



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. Abita Ridge Subdivision, Phase 1**
Extended Warranty - \$57,900.00 - Extend
- 2. Enter the Parish R.O.W. Resolution No. 18-019 - Robindale Subdivision, Phase 1**
Extended Warranty Obligation - \$43,600.00 - Extend
- 3. Maison du Lac Subdivision, Phase 3C**
Warranty Obligation - \$35,000.00 - Extend

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Abita Ridge Subdivision, Phase 1	WARRANTY	Extend for one (1) year or
Amount: \$57,900.00	(Extended)	until the work is
Expires: August 28, 2022		satisfactorily accomplished.
Ward 3, District 2		
Enter the Parish R.O.W. Resolution No. 18-019	WARRANTY	Extend for one (1) year or
Robindale Subdivision, Phase 1	(Extended)	until the work is
Amount: \$43,600.00		satisfactorily accomplished.
Expires: August 15, 2022		
Ward 3, District 2		
Maison du Lac Subdivision, Phase 3C	WARRANTY	Extend for one (1) year or
Amount: \$35,000.00		until the work is
Expires: August 3, 2022		satisfactorily accomplished.
Ward 1, District 1		



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

June 22, 2022

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

Re: Abita Ridge Subdivision, Phase 1
Extended Warranty Obligation - \$57,900.00 - LOC #643
Abita River Park, LLC

Honorable Council Members,

The extended Warranty Obligation in the amount of \$57,900.00 expires August 28, 2022 and is scheduled for review by the Parish Council at the July 7, 2022 meeting.

The developer was notified on May 2, 2022 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 ingress and egress turnout radius located in the main entrance of the Abita Ridge Subdivision, Phase 1 needs to be re-established (See pictures #1 & #2);
2. Shoulders within this phase of Abita Ridge need to be re-established and vegetated. (See pictures #3 - #6);
3. The distance between the driveway culverts for lots #115 through #118 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. (See pictures #7 - #9);
4. The ditches along Begue Lane have silted in and need to be regraded to provide positive flow and vegetated once regraded. (See picture #10);
5. The ditch slopes along Cloudy Wing Drive are eroding in several locations and need to be repaired and vegetated once repaired. (See pictures #11 - #14);
6. During the site inspection, it was observed that portions of the roadside ditches along Cloudy Wing Drive have vertical ditch side slopes in some portions of the roadside ditches and needs to be regraded to provide maintainable slopes and vegetated once regraded. (See Picture #15);
7. The ditches along Monarch Lane have silted in and need to be regraded to provide positive flow and vegetated once regraded. (See picture #16);
8. Detention pond has been silted in and has tree debris and unused pipe material. Pond needs to be re-dug and cleaned to provide bottom elevation of 3.0' and to provide the wet pond required minimum 5.0' depth to the normal water surface elevation set at 8.0'. All side slopes and top of bank of the detention ponds should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established. (See pictures #17 - #19);
9. The western most pond outfall is scouring underneath the downstream pipe end and additional rip-rap needs to be installed as needed to prevent erosion. (See picture #20);
10. The eastern pond inflow rip rap needs to be installed. (See picture #21);
11. Re-establish and correct the installed rip rap at the pond inflow pipe located in the vicinity of lot #28 and #29. (See picture #22);
12. Re-install limestone in the locations rip rap is required as needed. (See picture #23);
13. All areas surrounding the pond including, but not limited to, the pond levee and the side slopes, cut and fill areas and all disturbed areas needs to be vegetated. (See pictures #24 - #27)
14. Repair asphalt pavement cracks within Phase 1 of this development. (See pictures #28 & #29 - Typical Comment)
15. Blue reflectors need to be re-installed in the proximity of all fire hydrants (See picture #30 - Typical Comment);
16. The speed signs in the vicinity of the recreation area is damaged, the sign needs to be replaced. (See picture #31);
17. The Active Recreation Area in this phase of Abita Ridge needs to be completed. (See picture #32).

Information Item:

1. 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 is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. 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

Attachment: Representative photos from site inspection performed on April 28, 2022

xc: Honorable Michael Cooper
Honorable David R. Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.

Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kelly J. McHugh P.E., Kelly McHugh & Associates, Inc.
Mr. Buddy Coate, Abita River Park, LLC



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



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24



Picture 25



Picture 26



Picture 27



Picture 28



Picture 29



Picture 30



Picture 31



Picture 32



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

June 22, 2022

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

Re: Enter the Parish R.O.W. Resolution No. 18-019 - Homestead Street - Robindale Subdivision, Phase 1
Extended Warranty Obligation - \$43,600.00 - LOC #657
Steadfast Development, LLC

Honorable Council Members,

The extended Warranty Obligation in the amount of \$43,600.00 expires August 15, 2022 and is scheduled for review by the Parish Council at the July 7, 2022 meeting.

The developer was notified on April 28, 2022 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.

During this site visit, a meaningful inspection was unable to be performed due to the significant amount of on-going home construction. As such, this office will be automatically extending this obligation for one (1) year to ensure a meaningful inspection of this subdivision can be performed. The following punch list items were observed during the inspection and are being noted for immediate correction and reference.

The following punch list items remain:

1. The roadside ditches need to be regraded to provide positive flow throughout Robindale Subdivision, Ph. 1. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment - See pictures #1 - #2);
2. The detention pond's inflow ditch located on the Robert St. R.O.W. was replaced with a pipe. Provide revised as-built plans showing pipe size, material and invert elevations. In addition, rip rap needs to be installed on the downstream side of the pipe. (See picture #3);
3. The detention areas within Robindale Subdivision, Ph. 1 needs to be dug/regraded to provide positive flow in accordance with the As-Built Paving & Drainage Plan. The detention areas, access areas, top of banks and side slopes need to be regrade/reestablished. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (See pictures #4 - 6);
4. The detention pond's inflow ditch located in the vicinity of lot #18 was replaced with a pipe. Provide revised as-built plans showing pipe size, material and invert elevations. In addition, rip rap needs to be installed on the downstream side of the pipe. (See picture #7);
5. Detention area's outfall location needs rip rap to prevent future erosion. (See picture #8);
6. The roadway surface throughout the Robindale Subdivision, Ph. 1 is in bad condition. Repair and/or resurface as needed to fix potholes, damage, and cracking. (See pictures #9 - #11);
7. Homestead Rd. was open cut in the vicinity of lots #11 and #15. The roadway needs to be patched with hot mix asphalt pavement, and the following test provided; base compaction test and asphalt test. (See picture #12);
8. A dirt and grease pile was observed on Homestead Rd. and needs to be cleaned. (See picture #13);
9. Fix pothole located at the intersection of Plantation St. and Desire St. (See picture #14);
10. Fix road transition between phase 1 and phase 2 at Desire St. (See picture #15);
11. Roadside shoulders need to be vegetated throughout this development. (Typical Comment - See picture #16-18);
12. Replace/Repair leaning signage located in the corner of Robindale Dr. and Homestead Dr. (See picture #19)
13. Blue reflectors need to be installed in the vicinity of fire hydrants where missing. (Typical Comment - See picture #20);
14. BMP's need to be maintained and reinstalled as needed to ensure no further siltation occurs

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. 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

Attachment: Representative photos from site inspection performed on April 27, 2022

xc: Honorable Michael Cooper
Honorable David Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Ms. Tim Brown
Mr. Theodore Reynolds, P.E.

Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobran
Ms. Jan Pavur
Mr. Donald Jenkins, Manager, Steadfast Development, LLC
Mr. Kelly McHugh, P.E., P.LS., 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



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

June 22, 2022

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

Re: Maison Du Lac, Ph. 3C
Warranty Obligation - \$35,000.00 - LOC #672

Honorable Council Members,

The Warranty Obligation in the amount of \$35,000.00 expires August 3, 2022 and is scheduled for review by the Parish Council at the July 7, 2022 meeting.

The developer was notified on April 27, 2022 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 swales along the southern and eastern sides of Phase 3C need to be regraded to provide positive flow and vegetated to avoid further erosion and siltation. (See pictures #1 & #2);
2. The subsurface pipe located at the southern alley is silted in and needs to be cleaned out and have additional rip-rap placed at the outfall. (See picture #3);
3. Catch basin in the vicinity of lot #309 needs to be cleaned. (See picture #4);
4. Roadways and drainage infrastructure need to be cleaned of siltation resulting from construction activities and proper erosion control measures need to be installed and maintained until home building is completed. (See picture #5);
5. Greenspaces GS-2 and GS-4 needs to be vegetated and sidewalks within these greenspaces need to be constructed. (See picture #6);
6. Roadside shoulders need to be established to the same elevation as the roadway edge and vegetated. (See picture #7);
7. Rollover concrete curbs located in the corners of GS-2 and GS-4, and Rue Chamonix were damaged and need to be repaired. (See pictures #8 & #9);
8. Concrete pavement joints need to be blown out and resealed within Rue Chamonix and the northern alley of Phase 3C. (See picture # 10);
9. Install missing blue reflectors in the vicinity of all fire hydrants within this phase of Maison Du Lac. (See picture #11).

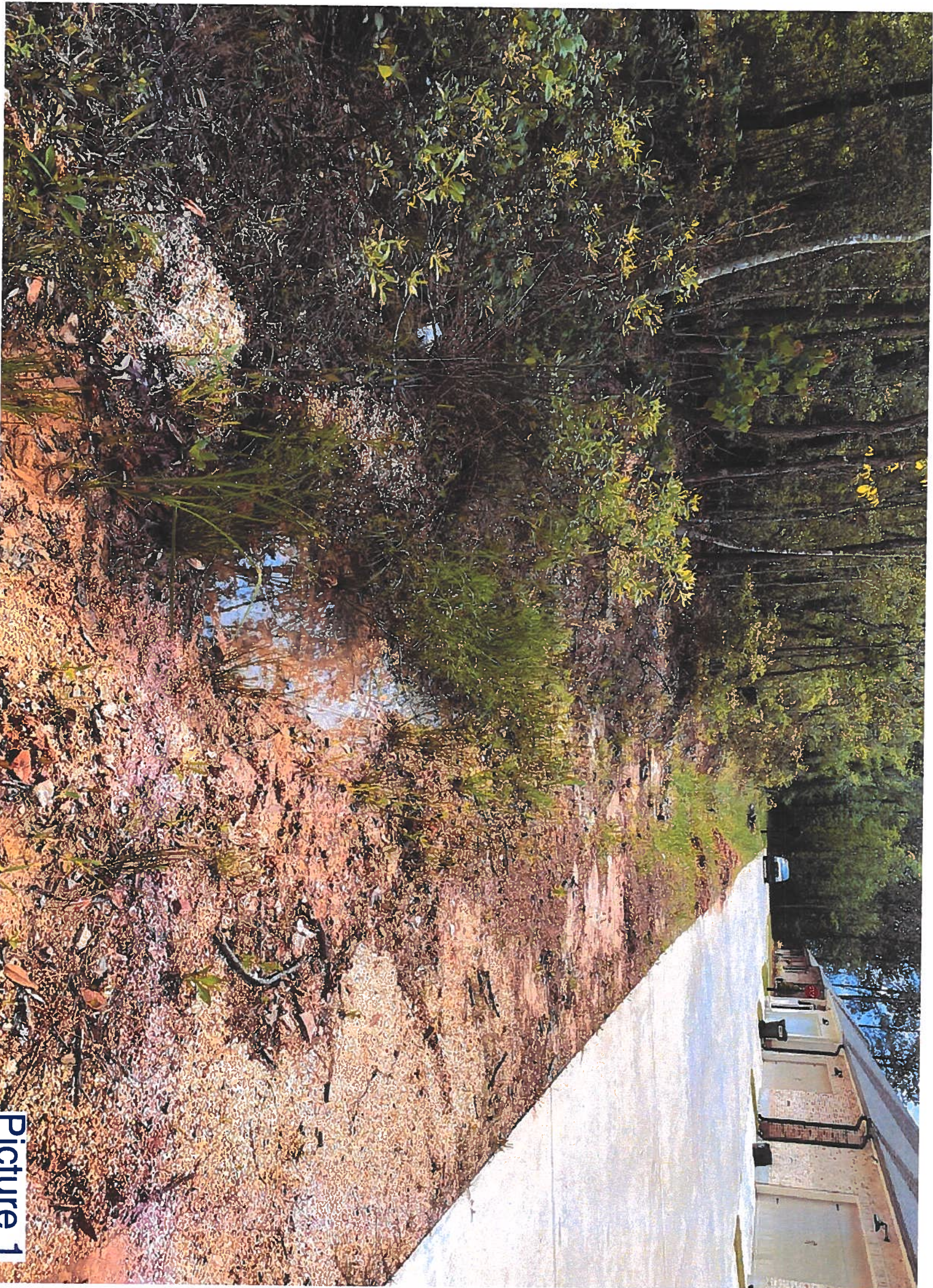
This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on April 26, 2022

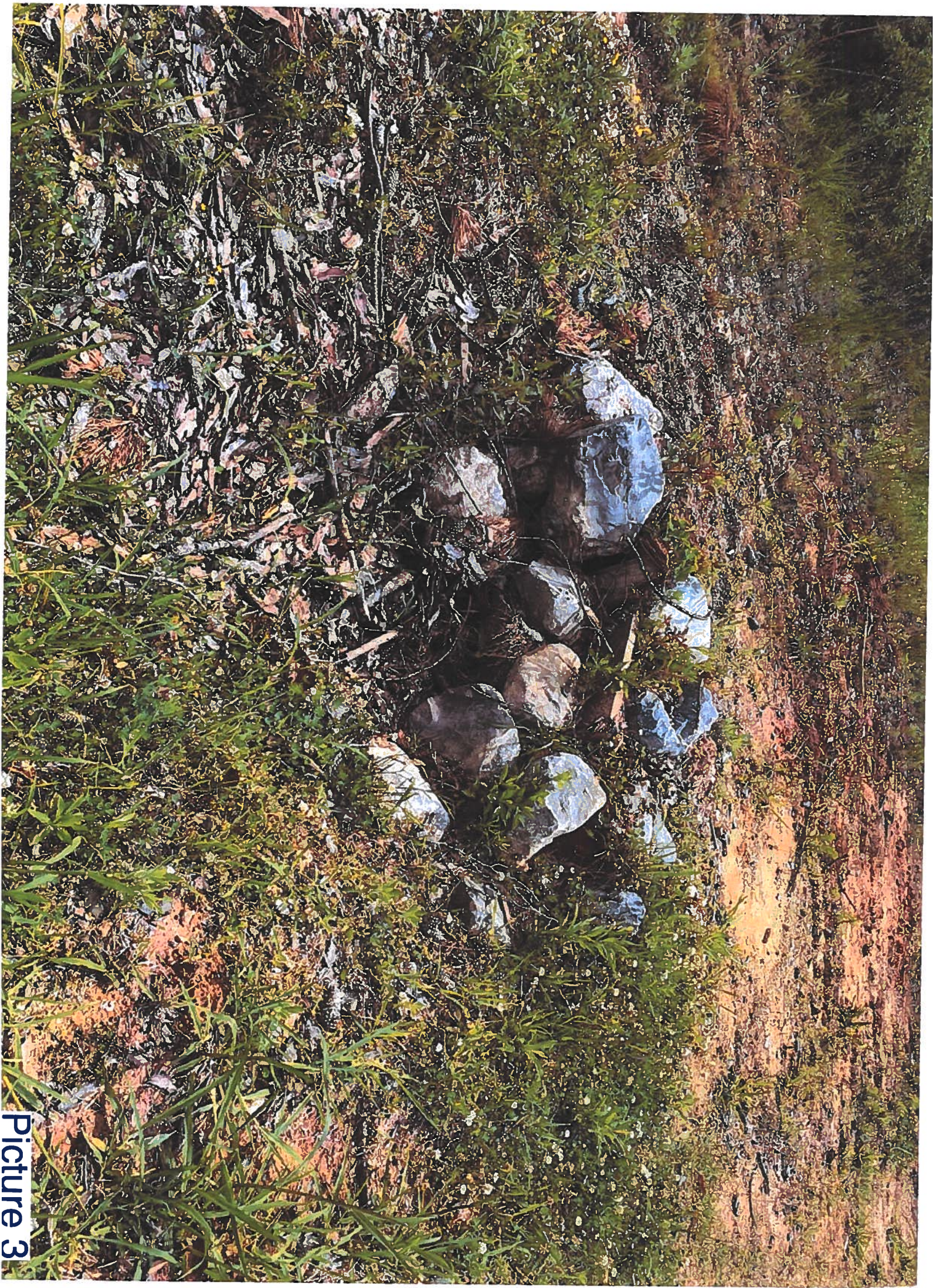
xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Ms. Jan Pavur
Mr. Joey Lobrano
Mr. Bruce Wainer, WBB Realty, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



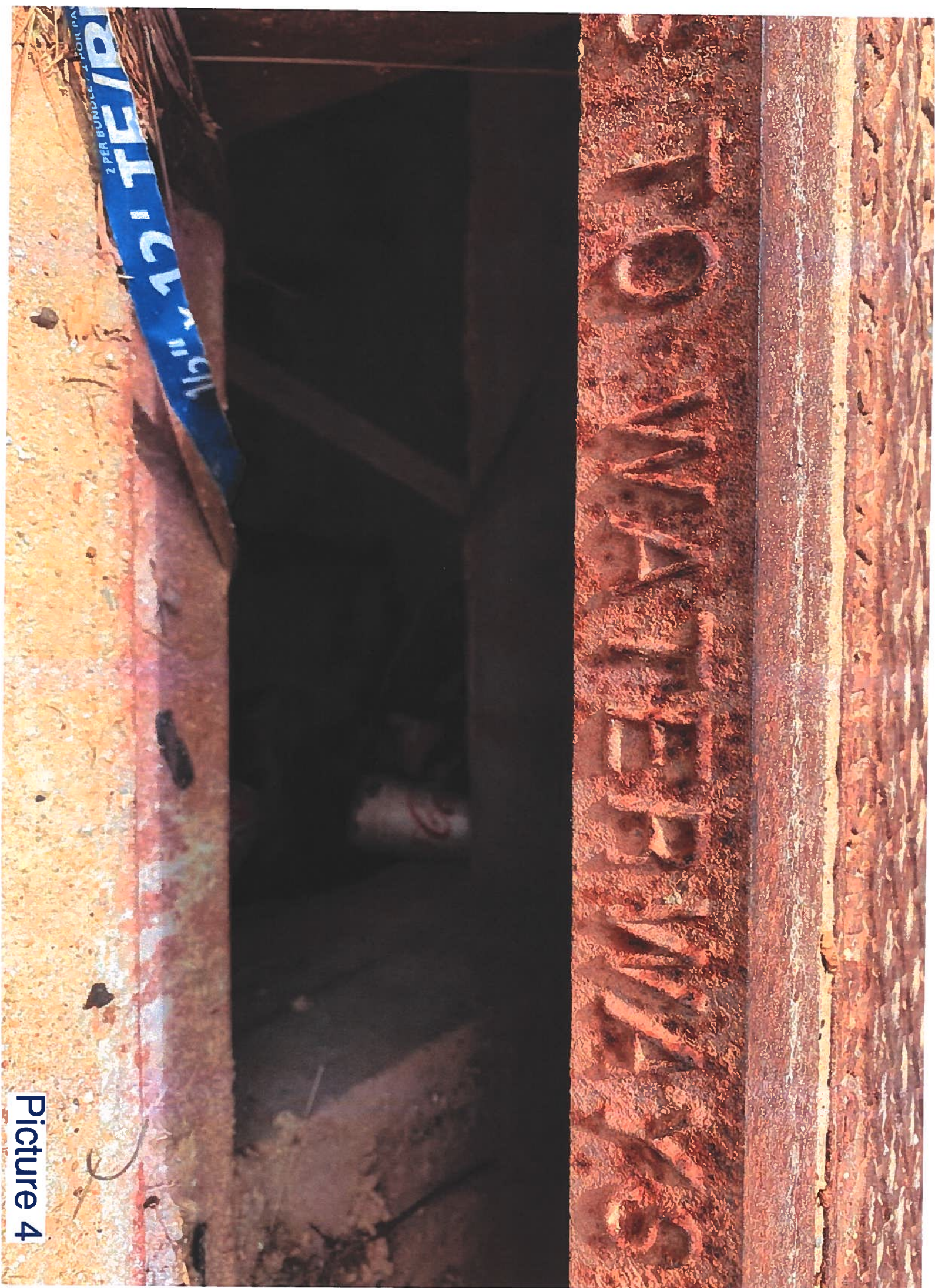
Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



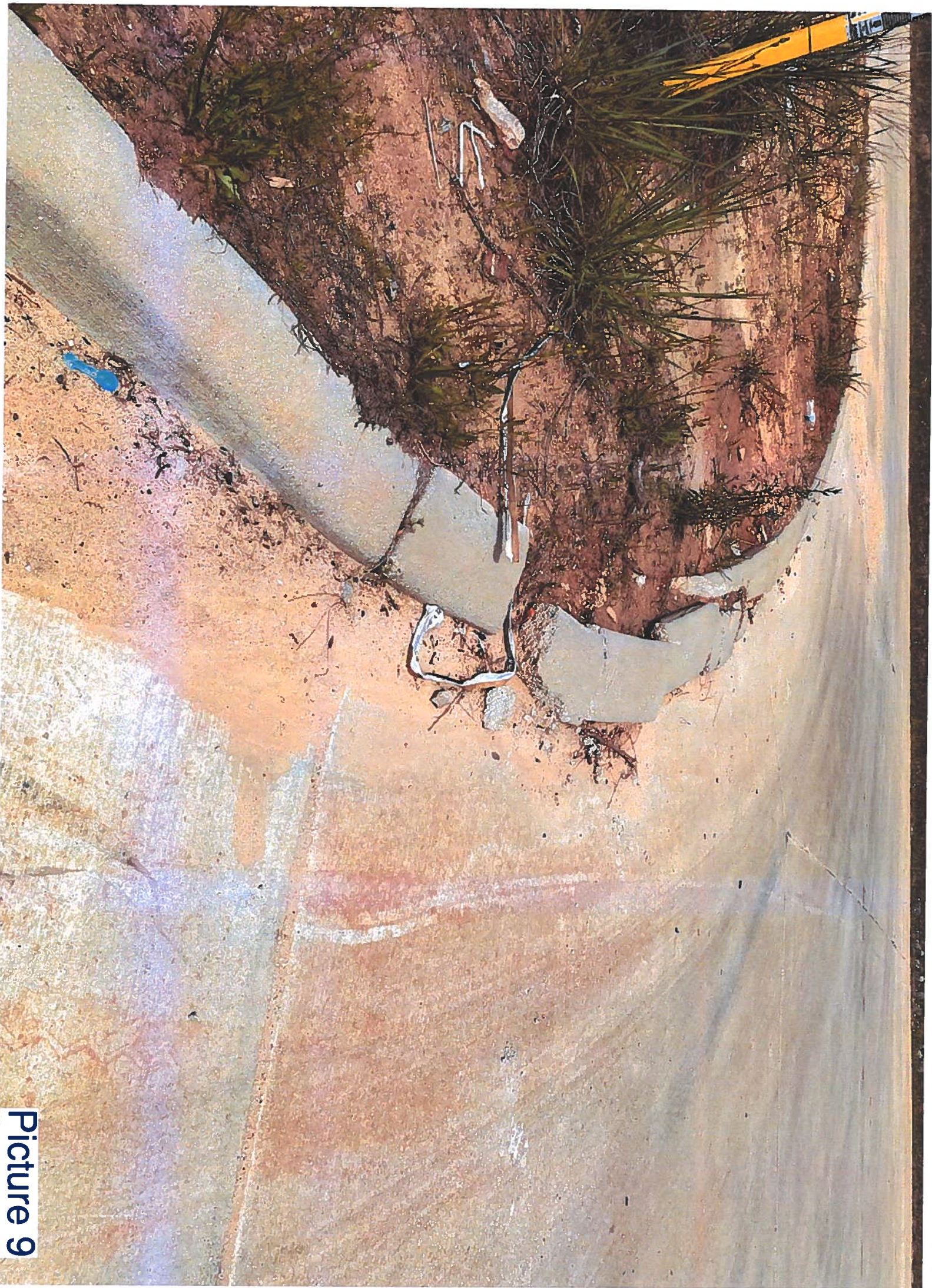
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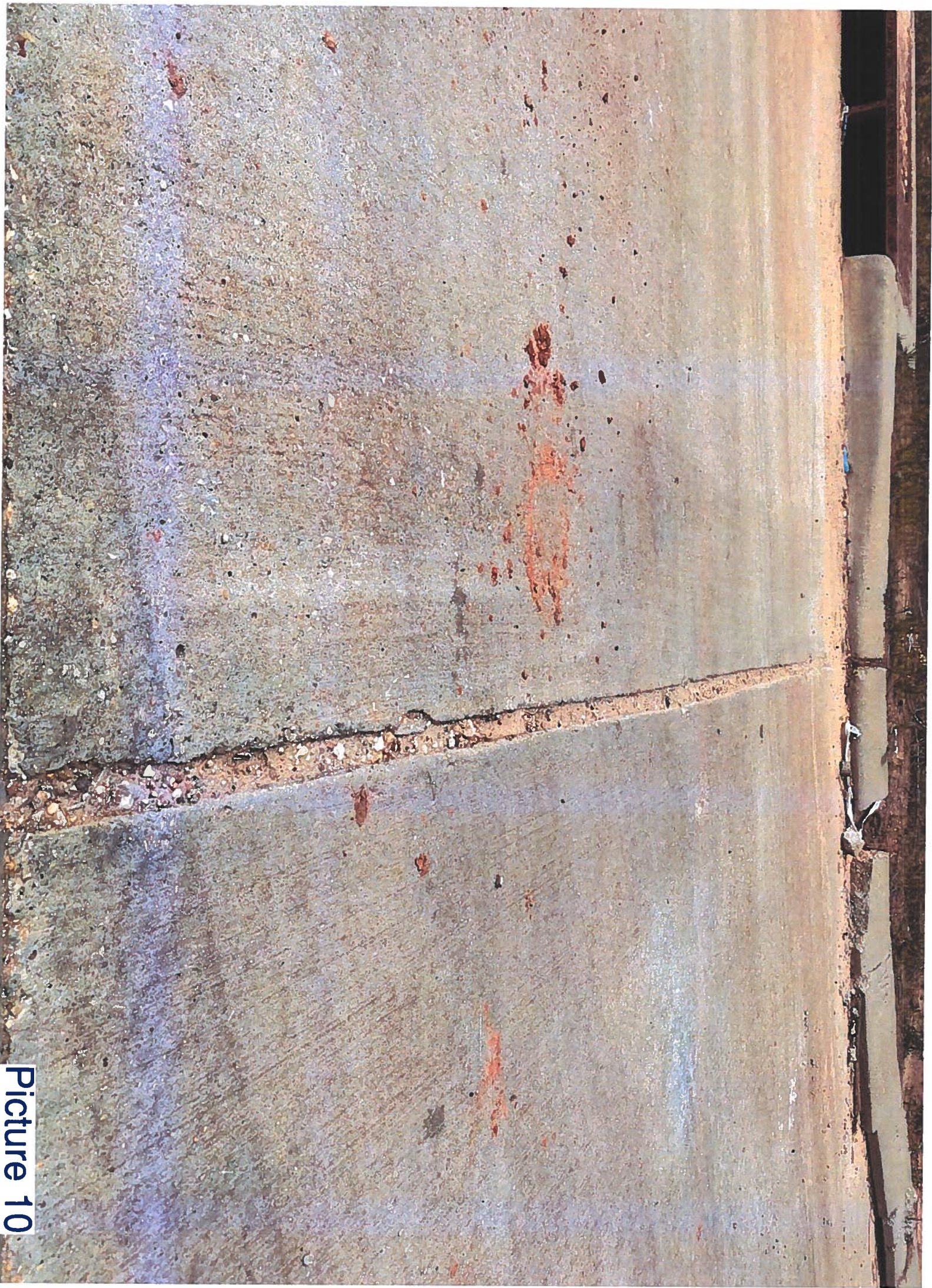
Picture 7



Picture 8



Picture 9



Picture 10



Picture 11