



## 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. Covington Place Cottages Subdivision, Phase 2**  
Warranty Obligation - \$27,236.00 – Release up expiration
- 2. Lakeshore Villages Subdivision, Phase 6B**  
Warranty Obligation - \$216,700.00 – Extend
- 3. Northpointe Business Park Subdivision, Phase 4**  
Extended Warranty Obligation - \$18,800.00 – Extend



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 9, 2024

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

Re: Covington Place Cottages Subdivision, Phase 2  
Warranty Obligation - \$27,236.00 – Bond #GS56900157

Honorable Council Members,

The Warranty Obligation in the amount of \$27,236.00 expires June 7, 2024 and is scheduled for review by the Parish Council at the May 2, 2024 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 No. 6126.

Sincerely,

A handwritten signature in blue ink, appearing to read "D.P. Hill".

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

*Attachment: Covington Place Cottages Subdivision, Phase 2 – Recorded Plat File #6126*

xc: Honorable Michael Cooper  
Honorable Larry Rolling  
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. Adam Henning  
Engineer Franz J. Zemmer, P.E. – Richard C. Lambert Consultants, LLC

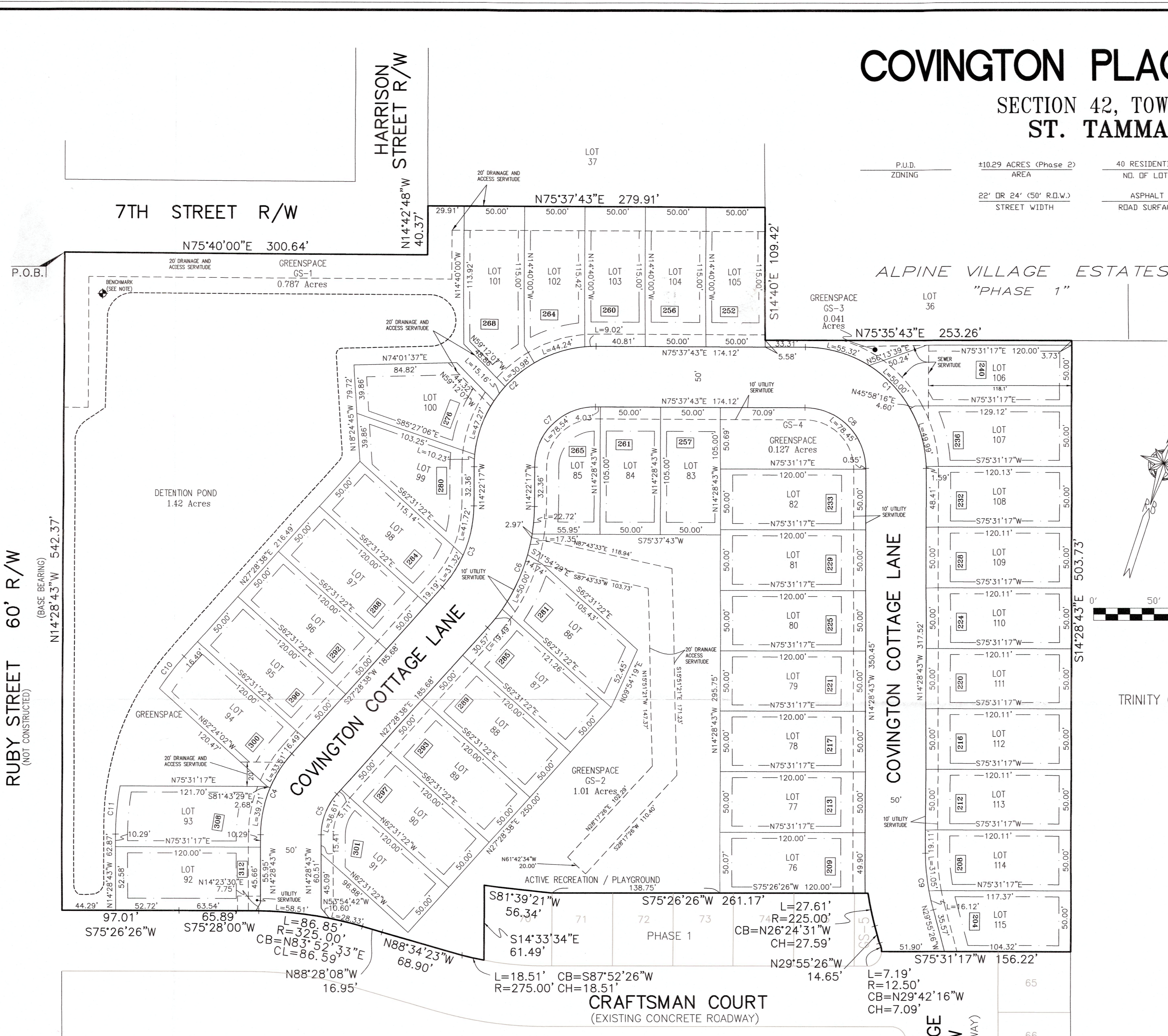
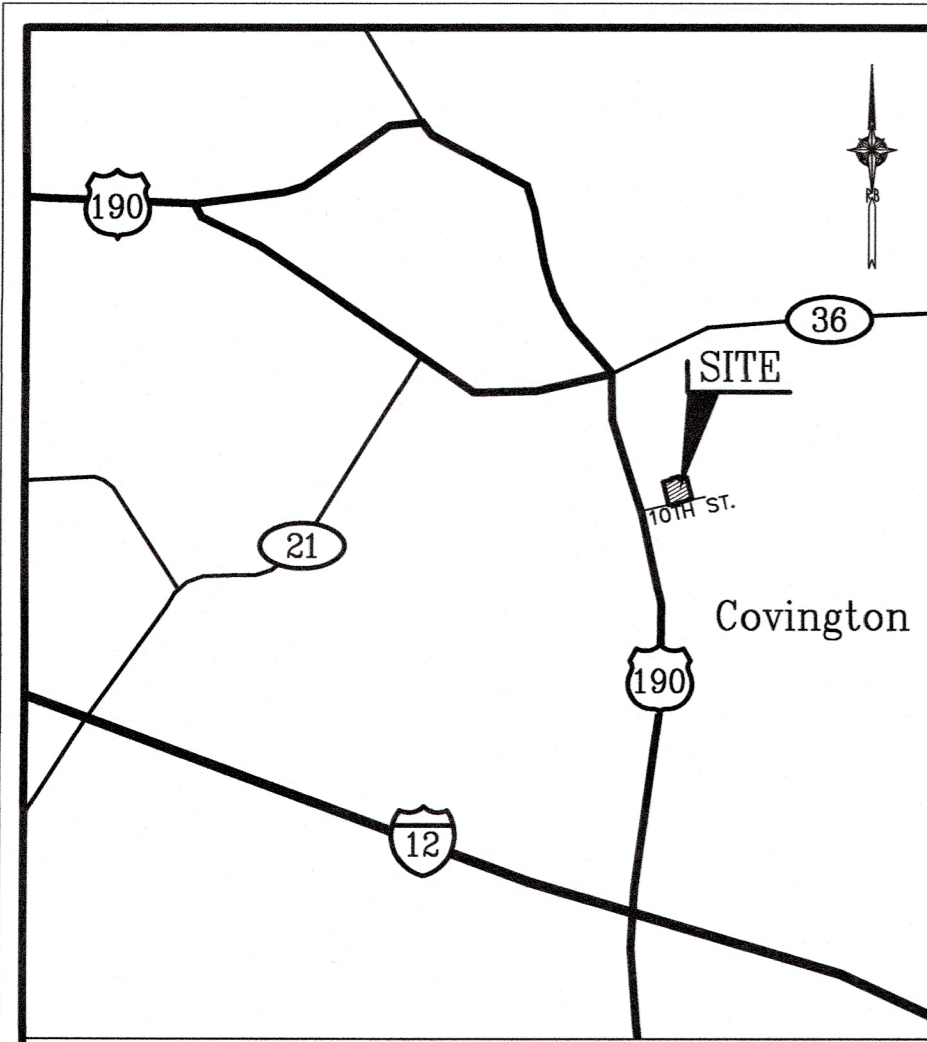
# FINAL PLAT

## COVINGTON PLACE COTTAGES \* PHASE 2

### SECTION 42, TOWNSHIP 7 SOUTH-RANGE 11 EAST

### ST. TAMMANY PARISH, LOUISIANA

P.U.D. ZONING	#10.29 ACRES (Phase 2) AREA	40 RESIDENTIAL IND. OF LOTS	TWO PHASE	50' x 120' AVG. LOT SIZE	1.97 ACRES GREENSPACE 1.42 ACRES POND(TOTAL)
	22' OR 24' (50' R.O.W.) STREET WIDTH	ASPHALT ROAD SURFACE	1238± L.F. STREET LENGTH	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	



#### RESTRICTIVE COVENANTS

- EACH NUMBERED LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRIVEN OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE.
- RESIDENTIAL BUILDING SETBACKS ARE TO MEET OR EXCEED 20' FRONT, 5' SIDE, 10' REAR AND 10' SIDE STREET. MAXIMUM HEIGHT LIMIT SHALL BE 35'.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN ALL DRAINAGE EASEMENTS OR STREET RIGHT OF WAY.
- NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE FIRST FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE HIGHEST CENTERLINE OF STREET FRONTING THE LOT.
- THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0230C, REV. 10-17-89, AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
- NO DUMPING OF ANY SUBSTANCE, INCLUDING BUT NOT LIMITED TO OILS, COOKING OILS, OR ANY OTHER DEBRIS INTO ANY STREET DRAIN.
- MAINTENANCE OF THE POND WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. FURTHERMORE, EACH OWNER, RESIDENT, AND/OR TENANT AGREES TO ABIDE BY THE RESTRICTIVE COVENANTS OF THE HOMEOWNER'S ASSOCIATION, ALSO TO BE RECITED IN EACH TITLE OR DEED.
- DRIVEWAYS ON CORNER LOTS (LOTS 85 & 92) WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSION OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN TWENTY-FIVE (25) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHT-OF-WAYS INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSION OF THE LOT, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHT-OF-WAYS INTERSECT.
- TELECOMMUNICATION CABINET PERMITTED TO BE LOCATED WITHIN THE GREENSPACE.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

#### PROPERTY DESCRIPTION

COMMENCING FROM THE 4TH MILE POST FROM THE SOUTHWEST CORNER OF TOWNSHIP 6 SOUTH, RANGE 11 EAST, THENCE SOUTH 40 DEGREES 59 MINUTES 57 SECONDS WEST A DISTANCE OF 3470.16 FEET TO THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF 7TH STREET AND THE EASTERN RIGHT OF WAY LINE OF RUBY STREET, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 75 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 300.64 FEET; THENCE NORTH 14 DEGREES 42 MINUTES 48 SECONDS WEST A DISTANCE OF 40.37 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 43 SECONDS EAST A DISTANCE OF 279.91 FEET; THENCE SOUTH 14 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 109.42 FEET; THENCE NORTH 75 DEGREES 35 MINUTES 43 SECONDS EAST A DISTANCE OF 253.26 FEET; THENCE SOUTH 14 DEGREES 28 MINUTES 43 SECONDS EAST A DISTANCE OF 503.73 FEET; THENCE SOUTH 75 DEGREES 31 MINUTES 17 SECONDS WEST A DISTANCE OF 156.22 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 719 FEET, WITH A RADIUS OF 12.50 FEET, WITH A CHORD BEARING OF NORTH 29 DEGREES 42 MINUTES 16 SECONDS WEST, WITH A CHORD LENGTH OF 7.09 FEET; THENCE NORTH 29 DEGREES 55 MINUTES 26 SECONDS WEST A DISTANCE OF 14.65 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.61 FEET, WITH A RADIUS OF 225.00 FEET, WITH A CHORD BEARING OF NORTH 26 DEGREES 24 MINUTES 31 SECONDS WEST, WITH A CHORD LENGTH OF 27.59 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 26 SECONDS WEST A DISTANCE OF 261.17 FEET; THENCE SOUTH 81 DEGREES 08 SECONDS WEST A DISTANCE OF 56.34 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 34 SECONDS EAST A DISTANCE OF 61.49 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.51 FEET, WITH A RADIUS OF 275.00 FEET, WITH A CHORD BEARING OF SOUTH 87 DEGREES 52 MINUTES 26 SECONDS WEST, WITH A CHORD LENGTH OF 18.51 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 23 SECONDS WEST A DISTANCE OF 68.90 FEET; THENCE NORTH 88 DEGREES 08 SECONDS WEST A DISTANCE OF 16.95 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.59 FEET, WITH A RADIUS OF 325.00 FEET, WITH A CHORD BEARING OF SOUTH 83 DEGREES 52 MINUTES 33 SECONDS WEST, WITH A CHORD LENGTH OF 86.59 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 26 SECONDS WEST A DISTANCE OF 97.01 FEET; THENCE NORTH 14 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 542.37 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.29 ACRES OF GROUND MORE OR LESS.

#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00	156.89	141.29	S59°25'53"W
C2	100.00	157.08	141.42	S30°37'43"W
C3	100.00	73.04	71.43	S06°33'10"W
C4	100.00	73.23	71.60	S06°29'58"W
C5	50.00	36.61	35.80	N06°29'58"E
C6	150.00	109.56	107.14	N06°33'10"E
C7	150.00	78.54	70.71	N30°37'43"E
C8	50.00	78.45	70.64	S59°25'30"E
C9	175.00	47.17	47.03	S22°12'04"E
C10	220.00	33.64	33.61	S23°09'46"W
C11	220.00	39.93	39.98	N09°16'43"W

- #### NOTES:
- ALL LOTS SUBJECT TO A 10' UTILITY SERVIDE ALONG STREET RIGHT-OF-WAYS.
  - 1/2" IRON REBAR TO BE SET AT ALL PROPERTY CORNERS UPON RECORDATION.
  - DETENTION POND, DRAINAGE SERVIDES, GREEN SPACE, SIDEWALKS, AND COMMON AREA ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - [195] DENOTES MUNICIPAL ADDRESS
  - GEOMETRIC DESIGNS FOR LOTS AND RIGHT OF WAYS WAS PROVIDED BY OTHERS.

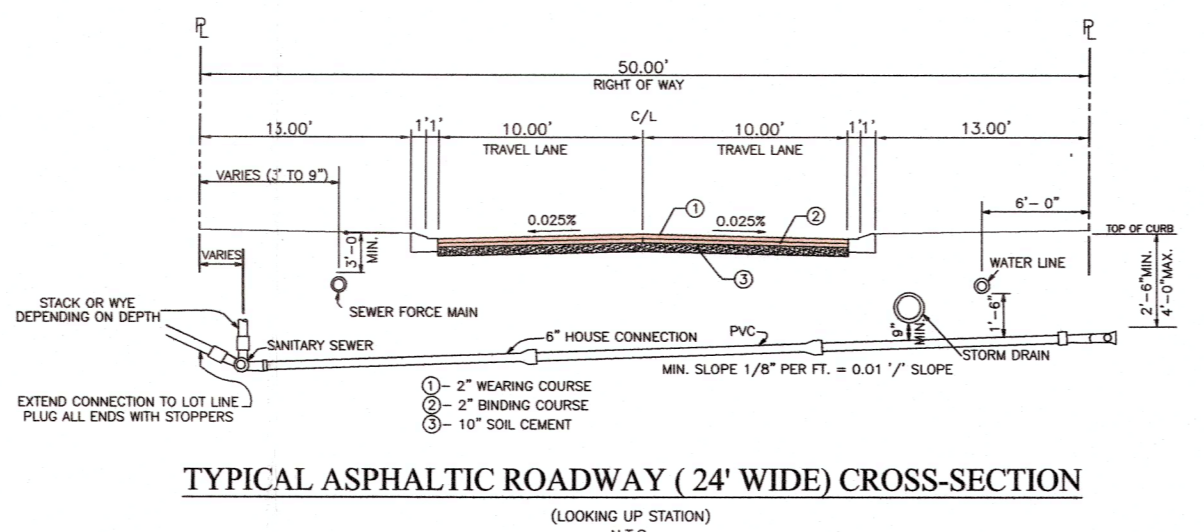
BENCHMARK NOTE:  
60D NAIL, ELEV = 21.55'  
NAVD88

SURVEYED IN ACCORDANCE WITH THE LOUISIANA APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THE SERVIDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area. It is located in Flood Zone C.

FIRM Panel# 225205 0230 C Rev. 10-17-89



FILL AND GRADING NOTE:  
THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

#### DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of

**COVINGTON PLACE COTTAGES Ph.2**

All street right-of-ways as shown hereon are dedicated to the Parish of St. Tammany. Traffic signage and posts, Detention pond, drainage servides and greenpaces will be maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner: *[Signature]* Date: 5-10-21

**RECORDED PLAT**

APPROVED: *[Signature]*  
CHAIRMAN PARISH PLANNING COMMISSION

APPROVED: *[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

APPROVED: *[Signature]*  
CLERK OF COURT

DATE FILED: 06-21-2022 FILE NO. 6126

Monique T Bringol, Deputy Clerk

**RANDALL W. BROWN & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 • FAX(985) 624-5309

**FINAL PLAT**  
**COVINGTON PLACE COTTAGES \* PHASE 2**  
**ST. TAMMANY PARISH, LOUISIANA**

REVISED DATE:

DRAWN BY: JED/RJB  
CHECKED BY: RWB  
DATE: MAY 10, 2022  
SCALE: 1"=50'±  
SURVEY No. 20034

SHEET



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 9, 2024

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

Re: Lakeshore Villages Subdivision, Phase 6B  
Warranty Obligation - \$216,700.00  
BOND #800054930

Honorable Council Members,

The Warranty Obligation in the amount of \$216,700.00 expires June 14, 2024 and is scheduled for review by the Parish Council at the May 2, 2024 meeting.

The developer was notified on February 22, 2024 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 concrete panels located in the vicinity of Lot #1163 were damaged/broken as a result of the heavy construction traffic generated by this phase of Lakeshore Villages and need to be replaced (See pictures #1 & #2);
2. The asphalt pavement located in the transition between Phase 6B and 1B of Lakeshore Villages needs to be repaired (See pictures #1 & #2);
3. Fire hydrant located in the vicinity of Lot #1352 needs to be raised as the center of the hose outlet shall be not less than 18" above final grade (See pictures #3 & #4);
4. Install blue reflectors in the vicinity of all fire hydrants within this phase of Lakeshore Villages (See picture #5 – Typical Comment).

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,

A handwritten signature in blue ink, appearing to read "D.P. Hill", with a stylized flourish at the end.

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

*Attachment: Representative photos from site inspection performed on February 21, 2024*

xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
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. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3



Picture 4





Picture 5



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 9, 2024

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

Re: Northpointe Business Park, Phase 4  
Warranty Obligation - \$18,800.00  
CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$18,800.00 expires June 25, 2024 and is scheduled for review by the Parish Council at the May 2, 2024 meeting.

The developer was notified on February 26, 2024 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.

An Unlimited Work Order for Phase 4 was issued on April 4, 2020 and the associated work needs to be completed.

- To date the required work has commenced and is ongoing. Upon completion of the required work this office will perform a confirmation inspection of the site and draft a finalized Warranty Obligation punch list.

Additionally, the following items below were observed during the inspection performed on February 23, 2024 and to date this office has not received notification that this work has been completed:

1. Concrete joints need to be cleaned out and sealed (See picture #1);
2. Concrete cracks need to be cleaned out and sealed (See picture #2);
3. Remove siltation, trash and litter from the Northpointe Court cul-de-sac right of way (See pictures #3 - #5);
4. Roadside shoulders need to be brought to grade and vegetated in the vicinity of Northpointe Court cul-de-sac (See picture #6);
5. The roadside ditches need to be regraded to provide positive flow in the vicinity of Northpointe Court cul-de-sac and should be properly vegetated once regraded (See picture #6).
6. Detention pond's side slopes need to be regraded to provide 3:1 side slope and properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See picture #7 -Typical Comment);
7. The outfall ditch, access and flat space around the detention pond is full of overgrown weeds and need to be removed so a meaningful inspection can be made (See pictures #8 & #9);
8. A berm in the detention pond was observed at the time of the inspection and needs to be removed and the pond regraded in accordance with the approved drainage plan (See picture #10);
9. The proposed 18" pipe located in the vicinity of Northpointe Court cul-de-sac has not been installed and needs to be installed in accordance with the approved drainage plan;
10. The proposed drainage feature located along the south and west property lines of this phase of Northpointe Business Park has not been constructed and needs to be constructed in accordance with the approved drainage plan;
11. The proposed drainage feature located along the east and north property lines of Lot #15 has not been constructed and needs to be constructed in accordance with the approved drainage plan;
12. The proposed drainage structures located in the vicinity of Lots #15 and #16 have not been installed and need to be installed in accordance with the approved drainage plan.

Sincerely,

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

*Attachment: Representative photos from site inspection performed on February 23, 2024*

xc: Honorable Michael Cooper  
Honorable Martha Cazaubon  
Mr. Ross Liner  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Taylor Allison, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Gary Bourgeois, Northpointe Business Park, LLC  
Mr. Chris Lopez, Managing Partner, Northpointe Business Park, LLC  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6





Picture 7



Picture 8



Picture 9



Picture 10