

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

- 1. Dove Park Estates Subdivision Extended Warranty Obligation - \$66,616.00 - Extend
- Hunter's Haven Subdivision, Phase 1
 Extended Warranty Obligation \$44,000.00 Release

 Lakeshore Villages Subdivision, Phase 10
- Warranty Obligation \$104,896.00 Release upon expiration
- 4. Money Hill Plantation Subdivision, Phase 7B-1 Extended Warranty - \$57,100.00 - Extend
- 5. River Club Subdivision, Phase 2A Extended Warranty - \$35,900.00 - Extend
- 6. Tchefuncta Club Estates Subdivision, Phase 3A Warranty Obligation - \$153,780.00 - Release upon expiration



ST. TAMMANY PARISH MICHAEL B. COOPER PARISH PRESIDENT

September 21, 2023

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

Re: Dove Park Estates Subdivision Extended Warranty Obligation - \$66,616.00 - Letter of Credit #679

Honorable Council Members,

The extended Warranty Obligation in the amount of \$66,616.00 expires November 23, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 meeting.

The developer was notified on July 24, 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 all damaged and broken concrete curbing throughout the development (See picture #1 Typical Comment);
- 2. Replace the broken and damaged sidewalk sections within the Dove Park Road Right-of-Way leading to the Tammany Trace (See pictures #2 & #3);
- 3. Replace/repair all broken and damaged sidewalk sections within the Dove Park Estates Subdivision (See pictures #4 #6 Typical Comment);
- 4. Replace/Repair all damaged pavement sections throughout the development (See picture #7 Typical Comment);
- 5. Repair the damaged curbing, pavement and drop inlet in front of Lot #36 along Skyler Dove Drive (See picture #8);
- 6. Repair the damaged curbing, pavement and drop inlet in front of Lot #33 & Lot #52 along Skyler Dove Drive (See pictures #9 & #10);
- 7. Repair the damaged curbing, pavement and drop inlet in front of Lot #26 along Ring Neck Dove Drive (See picture #11);
- 8. Repair the damaged curbing, pavement and drop inlet in front of Lot #23 along Ring Neck Dove Drive (See picture #12);
- 9. Repair the damaged curbing, pavement and drop inlet in front of Lot #48 along White Wing Dove Drive (See picture #13);
- 10. Repair the damaged curbing, pavement and drop inlet in between Lots #5 & #7 along White Wing Dove Drive (See picture #14);
- 11. Repair the damaged curbing, pavement and drop inlet in front of Lot #3 along Brook Dove Drive (See picture #15);
- 12. Repair the damaged curbing, pavement and drop inlet in front of Lot #2 and next to Lot #38 along Brook Dove Drive (See pictures #16 & #17);
- 13. Repair the damaged curbing, pavement and drop inlet in front of Lot #76 along Emerald Dove Drive (See pictures #18);
- 14. Repair the damaged curbing, pavement and drop inlet in front of Lot #72 along Emerald Dove Drive (See pictures #19);
- 15. The pavement has failed in front of Lot #66 on Emerald Dove Drive and needs to be replaced (See picture #20);
- 16. The drainage and access servitude behind Lots #45 #49 is encumbered by fences which is in violation of Restrictive Covenant #3 and needs to be corrected (See picture #21);
- 17. The eroding land into Pond #1 needs to be corrected, stabilized and vegetated. Pond #1 needs to have all siltation from this erosion removed (See pictures #22 #24);
- 18. The eroding land into Pond #2 needs to be corrected, stabilized and vegetated, Pond #2 needs to have all siltation and have all construction debris removed from the Pond. (See pictures #25 #26);
- 19. Pond #3's shoulders and banks were eroding and needs to be re-established and vegetated and have all construction debris removed (See pictures #27 & #28);
- 20. Pond #5's shoulders and banks were eroding and needs to be re-established and vegetated (See picture #29);
- 21. Correct the low areas associated with the new sidewalk construction around Pond #5 (See picture #30);
- 22. The Emerald Dove Drive roadway culvert at the intersection of Dove Park Road appears to be obstructed due to the roadside repairs and needs to be corrected (See picture #31);
- 23. Replace/Repair all leaning signage within this development (See picture #32 Typical Comment);



Re: Dove Park Estates Subdivision

Warranty Obligation - \$66,616.00 - Letter of Credit #679 (continued)

- 24. Numerous of the required plantings along Dove Park Lane are missing or have died. The missing/dead plantings need to be replanted in accordance with the approved Landscape Plan (Rev. date 3.4.2020) (See pictures #33 & #34);
- Install all required trees on Lots #31 #38 in accordance with the General Notes on Page 2 of the Recorded Plat;
- 26. Clean siltation from all subsurface pipes within this development (Typical Comment);
- 27. The Walking Trail Site Work Permit (#2022-3761) needs to be completed and closed out.
- 28. An appropriate ADA access to the cluster mailbox area on Skyler Dove Drive needs to be provided for this development in accordance with the previous STP email issued on 9/7/2022.
- 29. The side walk on the west side of Emerald Dove Drive should be connected to the existing sidewalks within this development and utility valve concrete collars located on the west side of Emerald Dove Drive place at grade (See picture #35).

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 TIL P.E.

Director, Department of Engineering

Attachment: Representative photos from site inspection performed on July 24, 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.
 - Mr. Joey Lobrano
 - Ms. Jan Pavur
 - Mr. Corie Herberger, Dove Park Estates, LLC
 - Mr. Thomas Buckel, P.E., Duplantis Design Group, PC
 - Mr. Paul Mayronne, Jones Fussell, LLP





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

Re: Hunter's Haven Subdivision, Phase 1 Extended Warranty Obligation - \$44,000.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$44,000.00 expires December 28, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 meeting.

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

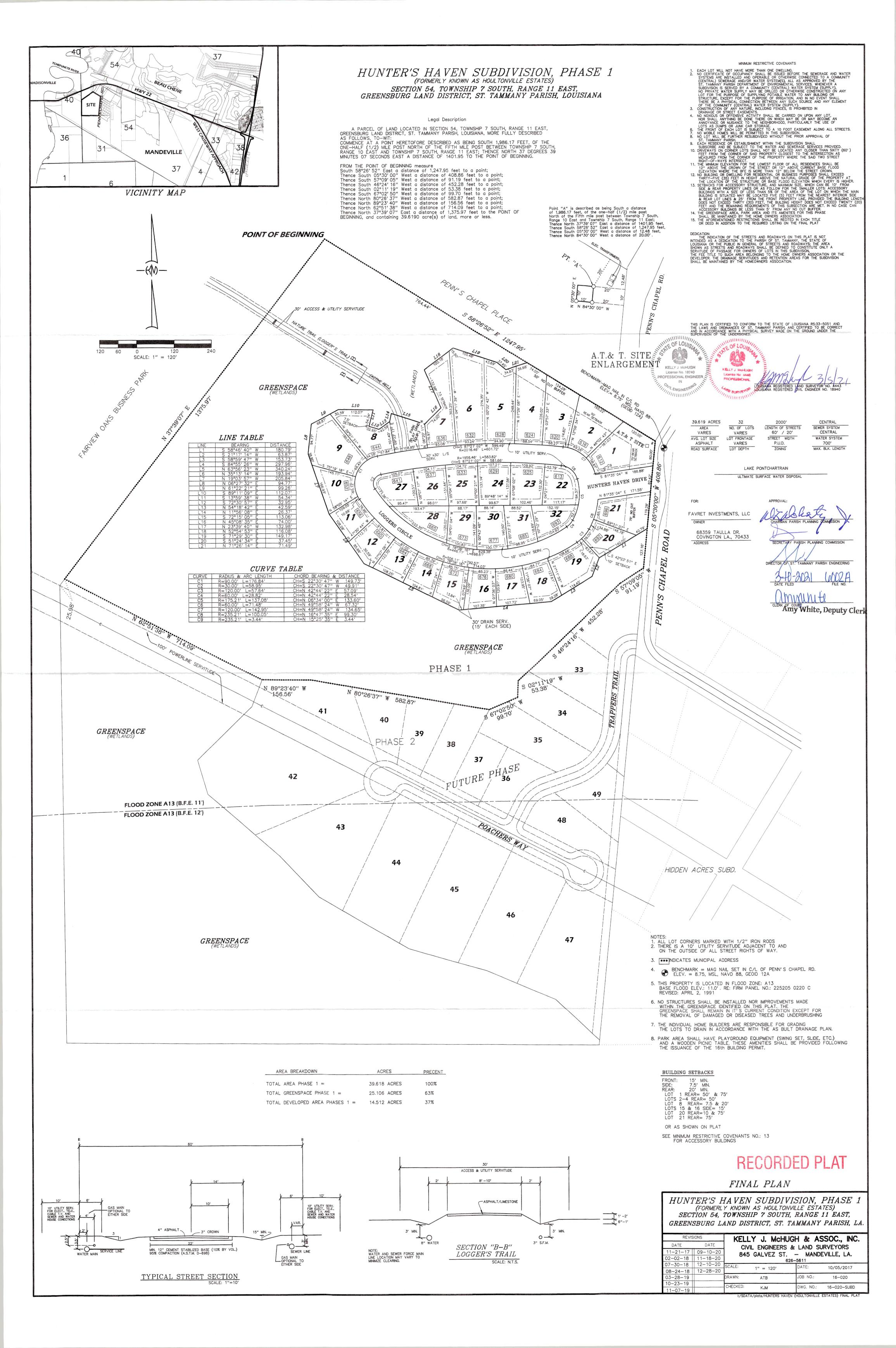
Therefore, it is recommended that the Warranty Obligation be released. This is a private subdivision and the Parish is not responsible for any maintenance in accordance Recorded Plat File #6002A.

Sincerely, Daniel P. Mill, P.F.

Director, Department of Engineering

Attachment: Hunter's Haven Subdivision, Phase 1 Recorded Plat File #6002A

Honorable Michael Cooper xc: Honorable Michael Lorino, Jr. Mr. Cary Menard 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. Uncas Favret, Favret Investments, LLC Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc. Mr. Paul Mayronne, Jones Fussell, LLP





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

Re: Lakeshore Villages Subdivision, Phase 10 Warranty Obligation - \$104,896.00 - Bond #SU1178581

Honorable Council Members,

The Warranty Obligation in the amount of \$104,896.00 expires November 30, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 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 subdivision is within a Community Development District and the Parish is not responsible for any maintenance.

Sincerely, Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper Honorable Jake A. Airey Mr. Cary Menard 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



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

Re: Money Hill Plantation Subdivision, Phase 7B-1 Extended Warranty Obligation - \$57,100.00 - Letter of Credit

Honorable Council Members,

The extended Warranty Obligation in the amount of \$57,100.00 expires November 21, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 meeting.

The developer was notified on July 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:

- The roadside ditches located in the vicinity of Lot #423 through #425 are silted in and the side slopes are eroding. Roadside ditches need to be regraded to provide positive flow and should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #1 - #3);
- 2. The cross culvert under Hidden Lake Lane is silted in and needs to be corrected (See picture #4);
- 3. The pond inflow pipe located in the vicinity of Lot #413 is holding water due to erosion and needs regrading and rip rap at the downstream side to provide positive flow and prevent erosion (See pictures #5);
- 4. The roadside shoulders in this phase of Money Hill Plantation need to be reestablished and vegetated in several locations (See pictures #6 #9, Typical Comment);
- 5. Replace blue reflectors in the vicinity of fire hydrants where missing (Typical Comment);
- 6. Replace/Repair the end of roadway signage located in the vicinity of Lot #407 (See picture #10);
- 7. The "As-Built Signage Plan" needs to be resubmitted with the speed limit signs corrected to show 25 MPH as installed in this phase of Money Hill;

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 🗐, P.E. 🧹 Dagiel P

Director, Department of Engineering

Attachment: Representative photos from site inspection performed on July 13, 2023

xc: Honorable Michael Cooper Honorable Cheryl Tanner
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
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.























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

Re: River Club Subdivision, Phase 2A Extended Warranty Obligation - \$35,900.00 - Letter of Credit #703

Honorable Council Members,

The Warranty Obligation in the amount of \$35,900.00 expires November 23, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 meeting.

The developer was notified on July 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. The concrete panel in front of Lot #180 is broken and needs to be replaced (See picture #1);
- 2. Concrete joints need to be cleaned and repaired throughout this phase of River Club Estates (See picture #2 Typical Comment);
- 3. Most of the roadways were covered with dirt and a meaningful inspection of the concrete panels could not be performed during the site visit (See pictures #3 #5);
- 4. Roadside shoulders need to be reestablished, brought to grade, and vegetated throughout this phase of River Club Estates (See pictures #6 & #7, Typical Comment);
- The roadside ditches throughout this phase of River Club Estates should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (See pictures #6 & #7, Typical Comment);
- 6. The temporary ditch located between Lots #123 & #124 should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (See picture #8);
- The side slopes of the ditch located within Parcel B needs to be re-established and should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established. (See picture #9);
- 8. The soil adjacent to the pipe ends located in the drainage servitude on Parcel B is scouring and needs to be stabilized by installing additional rip rap (See pictures #10 & #11);
- 9. Drainage catch basins throughout this phase of River Club Estates needs to be cleared and cleaned so a meaningful inspection of the subsurface system can be made (See Picture #12 & #13);
- 10. Install missing blue reflectors in the vicinity of all fire hydrants within this Subdivision (Typical Comment);
- 11. The wooden bridge and walking trail need to be completed in accordance with the previously approved plans.

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely, E. Daniel

Director, Department of Engineering

Attachment: Representative photos from site inspection performed on July 13, 2023

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. Ms. Maria Robert, P.E. Mr. Chris Cloutet, P.E. Mr. Joey Lobrano Ms. Jan Pavur Mr. Matthew Bennett Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.





























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

Re: Tchefuncta Club Estates Subdivision, Phase 3A Warranty Obligation - \$153,780.00 - Letter of Credit #689

Honorable Council Members,

The Warranty Obligation in the amount of \$153,780.00 expires November 9, 2023 and is scheduled for review by the Parish Council at the October 5, 2023 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 private subdivision and the Parish is not responsible for any maintenance in accordance with Recorded Plat File #6079.

Sincerel R Hill, P.E Daniel

Director, Department of Engineering

Attachment: Tchefuncta Club Estates Subdivision, Phase 3A Recorded Plat File #6079

xc: Honorable Michael Cooper Honorable Marty Dean Mr. Cary Menard 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. Charlie Barnett, TCE Properties, LLC Mr. William L. Taylor, P.E., McLin Taylor, Inc. Mr. Paul J. Mayronne, Jones Fussell, L.L.P.

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C32 C33.00' 168.31' 164.58' S42*12'26'W C82 170.00' 143.55' 139.56' S02 34 17'E' C32 230.00' 168.31' 164.58' S42*12'26'W' C82 170.00' 110.08' 108.16' N44*37'17'E' C33 230.00' 125.71' 124.15' S36*54'01'W' C83 10.00' 6.48' 6.36' N44*37'17'E' C34 230.00' 42.61' 42.55' S57*51'52*V' C84 115.00' 171.84' 156.29' S68*52'44'W'		NTE
C35 170.00' 30.03' 29.99' N31*53'23'W C85 115.00' 39.09' 38.90' N78*03'04'W C36 230.00' 150.42' 147.75' S18*12'57'E C86 115.00' 78.08' 76.59' S72*45'39'W C37 230.00' 21.87' 21.86' S34*13'35'E C87 115.00' 54.67' 54.16' S39*41'27'W		V/A
C38 230.00' 105.08' 104.17' S18*24'48*E C88 440.00' 246.64' 243.43' N79*13'48*E C39 230.00' 23.46' 23.45' S02*24'10*E C89 440.00' 30.44' 30.44' N65*09*12*E C40 170.00' 69.44' 68.96' N11*10'56*V C90 440.00' 216.20' 214.03' N81*12'43*E	ZONE B JARLEN	
C41 60.00' 260.10' 99.26' N78*41'35*V C91 420.00' 120.58' 120.17' S76*38'54*E C42 60.00' 46.26' 45.12' S00*47'50*E C92 250.00' 953.12' 472.13' S17*41'24*E C43 60.00' 62.83' 60.00' S51*17'22*V C93 250.00' 231.18' 223.03' N79*34'57*E	- + - ZONE ALBA	N/ / X
C44 60.00' 66.91' 63.50' N66*45'41'\v C94 250.00' 261.80' 250.00' \$43*55'34'E C45 60.00' 84.10' 77.38' N05*20'34'E C95 250.00' 261.80' 250.00' \$16*04'26'\v C46 35.00' 41.77' 39.34' \$11*18'25'\v C96 250.00' 183.62' 179.52' \$67*06'55'\v C47 230.00' 178.92' 174.44' \$89*24'04'\v C97 250.00' 14.71' 14.71' \$89*50'34'\v	No Ville X X X X	*/ X / / /
C47 230.00' 178.92' 174.44' S89*24'04*W C97 250.00' 14.71' 14.71' S89*50'34*W C48 230.00' 81.92' 81.49' S77*19'11*W C98 420.00' 346.16' 336.44' S86*46'57*W C49 230.00' 96.99' 96.28' N80*23'42*W C99 420.00' 170.51' 169.34' S74*48'05*W C50 330.00' 100.29' 99.90' N59*36'29*W C100 420.00' 175.65' 174.37' N81*35'14*W	SO NO CUT BUFFER	
SEWAGE DISPOSAL:		
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE	KELLY DEAN MOTICHEK (NOW OR FORMERLY)	DEDICATIO
METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.	USE: A-1 SUBURBAN	AND DESCRIBED HER AND ACCURATE PLA
	GENERAL NOTES 1.) AT&T AND OTHER UTILITY PROVIDERS MAY PLACE	EASEMENTS SHALL BE
THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:	THEIR INFRASTRUCTURE WITHIN THE GREENSPACE. 2.) WETLAND INFORMATION PROVIDED BY BIOLOGICAL SURVEYS, INC.	BEING USED FOR THEIL THE DRAINAGE SERVITI
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE	3.) MAX. HEIGHT OF BLDG.: 40'4.) ACTIVE AMENITIES: WOODEN BARN/OUTDOOR EVENT AREA	HOMEOWNERS ASSOCIA MAINTENANCE THEREOR
ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND	5.) FLOODPLAIN REQUIRES FILL MITIGATION CONSISTENT WITH NO NET FILL.6.) SEWER AND WATER SERVICE ARE AVAILABLE AT THIS SITE.	COMMON AREAS ARE A ASSOCIATION. ST. TAI THEREOF.
THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.	7.) THE MINIMUM CULVERT SIZES TO BE USED FOR DRIVEWAYS ARE LABELED ON THE DRAINAGE PLAN.	STREETS ARE NOT DEL STREETS ARE TO BE M
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH	8.) ALL LOT CORNERS ARE SET 1/2" RON RODS UNLESS OTHERWISE NOTED.	ASSOCIATION OR ITS S
LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS		DEVELOPMENT MANUAL STREET NAME SIGNS A
FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY	OF LOUISIA	MAINTAINED BY THE H
RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.	ison with the second state	TCE PROPE
Set a the 22	LESTER A. McLIN, JR. = License No. 4470 REGISTERED	2 PINECREST DR COVINGTON, LA (985) 351-4814
LESTER A. McLIN, JR. DATE	PROFESSIONAL PROFESSIONAL	Clust
PROFESSIONAL LAND SURVEYOR LICENSE #4470	SURVE IN SURVE	2 PINECREST DR
McLIN TAYLOR, INC.		COVINGTON, LA (985) 351-4814

