



## 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 12-B**  
Extended Warranty Obligation - \$34,200.00 – Extend
- 2. Bedico Creek Subdivision, Parcel 13**  
Extended Warranty Obligation - \$60,000.00 – Release
- 3. Bedico Creek Subdivision, Parcel 14**  
Extended Warranty Obligation - \$74,875.00 – Extend
- 4. Bonterra Subdivision, Phase 1-A**  
Warranty Obligation - \$69,520.00 – Extend
- 5. Guste Island Estates Subdivision, Parcel D-3-A**  
Extended Warranty Obligation - \$42,600.00 – Release
- 6. Lakeshore Villages Subdivision, Phase 6A**  
Warranty Obligation - \$104,500.00 – Release
- 7. Lakeshore Villages Subdivision, Phase 9A**  
Extended Warranty Obligation - \$120,054.00 – Extend
- 8. Maison du Lac Subdivision, Phase 3D**  
Extended Warranty Obligation - \$24,250.00 – Extend
- 9. River Club Subdivision, Phase 4A**  
Extended Warranty Obligation - \$32,600.00 – Release
- 10. River Park Estates Subdivision, Phase 2**  
Warranty Obligation - \$85,800.00 – Extend
- 11. Spring Haven Subdivision, Phase 2**  
Extended Warranty Obligation - \$49,500.00 – Release
- 12. Tribute at Tamanend Subdivision, Phase 1**  
Warranty Obligation - \$87,384.00 – Extend



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Bedico Creek Subdivision, Parcel 12-B  
Extended Warranty Obligation - \$34,200.00  
LOC #2011220

Honorable Council Members,

The extended Warranty Obligation in the amount of \$34,200.00 expires May 10, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 23, 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. Regrade and re-establish roadside shoulders located in the vicinity of the intersection of Audubon Parkway and Bedico Trail Lane and in the vicinity of the section of Audubon Parkway abutting Parcel 13 and Parcel 14 (See pictures #1 - #3);
2. Erosion is occurring at the pipe end located between Lots #492 and #493 in the vicinity of the roadside ditch and needs to be repaired by stabilizing and installing rip rap (See picture #4);
3. Remove wooden stakes from the pipe end located at the roadway cross culvert next to Lot #492 (See picture #5);
4. Erosion is occurring at the pipe end located at the roadway cross culvert next to Lot #461 and needs to be repaired by stabilizing and installing riprap (See picture #6);
5. Replace the broken concrete panels located in the vicinity of the section of Audubon Parkway abutting Parcel 13 and Parcel 14 (See pictures #7 & 8);
6. Replace blue reflectors in the vicinity of fire hydrants where missing (See picture #9 - 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 January 18, 2024*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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 Lozano  
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



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6





Picture 7



Picture 8



Picture 9



**ST. TAMMANY PARISH**

**MICHAEL B. COOPER**  
PARISH PRESIDENT

March 22, 2024

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

Re: Bedico Creek Subdivision, Parcel 13  
Extended Warranty Obligation - \$60,000.00 - LOC #30086684

Honorable Council Members,

The extended Warranty Obligation in the amount of \$60,000.00 expires February 19, 2025 and is scheduled for review by the Parish Council at the April 4, 2024 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 with Recorded Plat File #5832.

Sincerely,

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

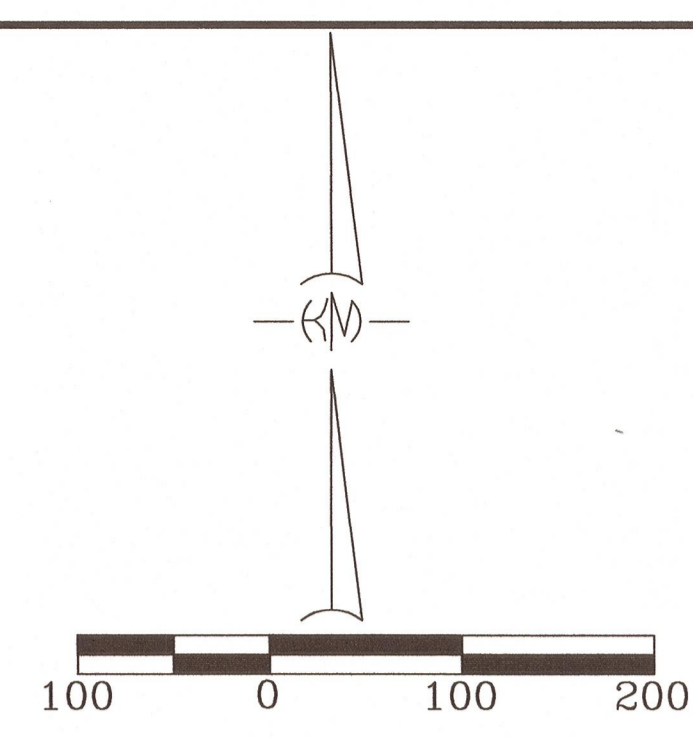
*Attachment: Bedico Creek Subdivision, Parcel 13 Recorded Plat File #5832*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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

# BEDICO CREEK PARCEL 13, SECTION 31, T-6-S, R-10-E, SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



NOTE: BUILDING SETBACKS FOR LOT 829 SHALL BE FRONT 15', REAR 15' AND SIDES 5'.

- 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: FRONT -20', SIDE -5', REAR -25', SIDE STREET 10'. 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 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.
  - 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 RESUBDIVIDED 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 OR CLOSER 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: FIRM 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 FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

**LEGAL DESCRIPTION**

A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, and Section 31, Township-6-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 23° 34' 44" West 6590.83'; Thence South 78° 15' 33" West a distance of 60.00 feet to the Point of Beginning

From the Point of Beginning measure

along a curve to the right having a radius of 10.00 feet, a delta of 90°30' 13", an arc length of 15.80 feet, and a chord which bears South 32°51' 04" West having a chord distance of 14.20 feet to a point on a line;

Thence South 06°21' 07" East a distance of 60.28 feet to a point on a curve;

Thence along a curve to the right having a radius of 10.00 feet, a delta of 98°49' 57", an arc length of 17.25 feet, and a chord which bears South 52°28' 51" East having a chord distance of 15.19 feet to a point of compound curve;

Thence along a curve to the right having a radius of 502.80 feet, a delta of 05°04' 30", an arc length of 44.54 feet, and a chord which bears South 00°31' 37" East having a chord distance of 44.52 feet to a point of tangency;

Thence South 02°00' 38" West a distance of 133.61 feet to a point;

Thence North 70°03' 56" West a distance of 85.09 feet to a point;

Thence North 78°08' 46" West a distance of 125.87 feet to a point;

Thence South 30°31' 15" West a distance of 890.95 feet to a point;

Thence North 18°02' 28" West a distance of 169.45 feet to a point;

Thence North 51°17' 02" West a distance of 117.16 feet to a point;

Thence North 40°21' 16" West a distance of 146.52 feet to a point;

Thence North 30°02' 04" West a distance of 188.93 feet to a point;

Thence North 81°48' 23" West a distance of 242.93 feet to a point;

Thence North 07°58' 43" West a distance of 79.24 feet to a point;

Thence North 09°48' 37" West a distance of 80.95 feet to a point;

Thence North 28°43' 01" West a distance of 79.63 feet to a point;

Thence North 41°24' 38" West a distance of 99.96 feet to a point;

Thence North 69°18' 32" West a distance of 236.41 feet to a point;

Thence South 20°43' 18" West a distance of 140.00 feet to a point;

Thence North 06°32' 40" West a distance of 112.30 feet to a point on a curve;

Thence along a curve to the right having a radius of 573.97 feet, a delta of 22°44' 04", an arc length of 227.75 feet, and a chord which bears North 14°23' 01" East having a chord distance of 228.26 feet to a point of compound curve;

Thence along a curve to the right having a radius of 10.00 feet, a delta of 98°55' 37", an arc length of 17.27 feet, and a chord which bears North 75°12' 52" East having a chord distance of 15.20 feet to a point on a line;

Thence North 28°26' 17" East a distance of 80.34 feet to a point on a curve;

Thence along a curve to the right having a radius of 10.00 feet, a delta of 90°16' 08", an arc length of 15.75 feet, and a chord which bears North 10°33' 20" West having a chord distance of 14.18 feet to a point of compound curve;

Thence along a curve to the right having a radius of 464.65 feet, a delta of 16°14' 52", an arc length of 131.76 feet, and a chord which bears North 42°42' 10" East having a chord distance of 131.32 feet to a point on a line;

Thence South 52°13' 55" East a distance of 121.81 feet to a point;

Thence South 89°48' 42" East a distance of 42.56 feet to a point;

Thence North 78°43' 20" East a distance of 168.10 feet to a point;

Thence South 81°01' 53" East a distance of 328.25 feet to a point;

Thence South 88°49' 19" East a distance of 189.04 feet to a point;

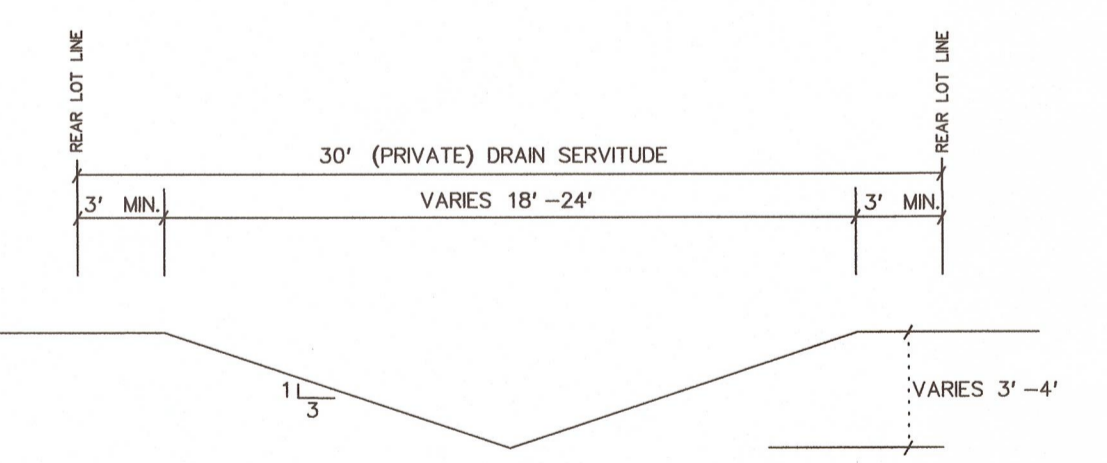
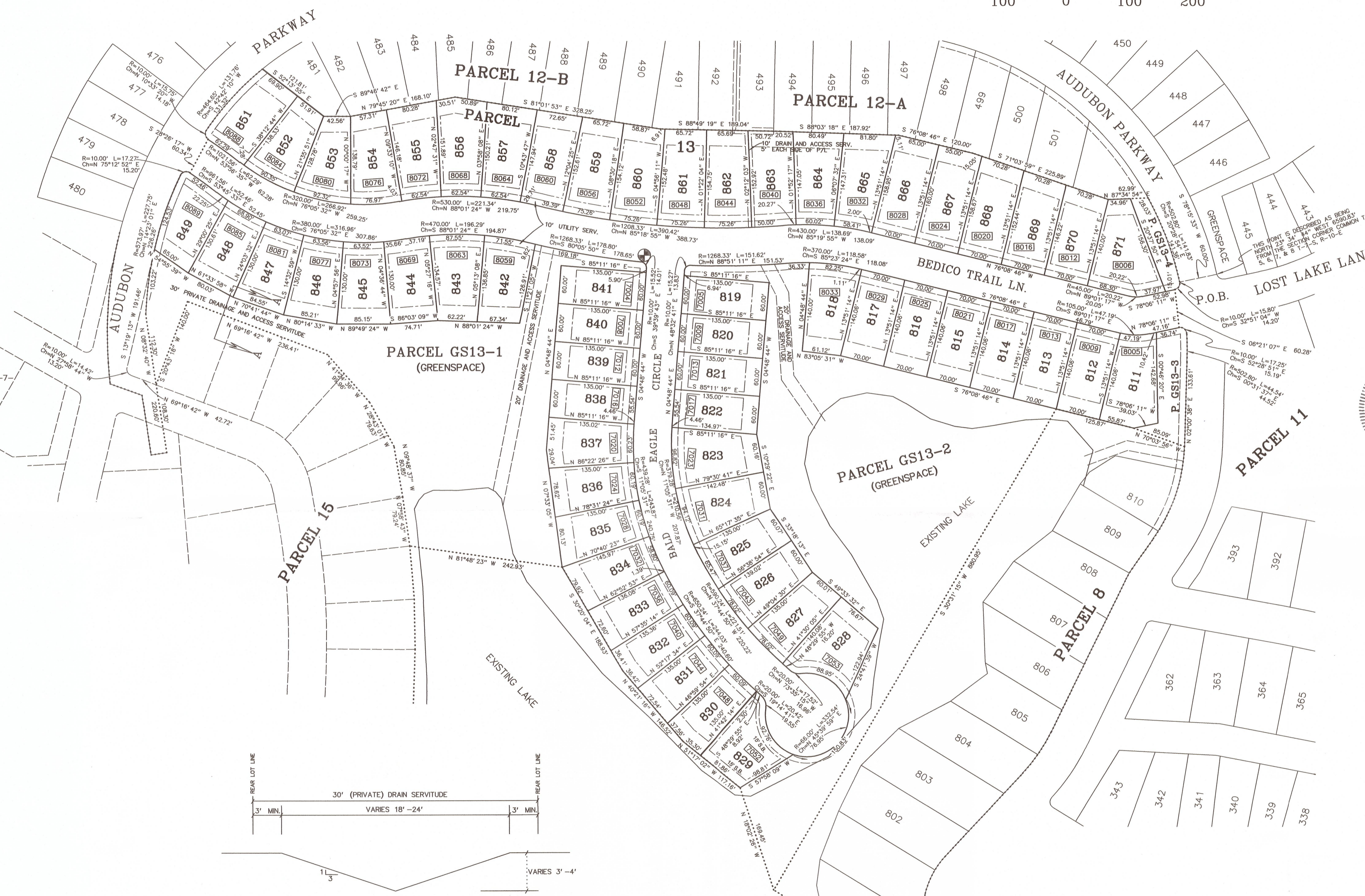
Thence South 88°33' 18" East a distance of 187.92 feet to a point;

Thence South 76°08' 46" East a distance of 120.00 feet to a point;

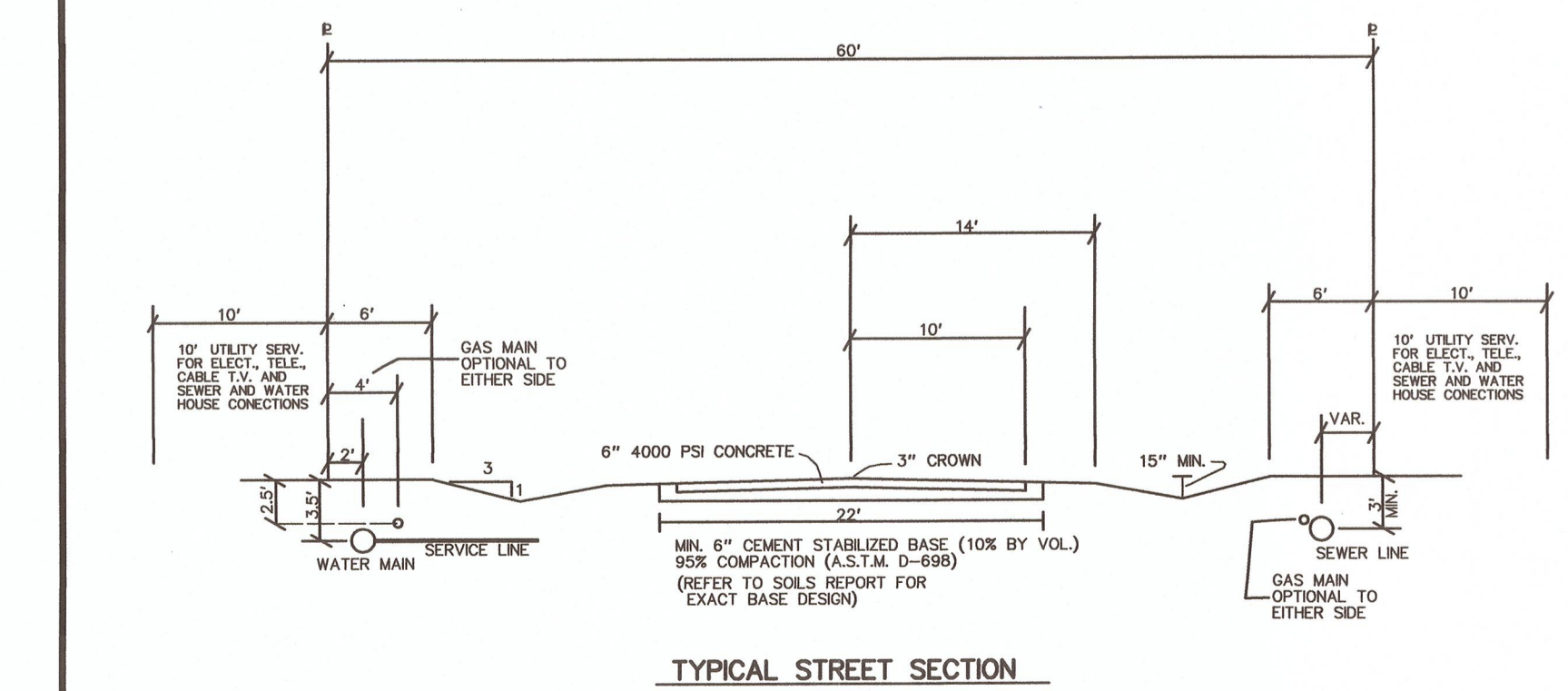
Thence South 71°03' 59" East a distance of 225.89 feet to a point;

Thence North 87°44' 54" East a distance of 62.99 feet to a point on a curve;

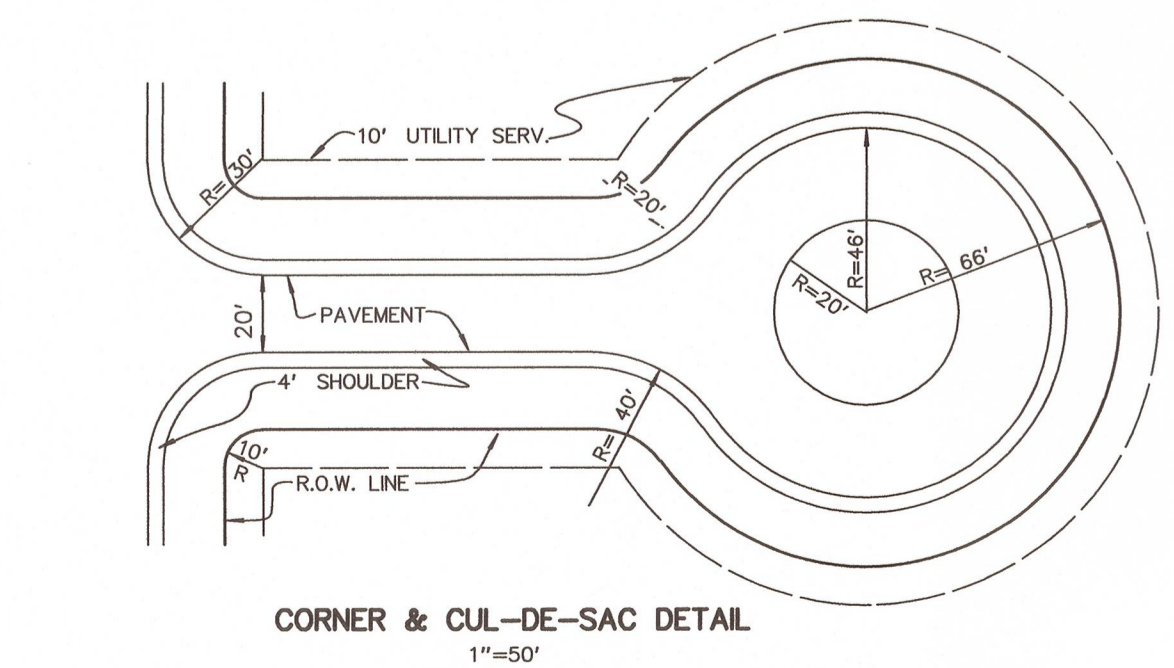
Thence along a curve to the right having a radius of 502.80 feet, a delta of 16°09' 44", an arc length of 141.83 feet, and a chord which bears South 20°28' 54" East having a chord distance of 141.36 feet to the POINT OF BEGINNING, and containing 1,061,754.15 square feet or 24.3745 acre(s) of land, more or less.



SECTION A-A



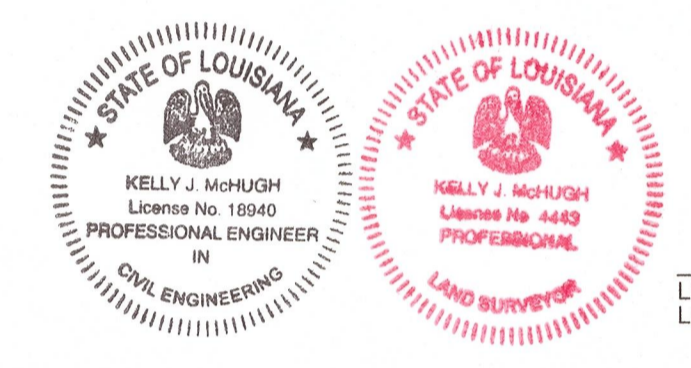
TYPICAL STREET SECTION  
SCALE 1"=10'



CORNER & CUL-DE-SAC DETAIL  
SCALE 1"=50'

- NOTES:
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
  - \*\*\*\* = MUNICIPAL ADDRESS (TYP.)
  - ⊕ = BENCHMARK -TOP OF SEWER MANHOLE, ELEV. 26.2' RE: MSL NAVD 88, GEOID 12A
  - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT PAVING AND DRAINAGE PLAN.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE A RE: FIRM PANEL NO. 225205 0205 C REV. 10-17-89 BASE FLOOD ELEV. 19.0' (DETERMINED BY ST. TAMMANY PARISH FLOOD PLAN ADMINISTRATOR)

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS-33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND IS 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. 4445  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

24.37 ACRES	60	2400'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLES	PUD	
ROAD SURFACE	LOT DEPTH	ZONING	

FOR: BEDICO CREEK PRESERVE, LLC  
OWNER  
3520 HOLIDAY DR. SUITE 100,  
ORLEANS, LA. 70114  
ADDRESS

APPROVAL: [Signature]  
CHAIRMAN PARISH PLANNING COMMISSION

[Signature]  
SECRETARY PARISH PLANNING COMMISSION

03-22-2019 5832  
DATE FILED FILE NO.

Shana Tranchant, Deputy Clerk

**RECORDED  
PLAT**

FINAL PLAN

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., - MANDEVILLE, LA. 70158	
MARK	DATE	SCALE: 1" = 100'	DATE: 07-07-17
	03-26-18		
	01-28-19		
	02-22-19		
DRAWN: DRJ		JOB NO: 15-227	
CHECKED:		DWG. NO:	



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Bedico Creek Subdivision, Parcel 14  
Warranty Obligation - \$74,875.00  
LOC #30872108

Honorable Council Members,

The extended Warranty Obligation in the amount of \$74,875.00 expires May 10, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 23, 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. Regrade roadside ditches as needed to provide positive flow and should be properly vegetated once regraded. Standing water was observed throughout this phase of Bedico Creek (See pictures #1 & #2 – Typical Comment);
2. Roadside shoulders need to be brought to grade and vegetated throughout this phase. (See pictures #3 & #4 – Typical Comment);
3. Ponding water observed in the vicinity of Lot #882 needs to be corrected (See picture #5);
4. All disturbed areas within this phase of Bedico Creek need to be vegetated. (See pictures #6 & #7);
5. Replace the broken concrete panels located in the intersection of Kelly Lake Lane and Audubon Parkway in the vicinity of Lots #872 and #917 (See pictures #8 & #9);
6. Concrete pavement joints need to be blown out and resealed within this phase of Bedico Creek (See picture #10 – Typical Comment);
7. Replace missing street name sign in the vicinity of the intersection of Kelly Lake Lane and Scotts Bayou Lane;
8. Replace missing "End of Roadway" signs in the located at the end of Kelly Lake Lane (See picture #11);
9. Replace/Repair all damaged or leaning signage throughout this phase of Bedico Creek (See pictures #12 & #13 – Typical Comment).
10. Replace blue reflectors in the vicinity of fire hydrants where missing (See picture #14 - 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 January 18, 2024*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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.L.S., P.E., Kelly McHugh & Associates, Inc.  
Mr. Paul Mayronne, Jones Fussell, LLP



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



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Bonterra Subdivision, Ph. 1-A  
Warranty Obligation - \$69,520.00 – LOC #298

Honorable Council Members,

The Warranty Obligation in the amount of \$69,520.00 expires May 19, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 17, 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 side slopes located in the vicinity of the pipe ends of the three cross-culverts installed under Military Road are eroding, need to be re-established, and vegetated once repaired (See pictures #1 - #3);
2. The debris located in the vicinity of the pipe ends of the three cross-culverts installed under Military Road need to be removed and rip rap installed to prevent future erosion (See picture #2);
3. The side slopes and top of bank of the weir located between the pond and the excavation area need to be re-established and vegetated to prevent future erosion (See picture #4);
4. The northwestern side slopes and top of bank of the excavation area need to be vegetated (See picture #5);
5. Siltation accumulated on the concrete curbs throughout this phase of Bonterra needs to be cleaned (See picture #6 – Typical Comment);
6. Replace/Repair all leaning signage throughout this phase of Bonterra (See picture #7 – Typical Comment);
7. Replace blue reflectors where missing (See picture #8 – 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 January 10, 2024*

xc: Honorable Michael Cooper  
Honorable David Cogle  
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. Sean M. Burkes, P.E., P.L.S. - J.V. Burkes & Associates, Inc.  
Mr. Jeff Schoen, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3





Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Guste Island Estates Subdivision, Parcel D-3-A  
Extended Warranty Obligation - \$42,600.00 - Letter of Credit #606

Honorable Council Members,

The extended Warranty Obligation in the amount of \$42,600.00 expires April 3, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

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

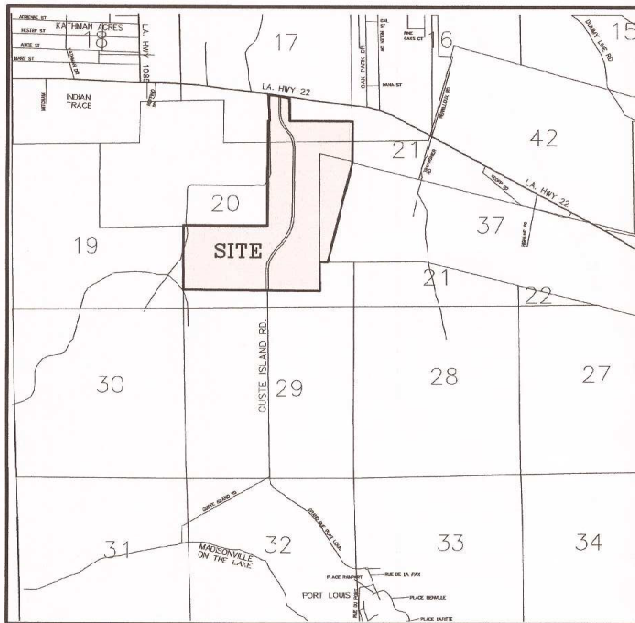
Therefore, it is recommended that the Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File No. 5628.

Sincerely,

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

*Attachment: Guste Island Estates Subdivision, Parcel D-3-A Recorded Plat File #5628*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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. Greg Intravia, McInt, LLC  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.  
Mr. Jeff Schoen, Jones Fussell, LLP



VICINITY MAP

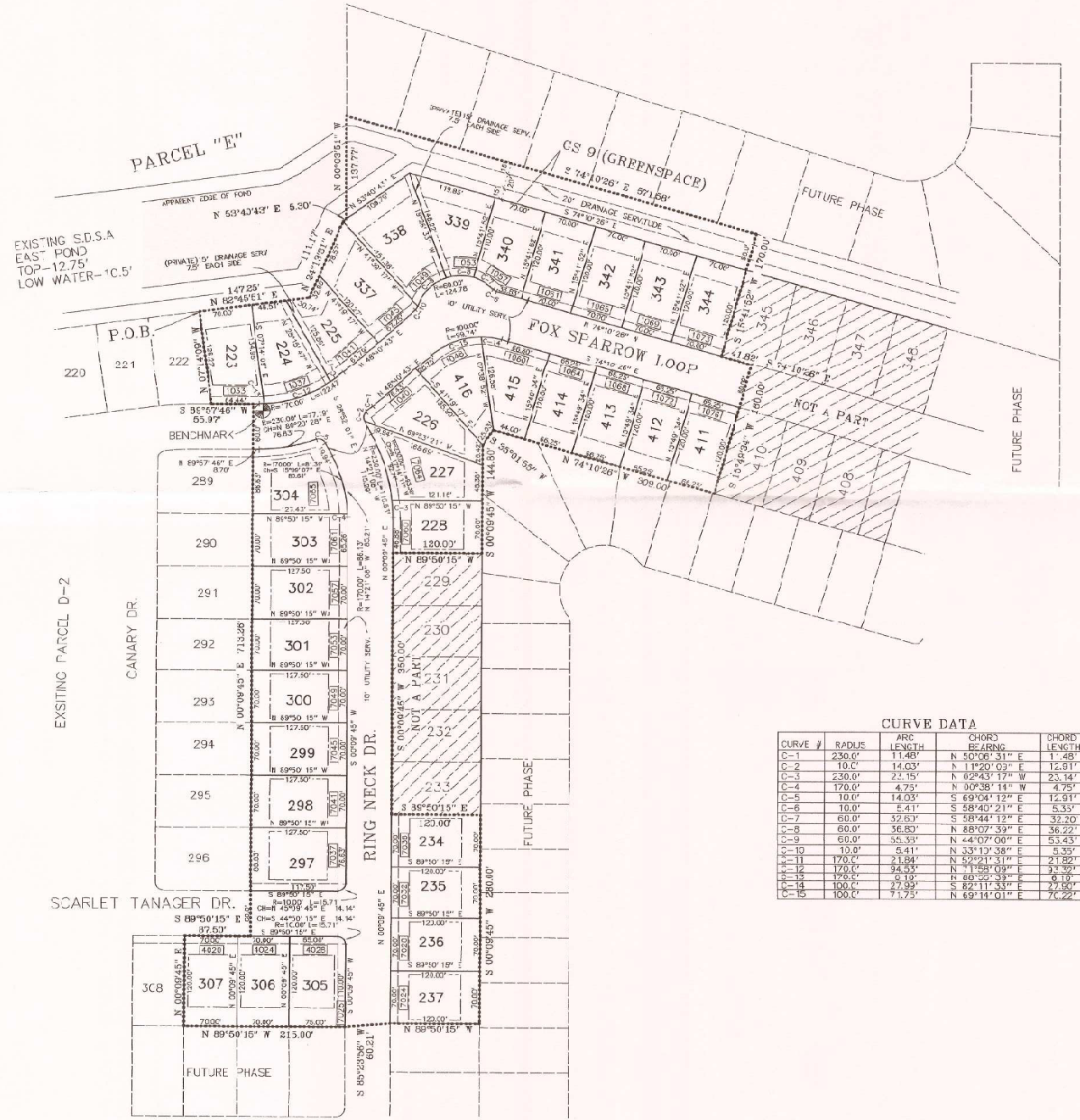
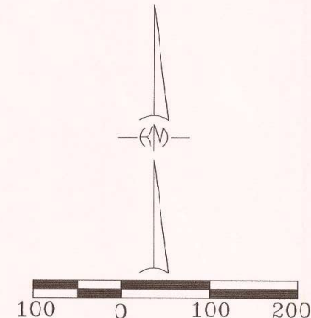
Legal Description

A certain parcel of land situated in Sections 20 and 37 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commences at the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East and measure North 00 degrees 15 minutes 45 seconds East a distance of 359.14 feet to a point; Thence North 69 degrees 36 minutes 40 seconds East a distance of 36.46 feet to a point; Thence North 7 degrees 12 minutes 18 seconds East a distance of 393.09 feet to a point on a curve; Thence along a curve to the left having a radius of 844.06 feet, a delta of 35 degrees 49 minutes 13 seconds, an arc length of 402.67 feet, and a chord which bears South 28 degrees 42 minutes 52 seconds East having a chord distance of 366.15 feet to a point on a line; Thence South 44 degrees 36 minutes 10 seconds East a distance of 112.37 feet to a point on a curve; Thence along a curve to the right having a radius of 704.07 feet, a delta of 44 degrees 08 minutes 34 seconds an arc length of 542.44 feet, and a chord which bears South 21 degrees 54 minutes 32 seconds East having a chord distance of 529.15 feet to a point of tangency; Thence South 00 degrees 08 minutes 45 seconds West a distance of 496.76 feet; Thence North 32 degrees 45 seconds 51 East a distance of 635.32 feet; POINT OF BEGINNING

Thence North 82°45'51" East a distance of 147.25 feet to a point;  
 Thence North 24°13'31" East a distance of 11.17 feet to a point;  
 Thence North 53°40'43" East a distance of 37.77 feet to a point;  
 Thence North 00°03'51" West a distance of 170.00 feet to a point;  
 Thence South 74°10'26" East a distance of 571.58 feet to a point;  
 Thence South 15°41'52" West a distance of 41.85 feet to a point;  
 Thence South 74°10'26" East a distance of 170.00 feet to a point;  
 Thence South 15°49'34" West a distance of 183.00 feet to a point;  
 Thence North 89°50'15" West a distance of 230.00 feet to a point;  
 Thence South 35°01'55" West a distance of 250.00 feet to a point;  
 Thence South 00°09'45" West a distance of 144.80 feet to a point;  
 Thence South 00°09'45" West a distance of 230.00 feet to a point;  
 Thence South 89°50'15" East a distance of 120.00 feet to a point;  
 Thence South 00°09'45" West a distance of 230.00 feet to a point;  
 Thence North 89°50'15" West a distance of 20.00 feet to a point;  
 Thence South 89°50'15" West a distance of 80.21 feet to a point;  
 Thence North 89°50'15" West a distance of 215.00 feet to a point;  
 Thence North 03°09'45" East a distance of 120.00 feet to a point;  
 Thence North 00°09'45" East a distance of 87.95 feet to a point;  
 Thence North 00°09'45" East a distance of 713.25 feet to a point;  
 Thence South 89°57'46" West a distance of 559.97 feet to a point;  
 Thence North 07°14'09" West a distance of 126.22 feet to the POINT OF BEGINNING, and containing 10.157 acre(s) of land, more or less.

GUSTE ISLAND ESTATES,  
 PARCEL D-3-A, "THE OAKS"  
 SECTION 20 & 37, T-7-S, R-10-E,  
 ST. TAMMANY PARISH, LOUISIANA.



CURVE DATA

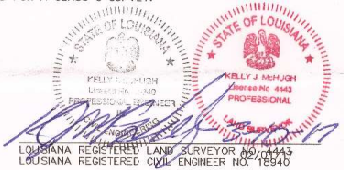
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	230.0'	11.48'	N 50°06'31" E	1.48'
C-2	10.0'	14.03'	N 1°20'03" E	12.91'
C-3	230.0'	21.95'	N 62°43'17" W	23.14'
C-4	170.0'	4.75'	N 30°38'11" W	4.75'
C-5	10.0'	14.03'	S 69°04'12" W	12.91'
C-6	10.0'	1.41'	S 88°40'27" E	5.35'
C-7	60.0'	52.53'	S 88°44'12" E	32.20'
C-8	60.0'	36.83'	N 88°07'59" E	36.22'
C-9	60.0'	55.33'	N 44°07'00" E	53.43'
C-10	10.0'	5.41'	N 33°13'38" E	5.35'
C-11	170.0'	2.18'	N 5°02'11" W	2.18'
C-12	170.0'	94.53'	N 71°58'03" E	34.70'
C-13	170.0'	9.18'	S 88°52'53" E	8.18'
C-14	100.0'	37.35'	S 82°11'33" E	37.00'
C-15	100.0'	71.75'	N 69°14'01" E	70.22'

- MINIMUM 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. 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: FRONT - 25' SIDE 5', REAR 25' AND SIDE STREET 15'
  - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
  - NO INDICUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN OBSTACLE OR HURDLE TO THE RECREATION, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
  - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET.
  - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
  - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
  - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 493 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.S. FOLIO
  - DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY-FIVE (35) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE "NO STREET RIGHTS-OF-WAY" INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
  - THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - THE AFOREMENTIONED RESTRICTIONS SHALL BE RECIPIED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION P.L.T. (AMENDED BY ORL 34-2142, ADOPTED 12/15/94)

DEDICATION:  
 ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER: *[Signature]* DATE: 3/10/17

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 FOR A CLASS C SURVEY.



10.157 ACRES	35	1706' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
3400 SQ. FT.	10	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	120'	FLD	
ROAD SURFACE	LOT DEPTH	ZONING	

LAKE PONTCHARTRAIN  
 ULTIMATE SURFACE WATER DISPOSAL

FOR APPROVAL:

Ncht, LLC CORPORATION  
 GREG INTRAVIA OFFICER

CHAIRMAN, PARISH PLANNING COMMISSION  
 SECRETARY, PARISH PLANNING COMMISSION  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

845 GALVEZ ST.  
 MANDEVILLE, LA. 70448  
 ADDRESS

04/10/2017 DATE FILED  
 5628 FILE NO.

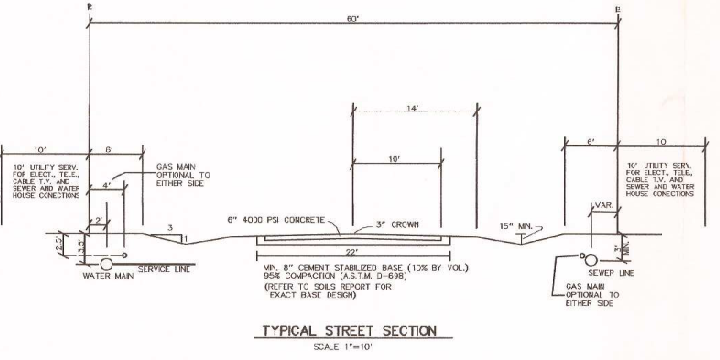
RECORDED PLAT FINAL PLAN

- NOTES
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C
  - REF. FIRM PANEL NO. 22522E 0215 C, REVISED 04-02-91
  - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
  - [Symbol] = INDICATES MUNICIPAL ADDRESS
  - [Symbol] = BENCHMARK "MUE" ON F/H ON LOT LINE COMMON TO LOT 223 AND LOT 224 ELEV.=15.74' NAVD 83 GEOID 12A

GUSTE ISLAND ESTATES,  
 PARCEL D-3-A, "THE OAKS"  
 SECTION 20 & 37 T-7-S, R-10-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
NO.	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
	02/01/17	845 GALVEZ ST. - MANDEVILLE, LA.	
		625-5811	
SCALE:	1" = 100'	DATE:	02/01/17
DRAWN:	MDM	JOB NO.:	15-193
CHECKER:	KJM	ENR. NO.:	15-193- FP

PLAT/GUSTE ISLAND PARCEL D-3-A





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Lakeshore Villages, Phase 6-A Subdivision  
Warranty Obligation - \$104,500.00 - BOND #800054923

Honorable Council Members,

The Warranty Obligation in the amount of \$104,500.00 expires May 10, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 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 subdivision is within a Community Development District and the Parish is not responsible for any maintenance in accordance with Recorded Plat File #6119.

Sincerely,



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

*Attachment: Lakeshore Villages Subdivision, Phase 6A Recorded Plat File #6119*

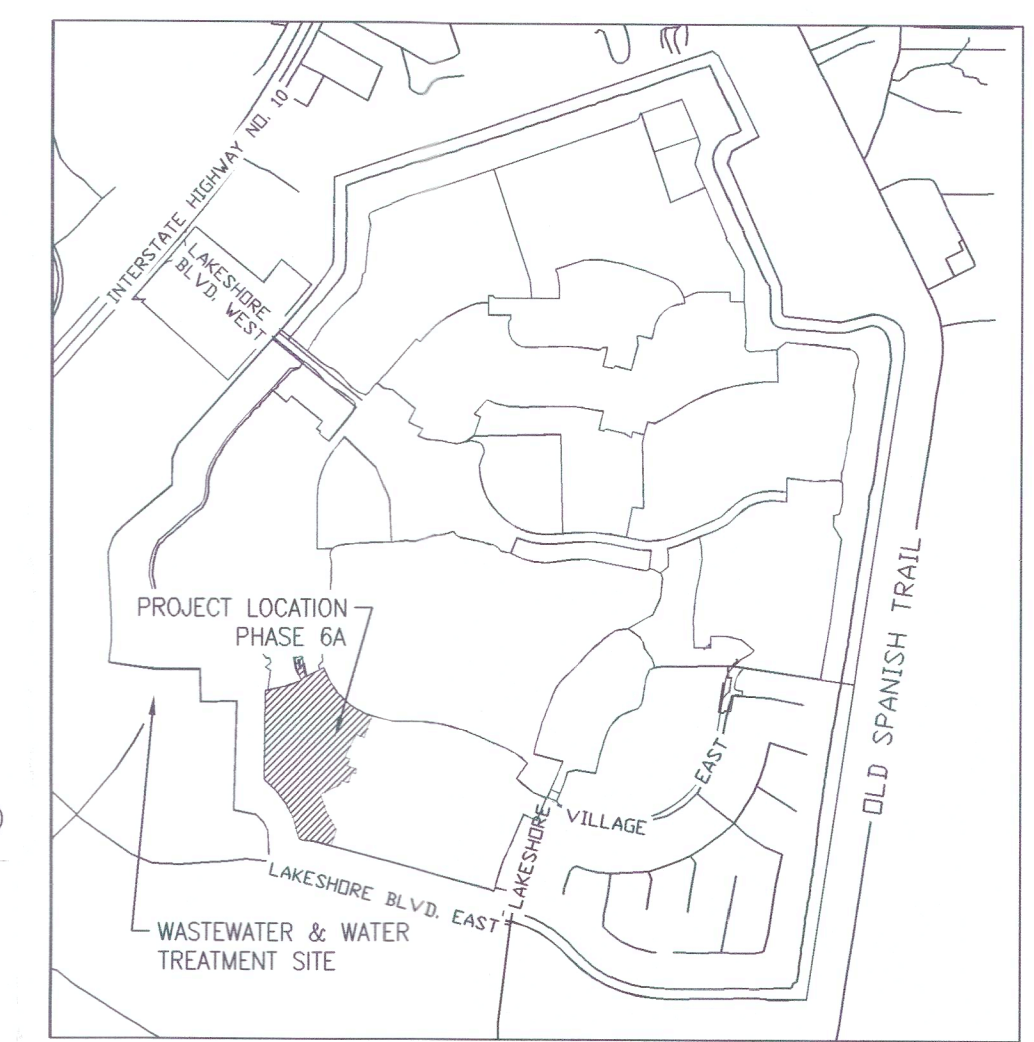
xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, P.E., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



# PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6A)

LOCATED IN SECTIONS 35  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	132 LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PLUD PRESENT ZONING
6,980± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET, 55 FEET RIGHT OF WAY WIDTHS
760'± MAX BLOCK LENGTH	4,838'± STREET LENGTH
28,191± ACRES TOTAL AREA OF DEVELOPMENT	18.91 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' (15' LOTS 1238-1241) REAR: 15' (50' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHTS OF WAY)	
BUILDING SETBACKS	



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 6)	
OPEN/GREEN SPACE REQUIRED	88.983 ACRES
X 0.25 S.F. OPEN/GREEN SPACE	22.246 ACRES REQUIRED (+969,035± S.F.)
OPEN/GREEN SPACE PROVIDED	3,062 ACRES (PHASE 3A) 2,606 ACRES (PHASE 3B) 36,493 ACRES (PHASE 4A) 1,779 ACRES (PHASE 4B) 3,863 ACRES (PHASE 5) 22,246 ACRES (PHASE 6) 5,651 ACRES (PHASE 7) 16,449 ACRES (PHASE 8) 19,969 ACRES (PHASE 9) 8,798 ACRES (PHASE 10)
	3,318 ACRES (PHASE 3A) 0,770 ACRES (PHASE 3B) 439,779 ACRES (PHASE 4A) 1,289 ACRES (PHASE 4B) 0,657 ACRES (PHASE 5) 1,847 ACRES (PHASE 6) 5,777 ACRES (PHASE 7) 2,226 ACRES (PHASE 8) 6,040 ACRES (PHASE 9) 0,000 ACRES (PHASE 10)
120,916 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	461,703 ACRES TOTAL PROVIDED

DEDICATION:  
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVICES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

### RESTRICTIVE COVENANTS:

- 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 SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH 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).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW OFRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 6 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE FOREMENTIONED RESTRICTIONS SHALL BE LISTED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION: *[Signature]*

SECRETARY - PARISH PLANNING COMMISSION: *[Signature]*

DIRECTOR OF DEPARTMENT OF ENGINEERING: *[Signature]*

CLERK OF COURT: Dawn K. Mendow, Deputy Clerk

DATE FILED: 05-25-2022 FILE NO. 6119

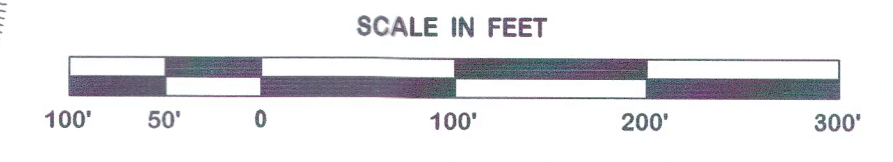
OWNER/OWNER REPRESENTATIVE:  
DR HORTON, INC. - GULF COAST  
7896 VINCENT ROAD  
DENHAM SPRINGS, LA 70728

RECORDED PLAT

I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 05/05/2022 *[Signature]*

DENNIS L. GOWIN, P.L.S.; LA. REG. NO. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
1	03/25/2022 BPV
2	04/22/2022 BPV

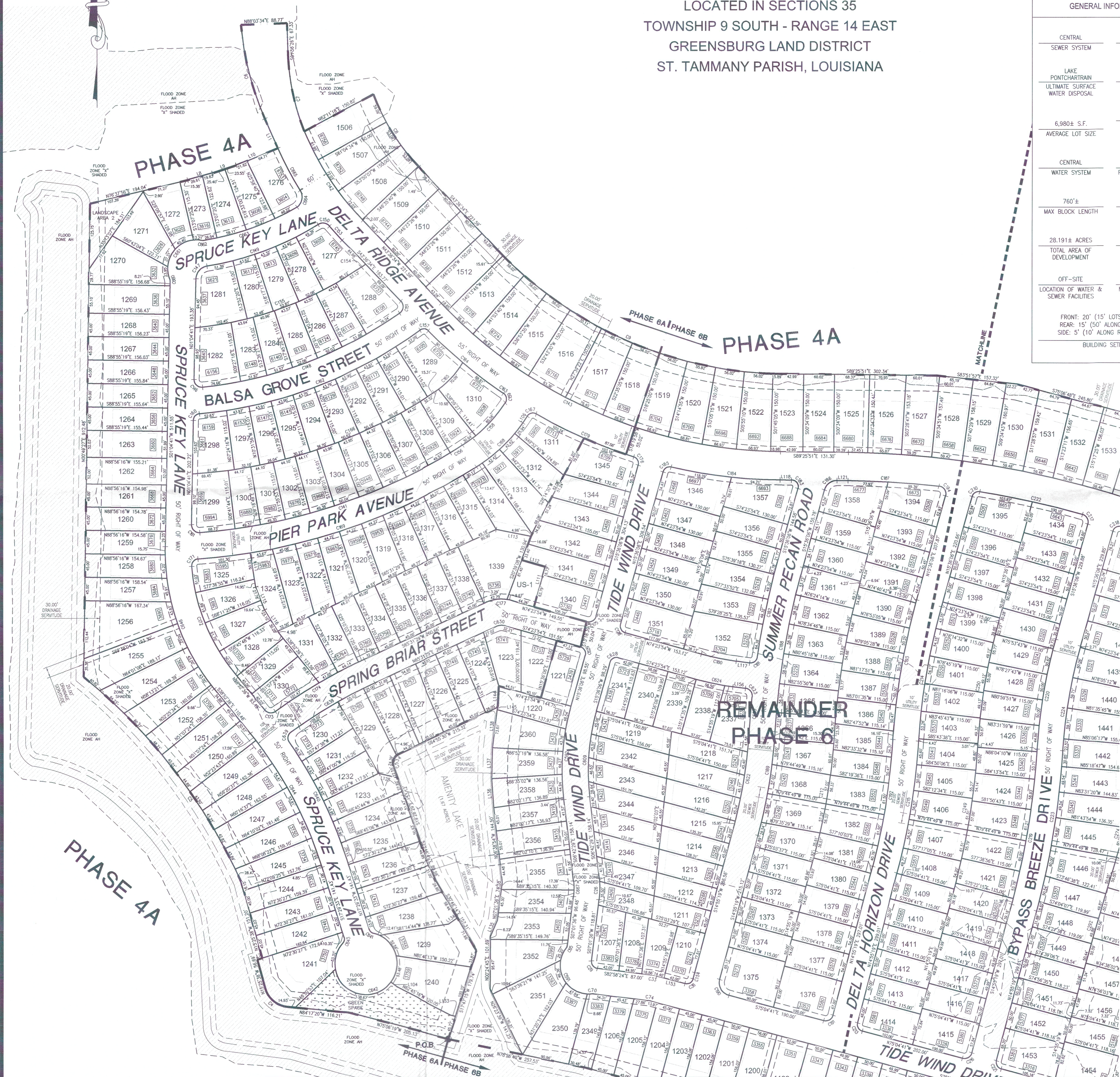
DUPLANTIS DESIGN GROUP, PC  
SURVEY  
15564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 | Fax: 985.249.6190  
1308 Camellia Blvd, Suite 200  
Lafayette, LA 70508  
www.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6A)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR:  
DR HORTON, INC. - GULF COAST

DRAWN  
BPV  
CHECKED  
DLG  
PROJECT NO.  
20-396  
FILE  
20-396 PHASE 6A FINAL  
REV2  
SHEET  
1-2

NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.5).







## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Lakeshore Villages Subdivision, Phase 9-A  
Warranty Obligation - \$120,054.00  
BOND #30130773

Honorable Council Members,

The extended Warranty Obligation in the amount of \$120,054.00 expires May 14, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 17, 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. Replace/Repair all leaning signage throughout this phase of Lakeshore Villages (See pictures #1 & #2 – 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 January 10, 2024*

xc: Honorable Michael Cooper  
Honorable Jeff Corbin  
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



Picture 1



Picture 2



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Maison Du Lac Subdivision, Ph. 3D  
Warranty Obligation - \$24,250.00  
LOC #684

Honorable Council Members,

The extended Warranty Obligation in the amount of \$24,250.00 expires May 5, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 11, 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 swale side slopes along the northern and eastern alleyways need to be vegetated (See picture #1 – Typical Comment);
2. Roadside shoulders need to be vegetated (See picture #1 – Typical Comment);
3. The concrete roadways and alleys within this phase of Maison du Lac have been cracked and damaged in various areas and needs to be repaired (See picture #2 -Typical Comment);
4. The subsurface pipe and catch basin located in the western alley is silted in and needs to be cleaned out and have additional rip-rap placed at the outfall (See picture #3);
5. Ponding water was observed in the vicinity of the catch basin located in the northeastern area of this development and needs to be corrected (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 January 9, 2024*

xc: Honorable Michael Cooper  
Honorable Rick Smith  
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. Josh Wainer, WBB Realty, LLC  
Mr. Bruce Wainer, WBB Realty, LLC  
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



Picture 1



Picture 2





Picture 3



Picture 4



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: River Club Subdivision, Phase 4A  
Extended Warranty Obligation - \$32,600.00 - LOC #629

Honorable Council Members,

The extended Warranty Obligation in the amount of \$32,600.00 expires March 11, 2025 and is scheduled for review by the Parish Council at the April 4, 2024 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 with Recorded Plat File #5728.

Sincerely,

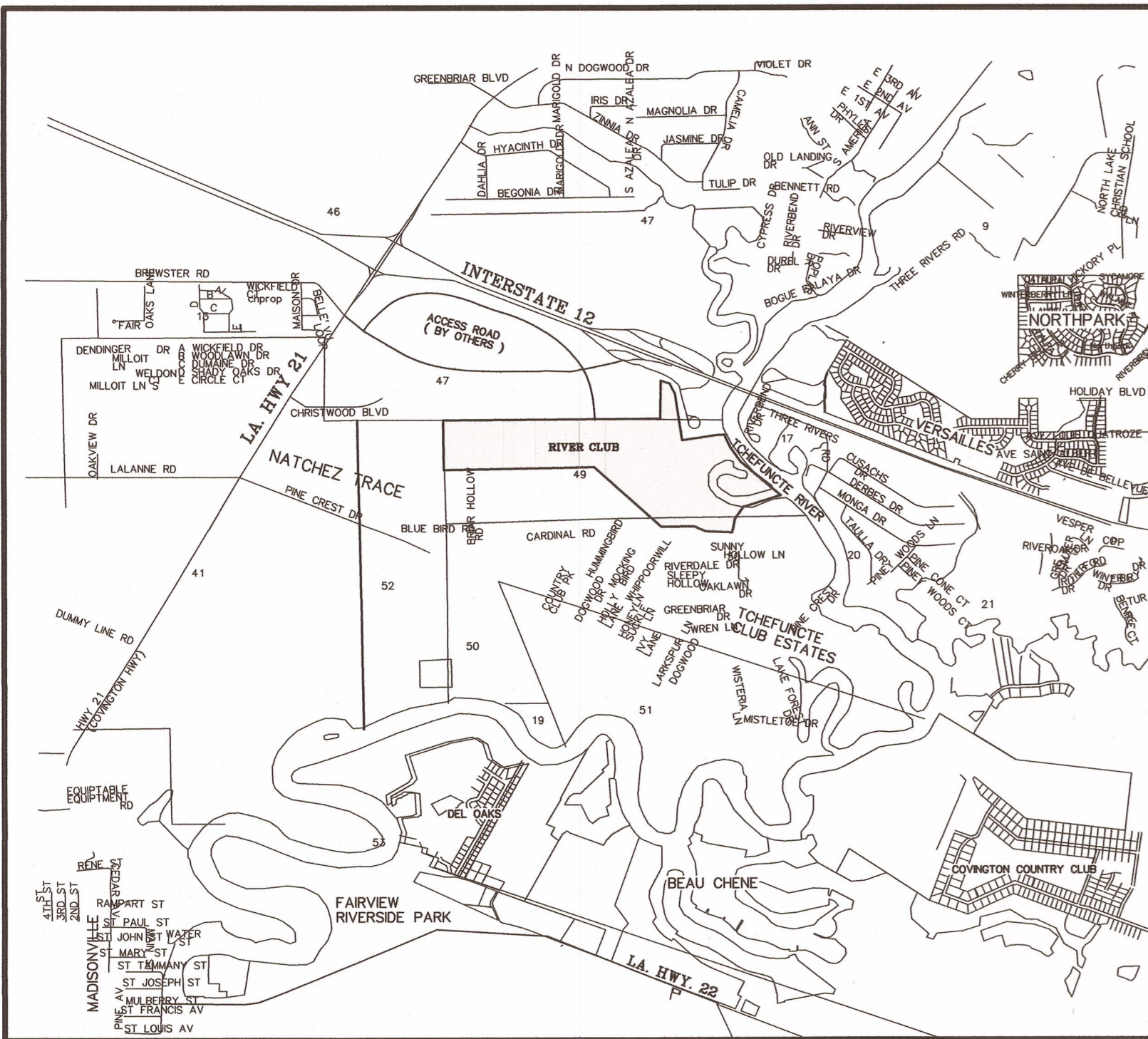


Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: River Club Subdivision, Phase 4A Recorded Plat File #5728*

xc: Honorable Michael Cooper  
Honorable Richard Smith  
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. Matt Bennett, River Club Development, LLC  
Mr. Kelly McHugh, Kelly McHugh & Associates, Inc.

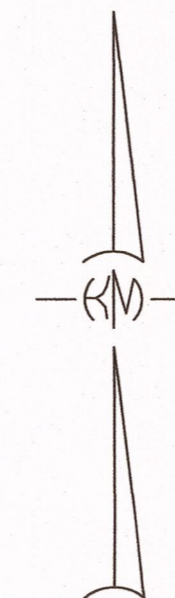
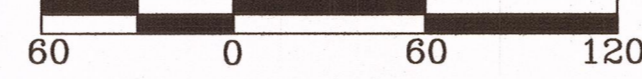
RIVER CLUB, PHASE 4A,  
SECTIONS 47 & 49,  
T-7-S, R-11-E, G.L.D.  
ST. TAMMANY PARISH, LA.



VICINITY MAP  
(N.T.S.)

Legal Description  
Of River Club, Phase 4A

A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and More fully described as follows:  
Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet Thence North 89 degrees 32 minutes 13 seconds East a distance of 1955.79 feet to the POINT OF BEGINNING;  
From the POINT OF BEGINNING measure  
North 89°32'13" East a distance of 786.14 feet to a point  
Thence South 78°03'27" East a distance of 55.06 feet to a point;  
Thence North 89°35'40" East a distance of 122.42 feet to a point;  
Thence North 75°04'59" East a distance of 50.41 feet to a point;  
Thence North 80°59'37" East a distance of 155.83 feet to a point;  
Thence South 09°00'23" East a distance of 403.39 feet to a point;  
Thence North 75°11'31" West a distance of 213.77 feet to a point;  
Thence North 71°25'22" West a distance of 51.23 feet to a point;  
Thence North 89°35'40" West a distance of 456.10 feet to a point;  
Thence South 74°09'31" West a distance of 97.13 feet to a point;  
Thence South 87°43'18" West a distance of 314.32 feet to a point;  
Thence North 63°50'27" West a distance of 54.12 feet to a point;  
Thence North 01°11'42" East a distance of 147.02 feet to a point;  
Thence North 88°58'18" West a distance of 64.55 feet to a point for the POINT OF BEGINNING, and containing 8.482 acre(s) of land, more or less.



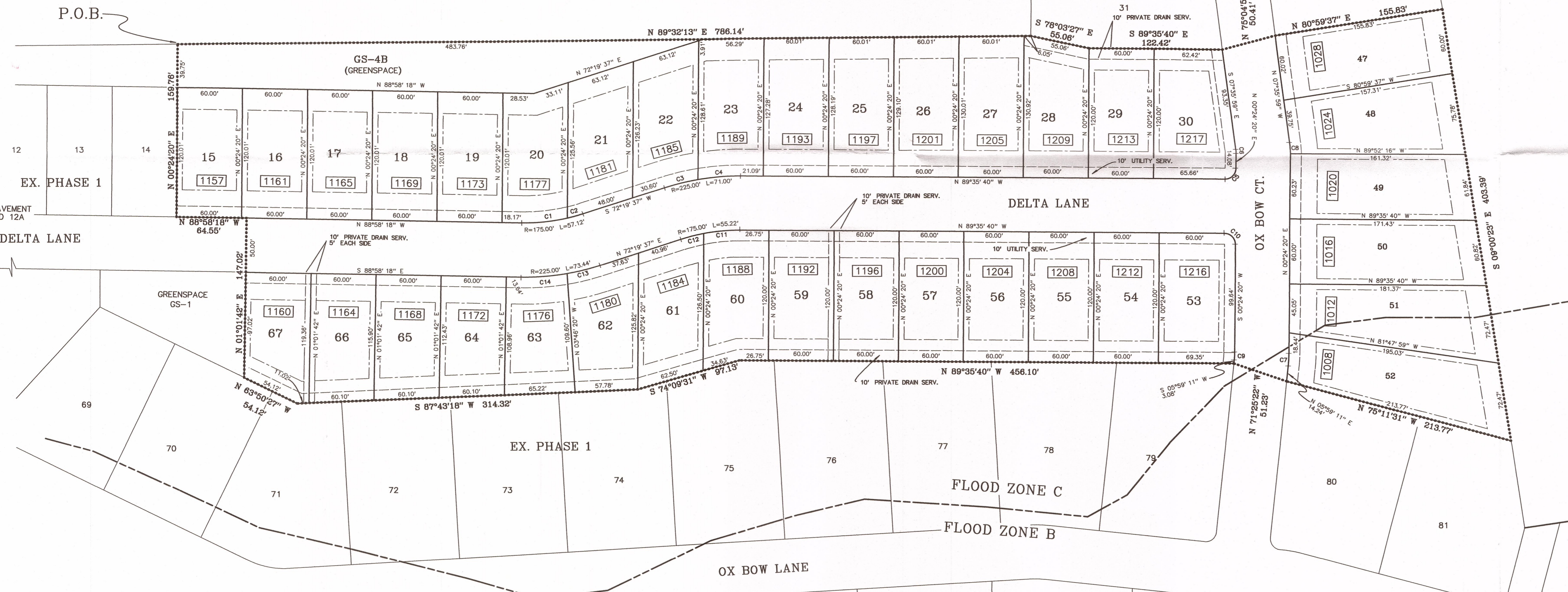
BUILDING SETBACKS

FRONT	25'
SIDE	5'
STREET	15'
REAR	20'

- 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. 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 AS SHOWN IN THE ATTACHED CHART.
  - 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 ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES ADJACENT TO THE WATERWAY SHALL BE 12.0' A.S.L. WHICH IS 1.0' ABOVE THE BASE FLOOD ELEVATION. ALL OTHER RESIDENCES SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER.
  - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
  - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
  - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 498 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO 0228.
  - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
  - MAINTENANCE OF THE "GREENSPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - NO FILING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVICUTE.

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. THE STREETS AND ROADWAYS ARE SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVICUTE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVICUTES AND RETENTION AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STREET SIGNAGE, TRAFFIC CONTROL SIGNAGE AND THE SIGN POST SHALL BE OWNED AND 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.



8.064 ACRES	37	1305'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	50' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLES	PUD	1302'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TOEFLUNCTE RIVER  
ULTIMATE SURFACE WATER DISPOSAL

FOR: RIVER CLUB DEVELOPMENT, LLC  
OWNER

APPROVAL: *[Signature]*  
CHAIRMAN PARISH PLANNING COMMISSION

P.O. BOX 1810,  
COVINGTON, LA. 70434  
ADDRESS

*[Signature]*  
SECRETARY PARISH PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

03-28-2018 5728  
DATE FILED FILE NO.

*[Signature]*  
Dix Shana Hess  
CLERK OF COURT Shana Hess, Deputy Clerk

NOTE: 1. LOTS 30 & 53 SHALL ONLY HAVE DRIVEWAYS ON OX BOW CT.  
2. BENCHMARK = MAG NAIL IN THE EDGE OF OX BOW LANE, AS SHOWN, ELEV. 16.23'; NAVD 88, GEOD 12A

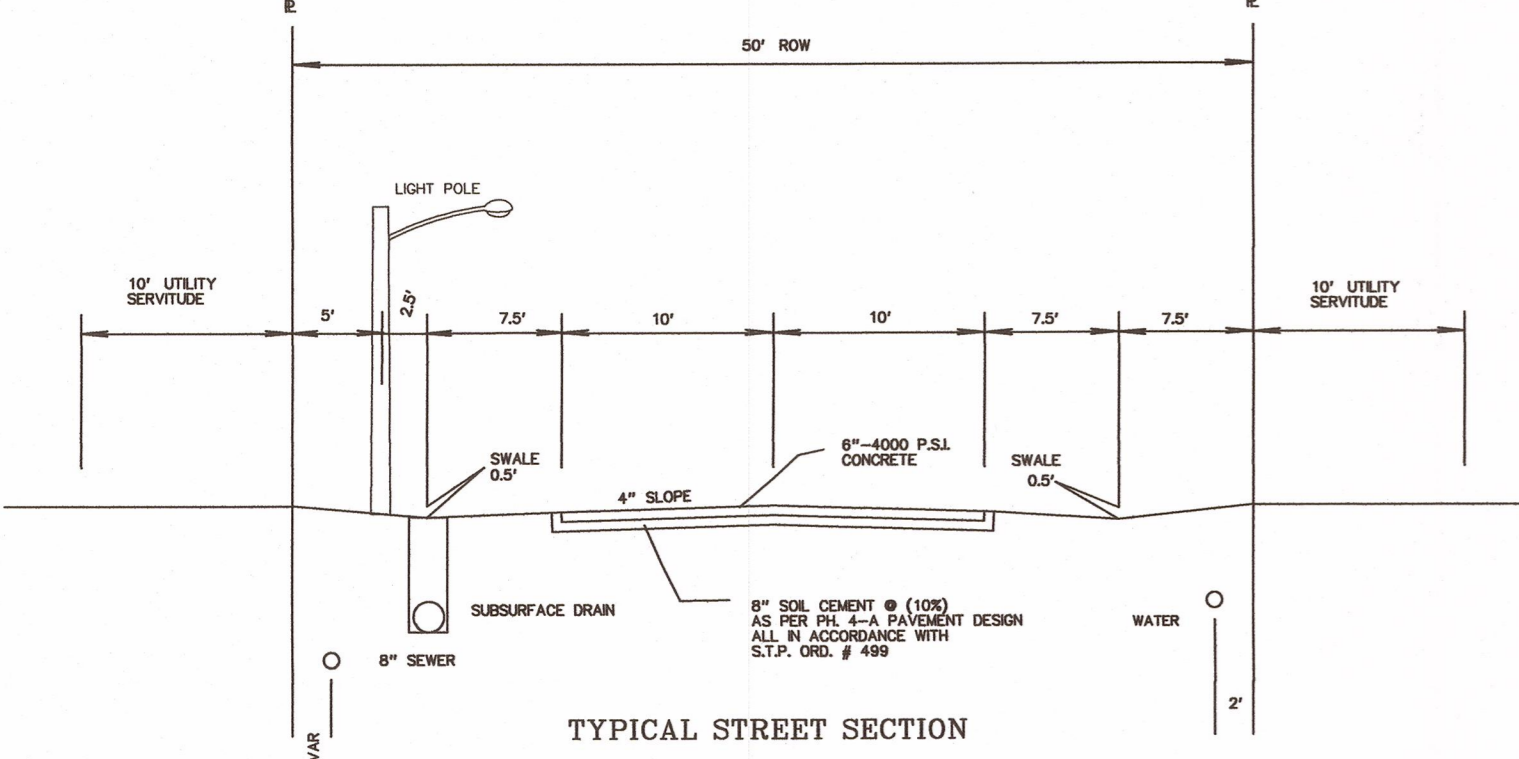
**RECORDED  
PLAT  
FINAL PLAT**

RIVER CLUB, PHASE 4A, SECTIONS 47 & 49, T-7-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LA.	
REVISIONS	
MARK	DATE
	11/29/16
	03/20/17
	01/11/18
	02/14/18
KELLY J. MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 828-5611	
SCALE:	1" = 60'
DATE:	10/31/16
DRAWN:	MDM
JOB NO.:	06-127
CHECKED:	KJM
DWG. NO.:	06-127 PH-4A

- NOTES:
- MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35) FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C. RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991
  - ACTIVE RECREATION IS RIVER CLUB BAYOU/OXBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. THIS AMENITY TO BEGINS DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1
  - PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA
  - SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
  - DUE TO THE CLOSE PROXIMITY WITH THE TOEFLUNCTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011
  - NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY
  - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
  - ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVICUTE ADJACENT TO THE STREET RIGHT OF WAY.
  - BENCHMARK - MAG NAIL IN DELTA DR. AT OX BOW LANE, ELEV.=16.23', NAVD 88 GEOD 12A

CURVE DATA TABLE

CURVE #	RADIUS AND LENGTH	CHORD BEARING AND DISTANCE
C1	R=175.00' L=42.19'	CH=N 84°07' 19" E 42.09'
C2	R=175.00' L=14.93'	CH=N 74°46' 16" E 14.93'
C3	R=225.00' L=31.89'	CH=N 76°23' 13" E 31.86'
C4	R=225.00' L=39.11'	CH=N 85°25' 35" E 39.06'
C5	R=10.00' L=15.71'	CH=N 45°24' 20" E 14.14'
C6	R=25.00' L=3.49'	CH=N 03°35' 50" W 3.49'
C7	R=125.00' L=12.18'	CH=N 03°11' 46" E 12.17'
C8	R=75.00' L=10.48'	CH=N 03°35' 50" W 10.47'
C9	R=75.00' L=7.31'	CH=N 03°11' 46" E 7.30'
C10	R=10.00' L=15.71'	CH=N 44°35' 40" W 14.14'
C11	R=175.00' L=33.45'	CH=S 84°55' 47" W 33.40'
C12	R=175.00' L=21.77'	CH=S 75°53' 25" W 21.75'
C13	R=225.00' L=30.89'	CH=S 76°15' 35" W 30.87'
C14	R=225.00' L=42.55'	CH=S 85°36' 38" W 42.49'



TYPICAL STREET SECTION



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: River Park Estates Subdivision, Phase 2  
Warranty Obligation - \$85,800.00 – LOC #692

Honorable Council Members,

The Warranty Obligation in the amount of \$85,800.00 expires May 10, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 9, 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. Fix the asphalt pavement located in the intersection of Victoria Dr. and M.P. Planche Rd. (See picture #1);
2. The roadside ditch located in the vicinity of the pond outfall south of M.P. Planche Rd. needs to be regraded per the approved as-built drainage plan and drainage study. In addition, the side slopes of the roadside ditch are eroding and needs to be corrected, properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #2 - #4);
3. 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 #5 - #10 – Typical Comment);
4. The side slopes of the roadside ditches are eroding and need to be corrected, properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #11 - #14 – Typical Comment);
5. The cross-culverts located underneath M.P. Planche in the vicinity of Sydney Dr. are silted in and need to be cleaned (See picture #15);
6. The cross-culvert located underneath Sydney Dr. in the vicinity of M.P. Planche is silted in and needs to be cleaned (See picture #16);
7. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See Pictures #17 - #21 – Typical Comment);
8. Replace/Repair all leaning signage throughout this phase of River Park Estates (Typical Comment);
9. Replace blue reflectors where missing (Typical Comment);

Informational Item:

10. The dry detention pond was holding water at the time of the inspection and needs to be regraded and vegetated once regraded. As the pond is going to be modified as part of the River Park Trails, Ph. 1, this work will be required to be corrected by the time of the Final Inspection of River Park Trails, Ph. 1 (See picture #22).

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 January 4, 2024*

xc: Honorable Michael Cooper  
Honorable Martha Cazaubon  
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. Alex Williams, P.E. – Deep South Design Group



Picture 1



Picture 2



Picture 3





Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 10





Picture 11



Picture 12



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19





SPEED  
LIMIT  
25

Picture 20



Picture 21



Picture 22



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Spring Haven Subdivision, Phase 2  
Warranty Obligation - \$49,500.00 – LOC #627

Honorable Council Members,

The Warranty Obligation in the amount of \$49,500.00 expires February 9, 2025 and is scheduled for review by the Parish Council at the April 4, 2024 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 public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File No. 5713.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over a circular stamp.

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

*Attachment: Spring Haven Subdivision, Phase 2 – Recorded Plat File #5713*

xc: Honorable Michael Cooper  
Honorable Kathy Seiden  
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. Kelly McHugh, P.E., Kelly McHugh and Associates, Inc.

# SPRING HAVEN SUBDIVISION, PH. 2 SECTION 15, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

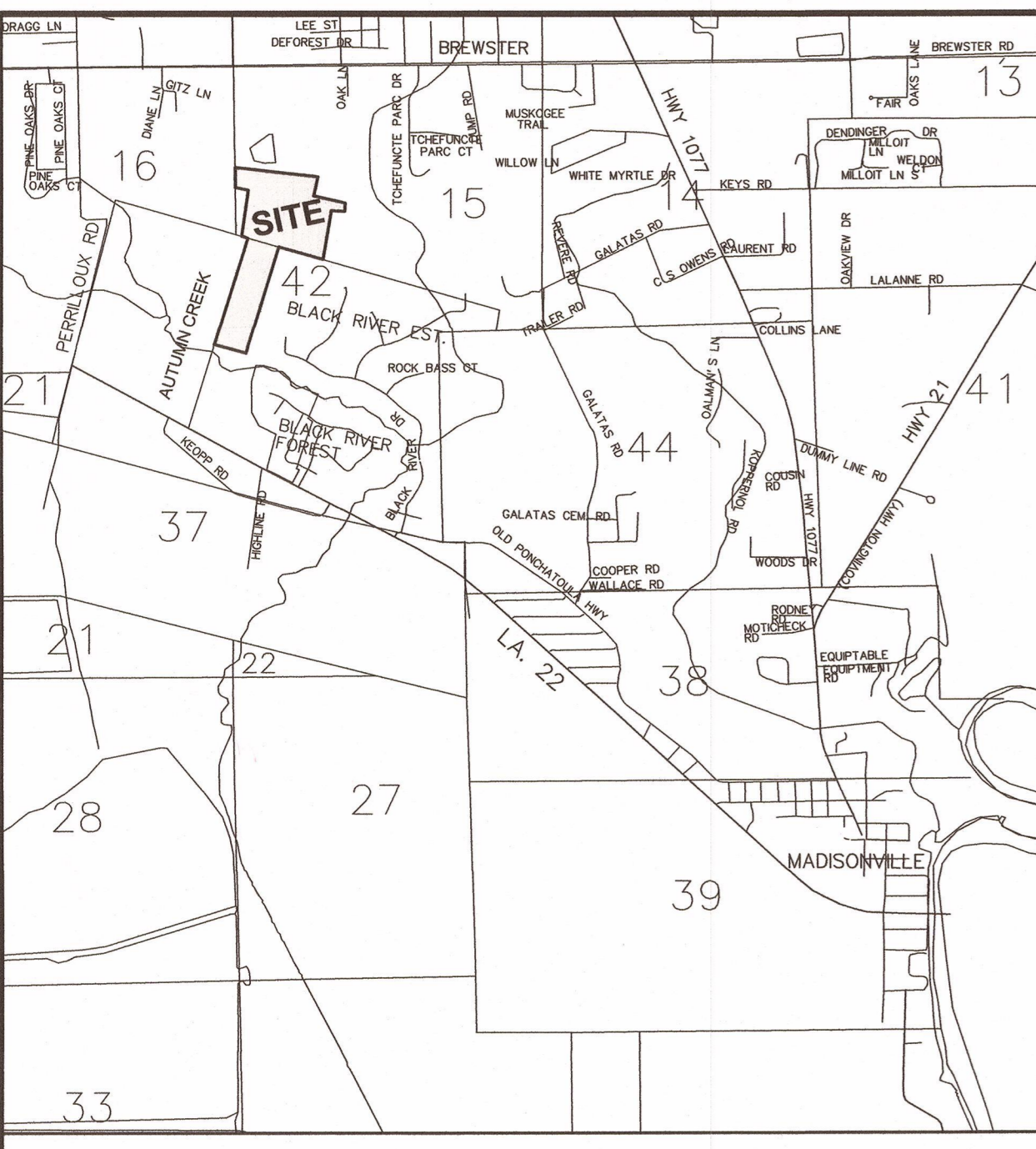
MINIMUM RESTRICTIVE COVENANTS

- 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 SYSTEMS, ALL AS APPROVED BY 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:  
FRONT-25', SIDE-5', REAR-20' & SIDE STREET-15'
- 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 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.
- 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 ZONE C, F.I.R.M. PANEL NO. 225205 0215 C, REVISED 4-2-91.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
- THE "OPEN" OR GREENSPACE AREAS AND PONDS AREAS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY FIVE (35') FEET FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS OF WAY INTERSECT.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 2018-00001, ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

DEDICATION:  
ALL STREET RIGHTS OF WAY, DRAINAGE SERVITUDES AND RETENTION AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THESE AMENITIES SHALL BE MAINTAINED BY THE PARISH OF ST. TAMMANY, THE STREET SIGNAGE, TRAFFIC CONTROL, SIGNAGE AND THE SIGN POST SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

Spring Haven LLC BY *Jam Mosat* Feb 15, 2018  
OWNER DATE

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, FOR A CLASS "C" SURVEY.

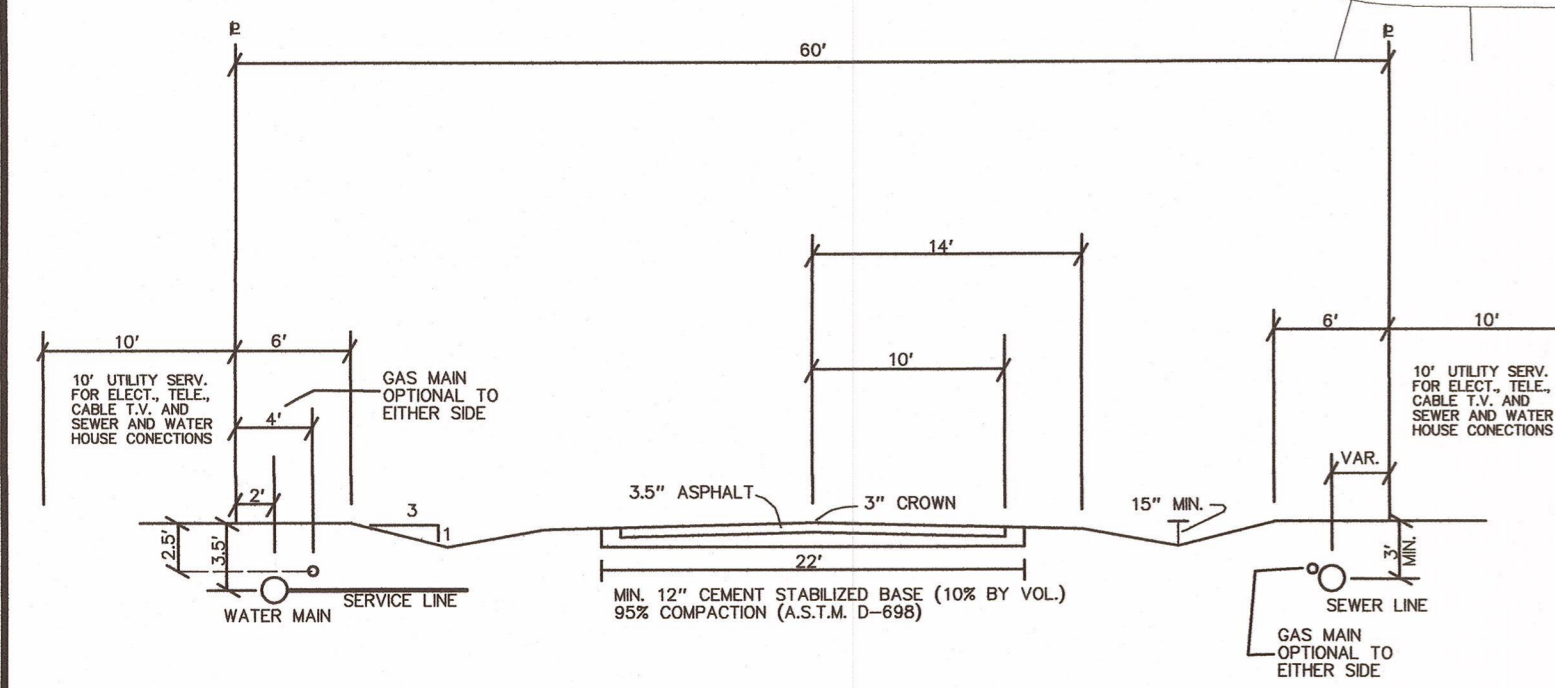


## VICINITY MAP

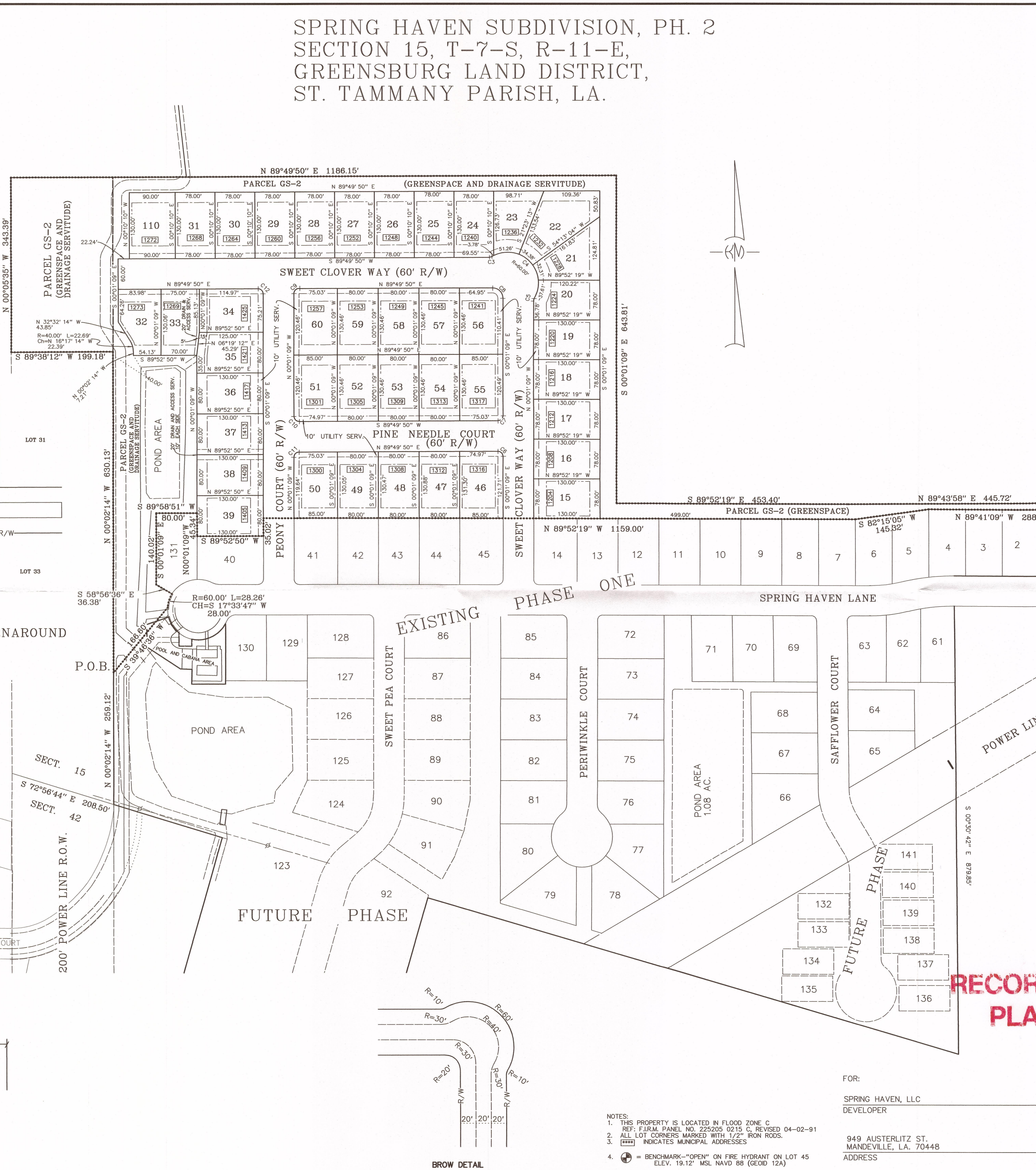
Legal Description  
A certain parcel of land situated in Section 15, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:  
Commence at the Section Corner common to Sections 15, 16 and 42; Township 7 South, Range 10 East and measure South 72 degrees 56 minutes 44 seconds East a distance of 208.50 feet; Thence North 00°02'14" West a distance of 259.12 to the POINT OF BEGINNING.  
From the POINT OF BEGINNING measure  
North 00°02'14" West a distance of 630.13 feet to a point;  
Thence South 89°49'50" East a distance of 199.18 feet to a point;  
Thence North 00°02'35" West a distance of 343.39 feet to a point;  
Thence North 89°49'50" East a distance of 1,185.15 feet to a point;  
Thence South 00°01'09" East a distance of 643.81 feet to a point;  
Thence South 89°52'19" East a distance of 453.40 feet to a point;  
Thence North 89°43'58" East a distance of 445.72 feet to a point;  
Thence South 00°27'37" East a distance of 14.10 feet to a point;  
Thence North 89°41'09" West a distance of 288.82 feet to a point;  
Thence South 82°15'05" West a distance of 145.32 feet to a point;  
Thence North 89°52'19" West a distance of 1,159.00 feet to a point;  
Thence South 00°01'09" East a distance of 35.02 feet to a point;  
Thence South 89°52'50" West a distance of 130.00 feet to a point;  
Thence North 00°01'09" West a distance of 45.34 feet to a point;  
Thence South 89°58'51" East a distance of 80.00 feet to a point;  
Thence South 00°01'09" East a distance of 140.02 feet to a point;  
Thence South 58°56'36" East a distance of 38.38 feet to a point on a curve;  
Thence along a curve to the left having a radius of 80.00 feet, a delta of 26°59'14", an arc length of 28.00 feet, and a chord which bears South 17°33'47" West having a chord distance of 28.00 feet to a point; Thence South 39°42'30" West a distance of 186.60 feet to the point OF BEGINNING, and containing 17.8519 acre(s) of land, more or less.

## CURVE DATA

No.	RADIUS	LENGTH	CHORD BEARING AND LENGTH
C3	10.00'	5.41'	N 74°19'45" E 5.35'
C4	60.00'	159.34'	N 45°05'40" W 116.47'
C5	10.00'	5.41'	N 15°28'56" E 5.35'
C6	10.00'	15.73'	N 45°05'40" W 14.16'
C7	10.00'	15.68'	N 44°54'20" E 14.12'
C8	20.00'	31.47'	N 45°05'40" W 28.32'
C9	10.00'	15.68'	N 44°54'20" E 14.12'
C10	10.00'	15.73'	N 45°05'40" W 14.16'
C11	10.00'	15.68'	N 44°54'20" E 14.12'
C12	10.00'	15.73'	N 45°05'40" W 14.16'



TYPICAL STREET SECTION  
SCALE 1"=10'



BROW DETAIL

- NOTES:  
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C.  
REF: F.I.R.M. PANEL NO. 225205 0215 C, REVISED 04-02-91  
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.  
3. [ ] INDICATES MUNICIPAL ADDRESSES  
4. [ ] = BENCHMARK-"OPEN" ON FIRE HYDRANT ON LOT 45  
ELEV. 19.12' MSL NAVD 88 (GEOID 12A)

FOR:  
SPRING HAVEN, LLC  
DEVELOPER  
  
949 AUSTERLITZ ST.  
MANDEVILLE, LA. 70448  
ADDRESS

17.85 ac.	41	2250'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	PUD	450'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

APPROVAL  
*Don Keller*  
CHAIRMAN PARISH PLANNING COMMISSION  
  
*Don Keller*  
SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
*Shana Hess*  
DATE FILED 02-16-2018 FILE NO. 5713

**RECORDED  
PLAT**

CLERK OF COURT Shana Hess, Deputy Clerk

## FINAL PLAT

SPRING HAVEN SUBDIVISION, PH. 2  
SECTION 15, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

MARK	REVISIONS	DATE
	02-14-18	

**KELLY J. McHUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST. - MANDEVILLE, LA. 70448-5611

SCALE: 1" = 100'  
DATE: 10-11-17  
DRAWN: DRJ  
JOB NO.: 15-062  
CHECKED: KJM  
DWG. NO.: 15-062-PP



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 22, 2024

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

Re: Tribute at Tamanend Subdivision, Phase 1  
Warranty Obligation - \$87,384.00 – Bond No. 800054932

Honorable Council Members,

The Warranty Obligation in the amount of \$87,384.00 expires May 16, 2024 and is scheduled for review by the Parish Council at the April 4, 2024 meeting.

The developer was notified on January 12, 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. Repair asphalt pavement cracks within Phase 1 of this development (See pictures #1 - #3);
2. Ponding water observed in front of Lot #269 needs to be corrected (See pictures #4 & #5);
3. Siltation accumulated on the concrete curbs along Rouquette Drive needs to be cleaned (See picture #6);
4. Re-establish and correct the temporary gravel T-turn arounds located at the end of Tribute Drive, Rouquette Drive, and Thurston Drive (See pictures #7 - #9);
5. Replace/Repair all leaning signage throughout Phase 1 of this development (See pictures # 10 & #11 – Typical Comment);
6. Replace blue reflectors where missing (See picture #12 – 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 January 9, 2024*

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  
Ms. Elizabeth H. Songy, P.E. – Duplantis Design Group, P.C.



Picture 1



Picture 2





Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10





Picture 11



Picture 12