



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. River Club Subdivision, Phase 4A**
Extended Warranty Obligation - \$32,600.00 - Extend
- 2. Simpson Farms Subdivision, Phase 2**
Warranty Obligation - \$52,800.00 - Extend
- 3. Southern Oaks Subdivision, Phase 1**
Extended Warranty Obligation - \$77,400.00 - Extend
- 4. Terra Bella Subdivision, Phase 1A-8**
Warranty Obligation - \$48,281.00 - Extend
- 5. Terra Bella Subdivision, Phase 1A-11**
Warranty Obligation - \$75,823.00 - Extend



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 26, 2024

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

Re: River Club Subdivision, Phase 4A
Extended Warranty Obligation - \$32,600.00 - LOC #629

Honorable Council Members,

The extended Warranty Obligation in the amount of \$32,600.00 expires March 11, 2024 and is scheduled for review by the Parish Council at the February 8, 2024 meeting.

The developer was notified on November 8, 2023 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. Regrade roadside ditches to provide positive flow (See Pictures #1 & #2 - Typical Comment);
2. The concrete panels in front of Lots #28, #50, #51, #56, #58, #60, #63, and # 66 are broken and need to be replaced (See Pictures #3 - #12 - Typical Comment);
3. Concrete joints need to be cleaned and repaired throughout this phase of River Club (See Picture #13 - Typical Comment);
4. Replace blue reflectors where missing (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 "DPHILL", written over a circular stamp.

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

Attachment: Representative photos from site inspection performed on November 7, 2023

xc: Honorable Michael Cooper
Honorable Richard Smith
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. Matt Bennett, River Club Development, LLC
Mr. Kelly McHugh, Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



21 Tammany
Circle 8 May
RS 707 508

Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 26, 2024

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

Re: Simpson Farms Subdivision, Phase 2
Warranty Obligation - \$52,800.00 - Cash in Escrow

Honorable Council Members,

The Warranty Obligation in the amount of \$52,800.00 expires March 11, 2024 and is scheduled for review by the Parish Council at the February 8, 2024 meeting.

The developer was notified on November 9, 2023 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. Repair asphalt pavement edge cracking located in the intersection of Bahia Court and Turf Drive (See pictures #1 & #2);
2. Repair and seal asphalt pavement crack located in the vicinity of Lot #77 (See picture #3);
3. Remove siltation occurring at the roadway cross culvert located at the intersection of Bahia Court and Turf Drive (See picture #4);
4. Remove siltation occurring at the roadway cross culverts located at the intersection of Grassy Lane and Turf Drive (See picture #5);
5. The side slopes of the roadside ditches located in the vicinity of the Parcel GS-1, Parcel GS-5, and Parcel RA-1 need to be re-established and vegetated (See pictures #6 & #7);
6. The shoulders located in the vicinity of the Parcel GS-1, Parcel GS-5, and Parcel RA-1 need to be re-established and vegetated (See pictures #8 & #9);
7. The North Detention Pond, 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 picture #10 – Typical Comment);
8. Replace/Repair all leaning signage throughout this phase of Simpson Farms (See picture #11 – Typical Comment);
9. Install missing street name sign located in the intersection of Bahia Court and Turf Drive (See picture #12);
10. Replace blue reflectors where missing (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,



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

Attachment: Representative photos from site inspection performed on November 8, 2023

xc: Honorable Michael Cooper
Honorable Martha J. Cazaubon
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 Lozano
Ms. Jan Pavur
Mr. David Webber, Pruden Creek Partners, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, 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



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 26, 2024

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

Re: Southern Oaks Subdivision, Phase 1
Extended Warranty Obligation - \$77,400.00 - LOC #651

Honorable Council Members,

The extended Warranty Obligation in the amount of \$77,400.00 expires March 17, 2024 and is scheduled for review by the Parish Council at the February 8, 2024 meeting.

The developer was notified on November 14, 2023 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. Replace/repair the broken and cracked concrete panels throughout this phase of Southern Oaks (Typical Comment - See pictures #1 - #25);
2. The concrete panel joints throughout this phase of Southern Oaks need to be repaired (Typical Comment - See picture #26);
3. Bring all roadway shoulders up to the same elevation as the roadway pavement located in the vicinity of entrance boulevard (See pictures #27 - #30);
4. Regrade roadside ditches located along Oak Bend Lane to provide positive flow and clean siltation from driveway culverts. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #31 & #32);
5. The ditch draining the greenspace parcel (behind Lot #30) to the northern pond needs to have its side slopes corrected and erosion control measures installed (See picture #33);
6. The ditch from Golden Oak Lane to the northern pond needs to have its side slopes corrected and erosion control measures installed (See picture #34);
7. Correct erosion issues around the 18" drainpipe from the southern pond;
8. Correct erosion issues around the upstream end of the 36" drainpipe between Golden Oak Lane and the northern pond (See picture #35);
9. The boulders within the boulevard entrance right-of-way needs to be removed (See pictures #27 - #30);
10. Correct ruts and low spots around the bank of the northern pond and throughout the greenspaces;
11. Install "End of Roadway" Treatments at the end of Moss Point Lane and Golden Oak Lane;
12. Blue reflectors need to be re-installed in the vicinity of fire hydrants where missing (Typical Comment);
13. All disturbed areas surrounding the pond and within the greenspaces needs to be properly vegetated (See pictures #36 & #37);
14. The numbers on the speed sign in the vicinity of Lot #13 are peeling and needs to be fixed or replaced (See picture #38).

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 November 9, 2023

xc: Honorable Michael Cooper
Honorable Kathy Seiden
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. Jason Yancy, Yanin, LLC
Mr. Brain Intravia, Yanin, LLC
Mr. Eddie Powell, P.E., Kyle Associates, LLC



Picture 1



Picture 2



Picture 3



Picture 4





Picture 7



Picture 8





Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18





Picture 21



Picture 22





Picture 25



Picture 26



Picture 27



Picture 28





Picture 31



Picture 32



Picture 33



Picture 34



Picture 35



Picture 36



Picture 37



Picture 38



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 26, 2024

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

Re: Terra Bella Subdivision, Phase 1A-8
Warranty Obligation - \$48,281.00 - LOC #S223176

Honorable Council Members,

The Warranty Obligation in the amount of \$48,281.00 expires March 18, 2024 and is scheduled for review by the Parish Council at the February 8, 2024 meeting.

The developer was notified on November 15, 2023 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. Ponding water observed on the intersection of Bricker Road and Myrtle Drive needs to be corrected (See picture #1);
2. Greenspace GS-2B needs to be vegetated (See picture #2);
3. Install missing street name sign located in the intersection of Bricker Road and Myrtle Drive (See picture #3);
4. Install blue reflectors in the vicinity of fire hydrants where missing (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,


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

Attachment: Representative photos from site inspection performed on November 14, 2023

xc: Honorable Michael Cooper
Honorable Richard Smith
Honorable Martha Cazaubon
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. Seamus Loman, Terra Bella Group, LLC
Mr. Kelly J. McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.
Mr. Paul J. Mayronne, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 26, 2024

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

Re: Terra Bella Subdivision, Phase 1A-11
Warranty Obligation - \$75,823.00 - LOC #S223174/175

Honorable Council Members,

The Warranty Obligation in the amount of \$75,823.00 expires March 18, 2024 and is scheduled for review by the Parish Council at the February 8, 2024 meeting.

The developer was notified on November 15, 2023 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 alleyways being covered with dirt (See pictures #1 & #2). In addition, there is a significant amount of on-going home construction; storage pods and portable toilets have been placed in the roadways (See picture #3). 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.

Please be advised that the roads need to be cleaned and all construction equipment and materials need to be removed immediately from the roadway to provide a safe passage to the public. The roads need to be functioning as approved by the Planning Commission during the Final Subdivision Approval.

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

xc: Honorable Michael Cooper
Honorable Richard Smith
Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
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Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Seamus Loman, Terra Bella Group, LLC
Mr. Kelly J. McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.
Mr. Paul J. Mayronne, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3