



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 21, 2024

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

Honorable Council Members,

The extended Warranty Obligation in the amount of \$57,900.00 expires August 28, 2024 and is scheduled for review by the Parish Council at the July 11, 2024 meeting.

In accordance with the St. Tammany Parish Government Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," Section 125-210 "Warranty and Performance Obligations," the Department of Engineering made an inspection of the site on April 15, 2024.

The developer was notified on April 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 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. The settlement of the asphalt pavement located in the vicinity of Lot #104 needs to be repaired (See picture #3);
3. Shoulders within this phase of Abita Ridge need to be re-established and vegetated (See pictures #4 - #9 - Typical Comment);
4. The distance between the driveway culverts for Lots #82 through #85, Lots #116 through #120, Lots #126 through #132, and between Lots #50 and #51 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 (following STP subsurface procedure by adding catch basins every 50'), or the driveways adjusted to provide the required space for maintenance. The minimum distance allowed between pipe ends is 10 feet (See pictures #10 - #14);
5. The roadside ditches' side slopes throughout this phase of Abita Ridge and the side slopes in the vicinity of the culverts' pipe ends are eroding and need to be repaired. Due to the severity of the erosion observed, staff is requesting an onsite meeting with the developer and the engineer of record to discuss the means and methods prior to performing the repairs (See pictures #15 - #26 - Typical Comment);
6. Remove stones and boulders placed on the roadside ditches throughout this phase of Abita Ridge and once removed, regrade to provide positive flow and vegetate once regraded. Public Works will be responsible for maintaining the roadside ditches once the Warranty Obligation is released and this will impede the future maintenance (See picture #27 - Typical Comment);
7. Detention pond has construction debris along the side slopes. Pond side slopes need to be reestablished and the pond re-dug 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 #28 & #29);
8. 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 properly graded and vegetated. (See picture #30);
9. Two excavation pits were observed during the site inspection located to the northeast of the detention pond. These excavation pits need to be filled, regraded and vegetated once regraded (See pictures #31 & #32);
10. Blue reflectors need to be re-installed in the proximity of all fire hydrants (Typical Comment);
11. The parking lot of the Active Recreation Area in this phase of Abita Ridge needs wheel stops and striping. (See picture #33);
12. Replace/Repair all damaged and/or leaning speed signages located throughout this phase of Abita Ridge (See picture #34 - Typical Comment).

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 15, 2024

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. Buddy Coate, Abita River Park, LLC  
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



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



SPEED  
LIMIT  
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Picture 34