMENT IS TO BE RECORDED IN THE PUBLIC RECORDS OF ST. TAMMANY PARISH, LA.  
 3. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.  
 4. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.  
 5. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.

GRANDE MAISON, PH. 3-A  
 SECTION 30, T-7-S, R-12-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 645 CALVEZ ST., SUITE 200  
 MANDEVILLE, LA 70150

STATE OF LOUISIANA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 5/12/24

STATE OF LOUISIANA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 5/12/24

STATE OF LOUISIANA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 5/12/24

DATE OF RECORDING: 5/12/24  
 TIME OF RECORDING: 10:00 AM  
 OFFICE: 01-2322



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Hidden Creek Subdivision, Phase 1A  
Warranty Obligation \$19,200

Honorable Council Members,

The extended Warranty Obligation in the amount of \$19,200 expires March 12, 2019 and is scheduled for review by the Parish Council at the February 7, 2019 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

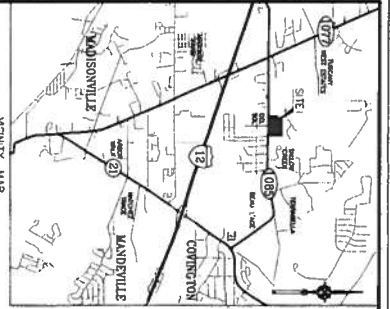
Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5245.

Sincerely,

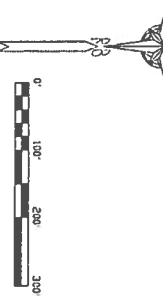
  
Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable James Thompson  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Ms. Tim Brown  
Mr. Cary Menard *w/recorded plat*  
Mr. Shannon Davis *w/recorded plat*  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Joseph Mistich, Hidden Creek, LLC  
Mr. Matt Falati, P.E., Meyer Engineers, Ltd





# FINAL PLAT OF HIDDEN CREEK \* PHASE 1-A SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA



ACRES	SQ. FT.	COMMITMENT SYSTEM	SECTION NUMBER
142.0	9,800,000	SECTION 2	14
23,013.14	1,567,900	SECTION 1	14
1,000.00	66,000,000	SECTION 1	14
1,000.00	66,000,000	SECTION 1	14

**CULVERT SCHEDULE**

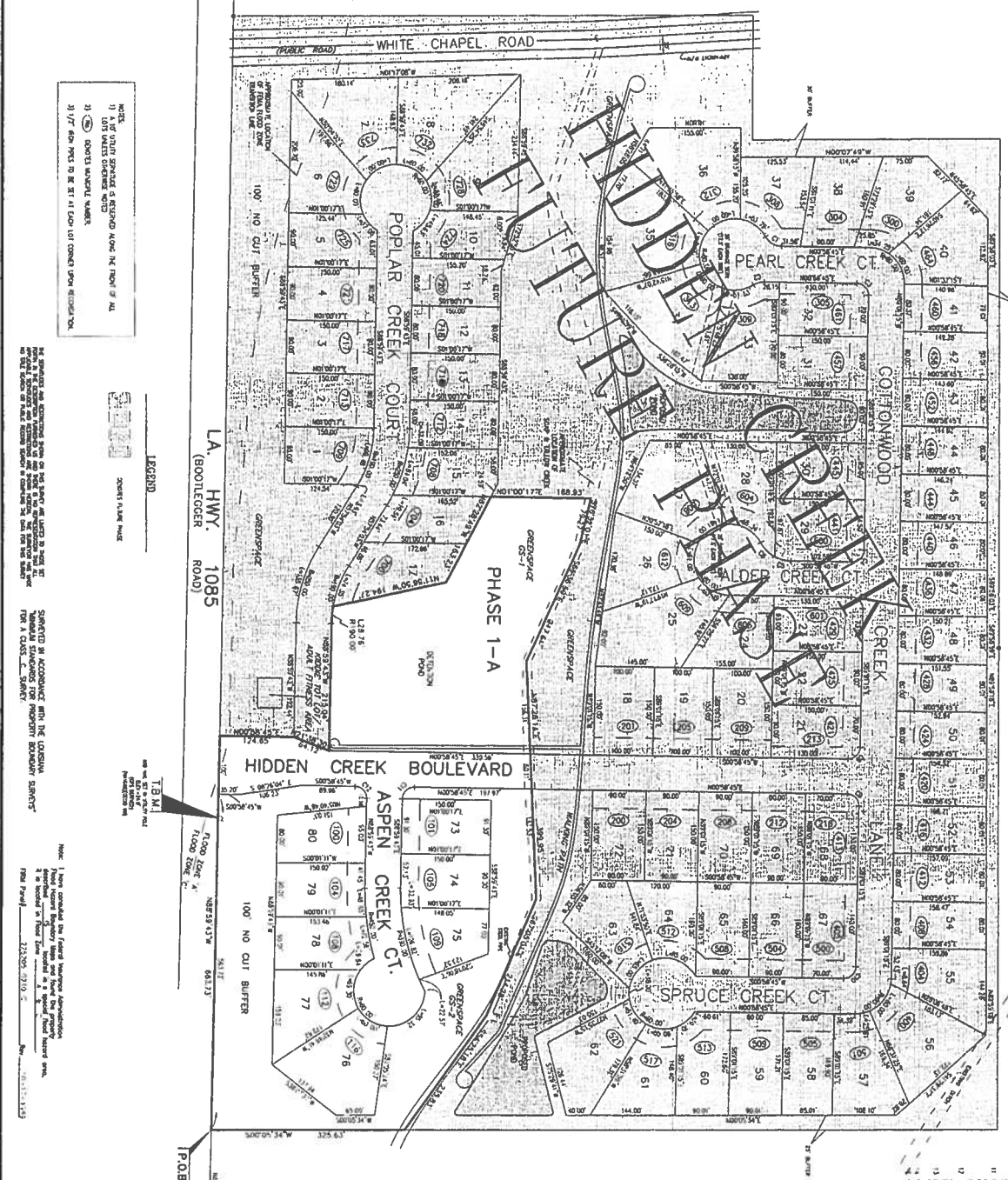
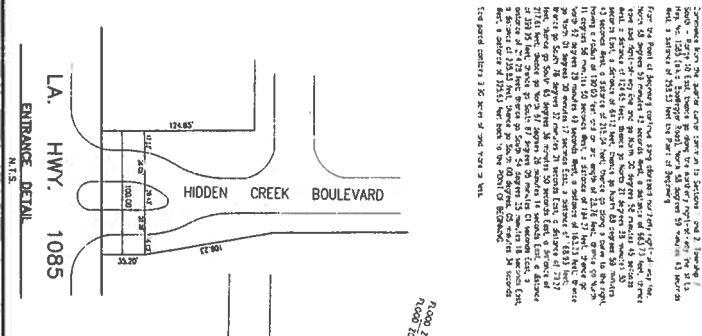
LOTS 76-78	12" ULTRALD OR EQUIVALENT
LOT 75	18" ULTRALD OR EQUIVALENT
LOTS 72-74, 79-80	18" ULTRALD OR EQUIVALENT

24" IN SQUARE OPENED BY 24" IN SQUARE

**CURVE TABLE**

CHORD	ARC	ANGLE	CHORD BEARING	CHORD BEARING
100.00	1.5708	90.00	S 89.98° E	N 0.02° W
100.00	1.5708	90.00	S 89.98° E	N 0.02° W

**PROPERTY DESCRIPTION**  
 PROJECT OFFICE - PLOT 1-A  
 SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA



**RESTRICTIVE COVENANTS**

1. The use of any lot shall be restricted to residential purposes only. No commercial or industrial use shall be permitted on any lot.

2. No structure shall be erected on any lot which shall exceed the height of 35 feet above the finished ground level.

3. No structure shall be erected on any lot which shall be less than 30 feet wide at its base.

4. No structure shall be erected on any lot which shall be less than 30 feet deep at its rear.

5. No structure shall be erected on any lot which shall be less than 30 feet from the front and side boundaries of the lot.

6. No structure shall be erected on any lot which shall be less than 30 feet from the rear boundary of the lot.

7. No structure shall be erected on any lot which shall be less than 30 feet from the rear boundary of the lot.

8. No structure shall be erected on any lot which shall be less than 30 feet from the rear boundary of the lot.

9. No structure shall be erected on any lot which shall be less than 30 feet from the rear boundary of the lot.

10. No structure shall be erected on any lot which shall be less than 30 feet from the rear boundary of the lot.

**RECORDING INFORMATION**

This plat is offered to comply with the State of Louisiana Act No. 172 of 1988, which requires that all plats be recorded in the public records of the parish in which they are located. The plat is being recorded in the public records of St. Tammany Parish, Louisiana.

**HIDDEN CREEK \* PHASE 1-A**

ASPIEN CREEK, LTD.  
 2125 SOUTH RD.  
 DUNWOODY, LA 70046

DATE: 3/20/14

**ENGINEER**  
 MEEFER ENGINEERS, LTD.

**RECORDED PLAT**

APPROVED:  
 RANDALL W. BROWN & ASSOCIATES, INC.

DATE FILED: 3-20-2014

SHEET 1 OF 1	<b>HIDDEN CREEK * PHASE 1-A</b> SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA	<b>RANDALL W. BROWN &amp; ASSOCIATES, INC.</b> PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448 (985) 624-5366 • FAX(985) 624-5309
DRAWN BY: R.B. CHECKED BY: R.B. DATE: 1-14-2014 SCALE: 1" = 100' SURVEY NO.: 14012	REVISION DATE:	Copyright 2014 by Randall W. Brown & Associates, Inc.



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Enter the Parish R.O.W. Resolution No. 04-162  
Walnut and First Streets - Abita Springs Terrace Subdivision  
Performance Obligation \$9,800

Honorable Council Members,

The Performance Obligation in the amount of \$9,800 expires March 6, 2019 and is scheduled for review by the Parish Council at the February 7, 2019 meeting.

The developer was notified on November 9, 2018 by the Department of Development - Engineering of the punch list items required 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. If not, the obligation will be automatically called.

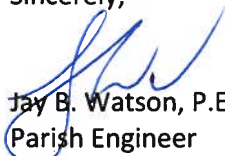
This office has not received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Street name signs are needed;
2. STOP & SPEED LIMIT signs are needed in accordance with approved Preliminary plans;
3. A blue reflector is needed in front of the fire hydrant;
4. Revise the As-Built drawing to show individual lot drainage on lots #66 through #74;
5. Lots #67 through #73 have 5' rear lot drainage easement and lots #72 & #73 have a 2.5' side lot drainage easement and the resubdivision plat does not indicate these servitudes, it will be necessary that an "ACT OF AMENDMENT" be confected to indicate these additions to the plat;
6. Revise the As-Built to show Lot #66, invert elevations at all lot corners and correct CMP to BCCMP;
7. Asphalt roadway cracks need to be properly filled with approved crack filler material and certified by the developer's engineer;
8. Regrade the roadside ditches to provide positive flow and clean out all cross culverts.

The roads and roadside drainage are to be maintained by the Parish.

Sincerely,

  
Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Rykert Toledano  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Shannon Davis  
Ms. Deborah Henton

Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. George Hallal, Hallmark Homes, LLC  
Mr. Alex Williams, P.E., Deep South Design Group



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 20, 2019

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

Re: Spring Lakes Subdivision, Phase 1  
Performance Obligation \$49,500

Honorable Council Members,

The Performance Obligation in the amount of \$49,500 expires March 1, 2019 and is scheduled for review by the Parish Council at the February 7, 2019 meeting.

The developer was notified on November 13, 2018 by the Department of Development - Engineering of the punch list items required 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. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Roadside ditches have standing water in several locations. Regrade to provide positive flow.
2. Homebuilders are not maintaining access to the site in a manner to prevent silt from entering the roadside ditches; install adequate BMPs.
3. Outfall ditches between the pond and Tantella Ranch Road need to have erosion protection applied to eliminate erosion.
4. Replace blue reflectors where needed.
5. Road shoulders need to be constructed in areas where houses will not exist.

The roads and drainage, once properly constructed, remain in the ownership of the Homeowner's Association and the Parish is not responsible for any maintenance.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable James Thompson  
Ms. Kelly Rabalais  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Shannon Davis  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Tim Henning, Lonesome Development, LLC  
Mr. Frank Zemmer, Richard C. Lambert Consultants, LLC