

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6294

COUNCIL SPONSOR: LORINO/COOPER

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>            |
|---|--------------------|----------------------------------|
| <b>Grand Oaks Subdivision, Phase 2A</b>     | <b>PERFORMANCE</b> | Extend for six (6) months or     |
| Amount: \$ 36,900                           |                    | until the work is satisfactorily |
| Expires: August 26, 2020                    |                    | accomplished.                    |
| Ward 1, District 1                          |                    |                                  |
|   |                    |                                  |
| <b>Lake Ramsey Subdivision, Parcel 4A</b>   | <b>PERFORMANCE</b> | Release                          |
| Amount: \$ 37,500                           |                    |                                  |
| Expires: August 7, 2020                     |                    |                                  |
| Ward 3, District 3                          |                    |                                  |
|   |                    |                                  |
| <b>Abita Lakes Subdivision, Phase 3-B-2</b> | <b>WARRANTY</b>    | Extend for one (1) year or       |
| Amount: \$ 65,000                           |                    | until the work is satisfactorily |
| Expires: August 27, 2020                    |                    | accomplished.                    |
| Ward 10, District 6                         |                    |                                  |
|   |                    |                                  |
| <b>Abita Ridge Subdivision, Phase 1</b>     | <b>WARRANTY</b>    | Extend for one (1) year or       |
| Amount: \$ 57,900                           |                    | until the work is satisfactorily |
| Expires: August 28, 2020                    |                    | accomplished.                    |
| Ward 3, District 2                          |                    |                                  |
|   |                    |                                  |
| <b>Maison du Lac Subdivision, Phase 2</b>   | <b>WARRANTY</b>    | Release                          |
| Amount: \$ 33,400                           |                    |                                  |
| Expires: August 1, 2020                     |                    |                                  |
| 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 9 DAY OF JULY , 2020, 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

MICHAEL B. COOPER  
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

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

1. **Grand Oaks Subdivision, Phase 2A**  
Performance Obligation - \$36,900 - Extend for six (6) months
2. **Lake Ramsey Subdivision, Phase 4A**  
Performance Obligation - \$37,500 - Release
3. **Abita Lakes Subdivision, Phase 3-B-2**  
Warranty Obligation - \$65,000 - Extend for one (1) year
4. **Abita Ridge Subdivision, Phase 1**  
Warranty Obligation - \$57,900 - Extend for one (1) year
5. **Maison du Lac Subdivision, Phase 2**  
Warranty Obligation - \$33,400 - Release

| <b>NAME OF SUBDIVISION</b>                  | <b>OBLIGATION</b>  | <b>RECOMMENDATION</b>            |
|---|--------------------|----------------------------------|
| <b>Grand Oaks Subdivision, Phase 2A</b>     | <b>PERFORMANCE</b> | Extend for six (6) months or     |
| Amount: \$36,900                            |                    | until the work is satisfactorily |
| Expires: August 26, 2020                    |                    | accomplished.                    |
| Ward 1, District 1                          |                    |                                  |
|   |                    |                                  |
| <b>Lake Ramsey Subdivision, Phase 4A</b>    | <b>PERFORMANCE</b> | Release                          |
| Amount: \$37,500                            |                    |                                  |
| Expires: August 7, 2020                     |                    |                                  |
| Ward 3, District 3                          |                    |                                  |
|   |                    |                                  |
| <b>Abita Lakes Subdivision, Phase 3-B-2</b> | <b>WARRANTY</b>    | Extend for one (1) year or       |
| Amount: \$65,000                            |                    | until the work is satisfactorily |
| Expires: August 27, 2020                    |                    | accomplished.                    |
| Ward 10, District 6                         |                    |                                  |
|   |                    |                                  |
| <b>Abita Ridge Subdivision, Phase 1</b>     | <b>WARRANTY</b>    | Extend for one (1) year or       |
| Amount: \$57,900                            |                    | until the work is satisfactorily |
| Expires: August 28, 2020                    |                    | accomplished.                    |
| Ward 3, District 2                          |                    |                                  |
|   |                    |                                  |
| <b>Masion du Lac Subdivision, Phase 2</b>   | <b>WARRANTY</b>    | Release                          |
| Amount: \$33,400                            |                    |                                  |
| Expires: August 1, 2020                     |                    |                                  |
| Ward 1, District 1                          |                    |                                  |





ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

June 19, 2020

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

Re: Grand Oaks Subdivision, Phase 2A  
Warranty Obligation - \$36,900 - LOC #543

The extended Warranty Obligation in the amount of \$36,900 expires August 26, 2020 and is scheduled for review by the Parish Council at the July 9, 2020 meeting.

The developer was notified on May 1, 2020 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.

This office has not received such notification. However, the Department of Engineering and the Department of Public Works are currently working with the developer to resolve the outstanding punch list items. The existing Warranty Obligation will be converted to a Performance Obligation for a period of six (6) months or until the work is satisfactorily accomplished.

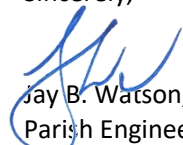
The following punch list items remain:

1. Construct the road shoulder south of Lot #123 and west of Lots #113 and #124. A mature stand of grass will be required before the Warranty Obligation will be released.
2. Repair the road shoulders where traffic has caused damage, mainly at the turns in the road.
3. At the discharge end of the subsurface culverts between Lots #113/ #114 and #114/#115, the detention pond needs to be regraded so that the culverts can function as designed.
4. The outfall of the detention pond at the 4 - 24" x 30" RPVCCP culverts needs to be regraded so that the detention pond can function as designed.
5. The twenty (20) foot Drainage and Access Servitudes mentioned in item 3 above are encumbered with fences and concrete slabs. These encumbrances need to be removed.
6. All cracks within the asphalt roadway need to be routed out and filled with approved crack filler.
7. The driveway culvert at 568 English Oak Drive is crushed and restricting flow. Repair to eliminate restriction.
8. Replace blue reflectors where needed.

Additionally, the method that was previously submitted to resolve item #5 has been reviewed and is not acceptable. Therefore, the encumbrances need to be removed.

This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat Files #5243 (Grand Oaks, Phase 2A-1) and #5279 (Grand Oaks, Phase 2A-2).

Sincerely,

  
Jay B. Watson, P.E.  
Parish Engineer

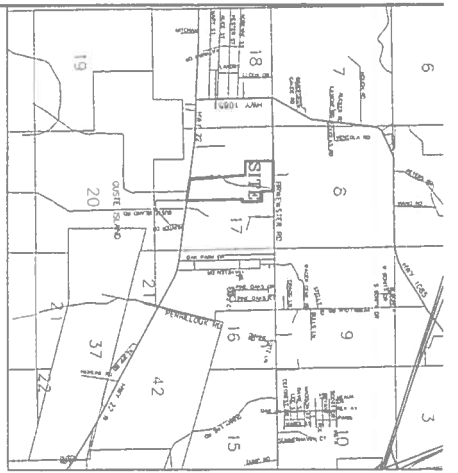
*Attachments: Recorded Plat File #5243 for Grand Oaks, Phase 2A-1  
Recorded Plat File #5279 for Grand Oaks, Phase 2A-2*

xc: Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
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. Jan Pavur  
Ms. Holly Thomas, P.E.  
Mr. Truman Sharp, III  
Mr. Jay Ploue, Trinity Developers Corporation  
Mr. Kelly McHugh, P.E., Kelly McHugh, &  
Associates, Inc.

GRAND OAKS SUBDIVISION, PH. 2-A1,  
SECTION 17, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

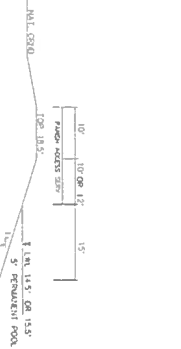
SECTION 8  
SECTION 17



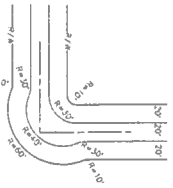
GRADE TABLE

| Station | Grade | Length | Grade  | Length | Original Elevation |
|---------|-------|--------|--------|--------|--------------------|
| 1       | 2.200 | 21.42' | 1.072  | 10.72' | 5.0146(89.03) E    |
| 2       | 1.000 | 15.71' | 14.14' | 10.00' | 5.2133(89.21) E    |
| 3       | 2.200 | 8.00'  | 3.28'  | 7.00'  | 5.4836(89.21) E    |
| 4       | 2.000 | 31.42' | 1.072  | 10.72' | 5.6931(89.21) E    |
| 5       | 2.000 | 17.44' | 14.14' | 10.00' | 5.9026(89.21) E    |
| 6       | 1.000 | 21.42' | 1.072  | 10.72' | 6.1121(89.21) E    |
| 7       | 2.000 | 15.71' | 14.14' | 10.00' | 6.3216(89.21) E    |
| 8       | 1.000 | 8.00'  | 3.28'  | 7.00'  | 6.5311(89.21) E    |
| 9       | 2.000 | 31.42' | 1.072  | 10.72' | 6.7406(89.21) E    |
| 10      | 1.000 | 15.71' | 14.14' | 10.00' | 6.9501(89.21) E    |
| 11      | 2.000 | 8.00'  | 3.28'  | 7.00'  | 7.1596(89.21) E    |
| 12      | 1.000 | 21.42' | 1.072  | 10.72' | 7.3691(89.21) E    |
| 13      | 2.000 | 15.71' | 14.14' | 10.00' | 7.5786(89.21) E    |
| 14      | 2.000 | 31.42' | 1.072  | 10.72' | 7.7881(89.21) E    |
| 15      | 2.000 | 15.71' | 14.14' | 10.00' | 7.9976(89.21) E    |
| 16      | 2.000 | 8.00'  | 3.28'  | 7.00'  | 8.2071(89.21) E    |
| 17      | 2.000 | 31.42' | 1.072  | 10.72' | 8.4166(89.21) E    |
| 18      | 1.000 | 15.71' | 14.14' | 10.00' | 8.6261(89.21) E    |
| 19      | 1.000 | 8.00'  | 3.28'  | 7.00'  | 8.8356(89.21) E    |
| 20      | 1.000 | 21.42' | 1.072  | 10.72' | 9.0451(89.21) E    |
| 21      | 1.000 | 15.71' | 14.14' | 10.00' | 9.2546(89.21) E    |
| 37      | 1.000 | 8.00'  | 3.28'  | 7.00'  | 9.4641(89.21) E    |
| 42      | 1.000 | 21.42' | 1.072  | 10.72' | 9.6736(89.21) E    |
| 43      | 2.000 | 15.71' | 14.14' | 10.00' | 9.8831(89.21) E    |
| 44      | 2.000 | 8.00'  | 3.28'  | 7.00'  | 10.0926(89.21) E   |
| 45      | 2.000 | 31.42' | 1.072  | 10.72' | 10.3021(89.21) E   |
| 46      | 1.000 | 15.71' | 14.14' | 10.00' | 10.5116(89.21) E   |
| 47      | 2.000 | 8.00'  | 3.28'  | 7.00'  | 10.7211(89.21) E   |
| 48      | 1.000 | 21.42' | 1.072  | 10.72' | 10.9306(89.21) E   |

VICINITY MAP

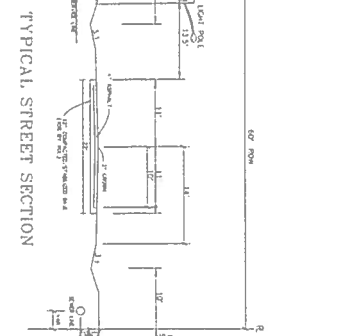


TYPICAL POND SECTION



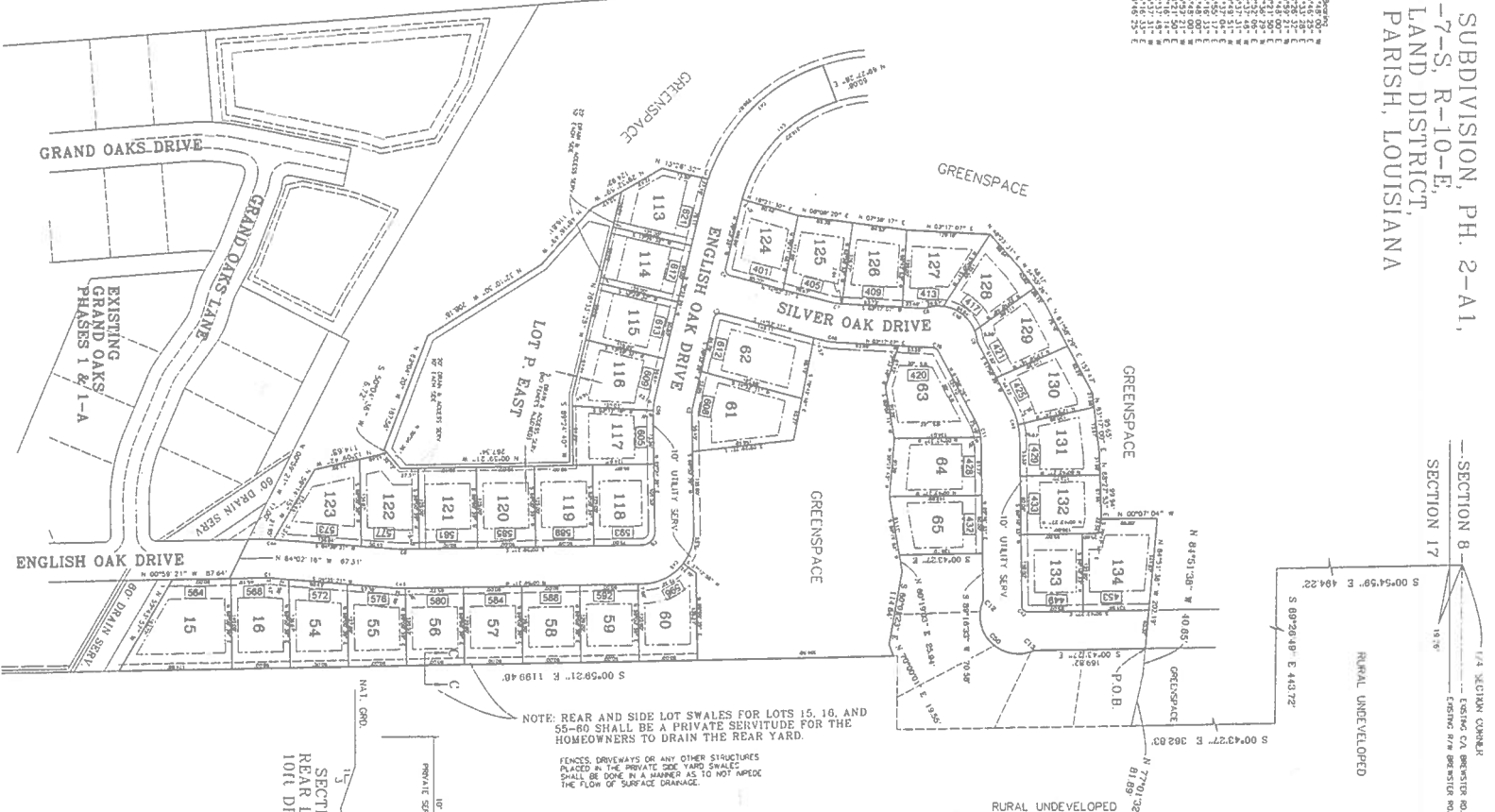
BROW DETAIL

SIDE YARD DRAINAGE DETAIL FOR LOTS 15, 16, 54-60



TYPICAL STREET SECTION

MONTGOMERY TERRACE SUBD.



NOTE: REAR AND SIDE LOT SWALES FOR LOTS 15, 16, AND 17 SHALL BE A PRIVATE SERVITUDE FOR THE HOMEOWNERS TO DRAIN THE REAR YARD.

SECTION C-C  
REAR LOT PRIVATE  
10 FT DRAIN SERV.

GRAND OAKS SUBDIVISION, PH. 2-A1,  
SECTION 17, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

**KELLY J. MCUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MONROE, LA 70131  
601-331-1111

**RECORDED PLAT**

- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. REF. FIRM PANEL NO. 225205 0205 & 0215.
  2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
  3. [Symbol] INDICATES MUNICIPAL ADDRESS.

| NO. | DATE       | SCALE     | BY  | CHKD. | DATE     |
|-----|------------|-----------|-----|-------|----------|
| 1   | 08-27-2014 | 1" = 100' | JKM | JKM   | 07-29-14 |

FILE NO. 08-2014-0055

18.10 AC  
36 NO. OF LOTS  
280 VACANTS  
AVG. LOT SIZE  
ASPHALT LOT SURFACE  
ROAD SURFACE  
LOT FRONT  
LOT WIDTH

1935  
LENGTH OF STRIPTS  
WIDTH OF STRIPTS  
WATER STREET  
1,000 FT.  
32.00%  
24.28%  
26.40'

GENERAL  
SURFACE STRIP  
WATER STREET  
1,000 FT.  
32.00%  
24.28%

FOR: 18471 DEVLONYS CORPORATION  
BY: [Signature] CIVIL ENGINEER

APPROVAL: [Signature] DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF LOUISIANA  
PLAT NO. 60051  
NO. OF LOTS: 36  
NO. OF VACANTS: 280  
AVG. LOT SIZE: 18.10 AC  
ASPHALT LOT SURFACE: 32.00%  
ROAD SURFACE: 24.28%  
LOT FRONT: 26.40'  
LOT WIDTH: 100.00'

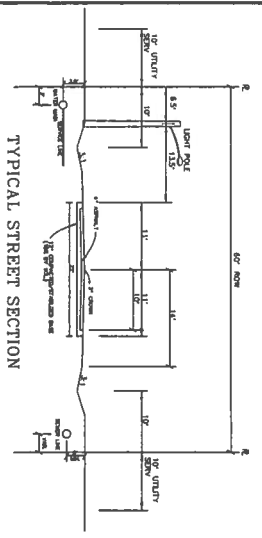
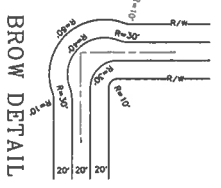
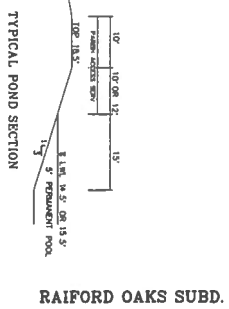
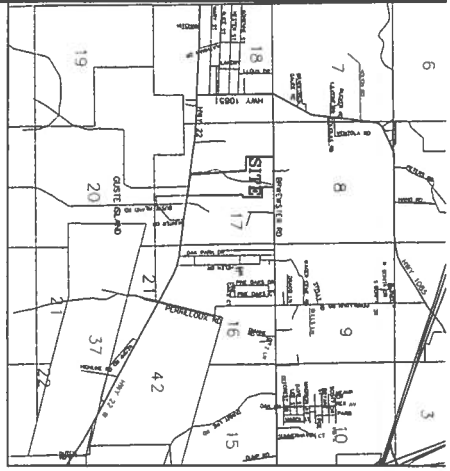
DATE: 3-17-2014  
FILE NO. 60051

APPROVAL: [Signature]  
FOR: 18471 DEVLONYS CORPORATION  
DATE: 3-17-2014

RECORDING INFORMATION: 60051-2014-0055

PLAT NO. 60051

GRAND OAKS SUBDIVISION, PH. 2-A2,  
SECTION 17, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA



**CURVE TABLE**

| #  | Radius  | Delta      | Length | Chord  | Chord Bearing |
|----|---------|------------|--------|--------|---------------|
| 1  | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 2  | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 3  | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 4  | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 5  | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 6  | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 7  | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 8  | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 9  | 70.00'  | 100°59'24" | 12.41' | 12.39' | N 09°21'00" E |
| 10 | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 11 | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 12 | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 13 | 100.00' | 80°00'00"  | 15.71' | 14.14' | N 10°00'00" E |
| 14 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 15 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 16 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 17 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 18 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 19 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 20 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |
| 21 | 200.00' | 12.23 53"  | 17.55' | 7.15'  | S 81°48'00" W |

**RAIFORD OAKS SUBD.**

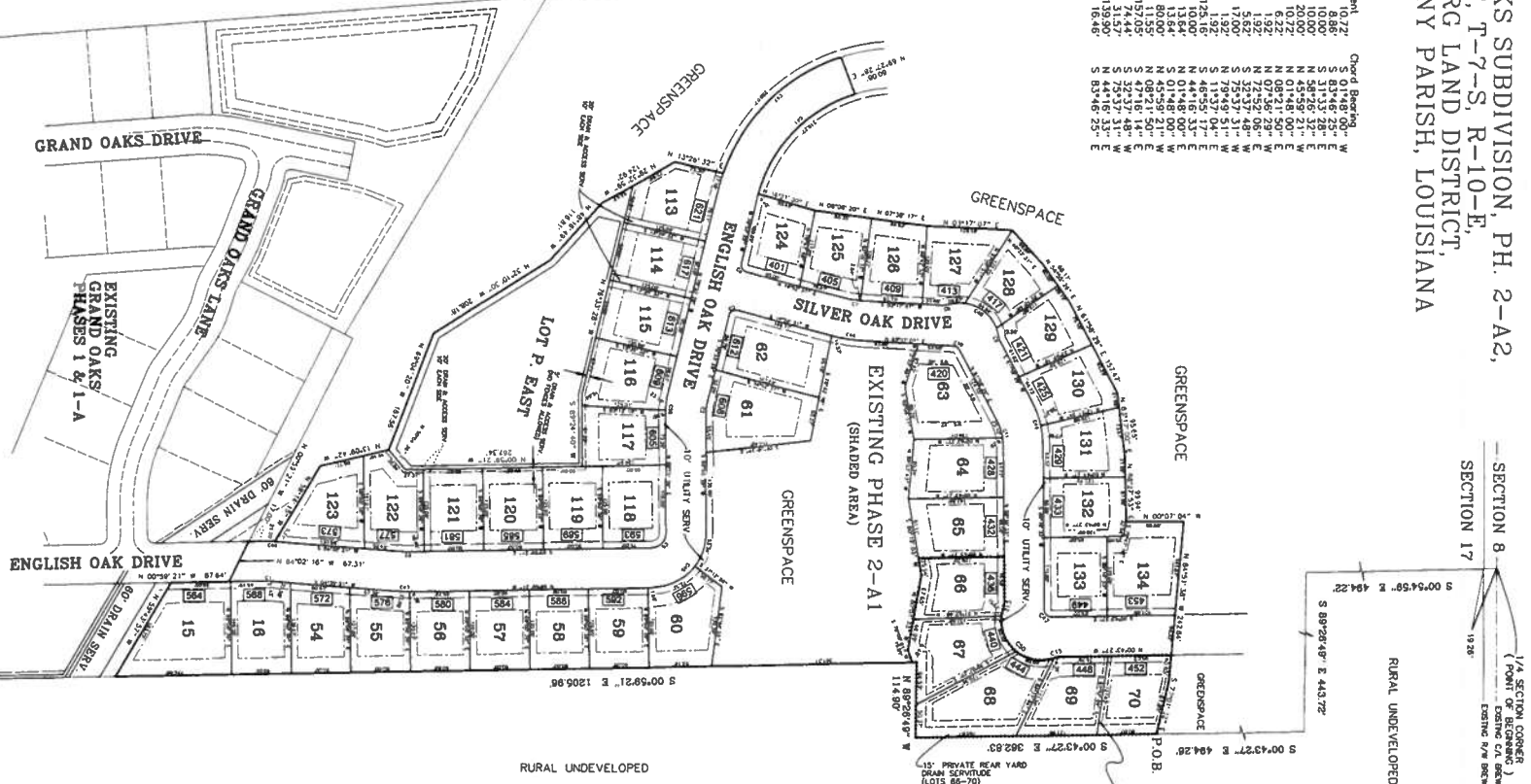
OWNER: [Name]

LOT NUMBER: [List]

AREA: [List]

DATE: [Date]

**MONTGOMERY TERRACE SUBD.**



NOTE: REAR AND SIDE LOT SWALES FOR LOTS 66-70 SHALL BE A PRIVATE SERVIDUTE FOR THE HOMEOWNERS TO DRAIN THE REAR YARD. FENCES, DRIVEWAYS OR ANY OTHER STRUCTURES PLACED IN THE REAR YARD SHALL BE IN A MANNER AS TO NOT IMPEDE THE FLOW OF SURFACE DRAINAGE.

**NOTES:**

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: FIRM PANEL NO. 225205 0205 & 0215
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
3. INDICATES MUNICIPAL ADDRESS

**GRAND OAKS SUBDIVISION, PH. 2-A2**  
SECTION 17, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

**REKLY J. McLUISH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 CALVEZ ST., SUITE 1111  
MONROE, LA 70131

**APPROVAL:**

DATE: 1/23/14

OWNER: [Signature]

| NO. | AREA    | NO. OF LOTS | LENGTH OF STREETS | SEWER SYSTEM |
|-----|---------|-------------|-------------------|--------------|
| 1   | 150 AC  | 120         | 1.5 MILES         | CENTRAL      |
| 2   | 100 AC  | 100         | 1.0 MILES         | CENTRAL      |
| 3   | 50 AC   | 50          | 0.5 MILES         | CENTRAL      |
| 4   | 25 AC   | 25          | 0.25 MILES        | CENTRAL      |
| 5   | 12.5 AC | 12.5        | 0.125 MILES       | CENTRAL      |



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 19, 2020

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

Re: Lake Ramsey Subdivision, Phase 4A  
Performance Obligation - \$37,500 - LOC #566

Honorable Council Members,

The Performance Obligation in the amount of \$37,500 expires August 7, 2020 and is scheduled for review by the Parish Council at the July 9, 2020 meeting.

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

Therefore, it is recommended that the Performance 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 "Jay B. Watson".

Jay B. Watson, P.E.  
Parish Engineer

cc: Honorable Martha Cazaubon  
Mr. Ross Linear, AICP, PTP, CFM  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Ms. Jan Pavur  
Mr. Emmett Mayer, Jr., P.E.  
Mr. David Guidry, Artesian Utility Company



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

June 19, 2020

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

Re: Abita Lakes Subdivision, Phase 3-B-2  
Warranty Obligation - \$65,000  
LOC # SB76076L

Honorable Council Members,

The Warranty Obligation in the amount of \$65,000 expires August 27, 2020 and is scheduled for review by the Parish Council at the July 9, 2020 meeting.

The developer was notified on May 7, 2020 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 asphalt pavement in front of lots #60A and #61A is showing signs of longitudinal cracking and needs repairs (see picture #1);
2. The asphalt pavement is damaged and has settled in the cul-de-sac near lot #55A and needs repairs (see picture #2);
3. The asphalt pavement is damaged in front of lot of #54A and needs repairs (see picture #3);
4. The roadside shoulder has failures occurring in front of lot #61A and needs repairs (see picture #4);
5. Roadside shoulders need to be established and vegetated through this phase of Abita Lakes (see picture #5);
6. The required drainage ditch behind lots #59A - #64A is not functioning as designed and has silted in. This ditch needs to be re-established in accordance with the approved As-Built plans, and needs to be vegetated to avoid further siltation (see pictures #6 & #7);
7. The drainage servitude between lots #61A and #62A is silted in and needs to be cleaned out and re-established. Additionally the culvert under Camden Park Drive this servitude drains into needs to be cleaned and cleared of silt. (see picture #8).
8. The street name sign at the intersection of Camden Park Drive and Corella Court needs to be re-installed;
9. Blue reflectors need to be re-installed in the proximity of all fire hydrants;
10. The greenspace areas in this phase of Abita Lakes need to be vegetated;
11. The pond slopes are eroding and causing the pond to be silted in. The pond banks need to be re-established where eroding. The pond needs to be re-dug in silted in areas and restored to its original approved conditions. Once this work is completed all pond banks and slopes need to be vegetated to avoid further erosion (see picture #9, #10, #11 & #12);
12. The pond outlet weir needs to be restored to its previous satisfactory condition and vegetated (see picture #13).

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

Sincerely,

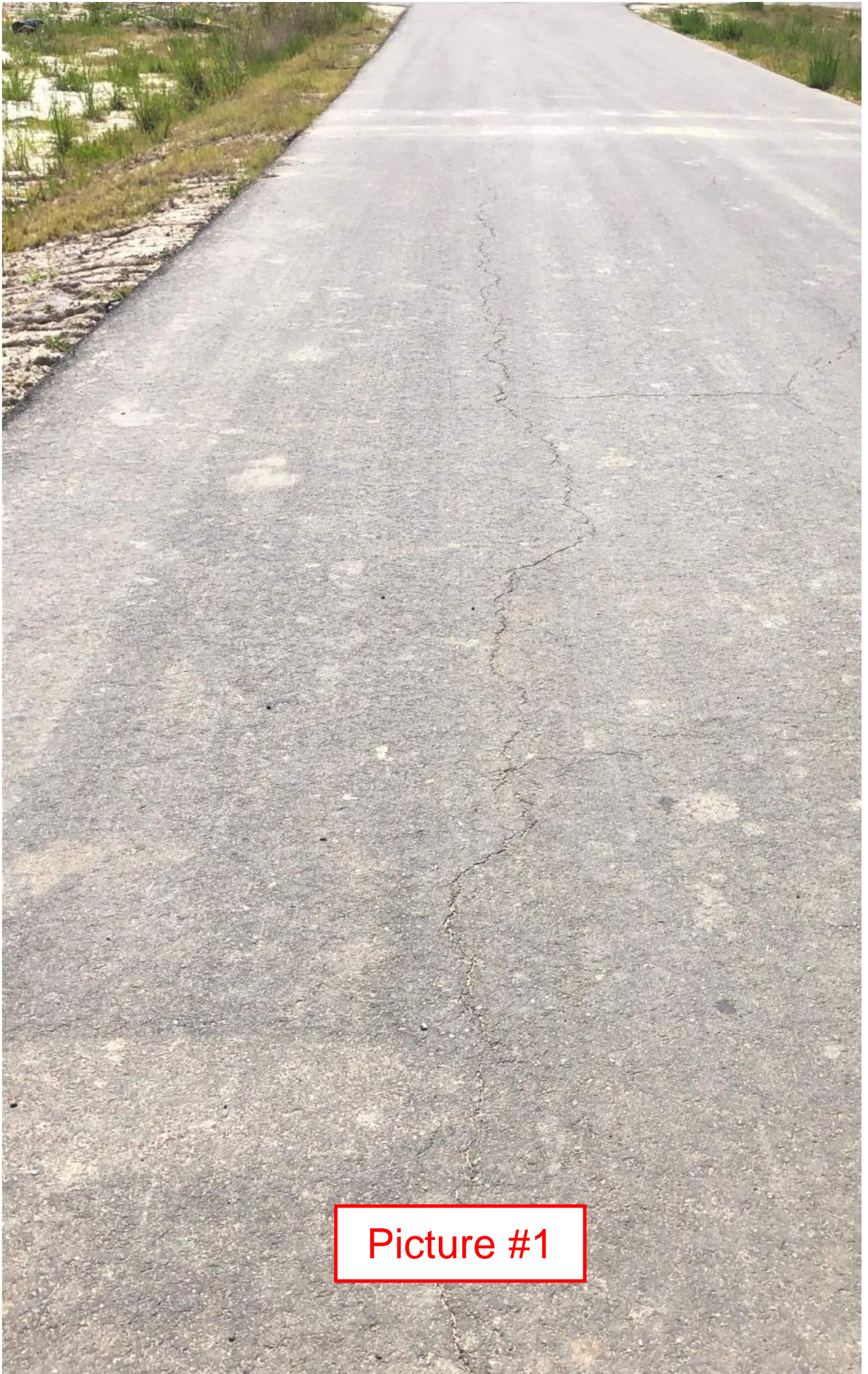
Jay B. Watson, P.E.  
Parish Engineer

*Attachment: Representative photos from site inspection performed on April 28, 2020*

xc: Honorable David R. Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
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, III  
Ms. Jan Pavur  
Mr. Dustin Silbernagel, P.E., Duplantis Design Group, PC





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





ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

June 19, 2020

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

Re: Abita Ridge Subdivision, Phase 1  
Warranty Obligation - \$57,900 - LOC # 643

Honorable Council Members,

The Warranty Obligation in the amount of \$57,900 expires August 28, 2020 and is scheduled for review by the Parish Council at the July 9, 2020 meeting.

The developer was notified on May 8, 2020 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. Shoulders within this phase of Abita Ridge need to be re-established and vegetated (see picture #1);
2. The ditches along Begue Lane have silted in and need to be regraded to provide positive flow (see picture #2);
3. The ditch slopes along Cloudy Wing Drive are eroding in several locations near lots #88 and #89 and need to be repaired (see pictures #3, #4 and #5);
4. The western most pond outfall pipe and center pond outfall pipe need to have the debris and tree branches removed/cleared from them (see picture #6);
5. The western most pond outfall is eroding the downstream area beyond the currently installed rip-rap. The outfall area needs to be re-established and additional rip-rap needs to be extended as needed to prevent erosion (see pictures #7, #8 and #9);
6. The eastern section of the pond has been silted in and is full of debris, the pond needs to be re-dug and the debris removed. This area of the pond needs to be vegetated to avoid further erosion (see pictures #10, #11 and #12);
7. The stop signs along Cloudy Wing Drive are damaged and leaning, the signs need to be replaced and straightened (see picture #13);
8. Blue reflectors need to be re-installed in the proximity of all fire hydrants;
9. Remove debris and trash from the Abita River Drive right-of-way and Begue Lane right-of-way (see picture #14);
10. The distance between the driveway culverts for lots #115 and #116 are too close in proximity for Public Works to maintain, as such this section of ditch will either need to be subsurfaced and closed in, or the driveways adjusted to provide the required space for maintenance;
11. The Active Recreation Area in this phase of Abita Ridge needs to be completed.

Information Item:

12. At the time of this inspection, the private drainage servitude behind lots #81 - #88 was encumbered by fences. This is a private drainage servitude and is the responsibility of the developer and/or the Homeowner's Association to address.

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

Sincerely,

Jay B. Watson, P.E.  
Parish Engineer

*Attachment: Representative photos from site inspection performed on April 28, 2020*

xc: Honorable David R. Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
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, III  
Ms. Jan Pavur  
Mr. Kelly J. McHugh P.E., Kelly McHugh & Associates, Inc.





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





ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

June 19, 2020

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

Re: Maison du Lac, Phase 2  
Warranty Obligation - \$33,400 - LOC #639

Honorable Council Members,

The Warranty Obligation in the amount of \$33,400 expires August 1, 2020 and is scheduled for review by the Parish Council at the July 9, 2020 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 "Jay B. Watson".

Jay B. Watson, P.E.  
Parish Engineer

cc: 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.  
Ms. Jan Pavur  
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC