

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6166

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>
Ashton Parc Subdivision, 2nd Filing	WARRANTY	Extend for one (1) year or until
Amount: \$ 73,800		the work is satisfactorily
Expires: October 27, 2019		accomplished.
Ward 8 District 8		
Coquille Subdivision, Phase 2	WARRANTY	Release upon expiration
Amount: \$ 36,000		
Expires: September 17, 2019		
Ward 1 District 4		
Goodbee Square Subdivision, Phase 1	WARRANTY	Release
Amount: \$ 58,700		
Expires: August 14, 2020		
Ward 1 District 3		
Grand Oaks Subdivision, Phase 2C	WARRANTY	Extend for one (1) year or until
Amount: \$ 54,600		the work is satisfactorily
Expires: October 18, 2019		accomplished.
Ward 1 District 1		
Guste Island Estates Subdivision, Parcel D-2	WARRANTY	Extend for one (1) year or until
Amount: \$ 64,300		the work is satisfactorily
Expires: October 10, 2019		accomplished.
Ward 1 District 4		
Terra Bella Subdivision, Phase 1A-9	WARRANTY	Release
Amount: \$ 46,000		
Expires: September 3, 2019		
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 5 DAY OF SEPTEMBER , 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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. **Ashton Parc Subdivision, 2nd Filing**
Warranty Obligation - \$73,800 - Extend for one (1) year
2. **Coquille Subdivision, Phase 2**
Warranty Obligation - \$36,000 - Release upon expiration
3. **Goodbee Square Subdivision, Phase 1**
Warranty Obligation - \$58,700 - Release
4. **Grand Oaks Subdivision, Phase 2C**
Warranty Obligation - \$54,600 - Extend for one (1) year
5. **Guste Island Estates Subdivision, Parcel D-2**
Warranty Obligation - \$64,300 - Extend for one (1) year
6. **Terra Bella Subdivision, Phase 1A-9**
Warranty Obligation - \$46,000 - Release

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Ashton Parc Subdivision, 2nd Filing	WARRANTY	Extend for one (1) year or until
Amount: \$73,800		the work is satisfactorily
Expires: October 27, 2019		accomplished.
Ward 8 District 8		
Coquille Subdivision, Phase 2	WARRANTY	Release upon expiration
Amount: \$36,000		
Expires: September 17, 2019		
Ward 1 District 4		
Goodbee Square Subdivision, Phase 1	WARRANTY	Release
Amount: \$58,700		
Expires: August 14, 2020		
Ward 1 District 3		
Grand Oaks Subdivision, Phase 2C	WARRANTY	Extend for one (1) year or until
Amount: \$54,600		the work is satisfactorily
Expires: October 18, 2019		accomplished.
Ward 1 District 1		
Guste Island Estates Subdivision, Parcel D-2	WARRANTY	Extend for one (1) year or until
Amount: \$64,300		the work is satisfactorily
Expires: October 10, 2019		accomplished.
Ward 1 District 4		
Terra Bella Subdivision, Phase 1A-9	WARRANTY	Release
Amount: \$46,000		
Expires: September 3, 2019		
Ward 1 District 1		



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 21, 2019

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

Re: Ashton Parc Subdivision, 2nd Filing
Warranty Obligation - \$73,800 - Letter of Credit # SB75554L

Honorable Council Members,

The Warranty Obligation in the amount of \$73,800 expires October 27, 2019 and is scheduled for review by the Parish Council at the September 5, 2019 meeting.

The developer was notified on June 17, 2019 by the Department of 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. Replace blue reflectors where needed.
2. Act of Correction needed. See attached email dated May 16, 2018 (2:22 PM) from Mr. Jay Watson to Mr. Murray McCullough.
3. Construct drainage swale at rear of lots #161, #162 and #163 in accordance with the attached email dated October 1, 2018 (1:12 PM) from Mr. Ryan Power to Mr. Jay Watson; furnish revised As-Built drainage plan showing grades of drainage swale.

Sincerely,

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

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Chris Canulette
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
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. Ryan Power, First Horizon, Inc.
Mr. Murray McCullough, P.E., Benchmark Group, LLC

Shelby R. Vorenkamp

From: Jay Watson
Sent: Wednesday, May 16, 2018 2:22 PM
To: Murray McCullough
Cc: Shelby R. Vorenkamp - Development; Theodore C. Reynolds; Ryan Power
Subject: Ashton Parc 2nd Filing
Attachments: Act of Correction Template.pdf

Murray,

Our January 31, 2018 (4:06PM) email was still outstanding until we received your May 16, 2018 (10:19AM) email with the three (3) as-builts attached. However, that is only one (1) of the requirements since we still need an act of correction to add the drainage servitude at the rear of lots 125-134 and the POA-4 lot. The recorded plat only shows the ten (10) foot Private Drainage Servitude at the rear of lots 120-124. Attached is a template of an acceptable Act of Correction that can be used. It is recommended that you furnish a draft of the correction for our review before you furnish three (3) originals executed and delivered to this office for execution by the Parish President. This office will be the point of contact from now on and not Mr. Ron Keller as previously stated in the January 31, 2018 email.

Should you have any questions, please advise.

Thank you,



Jay B. Watson, P.E.
Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
☎ 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

Shelby R. Vorenkamp

From: Ryan Power <rpower@dslldhomes.com>
Sent: Monday, October 01, 2018 1:12 PM
To: Jay Watson
Cc: Shelby R. Vorenkamp - Development; Glenn Delatte; Murray McCullough
Subject: RE: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of AshtonParc

Good Afternoon Jay,

When available, please see attached photos of the rear portion of the residents yard. The lot drains per the drainage as-built and is filled to the rear property line adequately.

Our construction plans for Phase 4 denote a servitude that abuts this lot where a drainage swale will be in place. When we receive preliminary approval for the construction plans and a work order, I will ensure that we clear this area of vegetation and cut a swale immediately to ensure runoff no longer ponds past the wood line.

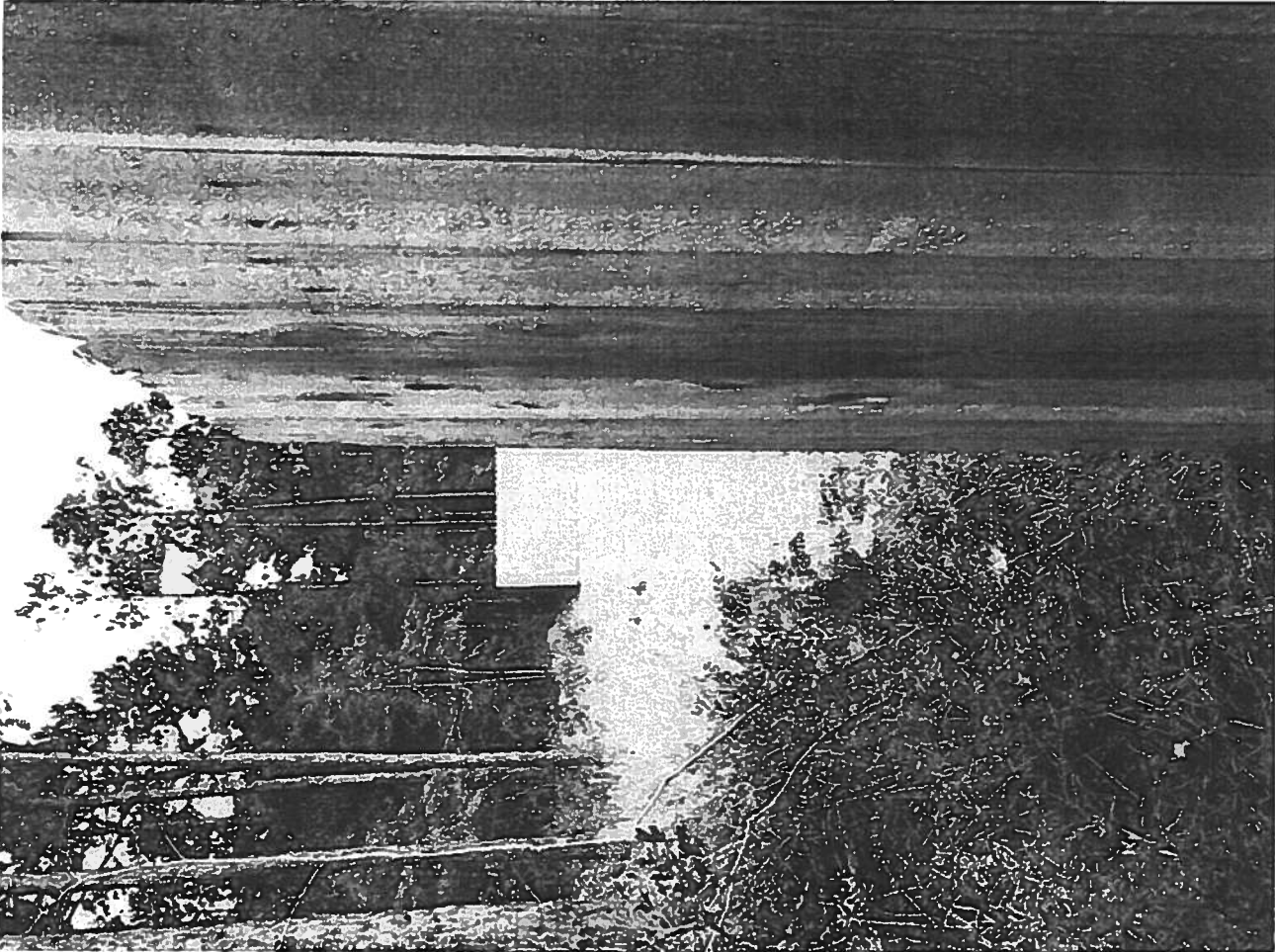
I will reach out to the resident directly to discuss this plan of action.

If you need any other information please let me know.

Thanks,

Ryan





From: Murray McCullough [mailto:mmccullough@benchmarkgroupllc.com]
Sent: Thursday, September 27, 2018 10:25 AM
To: Ryan Power <rpower@dslhomes.com>
Subject: FW: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of AshtonParc

Ryan,

Jay Watson forwarded me the below email message and asked that I forward to the developer. I'm not familiar with any swale ditch either permanent or temporary.

Let me know if I can help.

Thanks,

Murray McCullough, P.E.
Managing Member



11328 Pennywood Avenue
Baton Rouge, LA 70809
Ph: 225-368-2475
Cell: 225-955-0522

From: Jay Watson <jwatson@stpgov.org>
Sent: Tuesday, September 25, 2018 1:24 PM
To: Glen Panchisin <gpanch1@att.net>
Cc: Shelby R. Vorenkamp - Development <srvorenkampdev@stpgov.org>; Glenn Delatte <gdelatte@stpgov.org>; Cara L. Bartholomew <clbartholomew@stpgov.org>
Subject: RE: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of AshtonParc

Mr. Panchisin,

Thank you for your email. I will be in touch shortly, after reviewing the documentation and make an inspection.

Thanks,



Jay B. Watson, P.E.
Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p 985.809.7448 e jwatson@stpgov.org
www.stpgov.org

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From: Glen Panchisin <gpanch1@att.net>
Sent: Tuesday, September 25, 2018 12:40 PM
To: Jay Watson <jwatson@stpgov.org>
Subject: FW: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of AshtonParc

Jay, your help regarding rectifying this matter would be greatly appreciated. Would greatly appreciate this supposedly temporary drainage ditch be filled in by the developer DSLD Homes as it is not shown on the plats and my wife and I were told by 2 DSLD sales representatives and the superintendent that the this ditch was only temporary for drainage of these lots and would be filled in after construction of our homes. Obviously, they were all under the impression that this would be done. We request that it now be properly filled into St. Tammany Parish building department code specifications. Want it filled for the following reasons:

1. Deep standing water not connected to another drainage source thus has mosquitoes all over the top of it is a source of west Nile virus located directly adjacent our property line.
2. Potential flooding hazard, my house is supposed to be in flood Zone C, a non-flood zone area. During a very large storm this man made ditch that is not supposed to be there would be prone to flooding and I would be left holding the bag if the ditch overflowed and flooded my house even when I am not required to carry flood insurance.
3. In April while our house was under construction we were in the back yard and the odor coming out of the pond when it was at a lower level was unbearable. Had a rotten boggy swampy swell which would make it difficult to enjoy our back yard.
4. I want to install a fence along my west (rear) property line. With this pond being right up against my property line and with the erosion taking place I have been afraid to install a fence since it would be difficult for the installers to get back there to install the fence and afraid it could possibly collapse near the southwest corner of my property going into the ditch and I could be left with the cost to repair a brand new fence.

5. Also, do you know if the developers are still planning on building the parks and walking trail that are shown on the original master plan or is that no longer in play?

Jay, I forwarded you pictures of this ditch from my iPhone. If you could please help regarding this matter It Would Be Greatly Appreciated. I can be contacted at Home 985-690-6688, Cell 504-615-1855, gpanch1@att.net
Thanks So Much, Glen Panchisin

Sent from [Mail](#) for Windows 10

From: [Community Management](#)
Sent: Monday, September 24, 2018 2:41 PM
To: gpanch1@att.net
Subject: FW: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of AshtonParc

Glen,

See below per the Board. Once we have this information we will let you aware.

Thank you,

Sincerely,

Derek May

Community Association Manager
Community Management, LLC.
140 Aspen Sq. STE. H
Denham Springs, LA. 70726
Customer Service 1-866-450-3906
Fax:1.800.517.3756
info@cmgt.org

Love Where You Live!

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From: Lora Gaspard <lgaspard@dslldhomes.com>
Sent: Monday, September 24, 2018 2:38 PM
To: Derek May <derekmay@cmgt.org>
Subject: RE: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of Ashton Parc

Derek,

Future filings will meet this lot with a rear yard ditch sloped to drain toward Ridgefield Drive.

It appears the drainage servitude was not put on the plat. I'm not sure if they developer will be filing an amended plat to add the drainage servitude or not. If an amended plat gets filed, I will forward to you.

Thanks,

Lora Gaspard

From: Derek May [<mailto:derekmay@cmgt.org>]
Sent: Monday, September 24, 2018 12:26 PM
To: Lora Gaspard <lgaspard@dslldhomes.com>
Subject: FW: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of Ashton Parc

Lora,

Please see below per the residents request.

Sincerely,

Derek May

Community Association Manager
Community Management, LLC.
140 Aspen Sq. STE. H
Denham Springs, LA. 70726
Customer Service 1-866-450-3906
Fax:1.800.517.3756
info@cmgt.org

Love Where You Live!

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From: Glen Panchisin <gpanch1@att.net>
Sent: Monday, September 24, 2018 11:11 AM
To: Community Management <info@cmgt.org>
Subject: Glen Panchisin Lot 162 Ditch Behind My House in Phase 2 of Ashton Parc

Attached are the Subdivision Plats for Ashton Parc. As you can see, there is to ditch, drainage pond or retention pond shown behind Lot 162 which is my house lot. Prior to purchasing our lot, we were told this ditch was temporary for drainage of lots for our portion of Phase 2 which has now been completed surrounding our lot. I appreciate you being in the process of getting this matter rectified. Wanted to make sure you have this information which I imagine you do have. Please have this temporary drainage ditch behind my lot properly filled in so I can safely install my fence. Thanks Greatly For Your Attention to This Matter, Glen Panchisin 985-690-6688

Sent from [Mail](#) for Windows 10



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 21, 2019

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

Re: Coquille Subdivision, Phase 2
Warranty Obligation - \$36,000 - Letter of Credit #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 September 5, 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 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 Michael Lorino
Ms. Kelly Rabalais
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Ms. Leslie Long
Ms. Tim Brown
Ms. Kelly Rabalais
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

August 21, 2019

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

Re: Goodbee Square Subdivision, Phase 1
Warranty Obligation - \$58,700 - Bond #30000798

Honorable Council Members,

The extended Warranty Obligation in the amount of \$58,700 expires August 14, 2020 and is scheduled for review by the Parish Council at the September 5, 2019 meeting.

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

Therefore, it is recommended that the extended Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5739.

Sincerely,

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

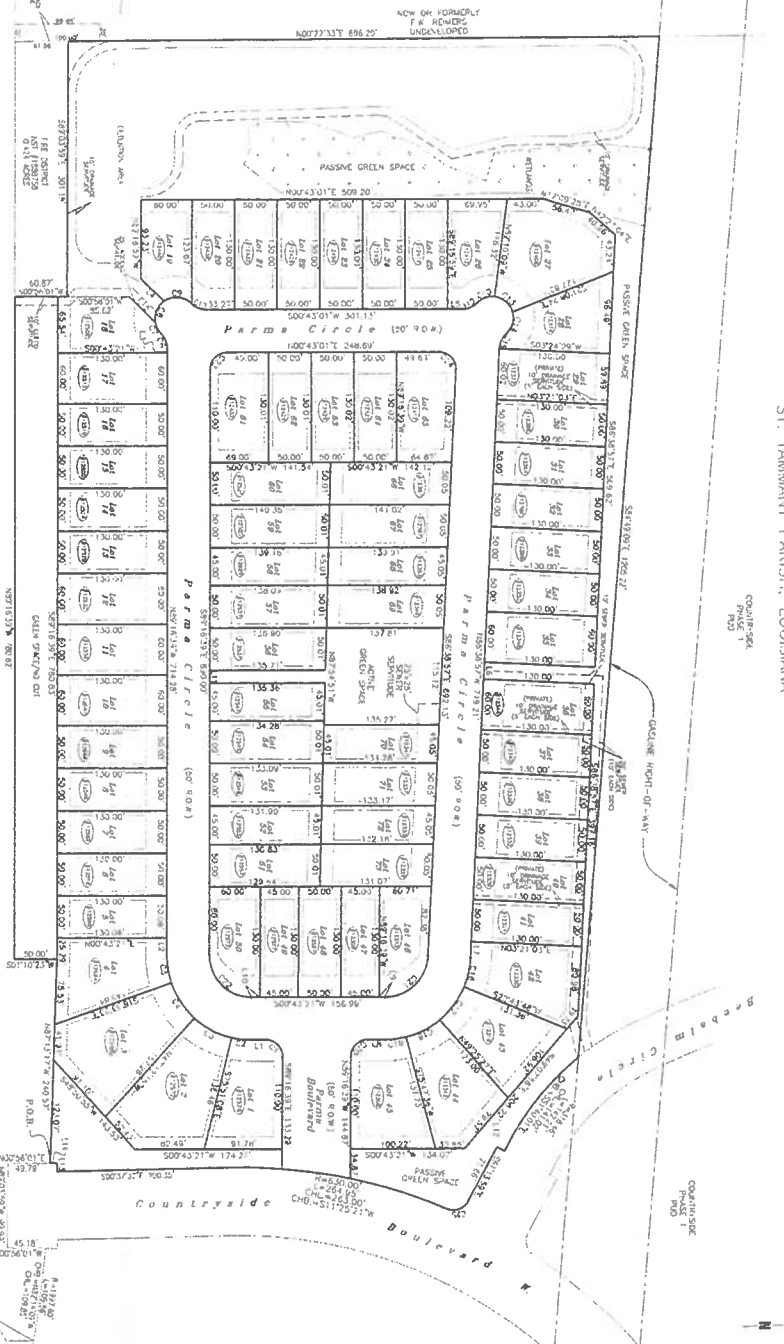
Jay B. Watson, P.E.
Parish Engineer

xc: Honorable James Thompson
Mr. Cary Menard *w/recorded plat*
Mr. Shannon Davis *w/recorded plat*
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. Tim Henning, Lonesome Development, LLC
Mr. Adam Henning, Lonesome Development, LLC
Mr. Eddie Powell, P.E., Kyle Associates, LLC
Mr. Frank Zemmer, P.E., Richard C. Lambert Consultants, LLC
Mr. Arthur Ledet, P.E., Richard C. Lambert Consultants, LLC

RESTRICTIVE COVENANTS

- 1. These covenants shall run with the land...
2. No part of the lots shall be used for any purpose...
3. The lots shall be used for residential purposes only...
4. No building shall be erected...
5. No utility shall be placed...
6. No lot shall be used...
7. The purchaser...
8. The purchaser...
9. The purchaser...
10. The purchaser...
11. The purchaser...
12. The purchaser...
13. The purchaser...
14. The purchaser...
15. The purchaser...

GOODBEE SQUARE, PHASE 1
FINAL PLAT
LOCATED IN SECTION 21, T-6-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA



DEDICATION

THE DONOR HEREBY DEDICATES TO THE PUBLIC THE FOLLOWING DESCRIBED LANDS...
1. A TRACT OF LAND...
2. A TRACT OF LAND...
3. A TRACT OF LAND...
4. A TRACT OF LAND...
5. A TRACT OF LAND...
6. A TRACT OF LAND...
7. A TRACT OF LAND...
8. A TRACT OF LAND...
9. A TRACT OF LAND...
10. A TRACT OF LAND...
11. A TRACT OF LAND...
12. A TRACT OF LAND...
13. A TRACT OF LAND...
14. A TRACT OF LAND...
15. A TRACT OF LAND...

GOODBEE SQUARE, PHASE 1

Table with columns: LOT NO., AREA, DIMENSIONS, COMMENTS. Lists lots 1 through 15 with their respective details.

APPROVAL: [Signature]
RECORDED PLAT

CHIEF ENGINEER - ST. TAMMANY PARISH PLANNING COMMISSION
[Signature]

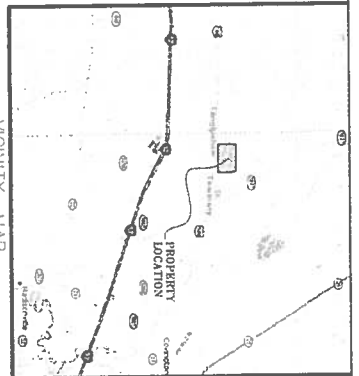
DEPARTMENT OF ENGINEERING
[Signature]

CLERK OF COURT DATE FILED
Shirley Hines, Deputy Clerk

CERTIFICATION

THIS PLAN IS OFFERED TO BE CORRECT AND ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE ENGINEER...
JOHN E. BONNEAU, P.E.

ENGINEER'S CERTIFICATION



LEGAL DESCRIPTION

THE PROPERTY DESCRIBED IN THIS PLAT IS A TRACT OF LAND...
[Detailed legal description text]

LINE TABLE

Table with columns: STATION, DISTANCE, BEARING, CURVE DATA. Lists stationing and curve information for the plat.

CURVE TABLE

Table with columns: CURVE NO., BEARING, DISTANCE, CURVE DATA. Lists curve information for the plat.

SURVEYOR'S INFORMATION

Professional Land Surveyors - Planners - Consultants
JOHN E. BONNEAU & ASSOCIATES, INC.

Form with fields: DRAWN BY, DATE, REVISION, CHECKED, SCALE, SURFSET.

Form with fields: Survey For, Property, LONESOME DEVELOPMENT, LLC; FINAL PLAT - GOODBEE SQUARE, PHASE 1 SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 21, 2019

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

Re: Grand Oaks Subdivision, Phase 2C
Warranty Obligation - \$54,600 - Letter of Credit #616

Honorable Council Members,

The Warranty Obligation in the amount of \$54,600 expires October 18, 2019 and is scheduled for review by the Parish Council at the September 5, 2019 meeting.

The developer was notified on June 19, 2019 by the Department of 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. Seal all longitudinal and transverse SURFACE cracks with approved crack filler material.
2. "Full depth" asphalt patch required at transverse cracks in vicinity of lots #141 and #163. Furnish a proposed method for our review and approval.
3. Roadside ditches need to be regraded to remove silt and provide positive flow.
4. Construct shoulder to design grade and provide a mature stand of grass.
5. Sewer manhole top needs to be repaired at lot #140.

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
Mr. 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. Truman Sharp
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 21, 2019

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

Re: Guste Island Estates Subdivision, Parcel D-2
Warranty Obligation - \$64,300 - Letter of Credit #530

Honorable Council Members,

The Warranty Obligation in the amount of \$64,300 expires October 10, 2019 and is scheduled for review by the Parish Council at the September 5, 2019 meeting.

The developer was notified on June 19, 2019 by the Department of 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. 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. It will be necessary that your engineer and Parish staff meet on the site and agree on the extent of the panel replacement. Please have your engineer contact this office for an agreeable time to meet at the site; see attached representative pictures.
3. Provide clearance for fire hydrant ports where required.

Sincerely,

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

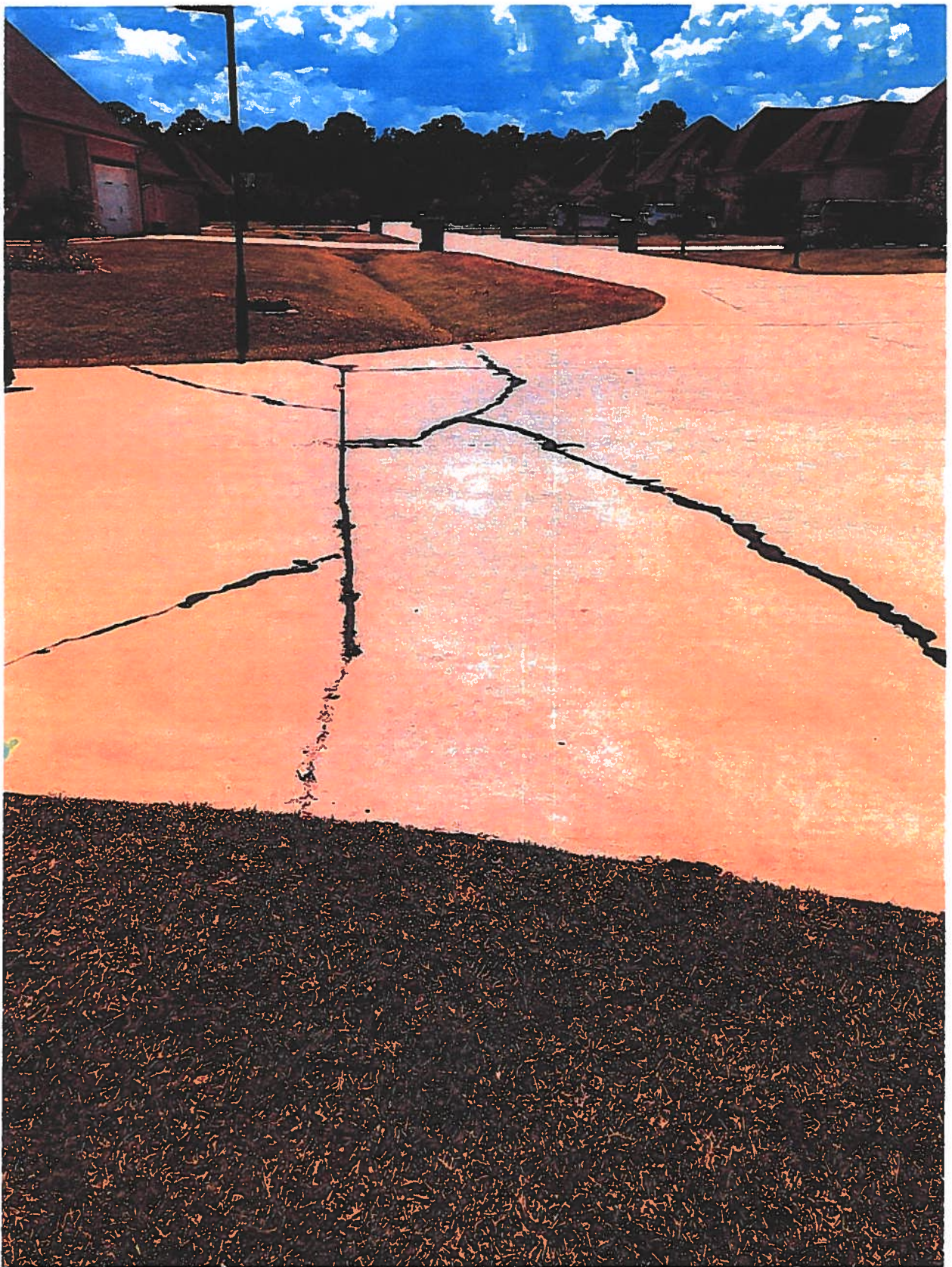
Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Michael Lorino
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Ms. Leslie Long
Mr. Shannon Davis
Mr. Tim Brown
Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Greg Intravia, McInt, LLC
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.

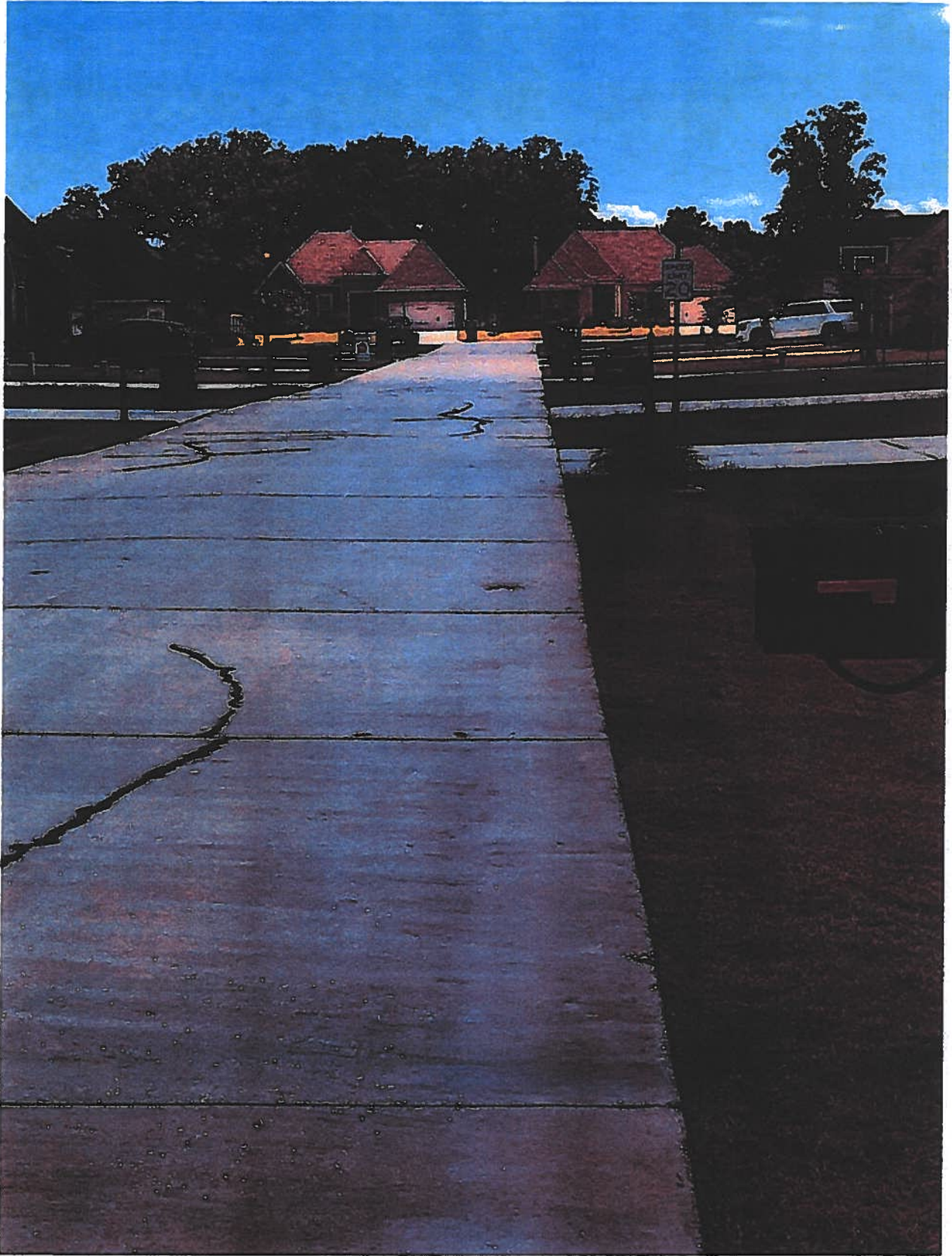
Guste Island Estates Subdivision, Parcel D-2
Site Visit Pictures
June 13, 2019



Intersection of Fox Sparrow Loop and Canary Drive



Intersection of Fox Sparrow Loop and Canary Drive



Looking South down Canary Drive



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 21, 2019

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

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

Honorable Council Members,

The extended Warranty Obligation in the amount of \$46,000 expires September 3, 2020 and is scheduled for review by the Parish Council at the September 5, 2019 meeting.

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

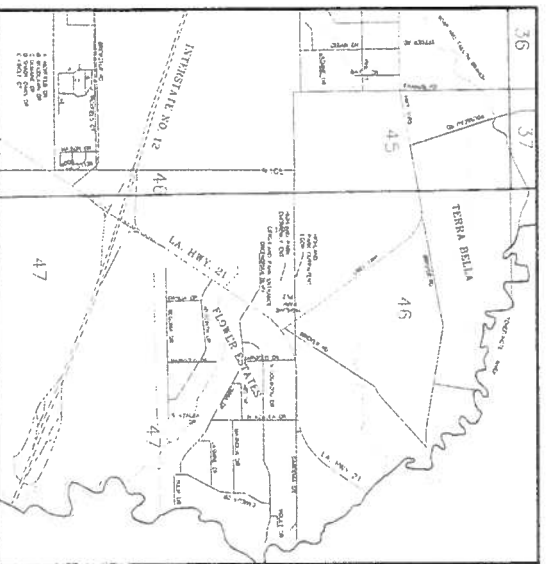
Therefore, it is recommended that the extended Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5785.

Sincerely,

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

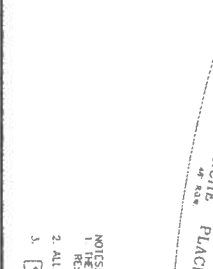
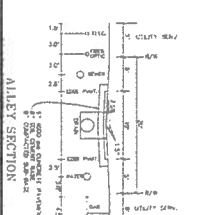
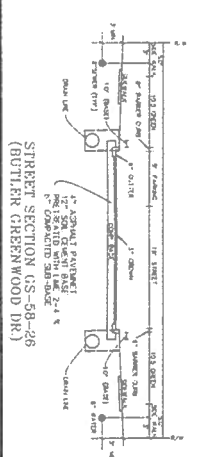
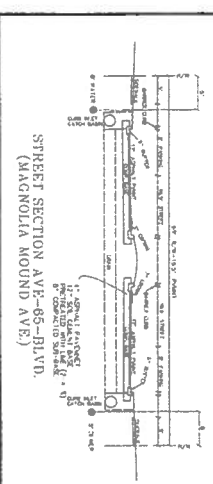
Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Ms. Leslie Long
Ms. Tim Brown
Ms. 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, P.E.
Mr. Seamus Loman, Terra Bella Group
Mr. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.



VICINITY MAP

**TERRA BELLA PHASE 1A-9
SECTION 46, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.**



- NOTES**
- PROPERTY IS LOCATED AT 11099 JUNE B RE: FIELD SHEET NO. 252005 0710 C REV.
 - ALL LOT CORNERS MARKED WITH 1/2 INCH RODS.
 - SOCIETIES MARCPAL ADDRESS

RECORDING

PLAT

**TERRA BELLA PHASE 1A-9
SECTION 46, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.**

**KELLY J. MCNEIL & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
655 OAKVIEW ST., SUITE 1111
MAANDREVELLE, LA**

07/20/2018 51785

Da Shrike
Chief of Construction Plans, Deputy Clerk



SECTION OF TERRA BELLA PHASE 1A-9

ULTIMATE SERVICE WATER DRAINAGE

INDEXED TO SHEETS:

1000' AREA	NO. OF LOTS	2003 SHEETS	GENERAL
AREA			
PLAT LOT SET			
CENTER/ADJACENT			
ROAD SERVICE			

SECTION OF TERRA BELLA PHASE 1A-9

NO CONTRACT OF COVENANTS SHALL BE STATED BEFORE THE SERVICE AND AFTER (OPTIONAL) REVISIONS ARE MADE TO THIS PLAN. ALL COVENANTS IN A CONTRACT OF COVENANTS SHALL BE STATED IN A CONTRACT OF COVENANTS. ALL COVENANTS SHALL BE STATED IN A CONTRACT OF COVENANTS. ALL COVENANTS SHALL BE STATED IN A CONTRACT OF COVENANTS.

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