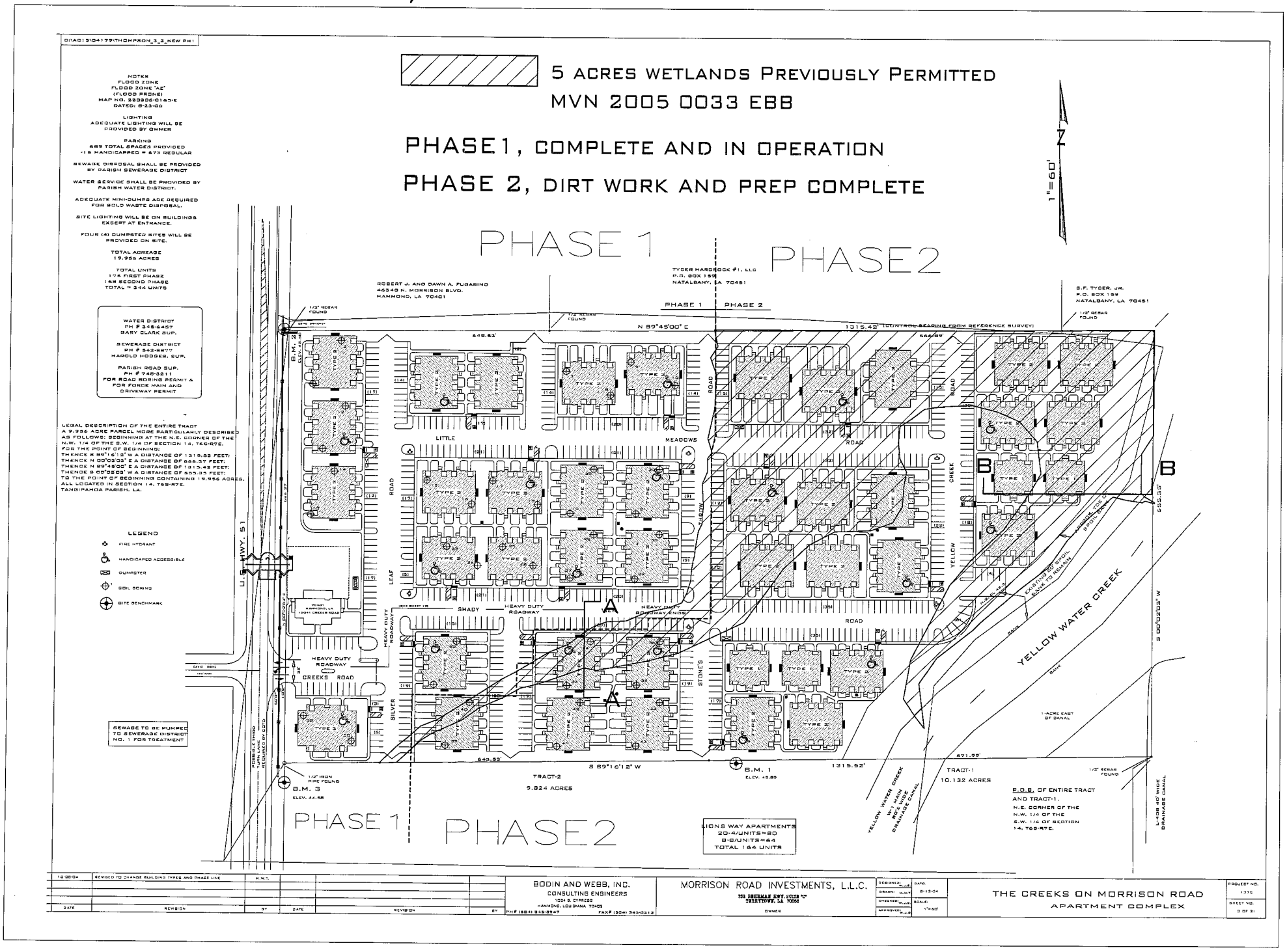
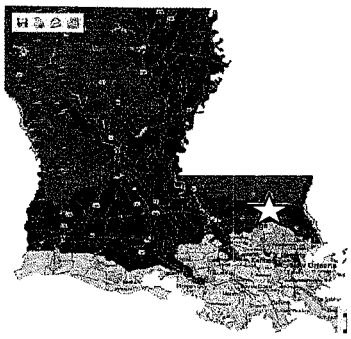
PHASE PLAT.

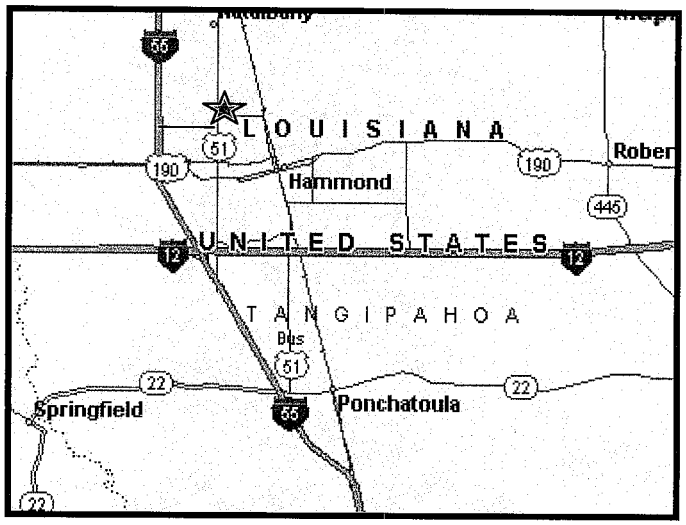


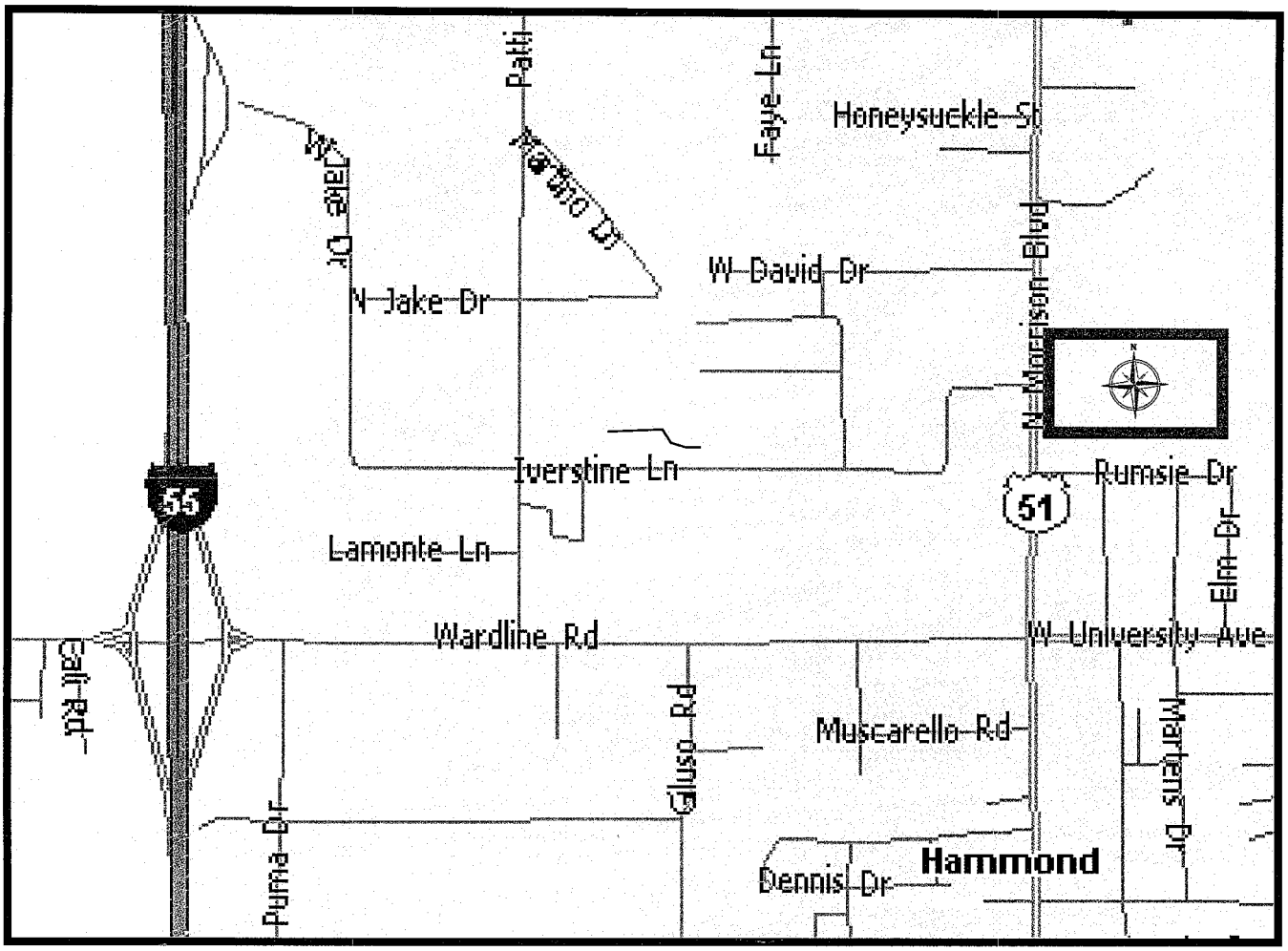
5 ACRES WETLANDS PREVIOUSLY PERMITTED
MVN 2005 0033 EBB
PHASE 1, COMPLETE AND IN OPERATION
PHASE 2, DIRT WORK AND PREP COMPLETE
1"=60'
PHASE 1
PHASE 2
ROBERT J. AND DAWN A. FUGARINO
46348 N. MORRISON BLVD.
HAMMOND, LA 70401
TYCER HARDROCK #1, LLC
P.O. BOX 159
NATALBANY, LA 70451
S.F. TYCER, JR.
P.O. BOX 159
NATALBANY, LA 70451
N 89°45'00" E
1315.42' (CONTROL BEARING FROM REFERENCE SURVEY)
648.53'
666.89'
LITTLE MEADOWS ROAD
SHADY LEAF ROAD
YELLOW CREEK ROAD
SILVER STONE'S ROAD
HEAVY DUTY ROADWAY
HEAVY DUTY ROADWAY ENDS
CREEKS ROAD
U.S. HWY. 51
B.M. 2
B.M. 3
B.M. 1
TRACT-2
9.824 ACRES
TRACT-1
10.132 ACRES
S 89°16'12" W
1315.52'
671.99'
643.53'
655.35'
S 00°02'03" W
YELLOW WATER CREEK
YELLOW WATER CREEK W.I. MAIN 80'± WIDE DRAINAGE CANAL
L-408 40' WIDE DRAINAGE CANAL
EXISTING 60' SPOIL BANK TO REMAIN
1-ACRE EAST OF CANAL
LIONS WAY APARTMENTS
20-4/UNITS=80
8-8/UNITS=64
TOTAL 164 UNITS
P.O.B. OF ENTIRE TRACT AND TRACT-1.
N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S-R7E.
NOTES
FLOOD ZONE
FLOOD ZONE "AE"
(FLOOD PRONE)
MAP NO. 220206-0165-E
DATED: 8-23-00
LIGHTING
ADEQUATE LIGHTING WILL BE PROVIDED BY OWNER
PARKING
689 TOTAL SPACES PROVIDED
-16 HANDICAPPED = 673 REGULAR
SEWAGE DISPOSAL SHALL BE PROVIDED BY PARISH SEWERAGE DISTRICT
WATER SERVICE SHALL BE PROVIDED BY PARISH WATER DISTRICT.
ADEQUATE MINI-DUMPS ARE REQUIRED FOR SOLID WASTE DISPOSAL.
SITE LIGHTING WILL BE ON BUILDINGS EXCEPT AT ENTRANCE.
FOUR (4) DUMPSTER SITES WILL BE PROVIDED ON SITE.
TOTAL ACREAGE
19.956 ACRES
TOTAL UNITS
176 FIRST PHASE
168 SECOND PHASE
TOTAL = 344 UNITS
WATER DISTRICT
PH # 345-6457
GARY CLARK SUP.
SEWERAGE DISTRICT
PH # 542-8877
HAROLD HODGES, SUP.
PARISH ROAD SUP.
PH # 748-3211
FOR ROAD BORING PERMIT & FOR FORCE MAIN AND DRIVEWAY PERMIT
LEGAL DESCRIPTION OF THE ENTIRE TRACT
A 9.956 ACRE PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S-R7E.
FOR THE POINT OF BEGINNING:
THENCE S 89°16'12" W A DISTANCE OF 1315.52 FEET;
THENCE N 00°02'03" E A DISTANCE OF 666.37 FEET;
THENCE N 89°45'00" E A DISTANCE OF 1315.42 FEET;
THENCE S 00°02'03" W A DISTANCE OF 655.35 FEET;
TO THE POINT OF BEGINNING CONTAINING 19.956 ACRES.
ALL LOCATED IN SECTION 14, T6S-R7E.
TANGIPAHOA PARISH, LA.
LEGEND
FIRE HYDRANT
HANDICAPED ACCESSIBLE
DUMPSTER
SOIL BORING
SITE BENCHMARK
SEWAGE TO BE PUMPED TO SEWERAGE DISTRICT NO. 1 FOR TREATMENT
BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1024 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (504) 345-3947 FAX# (504) 345-0313
MORRISON ROAD INVESTMENTS, L.L.C.
OWNER
DATE: 8-12-04
SCALE: 1"=60'
THE CREEKS ON MORRISON ROAD
APARTMENT COMPLEX
PROJECT NO. 1370
SHEET NO. 3 OF 31

General Vicinity Maps



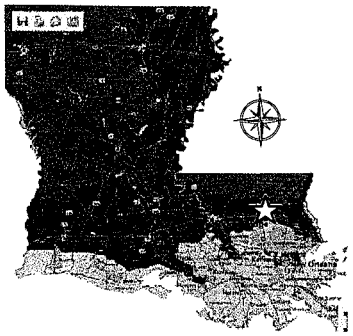
Lat: 30 deg, 31 min, 41 sec N
Long: 90 deg, 29 min, 49 sec W
Hammond Quad





HYDRIK
WETLANDS CONSULTANTS

USGS TOPO MAPS



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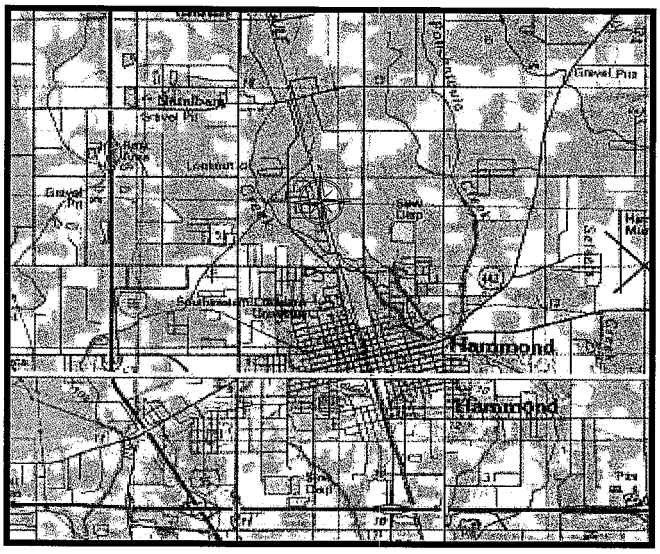
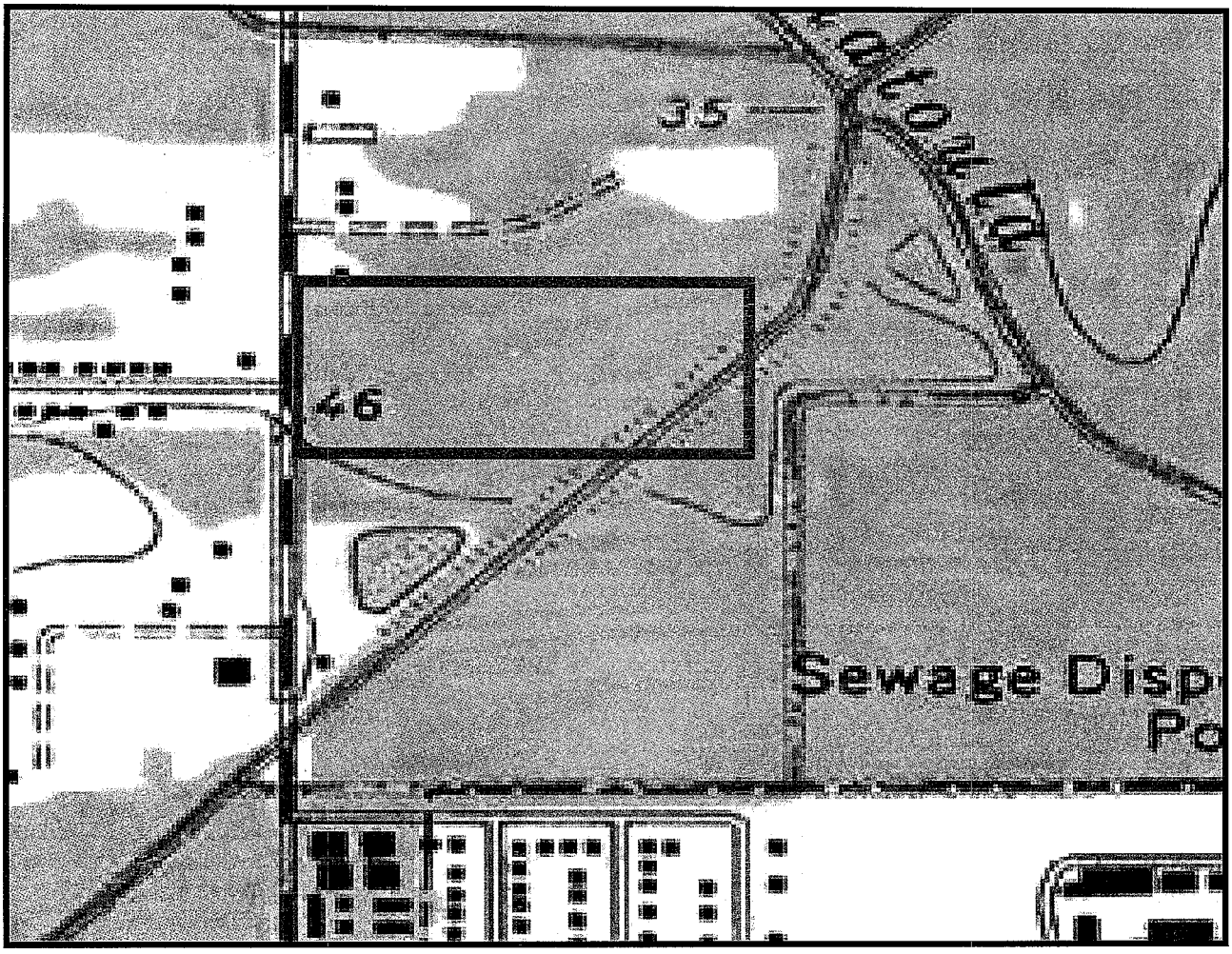
Long: 90 deg, 28 min, 49 sec W
Hammond Quad





HYDRIK
WETLANDS CONSULTANTS

C:\A013\04179\THOMPSON_3_3_NEW PH1

FINAL PLAN

THE CREEKS

ON MORRISON ROAD

SECTION 14, T6S-R7E

NOTES
FLOOD ZONE
FLOOD ZONE "AE"
(FLOOD PRONE)
MAP NO. 220206-0155-E
DATED: 9-29-00

LIGHTING
ADEQUATE LIGHTING WILL BE PROVIDED BY OWNER

PARKING
689 TOTAL SPACES PROVIDED
-16 HANDICAPPED = 673 REGULAR

SEWAGE DISPOSAL SHALL BE PROVIDED BY PARISH SEWERAGE DISTRICT

WATER SERVICE SHALL BE PROVIDED BY PARISH WATER DISTRICT.

ADEQUATE MINI-DUMPS ARE REQUIRED FOR SOLID WASTE DISPOSAL.

SITE LIGHTING WILL BE ON BUILDINGS EXCEPT AT ENTRANCE.

FOUR (4) DUMPSTER SITES WILL BE PROVIDED ON SITE.

TOTAL ACREAGE
19.956 ACRES

TOTAL UNITS
176 FIRST PHASE
168 SECOND PHASE
TOTAL = 344 UNITS

WATER DISTRICT
PH # 345-6457
GARY CLARK SUP.

SEWERAGE DISTRICT
PH # 542-8877
HAROLD HODGES, SUP.

PARISH ROAD SUP.
PH # 748-3211
FOR ROAD BORING PERMIT & FOR FORCE MAIN AND DRIVEWAY PERMIT

LEGAL DESCRIPTION OF THE ENTIRE TRACT
A 9.956 ACRE PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S-R7E.
FOR THE POINT OF BEGINNING:
THENCE S 89°16'12" W A DISTANCE OF 1315.52 FEET;
THENCE N 00°02'03" E A DISTANCE OF 666.37 FEET;
THENCE N 89°45'00" E A DISTANCE OF 1315.42 FEET;
THENCE S 00°02'03" W A DISTANCE OF 659.35 FEET;
TO THE POINT OF BEGINNING CONTAINING 19.956 ACRES, ALL LOCATED IN SECTION 14, T6S-R7E.
TANGIPAHOA PARISH, LA.

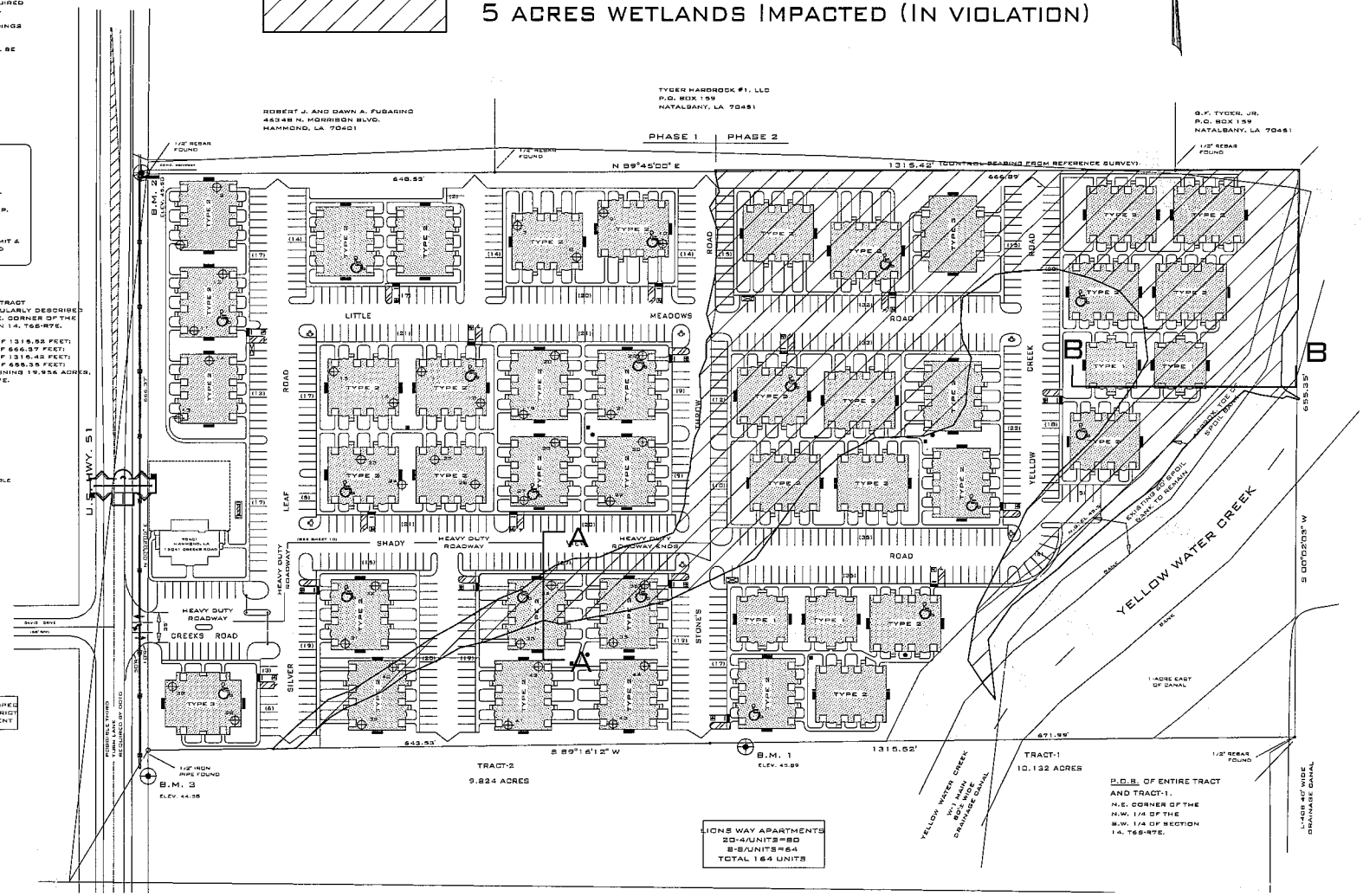
LEGEND
- FIRE HYDRANT
- HANDICAPPED ACCESSIBLE
- DUMPSTER
- SOIL BORING
- SITE BENCHMARK

SEWAGE TO BE PUMPED TO SEWERAGE DISTRICT NO. 1 FOR TREATMENT

5 ACRES WETLANDS IMPACTED (IN VIOLATION)

1" = 60'

N



DATE	REVISION	BY	DATE	REVISION	BY
10-08-04	REVISED TO CHANGE BUILDING TYPES AND PHASE LINE	H.W.T.			

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
13224 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (504) 345-3947 FAX# (504) 345-0313

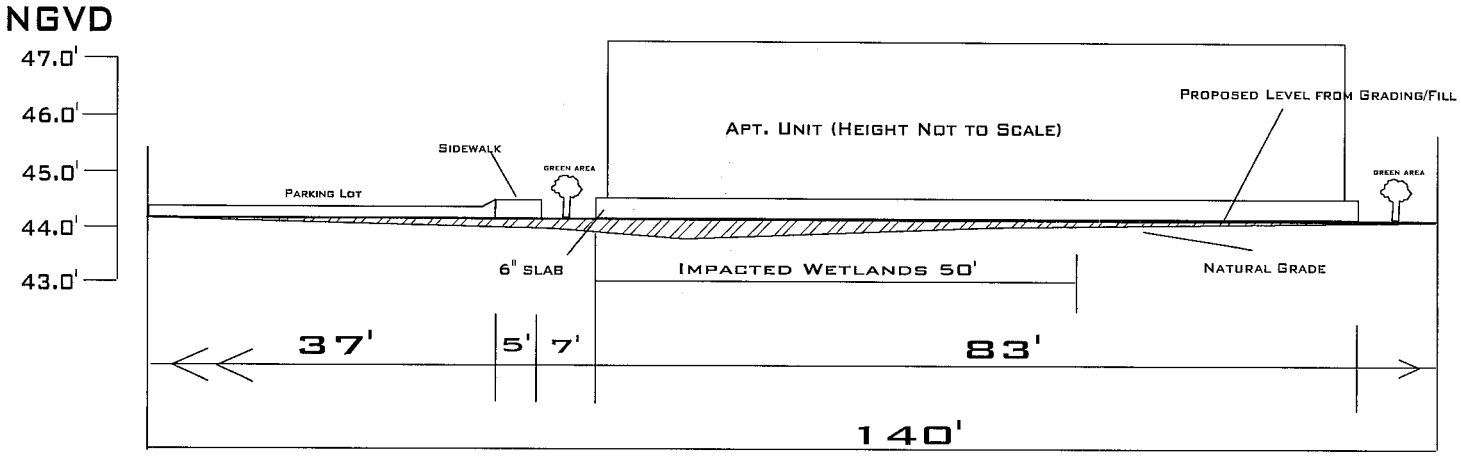
MORRISON ROAD INVESTMENTS, L.L.C.
705 BERNHARD BLVD. SUITE "C"
HARTTOWN, LA 70056
OWNER

DESIGNED	W.J.B.	DATE	8-12-04
DRAWN	H.W.T.		
CHECKED	W.J.B.	SCALE	1"=60'
APPROVED	W.J.B.		

THE CREEKS ON MORRISON ROAD
APARTMENT COMPLEX

PROJECT NO. 1370
SHEET NO. 3 OF 21

SECTION A-A

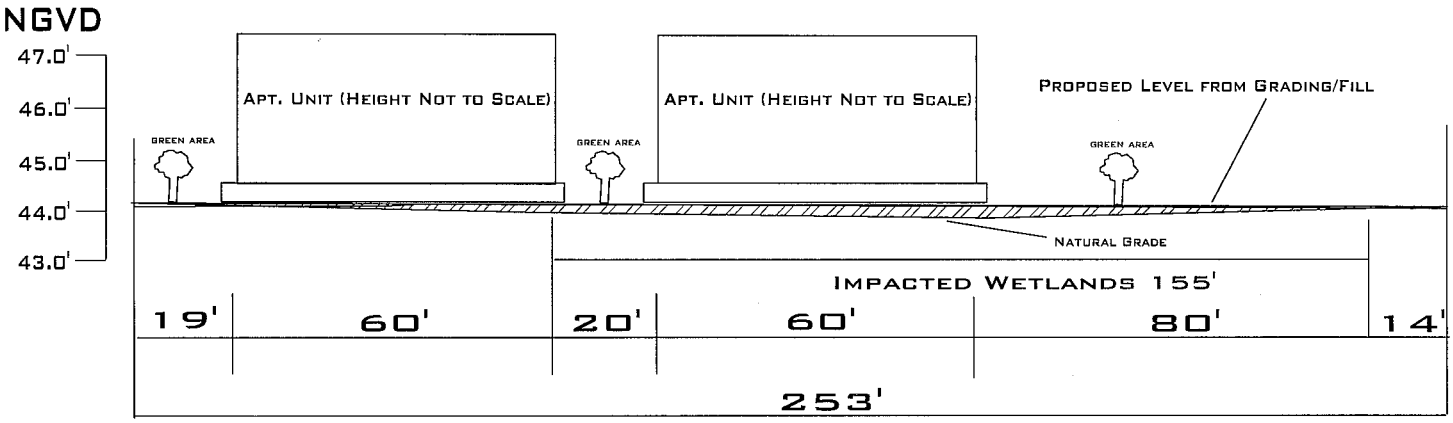


Vertical Scale: as indicated

Horizontal Scale: as indicated

Fill/grading in wetlands, 5.0 acres at 3 inch average depth

SECTION B-B



Vertical Scale: as indicated

Horizontal Scale: as indicated

Fill/grading in wetlands, 5.0 acres at 3 inch average depth

Morrison Rd. Investments
SECTION VIEW
Tangipahoa Parish, Louisiana

Hydrik Wetlands Consultants
102 East Thomas St. Suite 1
Hammond, LA 70401
985 429 0333 ph.
309 418 8743 fax
WWW.HYDRIK.COM

PRJT.#	0451c
DRAWN BY:	MJH
CHECKED BY:	TPM
APPROVED BY:	
REV.	