

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6517

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON PERFORMANCE AND/OR WARRANTY OBLIGATIONS

WHEREAS, The Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Performance and/or Warranty Obligations are maturing in the near future; and

WHEREAS, these Performance and/or Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendation of the Department of Finance and the Department of Engineering, and approves the following action regarding Performance and/or Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

<u>NAME OF SUBDIVISION</u>	<u>OBLIGATION</u>	<u>RECOMMENDATION</u>
Ashton Parc Subdivision, 4th Filing	WARRANTY	Extend for one (1) year or
Amount: \$ 66,500.00		until the work is satisfactorily
Expires: November 14, 2021		accomplished.
Ward 8, District 8		
Bedico Creek Subdivision, Parcel F	WARRANTY	Extend for one (1) year or
Amount: \$ 42,100.00		until the work is satisfactorily
Expires: November 18, 2021		accomplished.
Ward 1, District 1		
Maison du Lac Subdivision, Phase 3B	WARRANTY	Release upon expiration
Amount: \$ 28,500.00		
Expires: November 25, 2021		
Ward 1, District 1		
Money Hill Plantation, Phase 7B-1	WARRANTY	Extend for one (1) year or
Amount: \$ 57,100.00	(Extended)	until the work is satisfactorily
Expires: November 21, 2021		accomplished.
Ward 6, District 6		
Penn Mill Place Subdivision	PERFORMANCE	Release upon expiration
Amount: \$ 25,200.00	(Converted)	
Expires: November 1, 2021		
Ward 3, District 3		
Spring Lakes Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$ 52,300.00	(Extended)	until the work is satisfactorily
Expires: November 25, 2021		accomplished.
Ward 1, District 3		

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: SECONDED BY:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF OCTOBER , 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



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. **Ashton Parc Subdivision, 4th Filing**
Warranty Obligation - \$66,500.00 - Extend
2. **Bedico Creek Subdivision, Parcel F**
Warranty Obligation - \$42,100.00 - Extend
3. **Maison du Lac Subdivision, Phase 3B**
Warranty Obligation - \$28,500.00 - Release upon expiration
4. **Money Hill Plantation, Phase 7B-1**
Extended Warranty Obligation - \$57,100.00 - Extend
5. **Penn Mill Place Subdivision**
Performance Obligation (converted from a Warranty Obligation) - \$25,200.00 - Release upon expiration
6. **Spring Lakes Subdivision, Phase 2**
Extended Warranty Obligation - 52,300.00 - Extend

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Ashton Parc Subdivision, 4th Filing	WARRANTY	Extend for one (1) year or
Amount: \$66,500.00		until the work is satisfactorily
Expires: November 14, 2021		accomplished.
Ward 8, District 8		
Bedico Creek Subdivision, Parcel F	WARRANTY	Extend for one (1) year or
Amount: \$42,100.00		until the work is satisfactorily
Expires: November 18, 2021		accomplished.
Ward 1, District 1		
Maison du Lac Subdivision, Phase 3B	WARRANTY	Release upon expiration
Amount: \$28,500.00		
Expires: November 25, 2021		
Ward 1, District 1		
Money Hill Plantation, Phase 7B-1	WARRANTY	Extend for one (1) year or
Amount: \$57,100.00	(Extended)	until the work is satisfactorily
Expires: November 21, 2021		accomplished.
Ward 6, District 6		
Penn Mill Place Subdivision	PERFORMANCE	Release upon expiration
Amount: \$25,200.00	(Converted)	
Expires: November 1, 2021		
Ward 3, District 3		
Spring Lakes Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$52,300.00	(Extended)	until the work is satisfactorily
Expires: November 25, 2021		accomplished.
Ward 1, District 3		

























ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 22, 2021

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

Re: Bedico Creek Subdivision, Parcel F
Warranty Obligation - \$42,100.00 - LOC #2009366
Bedico Creek Preserve, LLC

Honorable Council Members,

The Warranty Obligation in the amount of \$42,100.00 expires November 18, 2021 and is scheduled for review by the Parish Council at the October 7, 2021 meeting.

The developer was notified on July 27, 2021 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 field punch list items remain:

1. Rout out and fill all non-keyway cracks in the concrete roadways throughout this phase of Bedico Creek (Typical Comment);
2. Fix wash out occurring at the Drop Inlet located at the corner of Lot #636 and reestablish the drainage swale.

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

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, 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
Mr. Jeff Schoen, Jones Fussell, LLP`



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 22, 2021

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

Re: Maison du Lac Subdivision, Phase 3B
Warranty Obligation - \$28,500.00 - LOC #662
WBB Realty, LLC

Honorable Council Members,

The Warranty Obligation in the amount of \$28,500.00 expires November 25, 2021 and is scheduled for review by the Parish Council at the October 7, 2021 meeting.

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

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

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

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

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, 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



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 22, 2021

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

Re: Money Hill Plantation, Phase 7B-1
Warranty Obligation - \$57,100.00 - LOC #646
Money Hill Plantation, LLC

Honorable Council Members,

The extended Warranty Obligation in the amount of \$57,100.00 expires November 21, 2021 and is scheduled for review by the Parish Council at the October 7, 2021 meeting.

The developer was notified on July 21, 2021 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. If not, the obligation will be automatically called.

The following punch list items remain:

1. The roadside shoulders in this phase of Money Hill need to be reestablished and vegetated in several locations (See pictures #1 & #2);
2. The subsurface drain line running between Lots #412 & #413 to the detention pond is exposed near the pond and need to have the appropriate cover added (See picture #3);
3. The cross culvert under Hidden Lake Loop at the Camphill Drive intersection is silted in and needs to be cleaned (See picture #4);
4. The "As-Built Signage Plan" needs to be resubmitted with the speed limit signs corrected to show 25 MPH as installed in this phase of Money Hill;
5. A blue reflector is missing on Hidden Lake Loop near the corner of Lots #420 & #421 and needs to be re-installed.
6. The swale running southwest from the cross culvert under Hidden Lake Loop at Camphill Drive towards the lake needs to be regarded to provide positive flow (See picture #5).

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.

This is a private subdivision and the Parish is not responsible for any maintenance.

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 July 16, 2021

xc: Honorable Michael Copper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.













ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

September 22, 2021

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

Re: Penn Mill Place Subdivision
Performance Obligation (Converted) - \$25,200.00 - LOC #598
Penn Mill Place, LLC

Honorable Council Members,

The Performance Obligation (converted from a Warranty Obligation on November 1, 2018) in the amount of \$25,200.00 expires November 1, 2021 and is scheduled for review by the Parish Council at the October 7, 2021 meeting.

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

Therefore, it is recommended that the Performance Obligation be released upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5654.

Sincerely,

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

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

Attachment: Penn Mill Place Subdivision Recorded Plat File No. 5654

xc: Honorable Michael Cooper
Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Ms. Tim Brown
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Truman Sharp, III
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Corie Herberger, Penn Mill Place, LLC
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 22, 2021

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

Re: Spring Lakes Subdivision, Phase 2
Warranty Obligation \$52,300.00 - Bond #30081799
Lonesome Development, LLC

Honorable Council Members,

The extended Warranty Obligation in the amount of \$52,300.00 expires on November 25, 2021 and is scheduled for review by the Parish Council at the October 7, 2021 Parish Council meeting.

The developer was notified on July 21, 2021 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. If not, the obligation will be automatically called.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items listed on the attachment referenced below. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,



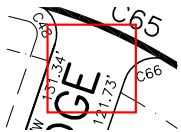
Daniel P. Hill, P.E.
Director, Department of Engineering

*Attachments: Spring Lakes Subdivision, Phase 2 120 Day Warranty Obligation Markup Summary
Representative photos from site inspection performed on July 20, 2020*

xc: Honorable Michael Cooper
Honorable Martha J. Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Tim Henning, Lonesome Development, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC

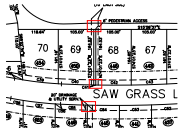
Spring Lakes, Ph. 2 - Warranty Obligation Letter - 31 JUL20.pdf Markup Summary

Theodore C. Reynolds (14)



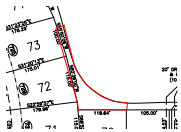
Subject: Roadway Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 3:16:49 PM
Status:
Color: ■
Layer:
Space:

The pavement along Elk Ridge needs to be repaired. (See picture #1)



Subject: Drairage Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 3:59:07 PM
Status:
Color: ■
Layer:
Space:

Erosion issues need to be corrected within the drainage servitudes between lots #68-69 and lots #235-236. (See pictures #6, #7 & #8)



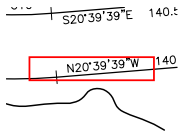
Subject: Pond Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:23:09 PM
Status:
Color: ■
Layer:
Space:

The pond bank behind lots #70-73 needs a mature stand of vegetation.



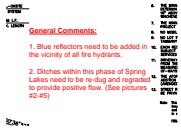
Subject: Greenspace Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:34:15 PM
Status:
Color: ■
Layer:
Space:

The greenspace area to the west of lot #85 needs to be vegetated. (See picture #24)



Subject: Pavement Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:39:21 PM
Status:
Color: ■
Layer:
Space:

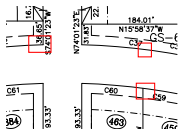
What is the additional pavement in front of the Pool & Cabana Area for? Is this additional parking?



Subject: General Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:41:07 PM
Status:
Color: ■
Layer:
Space:

General Comments:

1. Blue reflectors need to be added in the vicinity of all fire hydrants.
2. Ditches within this phase of Spring Lakes need to be re-dug and regraded to provide positive flow. (See pictures #2-#5)



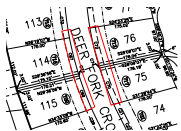
Subject: Erosion Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:42:14 PM
Status:
Color: ■
Layer:
Space:

Erosion issues at the intersection of Saw Grass Loop and Deer Fork Crossing need to be corrected. (See pictures #10, #11 & #13)



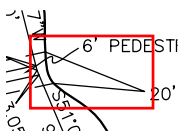
Subject: Draiage Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:42:51 PM
Status:
Color: ■
Layer:
Space:

Remove debris and regrade the ditches along the south side of Saw Grass Loop to provide positive flow. (See pictures #9 & #12).



Subject: Shoulder Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:43:21 PM
Status:
Color: ■
Layer:
Space:

The roadside shoulders in the vicinity of lots #75-76 and #114-115 need to be regraded to eliminate standing water, and vegetated. (See pictures #14 & #15)



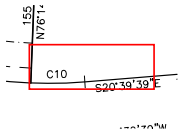
Subject: Draiage Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:44:00 PM
Status:
Color: ■
Layer:
Space:

The erosion and sedimentation build up at the subsurface pipe outfall between lots #75-76 need to be corrected. (See pictures #16 & #17)



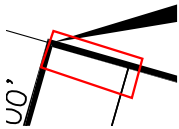
Subject: Pavement Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 7/30/2020 5:45:23 PM
Status:
Color: ■
Layer:
Space:

A section of Deer Fork Crossing is beginning to ravel and needs to be corrected. (See picture #22)



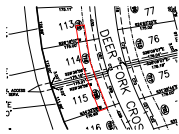
Subject: Draiange Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 10:03:47 AM
Status:
Color: ■
Layer:
Space:

The erosion issues and standing water near the Pool/Cabana Area driveway need to be corrected. (See pictures #25-27)



Subject: Culvert Comment
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 10:10:45 AM
Status:
Color: ■
Layer:
Space:

The Deer Fork Crossing cross-culvert at the Tantella Ranch Road entrance is laid backwards and has less than 2" of cover over the top of pipe. (See picture #21)



Subject: Erosion Comments
Page Label: Final Plat
Page Index: 2
Author: Theodore C. Reynolds
Date: 8/6/2020 9:56:16 AM
Status:
Color: ■
Layer:
Space:

Conduit was jack and bored through a drain line causing significant erosion and undermining issues. This drain line needs to be replaced and the erosion/undermining issues corrected. (See pictures #18 - #20)

FINAL PLAT OF SPRING LAKES * PHASE 2 A PLANNED UNIT DEVELOPMENT

SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

44.434 ACRES	NO. OF LOTS	CENTRAL-ONSITE SEWER SYSTEM	PUD	PRESENT ZONING
415,000 sq. ft.	297	CENTRAL-ONSITE	PLANNED UNIT DEVELOPMENT	
Avg. Lot Size	1,397 sq. ft.	WATER SYSTEM		
FORMS	1,000A L.F.			
STREET LENGTH	MAX. R.L. LENGTH			
LAKE PONTCHARTRAIN	ULTIMATE SURFACE WATER DISPOSAL			

- ### RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO OPERATIONS OF ANY NATURE SHALL BE CONDUCTED ON THE PREMISES AND WATER SYSTEMS ARE INSTALLED AND OPERABLE IN CONFORMANCE WITH THE COMMUNITY CENTRAL SERVICE AND PUBLIC UTILITIES ACT AND ALL UTILITIES SHALL BE INSTALLED AND OPERABLE IN CONFORMANCE WITH THE COMMUNITY CENTRAL SERVICE AND PUBLIC UTILITIES ACT AND ALL UTILITIES SHALL BE INSTALLED AND OPERABLE IN CONFORMANCE WITH THE COMMUNITY CENTRAL SERVICE AND PUBLIC UTILITIES ACT.
 - CONSTRUCTION OF ANY NATURE INCLUDING FENCING IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 - NO MOBILE HOMES WILL BE PERMITTED IN THE SUBDIVISION.
 - STALLS WILL BE FURNISHED WITHOUT THE PRIOR APPROVAL OF THE ST.
 - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE CENTRAL SERVICE AND PUBLIC UTILITIES ACT.
 - ROADWAYS OR DRIVEWAYS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF THE SAID PROPERTY ADJACENT TO THE INTERSECTION OF SAID ROADWAYS.
 - NO IMPROVEMENTS SHALL BE MADE IN ANY LOT OR DEED IN VIOLATION OF THE RESTRICTIONS ON THE FINAL SUBDIVISION PLAN.
 - STREET FRONT-OF-YARD DRAINAGE SYSTEM, SEWERAGE SYSTEMS AND GREENSPACE SHALL BE PRIVATELY MAINTAINED.
- Note: This is a preliminary plan and should not be used for construction purposes without the approval of the St. Tammany Parish Planning Commission.

PROPERTY DESCRIPTION

A 44.434 ACRES PARCEL OF GROUND SITUATED IN SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, ALSO KNOWN AS SPRING LAKES, PHASE 2. This parcel contains approximately 44.434 acres of land, more or less, and is bounded on the north by the intersection of the right-of-way of TANTILLA RANCH ROAD, on the east by the right-of-way of SAW GRASS LOOP, on the south by the right-of-way of SAW GRASS LOOP, and on the west by the right-of-way of DEER CREEK CROSSING.

FINAL PLANS
RECEIVED
12/13/2019 - 8:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING REVIEW COPY

NO DEDICATION

THE DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT VALID UNLESS THE PUBLIC IN GENERAL, BY RESOLUTION OF THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LOUISIANA, HAS ACCEPTED THE DEDICATION OF THE SAID STREETS AND ROADWAYS. THE BOARD OF SUPERVISORS OF ST. TAMMANY PARISH, LOUISIANA, HAS ACCEPTED THE DEDICATION OF THE SAID STREETS AND ROADWAYS BY RESOLUTION NO. 13497, DATED 11/19/2019.

APPROVAL

CHADWYN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REVISION DATE: 12-13-2019

DRAWN BY: RMB

CHECKED BY: RMB

DATE: 11-19-2019

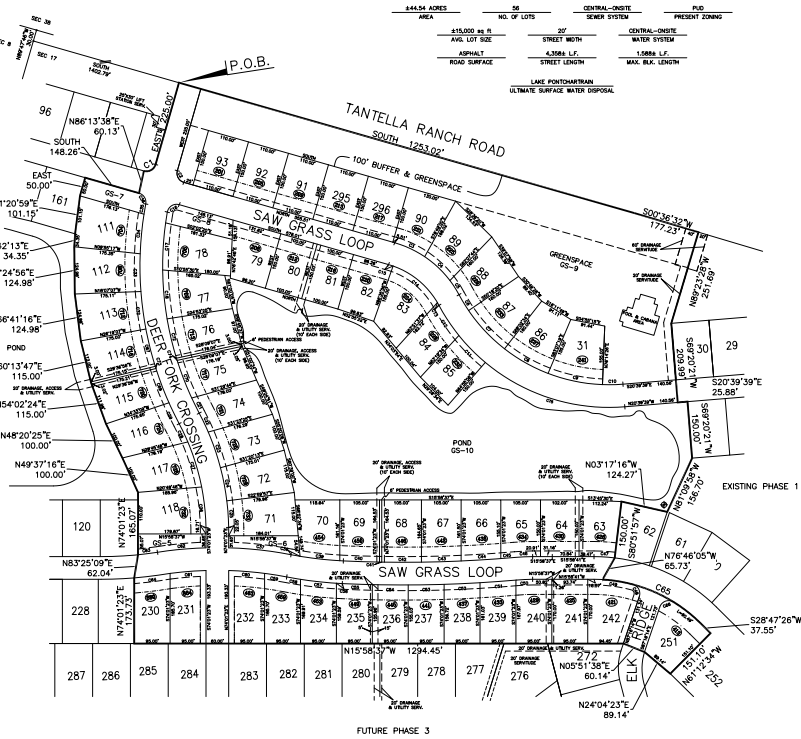
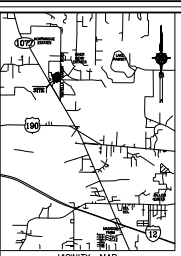
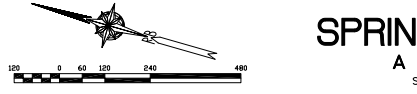
SCALE: 1"=120' ±

SHEET NO. 13497

SHEET

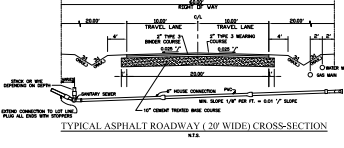
SPRING LAKES * PHASE 2
A PLANNED UNIT DEVELOPMENT
SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS * PLANNERS * CONSULTANTS
202 N. OGDEN ST., SUITE 200
(504) 884-1586 * FAX (504) 884-1588



CURVE TABLE

Stationing	Curve Data
N77°42'13"E 34.35'	...
N73°24'56"E 124.98'	...
N66°41'16"E 124.98'	...
N60°13'47"E 115.00'	...
N54°02'24"E 115.00'	...
N48°20'25"E 100.00'	...
N49°37'16"E 100.00'	...



- ### FILL AND DRAINING NOTE
- THE SUBSCRIBER HAS BEEN RESPONSIBLE FOR FILLING AND DRAINING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.
- ### GENERAL NOTES
- A 12" UTILITY DRAINAGE & SEWERAGE EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
 - 1/2" DIA. RAIN PIPES TO BE SET IN ALL LOT CORNERS.
 - THERE ARE NO JURISDICTIONAL BOUNDARIES.
 - WATER SURVEY AND BENCH TRAILWAYS WILL BE OFFICE BENCH MARKS AND TREATMENT PLANT LOCATED AT THE NEW "TOXOBERE REGIONAL FACILITIES".
 - ② = MANHOLE NUMBERS
 - ② = THE SPOT ELEVATION IN FEET ON GROUND, ELEVATION 44' NAVD83

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 9268