



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. Bedico Creek Subdivision, Parcel 6**
Extended Warranty Obligation - \$2,700 - Release
- 2. Maison Trace Subdivision**
Extended Warranty Obligation - \$50,600.00 - Extend
- 3. Tamanend Subdivision, Phase 1-A (STAC)**
Extended Warranty Obligation - \$132,500.00 - Release



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

November 16, 2023

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

Re: Bedico Creek Subdivision, Parcel 6
Extended Warranty Obligation - \$2,700.00 - LOC #30141756

Honorable Council Members,

The extended Warranty Obligation in the amount of \$2,700.00 expires January 7, 2024 and is scheduled for review by the Parish Council at the December 7, 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.

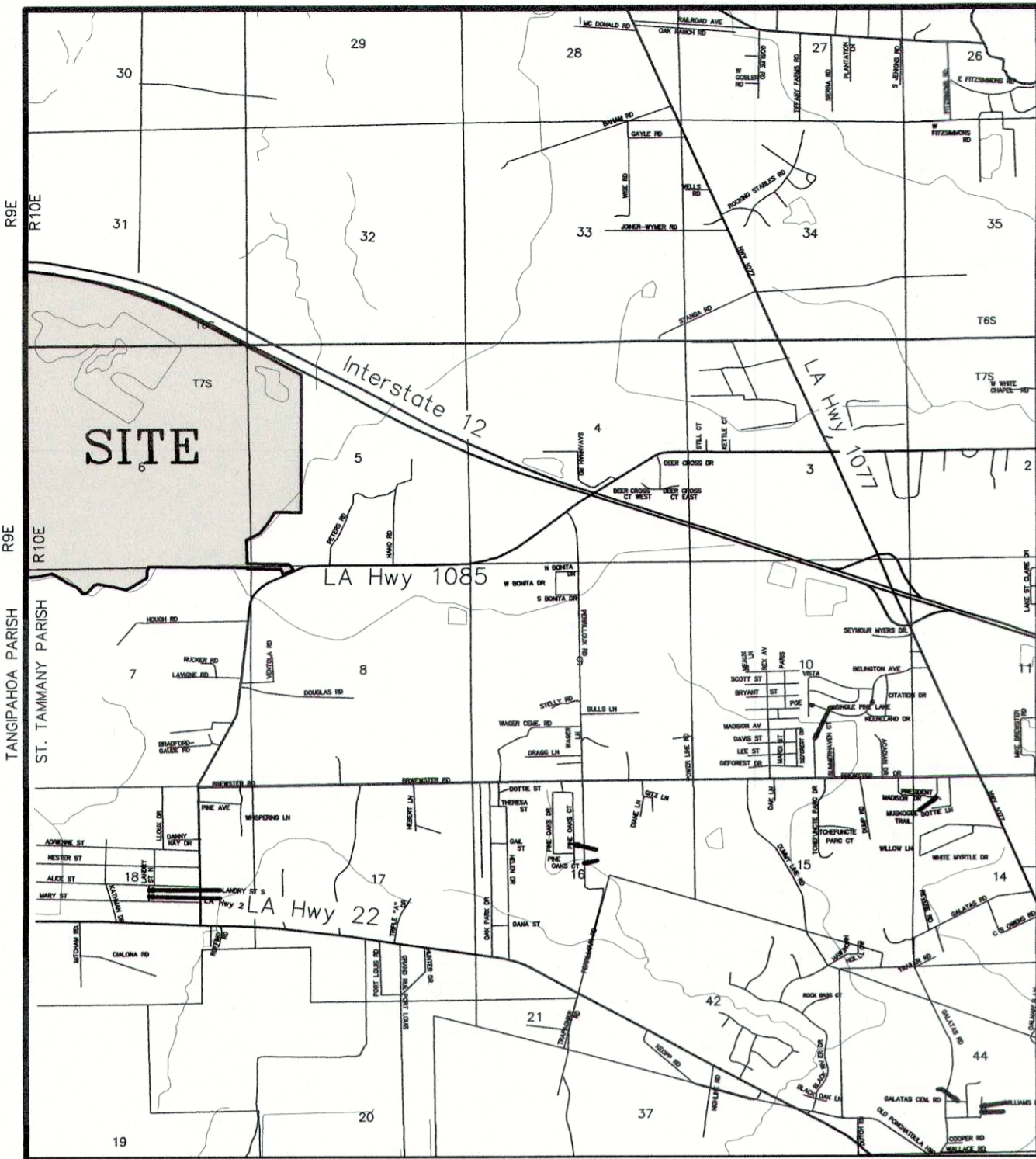
Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over the word "Sincerely,".

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

Attachment: Bedico Creek Subdivision, Parcel 6 Recorded Plat File No. 5907

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. David Waltemath, Bedico Creek Preserve, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP



VICINITY MAP

CURVE NUMBER	RADIUS & LENGTH	CHORD BEARING AND DISTANCE
C-1	R=214.73' L=160.04'	CH. S 44°25' 33" E 156.36'
C-2	R=230.00' L=83.75'	CH. S 55°06' 51" E 83.29'
C-3	R=430.00' L=93.30'	CH. S 38°28' 02" E 93.11'
C-4	R=10.00' L=13.56'	CH. S 71°05' 29" E 12.54'
C-5	R=60.00' L=188.50'	CH. S 19°55' 52" E 120.00'
C-6	R=10.00' L=14.62'	CH. S 28°10' 34" W 13.35'
C-7	R=286.72' L=104.26'	CH. S 03°17' 59" E 103.68'
C-16	R=286.72' L=124.13'	CH. S 05°17' 09" E 123.17'
C-17	R=230.00' L=57.59'	CH. S 25°04' 44" E 57.44'

BEDICO CREEK PARCEL 6
SECTION 6, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

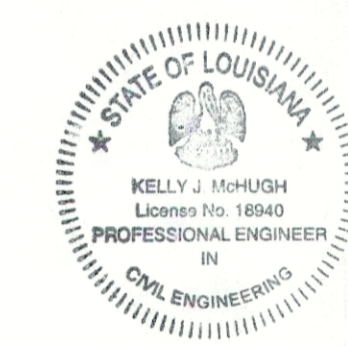
LEGAL DESCRIPTION
BEDICO CREEK PARCEL 6
A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 34 degrees 20 minutes 37 seconds West 5064.42 feet to the Point of Beginning being the same P.O.B. as shown on the Final plat for Parcel 11;
From the Point of Beginning measure South 65°32'43" East a distance of 18.44 feet to a point on a curve; Thence along a curve to the right having a radius of 214.73 feet, a delta of 42°42'08", an arc length of 160.04 feet, and a chord which bears South 44°25'33" East having a chord distance of 156.36 feet to a point of tangency; Thence South 23°04'29" East a distance of 38.82 feet to a point; Thence South 69°59'55" West a distance of 238.20 feet to a point; Thence North 76°32'43" West a distance of 49.90 feet to a point; Thence North 59°32'42" West a distance of 55.46 feet to a point; Thence North 56°31'21" West a distance of 603.86 feet to a point; Thence North 63°08'18" West a distance of 75.49 feet to a point; Thence North 37°07'53" East a distance of 316.63 feet to a point; Thence North 87°42'14" East a distance of 116.35 feet to a point; Thence South 07°07'02" West a distance of 15.67 feet to a point of curve; Thence along a curve to the left having a radius of 286.72 feet, a delta of 24°48'22", an arc length of 124.13 feet, and a chord which bears South 05°17'09" East having a chord distance of 123.17 feet to a point on a line; Thence South 17°54'23" East a distance of 13.54 feet to a point of tangency; Thence South 32°15'06" East a distance of 49.68 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 14°20'44", an arc length of 57.59 feet, and a chord which bears South 25°04'44" East having a chord distance of 57.44 feet to a point of tangency; Thence South 12°25'53" an arc length of 93.30 feet, and a chord which bears South 38°28'02" East having a chord distance of 93.11 feet to a point of tangency; Thence South 44°40'58" East a distance of 57.48 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 20°51'45", an arc length of 83.75 feet, and a chord which bears South 55°06'51" East having a chord distance of 83.29 feet to a point of tangency; Thence South 65°32'43" East a distance of 247.95 feet to the POINT OF BEGINNING, and containing 192,664.05 square feet or 4.4230 acre(s) of land, more or less.

RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 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).
- BUILDING SETBACKS ARE: LOTS 928-932 FRONT -20', LOTS 933-939 FRONT -40' SIDE -5', REAR -25', SIDE STREET 10' OR AS DEPICTED HEREON. NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM CULVERT SIZE IS SHOWN ON PAVING AND DRAINAGE PLAN.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
- 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 RIGHTS-OF-WAY INTERSECT.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A RE: FROM PANEL NO. 225205 0205 C, DATED 10-17-89. MINIMUM FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
- THE AFORESAID 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)

DEDICATION:
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 TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER. THE STREETS, STREET SIGNAGE, DRAINAGE SERVITUDES RETENTION AREAS AND GREENSPACE AREAS FOR THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

AREA	NO. OF LOTS	LENGTH OF STREETS	CENTRAL SEWER SYSTEM
4.42 ac.	12	108'	CENTRAL
VARIES	VARIES	60'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	P.U.D.	
ROAD SURFACE	LOT DEPTH	ZONING	

SEWER AND WATER SERVICES PROVIDED BY TAMMANY UTILITIES, WATER WELL ON SITE AND SEWER TREATMENT FACILITIES OFFSITE

BEDICO CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR: BEDICO CREEK PRESERVE, LLC (DAVID WALTEMATH) OWNER
3520 HOLIDAY DR., SUITE 100, NEW ORLEANS, LA. 70114 ADDRESS

APPROVAL: *Abraham*
CHAIRMAN PARISH PLANNING COMMISSION

[Signature]
SECRETARY PARISH PLANNING COMMISSION

DATE FILED: 01-10-2020 FILE NO.: 5907
Pamela M. Tripp
CLERK OF COURT Pamela M. Tripp, Deputy Clerk

RECORDED PLAT

FINAL PLAN

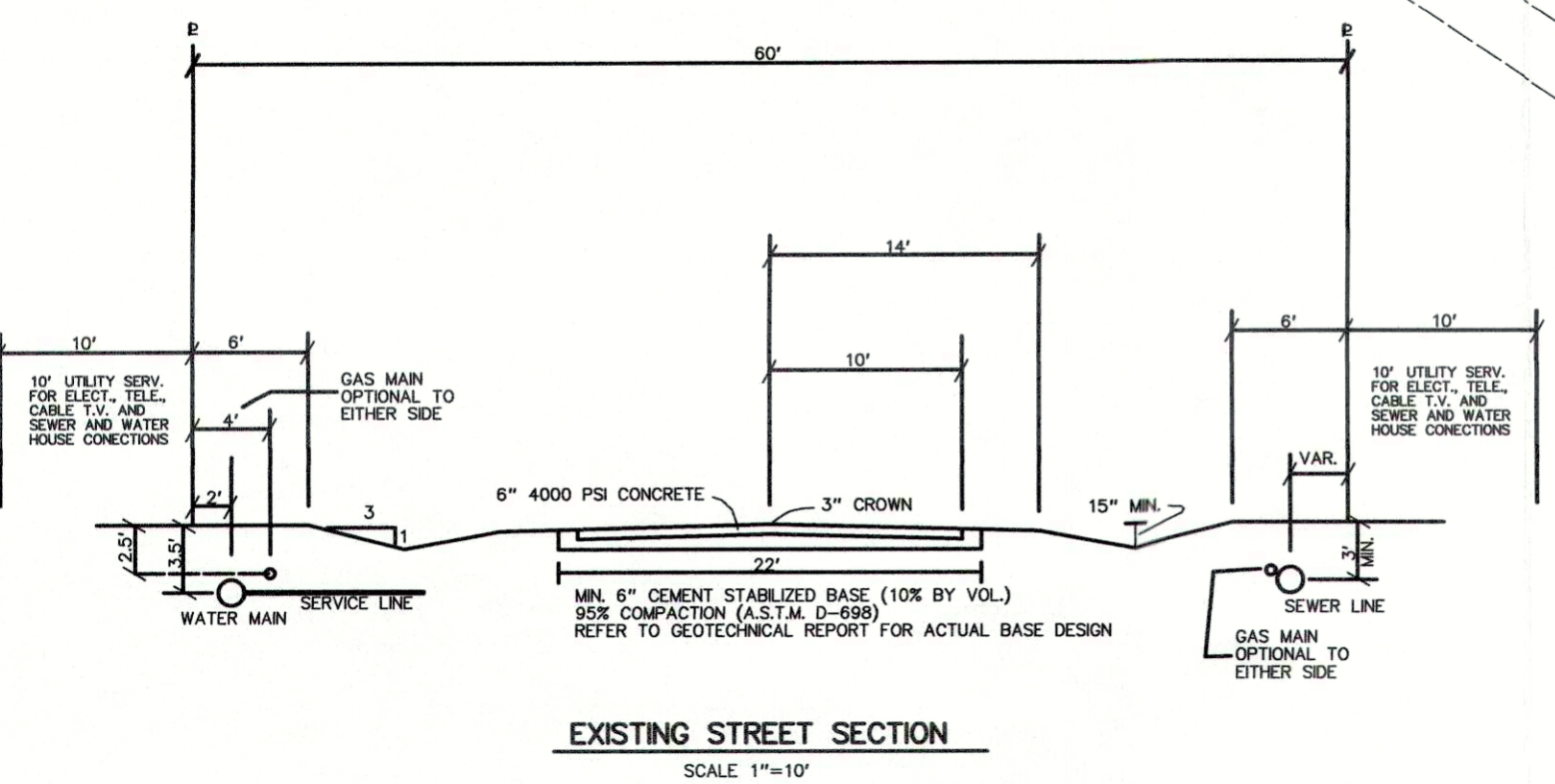
PLAT OF BEDICO CREEK PARCEL 6
SECTION 6, T-7-S, R-10-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA

MARK	DATE	REVISIONS
	12-09-19	
	12-19-19	

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA. 70150
626-5611

SCALE: 1" = 60' DATE: 11-12-19
DRAWN: DRJ JOB NO.: 18-287
CHECKED: KJM DWG. NO.:

- NOTES:
- ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
 - THERE IS A 10' WIDE UTILITY SERVITUDE ADJACENT TO AND OUTSIDE OF ALL STREET RIGHTS OF WAY.
 - INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO DRAIN IN ACCORDANCE WITH THIS "AS BUILT" PAVING AND DRAINAGE PLAN.
 - BENCHMARK - TOP OF AN EXISTING SEWER MANHOLE AS SHOWN ELEV. 24.11' MSL NAVD 88 (GEOD 12A)
 - **** INDICATES MUNICIPAL ADDRESS



EXISTING STREET SECTION
SCALE 1"=10'



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

November 16, 2023

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

Re: Maison Trace Subdivision
Extended Warranty Obligation - \$50,600.00 - LOC #SB77304L

Honorable Council Members,

The extended Warranty Obligation in the amount of \$50,600.00 expires January 5, 2024 and is scheduled for review by the Parish Council at the December 7, 2023 meeting.

The developer was notified on September 7, 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. Erosion occurring under Strain Road, in the vicinity of the cross-culvert located in the intersection of Giselle Drive and Strain Road, needs to be repaired by re-establishing the side slope and by installing proper erosion control BMPs to prevent future erosion (See pictures #1 & #2);
2. The cross-culvert located in the intersection of Giselle Drive and Strain Road is silted in and needs to be cleaned (See pictures #3 & #4);
3. The roadside ditch along the north side of Strain Road located in the vicinity of the intersection of Giselle Drive and Strain Road is holding water and needs to be regraded to provide positive flow. Roadside ditch should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #3 & #4);
4. The roadside ditch along the north side of Strain Road located in the vicinity of the intersection of Calco Drive and Strain Road needs to be cleaned, rip rap reinstalled at both pipe ends, properly vegetated, and proper erosion control measures installed and maintained until vegetation is established (See pictures #5 - #7);
5. The roadside ditches located in the vicinity of Lots #8, #18 - #23, #34, #37 - #38, #42, and #45 - #53 are holding water, some have overgrown weeds, and Lot #23 has wood boards installed inside the ditch. Roadside ditches need to be regraded to provide positive flow and properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #8 - #12);
6. Regrade ditch from the pond outfall to the existing ditch to the north to provide positive flow, vegetate once regraded and install proper erosion control measures installed and maintain
7. ained until vegetation is established (See pictures #13 & #14);
8. Re-install rip rap at the downstream side of the pond outfall pipe (See picture #13);
9. Cross-culvert located in the vicinity of Lot #13 is silted in and needs to be cleaned (See picture #15);
10. The ditch located behind Lot #19 at the pipe ends is holding water. The ditch needs to be regraded to allow positive flow and to eliminate the standing water, and should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See picture #16);
11. Piles of dirt were placed at the cul-de-sac located on Frier Court and need to be removed (See pictures #17 & #18);
12. Repair the leaning signage throughout Maison Trace Subdivision (Typical Comment);
13. Install missing blue reflectors in the vicinity of all fire hydrants (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 September 6, 2023

xc:	Honorable Michael Cooper	Ms. Maria Robert, P.E.
	Honorable Rykert O. Toledano, Jr.	Mr. Chris Cloutet, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Joey Lobrano
	Mr. Jay Watson, P.E.	Ms. Jan Pavur
	Ms. Leslie Long	Mr. Andrew Cahanin, First Horizon, Inc.
	Mr. Tim Brown	Mr. Ryan Power, First Horizon, Inc.
	Mr. Theodore Reynolds, P.E.	Mr. Paul Carroll, P.E., T. Baker Smith



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

November 16, 2023

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

Re: Tamanend Subdivision, Phase 1-A (STAC)
Extended Warranty Obligation - \$132,500.00 - Bond #023216957

Honorable Council Members,

The extended Warranty Obligation in the amount of \$132,500.00 expires January 6, 2024 and is scheduled for review by the Parish Council at the December 7, 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 No. 6164.

Sincerely,

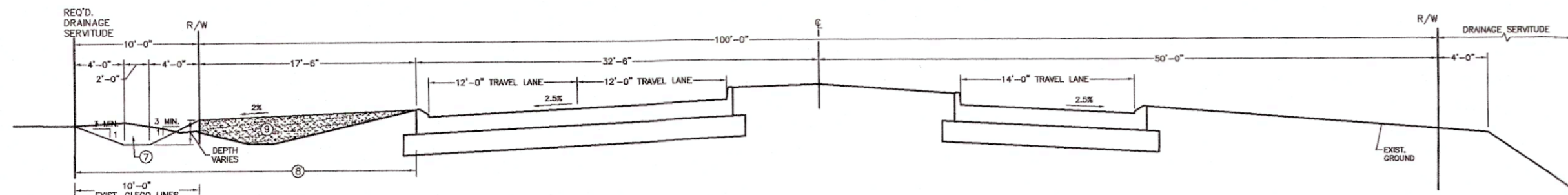
A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

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

Attachment: Tamanend Subdivision, Phase 1-A (STAC) Recorded Plat File No. 6164

xc: Honorable Michael Cooper
Honorable Arthur Laughlin
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. Tim Jackson, Weyerhaeuser NR Company
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC

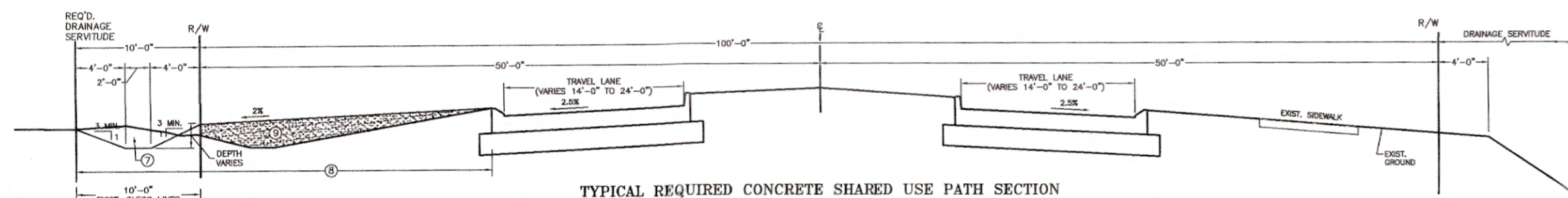
TAMANEND SUBDIVISION * PHASE 1-A TYPICAL SECTIONS



**TYPICAL REQUIRED CONCRETE SHARED USE PATH SECTION
(LEGENDS BLVD. @ STA. 12+50)**
(LOOKING UP STATION)

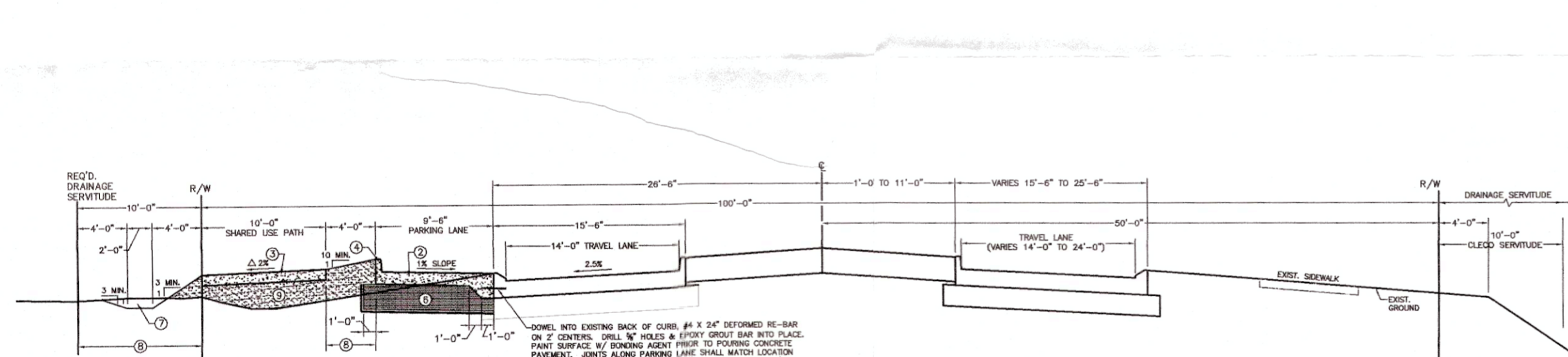
TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 10+62.0 TO 11+62.35

SCALE
HORIZ. 1" = 4'
VERT. 1" = 4'



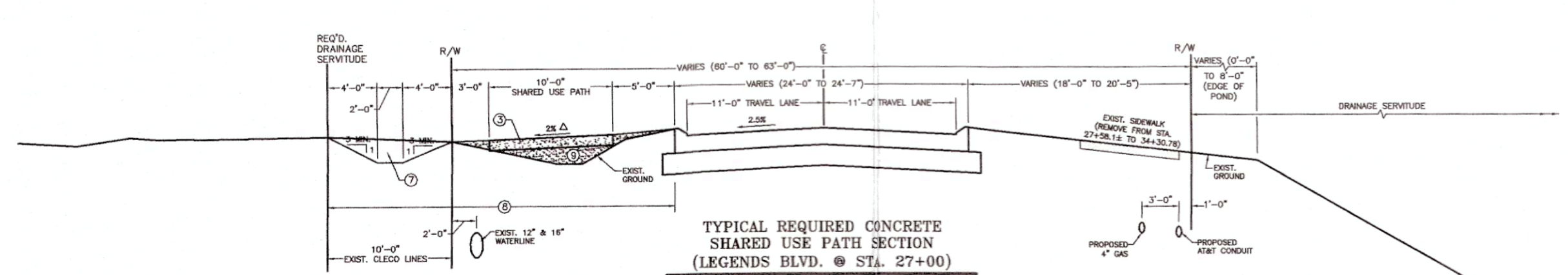
**TYPICAL REQUIRED CONCRETE SHARED USE PATH SECTION
(LEGENDS BLVD. @ STA. 13+00)**
(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 11+62.35 TO 13+75.42



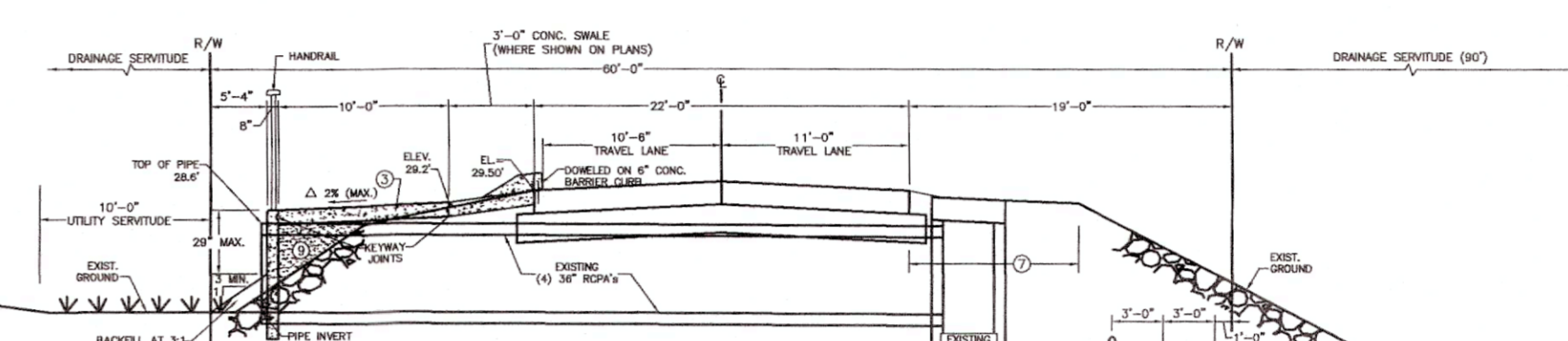
**TYPICAL REQUIRED CONCRETE SHARED USE PATH AND SHARED USE PATH SECTION
(LEGENDS BLVD. @ STA. 16+50)**
(LOOKING UP STATION)

TYPICAL SECTION SHOWN ABOVE SHALL BE USED FROM STATION 13+75.42 TO 22+41.7 (EXCEPT AT REQUIRED DRIVEWAY CONNECTION)



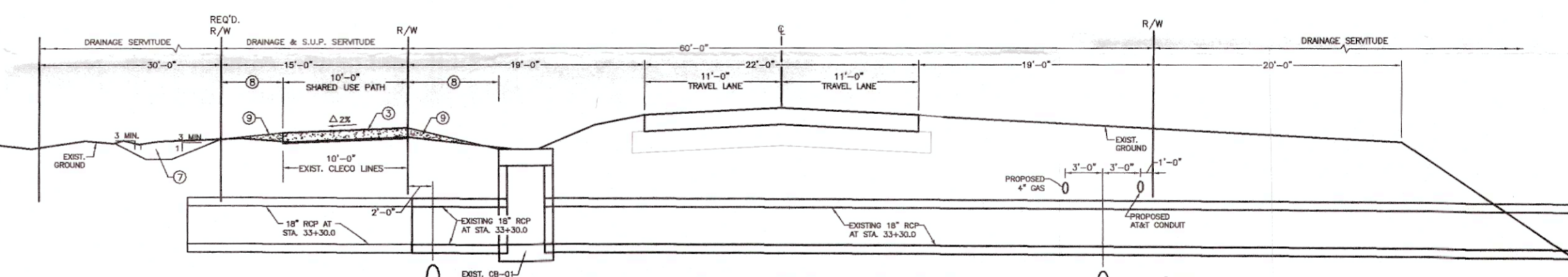
**TYPICAL REQUIRED CONCRETE SHARED USE PATH SECTION
(LEGENDS BLVD. @ STA. 27+00)**
(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 26+00.0 TO 28+40.4



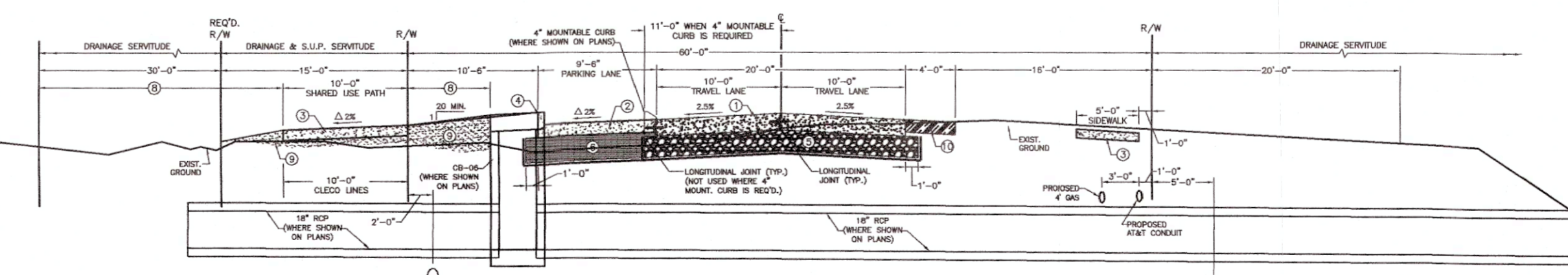
**TYPICAL REQUIRED CONCRETE ROADWAY SECTION
(LEGENDS BLVD. @ STA. 30+00)**
(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 28+40.4 TO 31+58.5



**TYPICAL REQUIRED CONCRETE ROADWAY SECTION
(LEGENDS BLVD. @ STA. 33+30)**
(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 31+58.50 TO 34+23.62



**TYPICAL REQUIRED CONCRETE ROADWAY SECTION
(LEGENDS BLVD. @ STA. 40+00)**
(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STA. 34+83.54 TO 43+42.08 AND STA. 48+43.46 TO 56+70.00

- LEGEND**
- | | | |
|--|--|---|
| <p>SCALE
HORIZ. 1" = 4'
VERT. 1" = 4'</p> <p>HALF SCALE
HORIZ. 1" = 8'
VERT. 1" = 4'</p> | <ul style="list-style-type: none"> ① 6" THICK P.C. CONCRETE PAVEMENT ② 4" THICK P.C. CONCRETE PAVEMENT ③ 5" THICK P.C. CONCRETE PAVEMENT ④ 12" CONCRETE OVERLAY CURB ⑤ 6" THICK CLASS 2 BASE COURSE WITH GEOTEXTILE FABRIC OR 10" THICK CEMENT TREATED BASE COURSE CLASS 2 BASE COURSE SHALL COMPRISE OF EITHER:
A) CRUSHED STONE
B) RECYCLED PORTLAND CEMENT CONCRETE PAVEMENT (PCCP)
GEOTEXTILE FABRIC SHALL BE PLACED UNDER AGGREGATE BASE. | <ul style="list-style-type: none"> ⑥ 12" STRUCTURAL FILL WITH GEOTEXTILE FABRIC ⑦ GENERAL EXCAVATION ⑧ LAYS OF HYDRO-SEEDING ⑨ REQUIRED EMBANKMENT MATERIAL ⑩ SUSTAINABLE PLASTIC MATERIAL OBTAINED FROM EXCAVATION WITH A MINIMUM 50% FINE SAND OF THE SAND SUBJECT TO APPROVAL BY THE PROJECT ENGINEER OR PLASTIC EMBANKMENT MATERIAL PROVIDED BY THE CONTRACTOR ⑪ 12" LANDSCAPE PANS FOR SOODING AND HYDROSEEDING LOCATIONS. |
|--|--|---|



RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX(985) 624-5309

TAMANEND SUBDIVISION * PHASE 1-A
SECTION 3 & 4, TOWNSHIP 8 SOUTH - RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

DRAWN BY: RJB
CHECKED BY: RWB
DATE: JULY 26, 2022
SCALE: N.T.S.
SURVEY No.: 21750

SHEET
2 OF 2