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 2-A**
   Extended Warranty Obligation - $10,120.00 - Release
2. **Arundel Subdivision**
   Extended Warranty Obligation - $27,750.00 - Extend
3. **Brentwood Estates Subdivision**
   Extended Warranty Obligation - $118,100.00 - Extend
4. **Coquille Subdivision, Phase 3-B**
   Extended Warranty Obligation - $13,000.00 - Extend
5. **Guste Island Estates Subdivision, Parcel D-1 "The Oaks"**
   Extended Warranty Obligation - $63,100.00 - Extend
6. **Maison Du Lac Subdivision, Ph. 3C**
   Extended Warranty Obligation - $35,000.00 - Release
7. **Perrilloux Trace Subdivision**
   Extended Warranty Obligation - $27,500.00 - Extend
8. **River Park Crossing Subdivision, Phase 2**
   Extended Warranty Obligation - $61,900.00 - Extend
9. **Wingfield Subdivision, Phase 1**
   Extended Warranty Obligation - $192,200.00 - Release

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Abita Ridge Subdivision, Phase 2-A
Extended Warranty Obligation - $10,120.00 - LOC # 665

Honorable Council Members,

The extended Warranty Obligation in the amount of $10,120.00 expires February 28, 2024 and is scheduled for review by the Parish Council at the June 1, 2023 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 #5778.

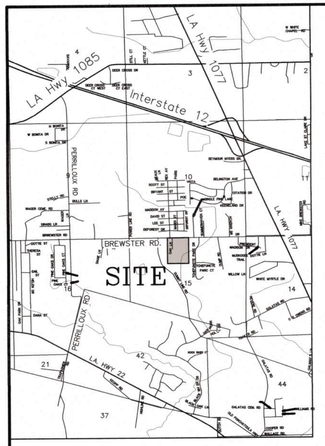
Sincerely,

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

xc: Honorable Michael Cooper
Honorable David R. Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Cary Menard *with recorded plat*
Mr. Jay Watson, P.E. *with recorded plat*
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. Buddy Coate, Abita River Park, LLC
Mr. Kelly J. McHugh P.E., Kelly McHugh & Associates, Inc.

ARUNDEL

SECTION 15, T-7-S, R-10-E
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.



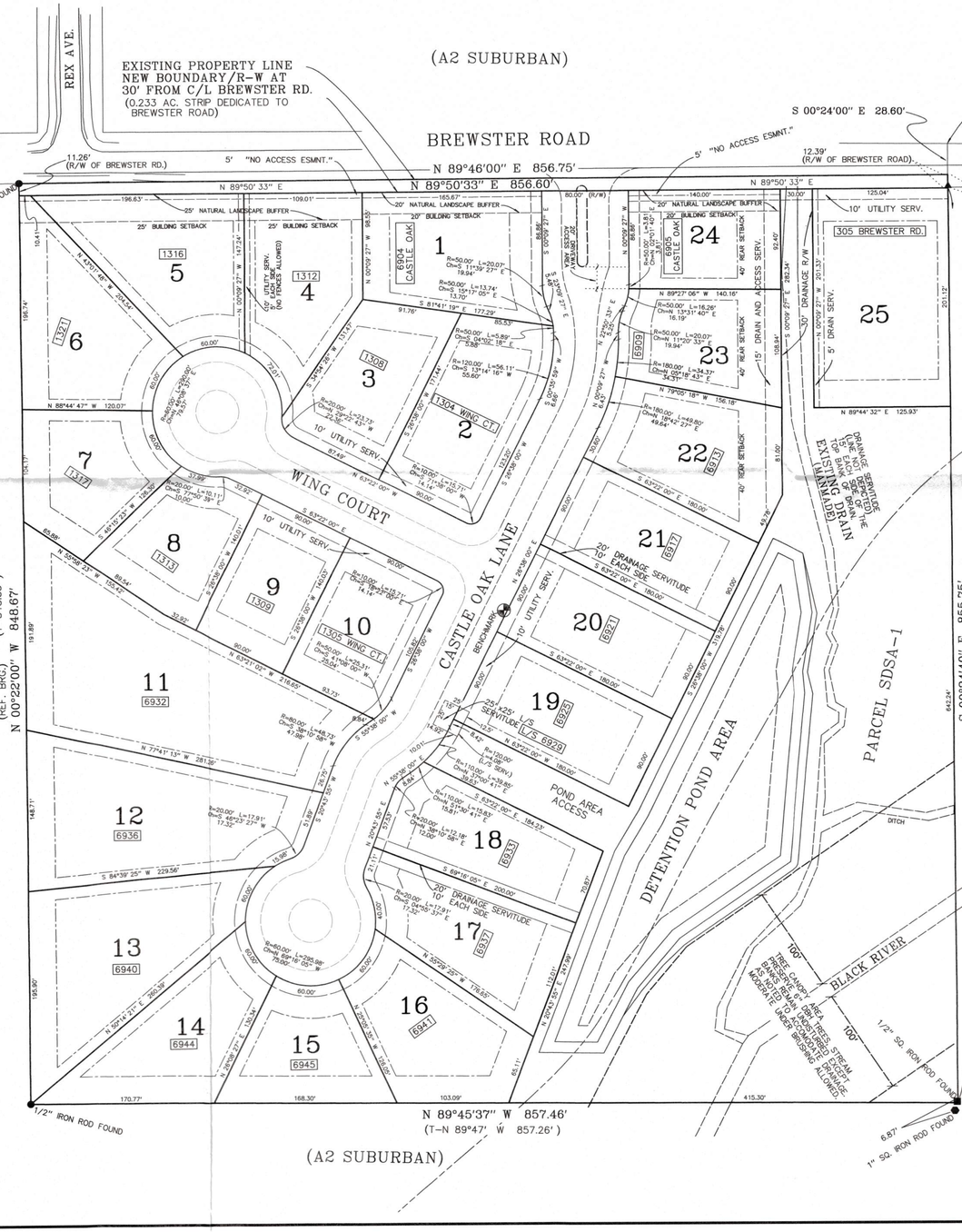
VICINITY MAP

LEGAL DESCRIPTION

A certain parcel of ground situated in Section 15, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the 1/4 Section Corner common to Sections 10 & 15 Township-7-South, Range-10-East and measure South 00°24' 00" East 28.60' to the Point of Beginning
From the Point of Beginning
measure South 00°24' 40" East a distance of 855.75 feet to a point;
Thence North 89°45' 37" West a distance of 857.46 feet to a point;
Thence North 00°22' 00" West a distance of 848.67 feet to a point;
Thence North 89°46' 00" East a distance of 856.75 feet to a point;
which is the POINT OF BEGINNING, and containing 730,411.55 square feet or 16.7679 acre(s) of land, more or less.

RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY)
3. BUILDING SETBACKS ARE: FRONT – 30', SIDE – 10', REAR – 25' & SIDE STREET – 20'. UNLESS DEPICTED OTERWISE HEREON.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN ALL DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS 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.
6. THE MINIMUM CULVERT SIZE IS SHOWN ON THE AS BUITL PAVING AND DRAINAGE PLAN FOR THIS SUBDIVISION.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C, RE: FIRM PANEL NO. 225205 0210 C, REVISED 10-17-89
12. THE DRAINAGE STRUCTURES, STORMWATER DETENTION STORAGE AREAS AND STREET SIGNAGE FOR THIS DEVELOPMENT ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
13. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.(AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)


(A2 SUBURBAN)
EXISTING PROPERTY LINE
NEW BOUNDARY/R-W AT
30' FROM C/L BREWSTER RD.
(0.233 AC. STRIP DEDICATED TO BREWSTER ROAD)
REX AVE.
BREWSTER ROAD
1/2" IRON ROD FOUND
11.26'
(R/W OF BREWSTER RD.)
5' "NO ACCESS ESMNT."
N 89°46'00" E 856.75'
N 89°50'33" E 856.60'
S 00°24'00" E 28.60'
1/4 SECTION CORNER
SECTION 10
SECTION 15
12.39'
(R/W OF BREWSTER ROAD)
(1189' TO 1/2" IRON PIPE FOUND)
SINGLE PINE LN.
TCHEFUNCTE PARC DR.
305 BREWSTER RD.
WING COURT
CASTLE OAK LANE
DETENTION POND AREA
POND AREA ACCESS
PARCEL SDSA-1
BLACK RIVER
DITCH
EXISTING DRAIN (MANMADE)
DRAINAGE SERVITUDE DEDICATED IN THIS SUBDIVISION (ONE EACH SIDE OF TOP BANK OF DRAIN)
FLOOD ZONE C
FLOOD ZONE A
APPROXIMATE LOCATION OF THE FLOOD ZONE LINE
1305 WING CT.
1304 WING CT.
1308 WING CT.
1312 WING CT.
1316 WING CT.
1321 WING CT.
1317 WING CT.
1313 WING CT.
1309 WING CT.
1305 WING CT.
1301 WING CT.
6904 CASTLE OAK
6909 CASTLE OAK
6917 CASTLE OAK
6921 CASTLE OAK
6925 CASTLE OAK
6929 CASTLE OAK
6933 CASTLE OAK
6937 CASTLE OAK
6941 CASTLE OAK
6945 CASTLE OAK
6949 CASTLE OAK
6953 CASTLE OAK
6957 CASTLE OAK
6961 CASTLE OAK
6965 CASTLE OAK

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Arundel Subdivision
Extended Warranty Obligation - $27,750.00 - LOC #670

Honorable Council Members,

The extended Warranty Obligation in the amount of $27,750.00 expires July 2, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 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 the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See Pictures #1-#3 -Typical Comment);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See Pictures #4 & #5 -Typical Comment);
3. The Detention Pond, access area, top of bank and side slopes need to be regrade/reestablished. Erosion of the pond's side slopes were observed during the inspection. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See Pictures #6 & #7 -Typical Comment);
4. The concrete panel located in front of Lot #37 is broken and needs to be replaced (See picture #8);
5. The concrete panel located in the vicinity of the intersection of Castle Oak Lane and Wing Court is broken and needs to be replaced (See picture #9);
6. The concrete panels located in the vicinity of the Wing Court roundabout are broken and need to be replaced (See pictures #10 & #11);
7. Concrete pavement joints need to be blown out and resealed within this subdivision (Typical Comment);
8. Both roundabout median areas were rutted and missing vegetation. These areas need to be regraded and vegetated (See Pictures #12 & #13);
9. The roadway cross-culverts between Lots #2, #10 & #17 needs to be cleared of silt (See Picture #14);
10. Install blue reflectors in the vicinity of all fire hydrants within this Subdivision (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 March 3, 2023

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Jim Lark, Wing 21, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, L.L.P.

Picture 1

Picture 2

985-807-4867
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

May 23, 2023

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

Re: Brentwood Estates Subdivision
Extended Warranty Obligation - $118,100.00 - LOC#652

Mr. McHugh,

The extended Warranty Obligation in the amount of $118,100.00 expires July 16, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 16, 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. Concrete curb located in the boulevard median is damaged and needs to be repaired (See picture #1);
2. The concrete roadways have been cracked and damaged in various areas. The roadways need to be repaired/replaced throughout this subdivision (See pictures #2-#10 -Typical Comment);
3. Concrete pavement joints need to be blown out and resealed within this subdivision (Typical Comment);
4. Rollover concrete curb was damaged in the median of the Antioch Drive roundabout and needs to be repaired (See pictures #11 & #12);
5. Rollover concrete curb was damaged in the median located at the end of Antioch Drive and needs to be repaired (See picture #13);
6. Pavement striping needs to be redone in the vicinity of the Antioch Drive roundabout (See picture #14);
7. Install missing blue reflectors in the vicinity of all fire hydrants within this Subdivision (Typical Comment);
8. Replace/Repair leaning signage located in the vicinity of lot #59 (See picture #15);
9. The drainage features located behind lots within the private servitudes throughout Brentwood Estates are holding water, full of outgrown weeds and wild vegetation, some areas have dead/fallen trees, and some portions are silted in by the lack of SWPP BMP's by the individual home builders. Other portions of the drainage features were lacking adequate vegetation and positive flow. The drainage features need to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (See pictures #16-#19);
10. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #20-#24 - Typical Comment);
11. The Detention Ponds, 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 #25 & #26 -Typical Comment);
12. Roadside shoulders need to be reestablished, brought to grade, and vegetated throughout the development (See picture #27 - Typical comment);
13. The Sharp Road's roadside ditch, in the vicinity of the subdivision entrance, is holding water and needs to be lowered and regraded per the approved Subdivision Preliminary Plans (See picture #28);
14. The boulders within the boulevard entrance right-of-way needs to be removed (See picture #29);
15. Culvert in the vicinity of Lots #58 and #99 needs to be cleared of silt (See pictures #30 & #31);
16. Culverts in the vicinity of Lots #65, #82 and #94 need to be cleared of silt (See picture #32);
17. Culvert in the vicinity of Lot #40 needs to be cleared of silt (See picture #33);
18. Drainage pipe located between Lots #58 and #59 could not be located on field. It appears to be buried or it was removed during home construction but needs to be corrected;
19. The East Detention Pond inflow ditch is silted in and it's holding water. Regrade to provide positive flow, vegetate once regraded, install proper erosion control measures and maintain until vegetation is established (See picture #34).

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 March 15, 2023

xc: Honorable Michael Cooper
Honorable Rykert Toledano
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. Kelly McHugh, P.E., P.L.S., Brentwood Land Development, LLC & Kelly McHugh and Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, L.L.P.

Picture 1

Picture 2

Picture 3

Picture 4

Picture 5

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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

Picture 33

Picture 34

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Coquille Subdivision, Phase 3-B
Extended Warranty Obligation - $13,000.00 - CD #4051490

Honorable Council Members,

The extended Warranty Obligation in the amount of $13,000.00 expires July 10, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 13, 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. SWPPP BMP's need to be reinstalled/maintained at the subsurface catch basins within this phase (Typical Comment);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See pictures #1 - #4);
3. The cul-de-sac at the end of Boxelder Court need to be regraded and vegetated (See picture #5);
4. Remove trash, construction debris, equipment and dumpster from the Boxelder Court Right-of-Way (See pictures #3 & #4);
5. Replace blue reflectors in the vicinity of fire hydrants where missing (See picture #6, Typical Comment);
6. Concrete joints need to be cleaned and repaired throughout this phase of Coquille (See picture #7 – Typical Comment);
7. Concrete panels need repairing at the cul-de-sac and in front of Lot #96 (See pictures #8 & #9);
8. Replace the damaged concrete panels in front of Lot #103 (See picture #10 & #11);
9. Roadside swales in the vicinity of the cul-de-sac and in front of Lot #92 need to be regraded to provide positive flow and vegetated once regraded (See pictures #1 - #4).

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 March 8, 2023

xc: Honorable Michael Cooper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Chad Hambacher, Larry Loyd Construction, Inc.
Mr. Jeff Schoen, Jones Fussell, L.L.P.

Picture 1

Picture 2

Picture 3

Picture 4

Picture 5

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Picture 11

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Guste Island Estates Subdivision, Parcel D-1 "The Oaks"
Extended Warranty Obligation - $63,100.00 - Letter of Credit #654

Honorable Council Members,

The extended Warranty Obligation in the amount of $63,100.00 expires July 26, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 23, 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. The repairs performed on the concrete panels located in front of Lot #238 are not sufficient and said concrete panels need to be replaced (See pictures #1 & #2);
2. The repairs performed on the concrete panels located in the intersection of House Sparrow Dr. and Rock Dove Dr. are not sufficient and said concrete panels need to be replaced (See picture #3);
3. The repairs performed on the concrete panels located in front of Lot #261 & # #262 are not sufficient and said concrete panels need to be replaced (See picture #4-#6);
4. The repairs of the potholes located in front of Lots #240 and #241 are not sufficient and needs to be replaced (See picture #7);
5. Concrete roadway joints need to be repaired throughout this phase of Guste Island (See picture #8 – Typical Comment);
6. The roadside ditches throughout this development need to be regraded to provide positive flow (See pictures #9-#12 – Typical Comment);
7. The cross culvert under Rock Dove Drive (Lots #313 - #328) is buried and needs to be corrected (See picture #13);
8. Replace 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 March 22, 2023

xc: Honorable Michael Cooper
Honorable Michael Lorino
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. Greg Intravia, McInt, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.

Picture 1

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Picture 13

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Maison Du Lac Subdivision, Phase 3C
Extended Warranty Obligation - $35,000.00 - LOC #672

Honorable Council Members,

The extended Warranty Obligation in the amount of $35,000.00 expires August 3, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 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 private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

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

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.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Bruce Wainer, WBB Realty, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Perrilloux Trace Subdivision
Extended Warranty Obligation - $27,500.00 - LOC #636

Honorable Council Members,

The extended Warranty Obligation in the amount of $27,500.00 expires July 19, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 23, 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. A ditch will need to be re-established within the 15' drainage servitude along the north side of Perrilloux Trace. This was discussed in depth and the agreements the developer provided were reviewed with both the Director of Public Works and the Director of Engineering. It was determined that although the individual lot owners were made aware of the responsibility when purchasing the homes, the responsibility to address the punch list items remains a part of the Warranty Obligation; or,

2. As discussed during a joint site inspection performed on February 15, 2022 and the phone conservation that took place on March 16, 2022, the Parish has no objection to re-digging the existing ditch on the north side of Perrilloux Trace from Lot #1 to Lot #4 since this area provides enough fall to established the required inverts on site. While obtaining a 10' wide drainage and access servitude along the property to the north (assuming this will be granted by the property owners) since it was observed during our site visit that there is a natural drainage feature that is currently accepting the existing run off. However, before this path forward can be taken you will need to provide the Parish will written documentation that the current homeowners are denying you access or have objections to the required ditching work beginning performed on their property as discussed earlier today.

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 Michael Lorino, Jr.
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 Lobrano
Ms. Jan Pavur
Mr. Larry Kornman, Coast Builders, LLC
Mr. Mark Luna, Coast Builders, LLC
Mr. Eddie Powell, P.E., P.L.S., Kyle Associates, LLC

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: River Park Crossing Subdivision, Phase 2
Extended Warranty Obligation - $61,900.00 - Bond #30047112

Honorable Council Members,

The extended Warranty Obligation in the amount of $61,900.00 expires July 5, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

The developer was notified on March 29, 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. The As-Built Paving and Drainage Plan needs to be revised to show the newly installed drop inlet at Lot #20;
2. A ditch was found within the Pond Drainage & Access servitude near the southwest corner of Lot #35 that is draining water from the property to the south into the detention pond. Provide clarification on this ditch and if previously existing update the D.I.S. and drainage plan to account for it (See picture #1);
3. The pond is experiencing significant vegetation growth, this vegetation needs to be mucked out and removed from the pond (See picture #2);
4. The downed trees and left-over construction debris need to be removed from the Pond Drainage & Access servitude area as well as Parcel GS-2 (See picture #3);
5. The headwall located in the vicinity of Lot #38 needs to be extended to permanently secure the roadside shoulder and prevent future erosion (See picture #4);
6. Regrade roadside ditch located in the vicinity of Lot #38 to provide positive flow and install rip rap to prevent future erosion (See picture #4);
7. Replace/Repair all damaged or leaning signage throughout this phase of River Park Crossing (See pictures #5 – Typical Comment);
8. Fix pothole located in front of Lot #108; currently it is covered by pea-sized gravel (See picture #6);
9. Fix pothole located in front of Lot #34 (See picture #7);
10. Repair asphalt roadway depression on the pavement surface located in the vicinity of Lot #112 (See pictures #8);
11. Repair asphalt roadway depression on the pavement surface located in the vicinity of Lot #120 (See pictures #9);

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 March 28, 2023

xc: Honorable Michael Cooper
Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.

Picture 1

Picture 2

Picture 3

Picture 4

Crestview Hills Loop
Picture 5

Picture 6

Picture 7

Picture 8

Picture 9

ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

May 23, 2023

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

Re: Wingfield Subdivision, Phase 1
Extended Warranty Obligation - $192,200.00 - LOC #SB76623L

Honorable Council Members,

The extended Warranty Obligation in the amount of $192,200.00 expires December 30, 2023 and is scheduled for review by the Parish Council at the June 1, 2023 meeting.

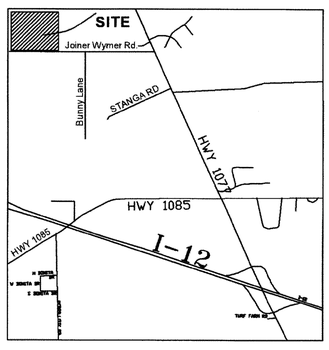
This office has inspected the site. All work covered by this extended Warranty Obligation is satisfactory.

Therefore, it is recommended that the extended Warranty Obligation be released. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

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

xc: Honorable Michael Cooper
Honorable Martha J. Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Robert Bruno, Bruno Brothers Real Estates
Mr. Darrell Fussell, P.E., Arrowing Engineering & Consulting, Inc.



VICINITY MAP
NOT TO SCALE

REFERENCE BEARING:
IRON PIPE A TO CONCRETE CORNER B
S89°58'22"W
(PER REFERENCE SURVEY)

WINGFIELD SUBDIVISION, PHASE 1

SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

148.241 AREA	40 NO. OF LOTS	8736 FT. LGTH. OF STREETS
1.87 ACRES AVG. LOT SIZE	Community SEWER SYSTEM	A-1A ZONING
ASPHALT ROAD SURFACING	60' STREET WIDTH R.O.W.	Community WATER SYSTEM

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS, 28, 29, 32 AND 33, BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,

THENCE N89°13'29"E 2651.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S00°40'45"E 2703.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD, THENCE S89°58'22"W 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE N00°41'00"W 1335.39 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE N00°43'27"W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 163.45 ACRES.
LESS FUTURE PHASE SHOWN CONTAINING 15.209 ACRES LEAVING A REMAINING ACREAGE OF 148.241 ACRES.

RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.

2. 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 THE DEPARTMENT OF ENVRIONMENTAL SERVICES OF ST. TAMMANY. WHENEVER A SUBDIVISION IS SERVICED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE. EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM.

3. THE BUILDING SETBACK LINES ARE FRONT YARD 50'; SIDE YARD 15'; STREET SIDE YARD 20'; REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANK OF LATERAL DITCHES PROHIBITING CONSTRUCTION OF ANY NATURE INCLUDING FENCES OR DRIVEWAY. ALL LOTS ALONG BEDICO CREEK WILL HAVE A REAR SETBACK OF THE SERVITUDES AND BUFFER ALONG THE CREEK

4. NO NOXOUS AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.

5. DETENTION PONDS AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH THE EXCEPTION OF GREENSPACE 1. GREENSPACE 1 WILL BE MAINTAINED BY THE OWNER OF LOT 30.

6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.

7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.

8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.

9. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. _____ SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0205 C, DATED OCTOBER 17, 1989. THE MINUMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED HOUSES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.

11. FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS. THE FILL WILL BE LIMITED TO WHAT CAN BE MITIGATED.

12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.

13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.

14. THERE IS A FIFTY (50') FEET NO CUT BUFFER ON EACH SIDE OF BEDICO CREEK FROM THE MEAN TOP BANK.

15. THERE IS A TEN (10') FEET DRAINAGE SERVITUDE RUNNING ALONG THE FIFTY (50') FEET NO CUT BUFFER ALONG BEDICO CREEK.

16. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TIE INTO EXISTING ST. TAMMANY UTILITIES STU).

17. LOTS 30 AND 37 WILL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE DRIVEWAY ACCESS TO THEIR LOTS.

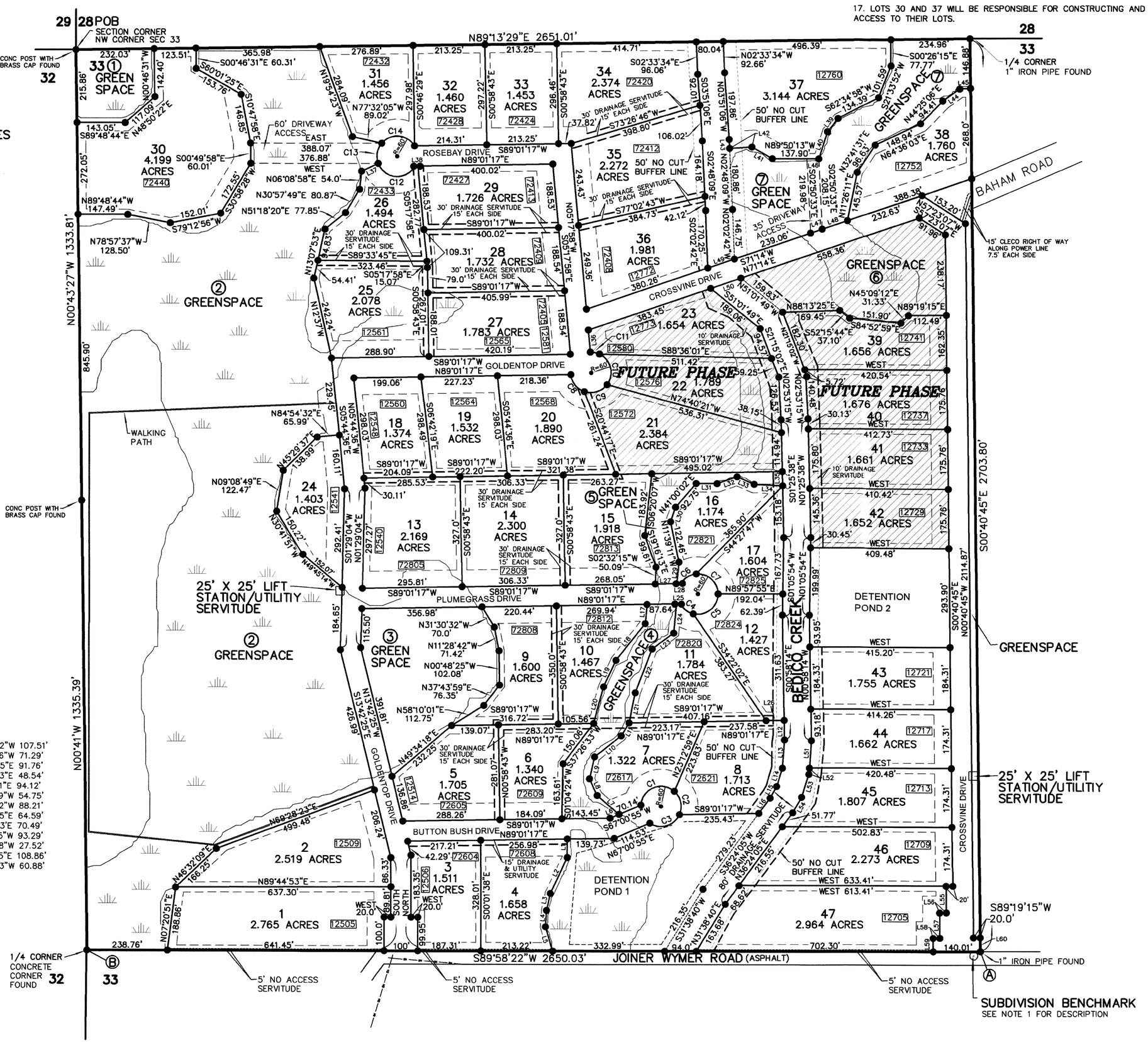
LEGEND
▨ = PHASE 2
12505 = MUNICIPAL NUMBERS

CALLS ALONG PROPERTY LINES

LINE	BEARING & DISTANCE
L1	S00°01'38"E 54.76'
L2	S25°36'48"W 118.10'
L3	S12°23'59"W 51.61'
L4	S03°42'28"W 48.58'
L5	S16°43'26"E 75.35'
L6	S67°00'55"W 29.23'
L7	N49°27'36"W 85.73'
L8	N24°42'28"W 54.71'
L9	N12°36'54"E 66.64'
L10	N51°58'24"E 100.42'
L11	N31°14'01"E 44.84'
L12	S00°58'14"E 57.77'
L13	S04°02'19"W 83.72'
L14	S17°20'23"W 56.70'
L15	S29°34'58"W 39.83'
L16	S36°24'05"W 56.27'
L17	S05°22'45"W 56.66'
L18	S38°32'37"W 139.10'
L19	S24°50'17"W 86.64'
L20	S15°23'45"W 112.98'
L21	N12°03'33"E 91.35'
L22	N20°59'47"E 139.18'
L23	N53°32'50"E 79.60'
L24	N05°22'45"E 86.28'
L25	N89°01'16"E 11.0'
L26	S89°01'17"W 53.60'
L27	S89°01'17"W 63.95'
L28	S89°01'17"W 11.41'
L29	N05°55'52"E 64.15'
L30	N18°51'32"E 45.55'
L31	S89°33'52"E 62.08'
L32	N70°57'08"E 63.05'
L33	S66°11'40"E 55.33'
L34	S86°59'11"E 84.59'
L35	N01°25'38"W 42.24'
L36	N05°17'58"W 65.96'
L37	N65°15'12"E 54.33'
L38	N89°01'17"E 9.72'
L39	S38°21'56"W 50.35'
L40	S17°43'59"W 84.56'
L41	N60°28'27"W 69.55'
L42	S86°38'36"W 66.26'
L43	N02°48'08"W 26.70'
L44	N55°00'29"E 62.04'
L45	N86°22'02"E 32.12'
L46	S89°50'13"E 35.05'
L47	S71°14'W 36.40'
L48	S71°14'W 79.04'
L49	S71°14'W 83.53'
L50	N71°14'E 94.61'
L51	N04°02'19"E 81.34'
L52	N04°02'19"E 15.21'
L53	N17°20'23"E 74.60'
L54	N29°34'58"E 53.18'
L55	S00°40'45"E 78.77'
L56	S89°19'15"W 20.0'
L57	S00°40'45"E 75.0'
L58	S89°19'15"W 20.0'
L59	S00°40'45"E 40.0'
L60	S00°40'45"E 41.59'

CALLS ALONG CURVES

CURVE	RADIUS	ARC LENGTH	CHORD
C1	60.0'	133.26'	S67°22'02"W 107.51'
C2	60.0'	76.33'	N12°33'46"W 71.29'
C3	60.0'	104.46'	N73°45'25"E 91.76'
C4	60.0'	49.97'	S52°49'43"E 48.54'
C5	60.0'	108.19'	N51°39'21"E 94.12'
C6	60.0'	56.86'	S58°13'09"W 54.75'
C7	60.0'	99.10'	N47°19'02"W 88.21'
C8	60.0'	68.20'	S38°37'45"E 64.59'
C9	60.0'	75.35'	N72°50'03"E 70.49'
C10	60.0'	106.87'	N14°10'05"W 93.29'
C11	60.0'	27.77'	N78°27'18"W 27.52'
C12	60.0'	136.39'	S85°51'25"E 108.86'
C13	60.0'	63.85'	S09°45'03"W 60.88'

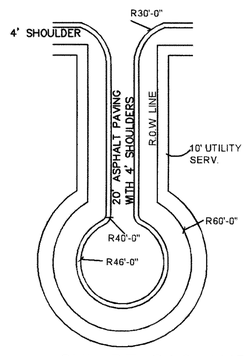


NOTES:

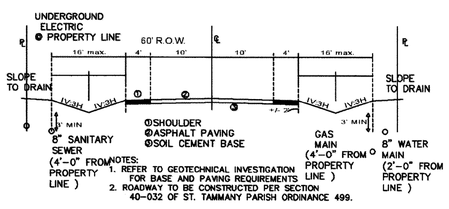
1. SUBDIVISION BENCHMARK IS A 60-D NAIL SET 1.5' ABOVE GRADE IN THE WEST FACE OF A 24" PINE TREE 20' WEST OF THE SOUTHEAST SUBDIVISION CORNER. ELEVATION = 28.0' M.S.L.

2. REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 52 H 057 ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOID12A.

3. REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 16, 2015.



CUL DE SAC AND CORNER DETAIL
NOT TO SCALE



60' R.O.W. TYPICAL ASPHALT SECTION
NOT TO SCALE

0 100 200 300 400 500
SCALE 1" = 200'

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL LAND SURVEYOR

JOHN G. CUMMINGS, P.L.S.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR THE STATE OF LOUISIANA, AND THE SUBDIVISION ORDINANCE RS: 33:5051 AND BEARS A CLASS C SURVEY.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF:

WINGFIELD SUBDIVISION, PHASE 1

THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FROM MAINTAINING ALL STREET NAME AND TRAFFIC CONTROL SINAGE AND POST. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER m.p. DATED 1.27.2020

DEVELOPER:
TAMMANY NORTH PROPERTIES, LLC.
70325 HIGHWAY 1077
SUITE E
COVINGTON, LA 70433

APPROVAL

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT Pamela M. Tripp, Deputy Clerk

02/11/2020 DATE FILED 5915 FILE NO.

John G. Cummings, & Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433
(985) 892-1549
JOHNCUMMINGS1086@CHARTER.NET

SCALE:	DATE:	JOB NO.	REVISED:
1" = 200'	09-30-2019	15045FINAL	11-25-2019 12-10-2019 1-15-2020