



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. Copper Ridge Subdivision**
Warranty Obligation - \$31,500.00 - Extend
- 2. The Birg Boulevard Subdivision aka Angelic Estates, Phase 1 - Dione Court, Phase 1-B-3**
Extended Warranty Obligation - \$4,400.00 - Extend
- 3. Enter the Parish ROW Resolution No. 18-046 - Kenny Lane (formerly Lyons Street) Tammany Terrace Subdivision**
Warranty Obligation - \$24,000.00 - Extend
- 4. Lakeshore Villages Subdivision, Phase 4-B**
Warranty Obligation - \$19,500.00 - Extend
- 5. Enter the Parish R.O.W. Resolution No. 18-019 - Robindale Subdivision, Phase 1**
Extended Warranty Obligation - \$43,600.00 - Release



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 20, 2023

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

Re: Copper Ridge Subdivision
Warranty Obligation - \$31,500.00 - LOC #687

Honorable Council Members,

The Warranty Obligation in the amount of \$31,500.00 expires September 8, 2023 and is scheduled for review by the Parish Council at the August 3, 2023 meeting.

The developer was notified on May 12, 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 drainage feature behind Lots #21, #22 and #24 was full of overgrown weeds and could not be inspected but it was holding water. The drainage feature needs to be cleaned, regraded to provide positive flow and vegetated. Install and maintain proper erosion control measures until vegetation is established. (See picture #4);
2. The greenspace located behind Lots #7 and #8 is full of overgrown weeds and it is holding water. This area needs to be cleaned and regraded to drain according to the approved drainage plans and vegetated to stabilize disturbed areas. (See pictures #5 & #6);
3. Fill material was placed in the greenspace located behind Lot #6 up to the fence of the abutting property which may cause adverse drainage impact. This area needs to be regraded to drain according to the approved drainage plans and vegetated to stabilize disturbed areas. (See pictures #7 & #8);
4. In general, the greenspace located behind Lots #1 - #8 needs to be cleaned, regraded to drain in according to the approved drainage plans and vegetated once regraded to stabilize disturbed soil. (See picture #9);
5. All disturbed areas need to be vegetated to provide soil stabilization. (Typical Comment);
6. During the inspection, construction debris and trash were observed on the empty lots and needs to be removed from site. (Typical Comment);
7. Rip rap needs to be installed in the area where the pond inflow pipes are discharging because to the soil eroding in these areas. (See picture #10);
8. The Detention Pond, access area, top of bank and side slopes need to be regrade/reestablished. During the inspection, the detention pond was holding water and was full of overgrown weeds. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (See pictures #11 - #12);
9. Rip rap needs to be installed in the area where the pond outfall pipe is discharging to because the soil is eroding in this area creating water to pond between pipe invert. (See pictures #13 & #14);
10. The concrete roadways have been cracked and damaged in various areas. The roadways need to be repaired or replaced throughout this subdivision. (See pictures #15 - #18 -Typical Comment);
11. Concrete pavement joints need to be blown out and resealed within this subdivision (Typical Comment);
12. Install missing "no outlet" and speed limit signs in the vicinity of Lot #1;
13. Install missing speed limit sign in the vicinity of Lot #17;
14. Replace/Repair leaning signage throughout Copper Ridge Subdivision.
15. Replace blue reflectors in the vicinity of fire hydrants where missing (Typical Comment).

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,


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

Attachment: Representative photos from site inspection performed on May 10, 2023

xc: Honorable Michael Cooper
Honorable James J. Davis
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. Shelby LaSalle, Copper Ridge, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & 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



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 20, 2023

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

Re: The Birg Boulevard Subdivision aka Angelic Estates, Phase 1
Dione Court, Phase 1-B-3
Extended Warranty Obligation - \$4,400.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$4,400.00 expires September 11, 2023 and is scheduled for review by the Parish Council at the August 3, 2023 meeting.

The developer was notified on May 17, 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 roadside shoulders in the vicinity of the greenspace areas adjacent to Lots #11A and #16A need to be brought to grade, reestablished & vegetated. (See pictures #1-#3);
2. Roadside ditch in the vicinity of Lot #16A needs to be vegetated. (See picture #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 May 16, 2023

xc: Honorable Michael Cooper
Honorable David R. Fitzgerald
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. Edward Berner, Berner Construction Company, Inc.
Mr. Darrell Fussell, Arrow Engineering & Consulting



Picture 1



Picture 2



Picture 3



Picture 4



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 20, 2023

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

Re: Enter the Parish ROW Resolution No. 18-046 - Kenny Lane (formerly Lyons Street)
Tammany Terrace Subdivision
Warranty Obligation - \$24,000.00 - LOC #MBT-1364

Honorable Council Members,

The extended Warranty Obligation in the amount of \$24,000.00 expires September 8, 2023 and is scheduled for review by the Parish Council at the August 3, 2023 meeting.

The developer was notified on May 12, 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 item(s) remain:

1. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches, including side slopes, should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (See picture #1);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established. (See picture #2);
3. The roadway cross-culverts along Kenny Lane underneath Eldora Avenue are buried and need to be corrected. (See pictures #3 & #4);
4. The top of banks, side slopes and access areas of the detention pond 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. In addition, trash and construction debris must be removed from detention pond. (See pictures #5 & #6);
5. Install missing stop sign in the vicinity of lot #55;
6. Install missing speed limit sign in the vicinity of lot #53;
7. Blue reflectors need to be re-installed in the proximity of all fire hydrants;
8. Replace/Repair damaged/leaning "end of the roadway" signage located in the vicinity of the detention pond. (See picture #7).

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,

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

Attachment: Representative photos from site inspection performed on May 11, 2023

xc: Honorable Michael Cooper
Honorable David R. Fitzgerald
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. Craig T. Seals, Tammany Terrace, LLC
Donovan Duffy, P.E., Meyer Engineers, Ltd.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 20, 2023

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

Re: Lakeshore Villages Subdivision, Phase 4-B
Warranty Obligation - \$19,500.00 - BOND #SNN4015076

Honorable Council Members,

The extended Warranty Obligation in the amount of \$19,500.00 expires September 12, 2023 and is scheduled for review by the Parish Council at the August 3, 2023 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 May 16, 2023.

The inspection disclosed that the lots and infrastructure associated with this phase of Lakeshore Villages is being utilized as a sales and model/speculation home area. This phase contains an access road, parking lots and model/speculation homes that are not in conformance to the original Final Approval. As such, this Warranty Obligation will be automatically extended until this phase is brought back into compliance with the previous Final Approval at which time the required Warranty Obligation Inspection will be performed.

Sincerely,

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

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

Attachment: Representative photos from site inspection performed on May 16, 2023

xc: Honorable Michael Cooper
Honorable Jake A. Airey
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




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Welcome to
Caledon Village
D.R. HORTON
985-231-0493

Picture 1



Picture 2



Picture 3



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 20, 2023

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

Re: Enter the Parish R.O.W. Resolution No. 18-019
Robindale Subdivision, Phase 1
Warranty Obligation - \$43,600.00 - LOC #657

Honorable Council Members,

The extended Warranty Obligation in the amount of \$43,600.00 expires August 15, 2023 and is scheduled for review by the Parish Council at the August 3, 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 Revised "As-Built" Paving and Drainage Plan for Robindale Subdivision Enter the Parish Right of Way with a received date of June 12, 2023.

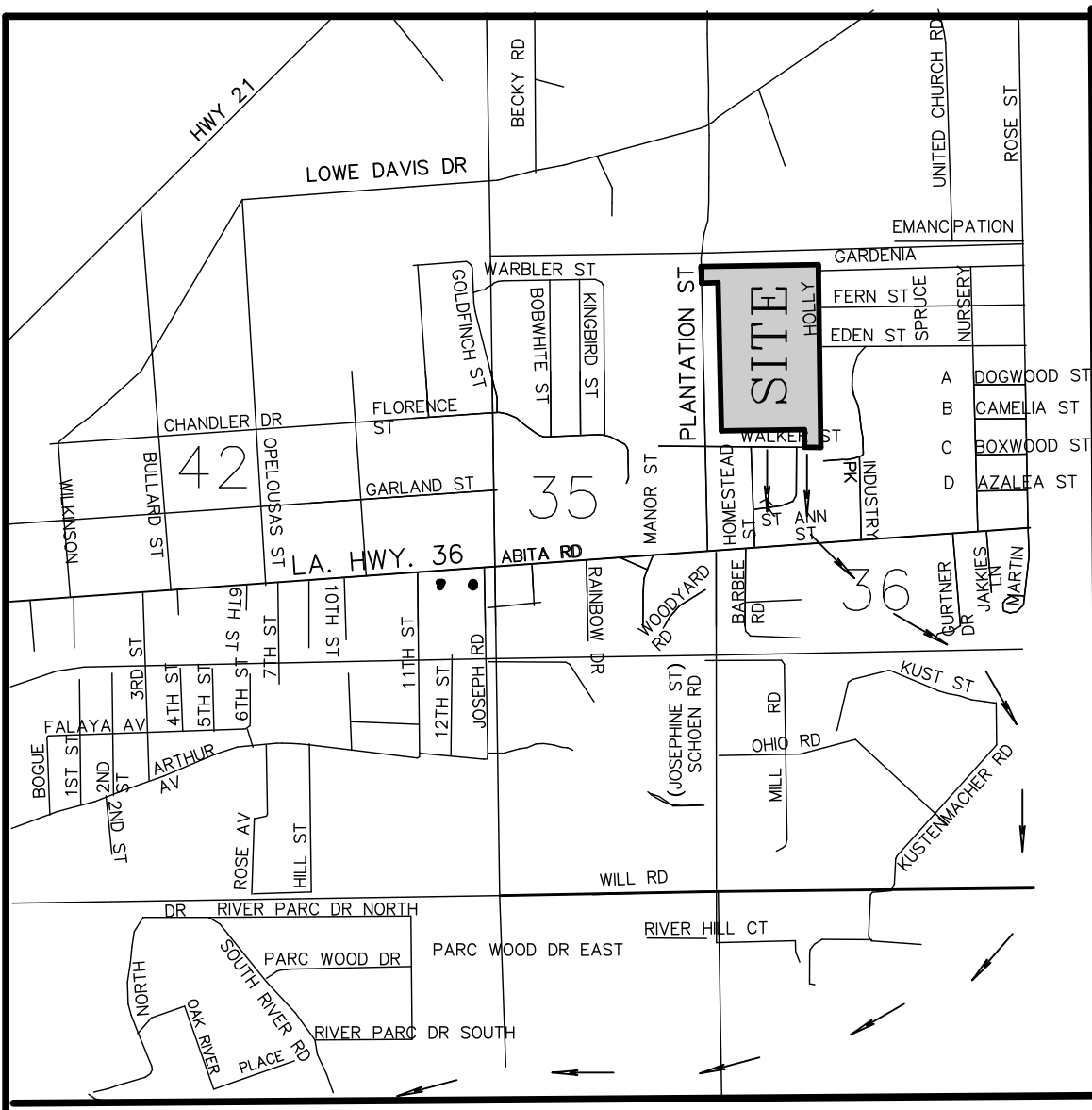
Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over the typed name and title.

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

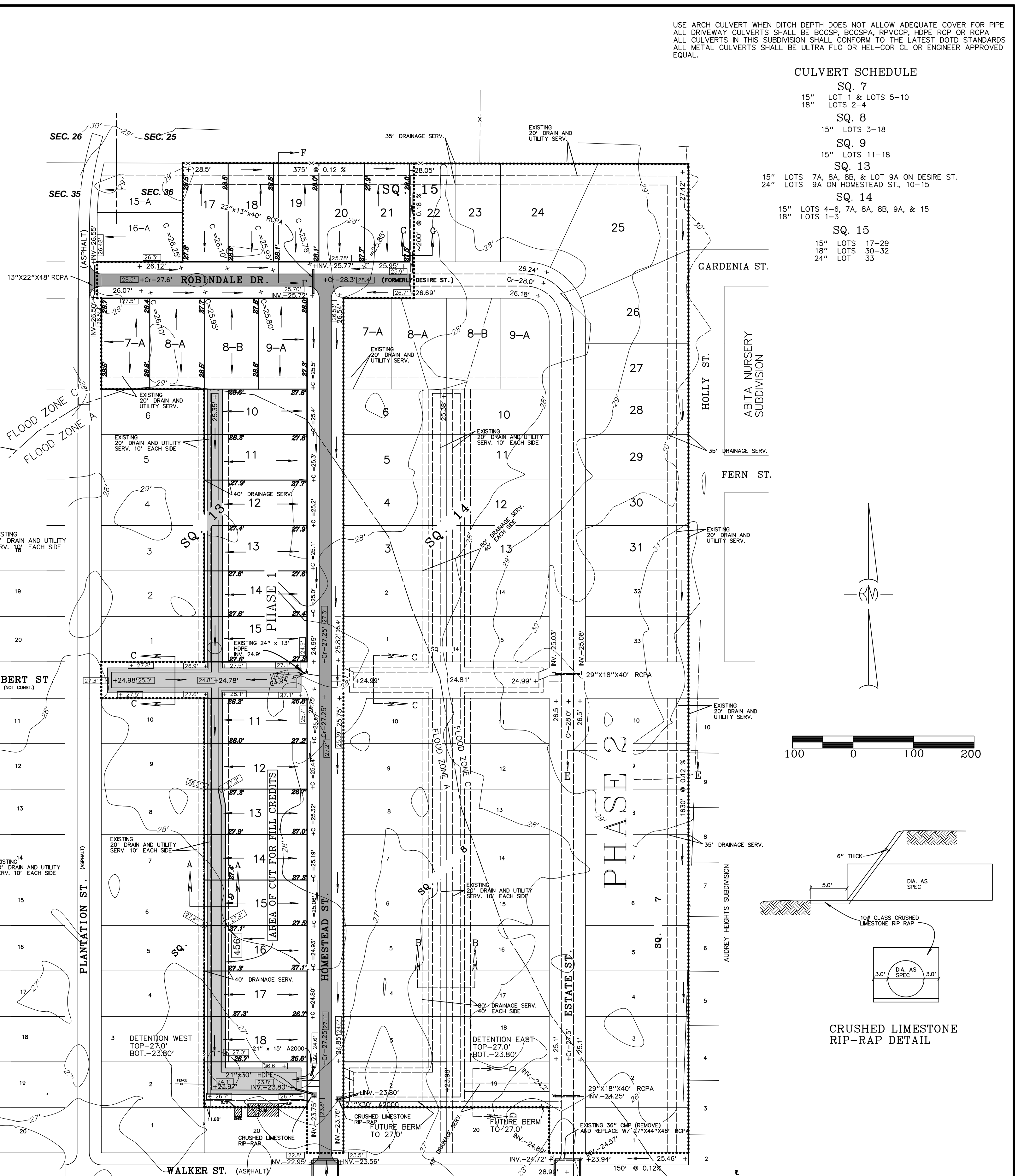
Attachment: Revised "As-Built" Paving and Drainage Plan for Robindale Subdivision Enter the Parish Right of Way with a received date of June 12, 2023

xc: Honorable Michael Cooper
Honorable David Fitzgerald
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. Joey Lobrano
Mr. Donald Jenkins, Manager, Steadfast Development, LLC
Mr. Kelly McHugh, P.E., P.L.S, Kelly McHugh & Associates, Inc.



VICINITY MAP

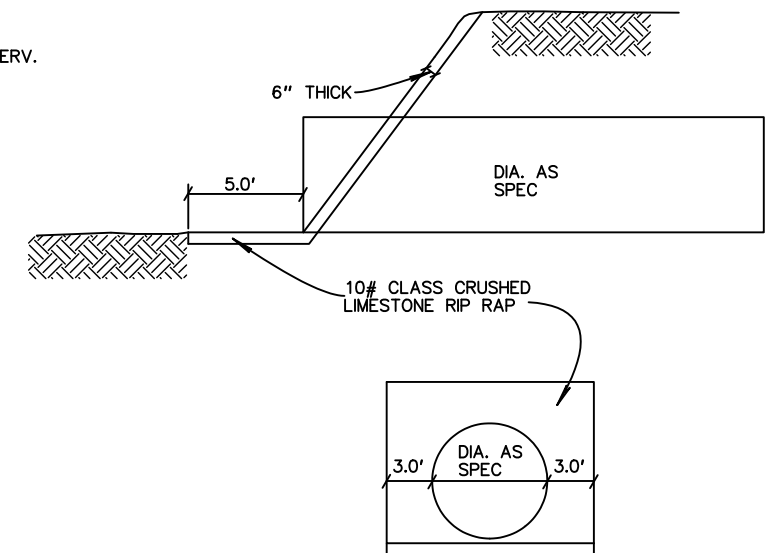
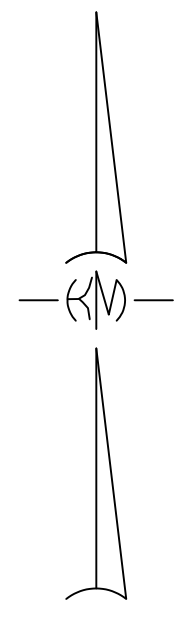
APPROX. LOCATION OF FLOOD ZONE LINE



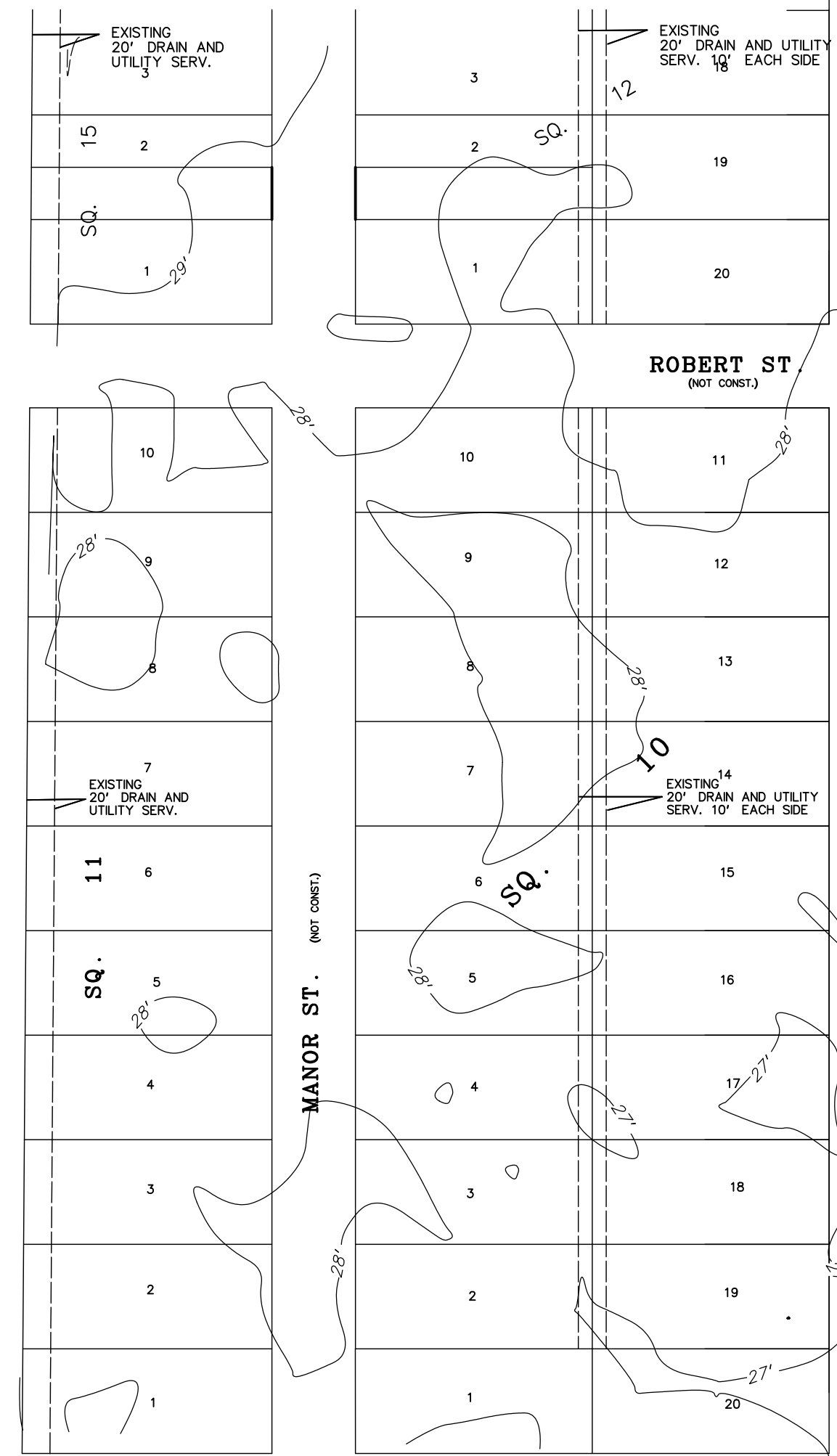
USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE
 ALL DRIVEWAY CULVERTS SHALL BE BCCSP, BCCSPA, RPVCCP, HDPE RCP OR RCPA
 ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS
 ALL METAL CULVERTS SHALL BE ULTRA FLO OR HEL-COR CL OR ENGINEER APPROVED
 EQUAL.

CULVERT SCHEDULE

SQ. 7	15" LOT 1 & LOTS 5-10
	18" LOTS 2-4
SQ. 8	15" LOTS 3-18
SQ. 9	15" LOTS 11-18
SQ. 13	15" LOTS 7A, 8A, 8B, & LOT 9A ON DESIRE ST.
	24" LOTS 9A ON HOMESTEAD ST., 10-15
SQ. 14	15" LOTS 4-6, 7A, 8A, 8B, 8A, & 15
	18" LOTS 17-29
	18" LOTS 30-32
	24" LOT 33



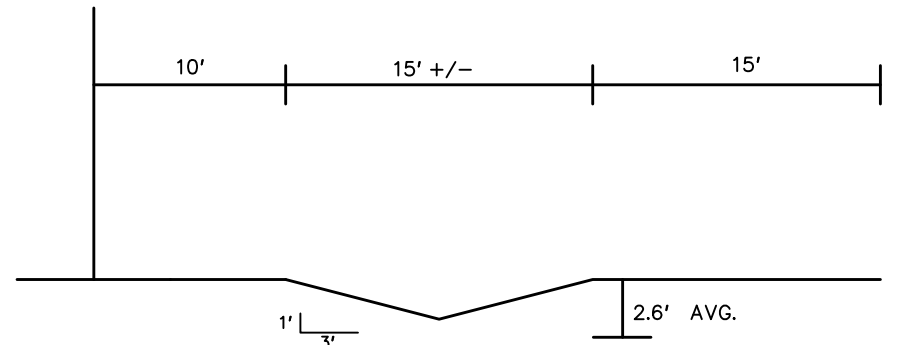
CRUSHED LIMESTONE RIP-RAP DETAIL



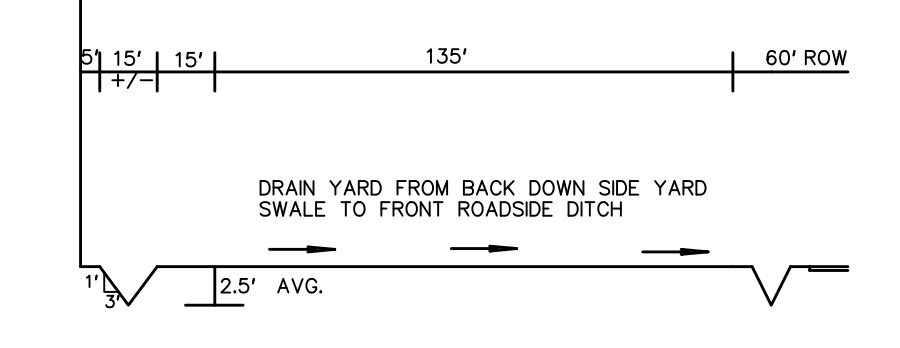
PIPE BEDDING DETAIL

DETENTION SECTION A-A

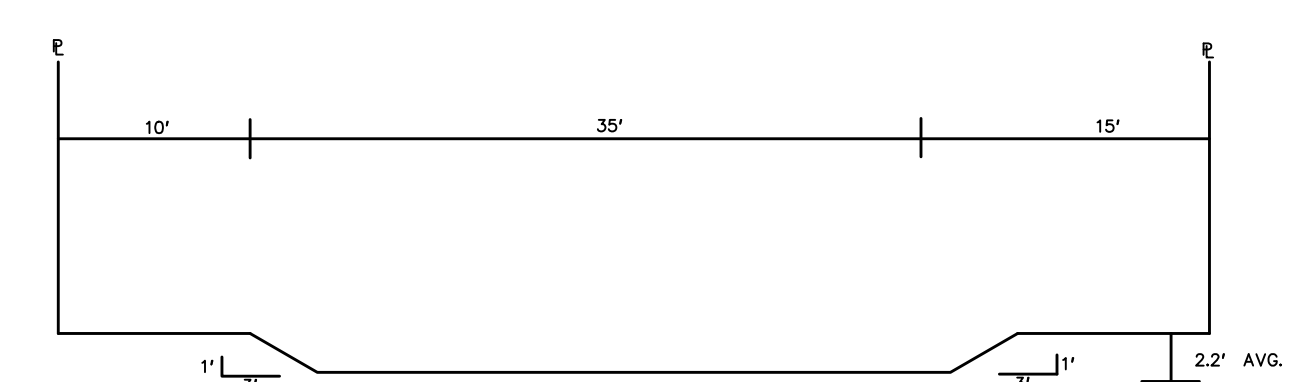
DETENTION SECTION B-B



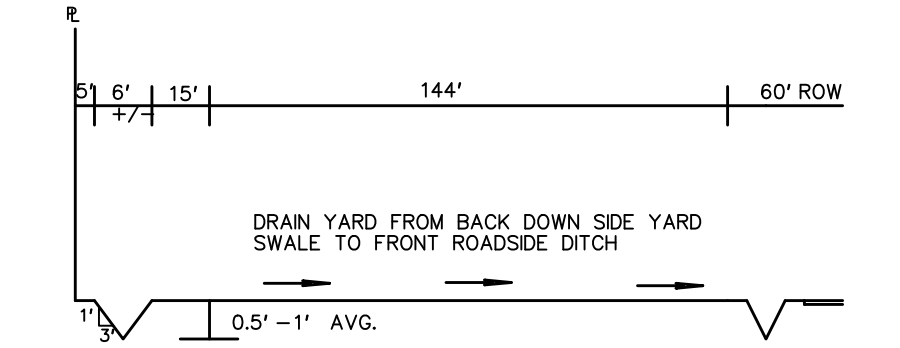
DITCH SECTION D-D



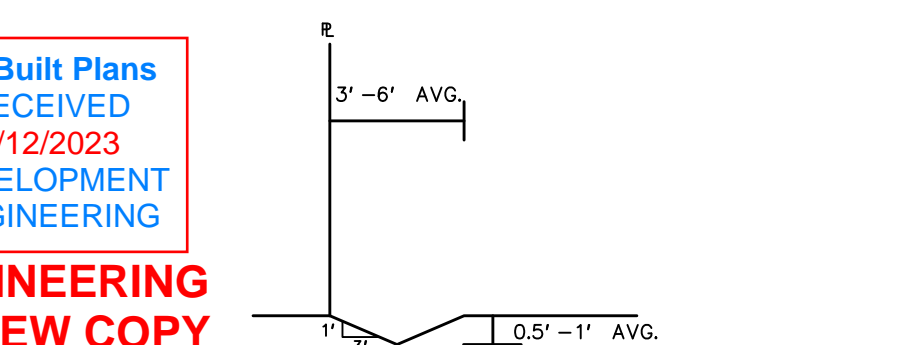
DITCH SECTION E-E



DETENTION SECTION C-C



DITCH SECTION F-F

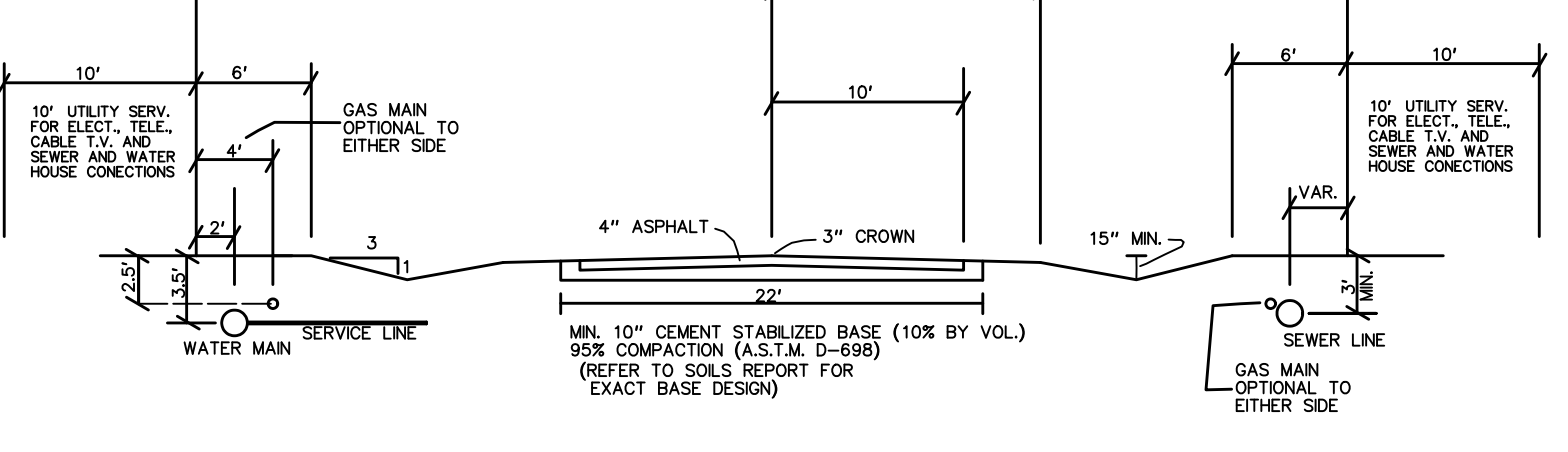


DITCH SECTION G-G

- LEGEND:**
- SHADING INDICATES PHASE 1 CONST.
 - **** = "AS BUILT" ELEVATIONS AND DATA
 - 28.0' = TARGET ELEVATION FOR LOT GRADING (RE: NOTE # 3)
 - +C-24.80' = TARGET ELEVATION FOR DRIVEWAY CULVERTS

As-Built Plans RECEIVED 6/12/2023 DEVELOPMENT ENGINEERING
ENGINEERING REVIEW COPY

NOTE: THIS PLAN WAS REVISED ON 02-07-19 TO CORRECT THE POSITION OF THE APPROXIMATE FLOOD ZONE LINE.
REVISED "AS BUILT" PAVING AND DRAINAGE PLAN



TYPICAL STREET SECTION
SCALE 1"=10'

Waco
Call before you dig.
1-800-272-8020

- NOTES:**
- AREA DRAINAGE DATA TAKEN FROM DRAINAGE PLANS FOR ROBINDALE SUB. BY COOPER ENGINEERING, INC. DATED 12-11-07 & 8-10-05
 - TOPOGRAPHIC LINES CREATED USING LIDAR DATA.
 - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
06-12-23

ROBINDALE SUBDIVISION, ENTER THE PARISH RIGHT OF WAY ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		DATE	DRAWN: MDM	JOB NO.: 17-092
MARK	DATE			
05/18/18	04-16-19			
07/30/18	04-24-19			
08/20/18	10-12-21			
09/13/18	06-12-23			
09-19-19				
02-07-19				
03-18-19				

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST. - MANDEVILLE, LA.
 626-5611

SCALE: 1" = 100' DATE: 01-30-18
 CHECKED: DWG. NO.: