

# Exhibit J. Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map



# Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546  
Fax: (225) 767-0060

June 14, 2016

Mr. Michael Tomlinson  
St. Tammany Economic Development Foundation  
21489 Koop Drive, Suite 7  
Mandeville, LA 70471

Re. Tamanend Business Park West Site Wastewater System Cost Estimate  
CSRS Job No. 214094

Dear Mr. Tomlinson:

According our research, the Tamanend Business Park West Site in St. Tammany Parish, Louisiana has no existing wastewater infrastructure on site. A plan to improve and upgrade the wastewater infrastructure is in place.

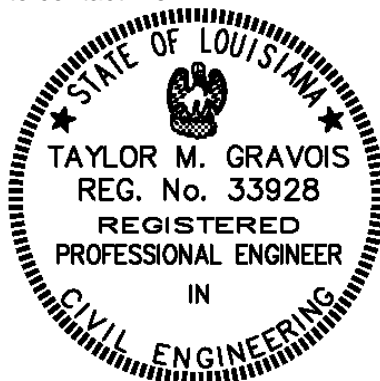
A sewer and water master plan has been developed by Richard C. Lambert Consultants. In addition, a sewer and water design plan has been provided for the Tamanend Business Park West site and infrastructure upgrades are currently being constructed.

A force main that begins at a proposed wastewater treatment facility and ends 1,400 feet west of the site is currently installed. In order to service the Tamanend Business Park West site, approximately 1,400 feet of additional force main is required. The force main required to service the site is currently under construction. A lift station to service the site does not exist, but will be designed and built to suit the prospective user of the property. A phasing plan has been established for the wastewater treatment facility beginning with 30,000 gallons per day and eventually expanding up to 600,000 gallons per day.

Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,  
CSRS, Inc.

Taylor M. Gravois, PE, PLS





# Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map

Proposed Wastewater Upgrade  
Tamanend Business Park West Site  
St. Tammany Parish, LA

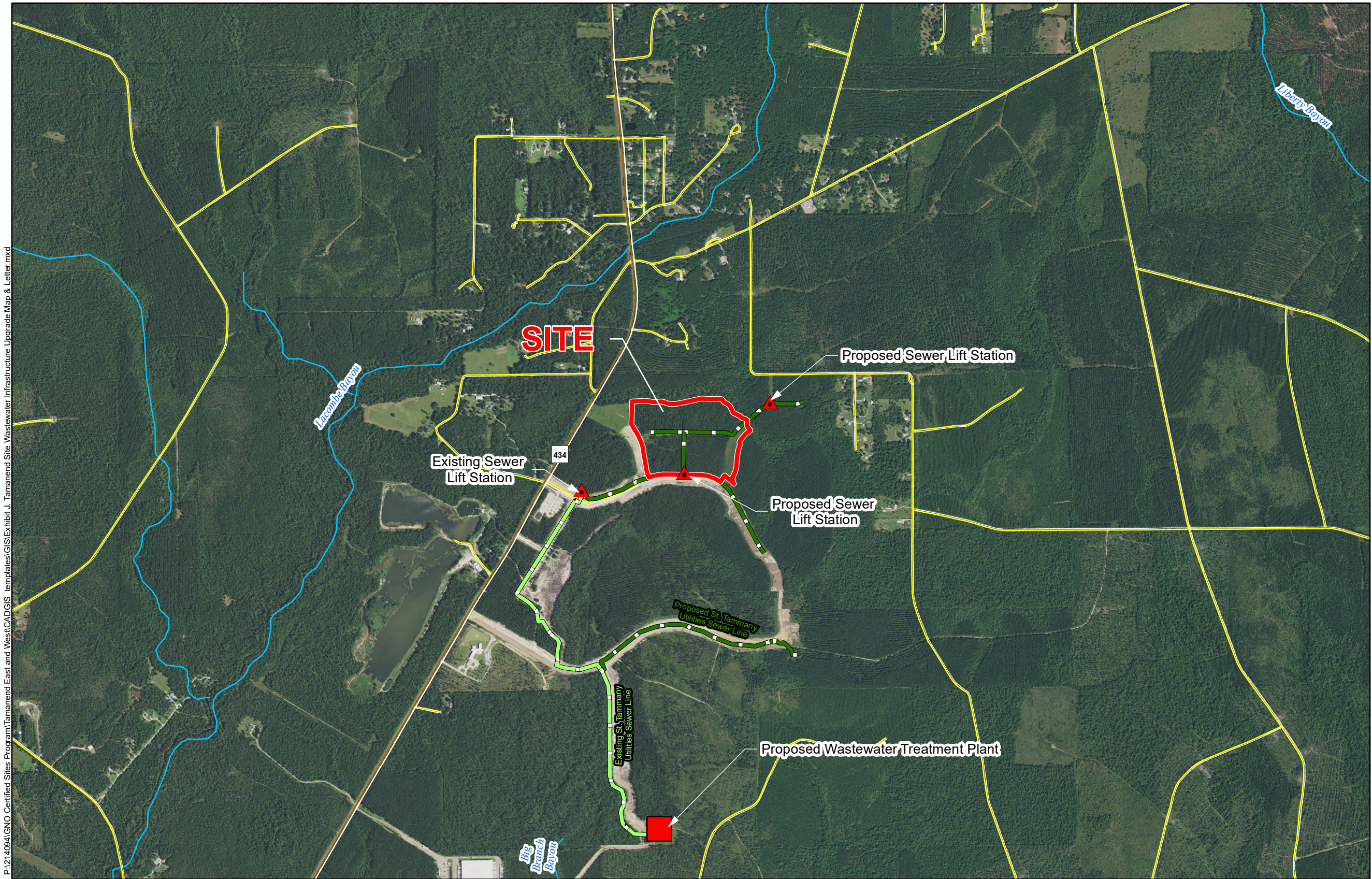
St. Tammany EDF



St. Tammany Parish

## LEGEND

- Site Boundary (48.34 Ac. ±)
- Existing St. Tammany Utilities Sewer Line
- Proposed St. Tammany Utilities Sewer Line
- Existing Roadway**
  - Rural State Highway
  - Local Roads
  - Stream



## General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Sewer lines shown are based on Tamanend Master Plan and conversations with contractor performing construction. Actual location may vary. Line shown is for visualization purposes only.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:20,000  
0 1,000 2,000 Feet



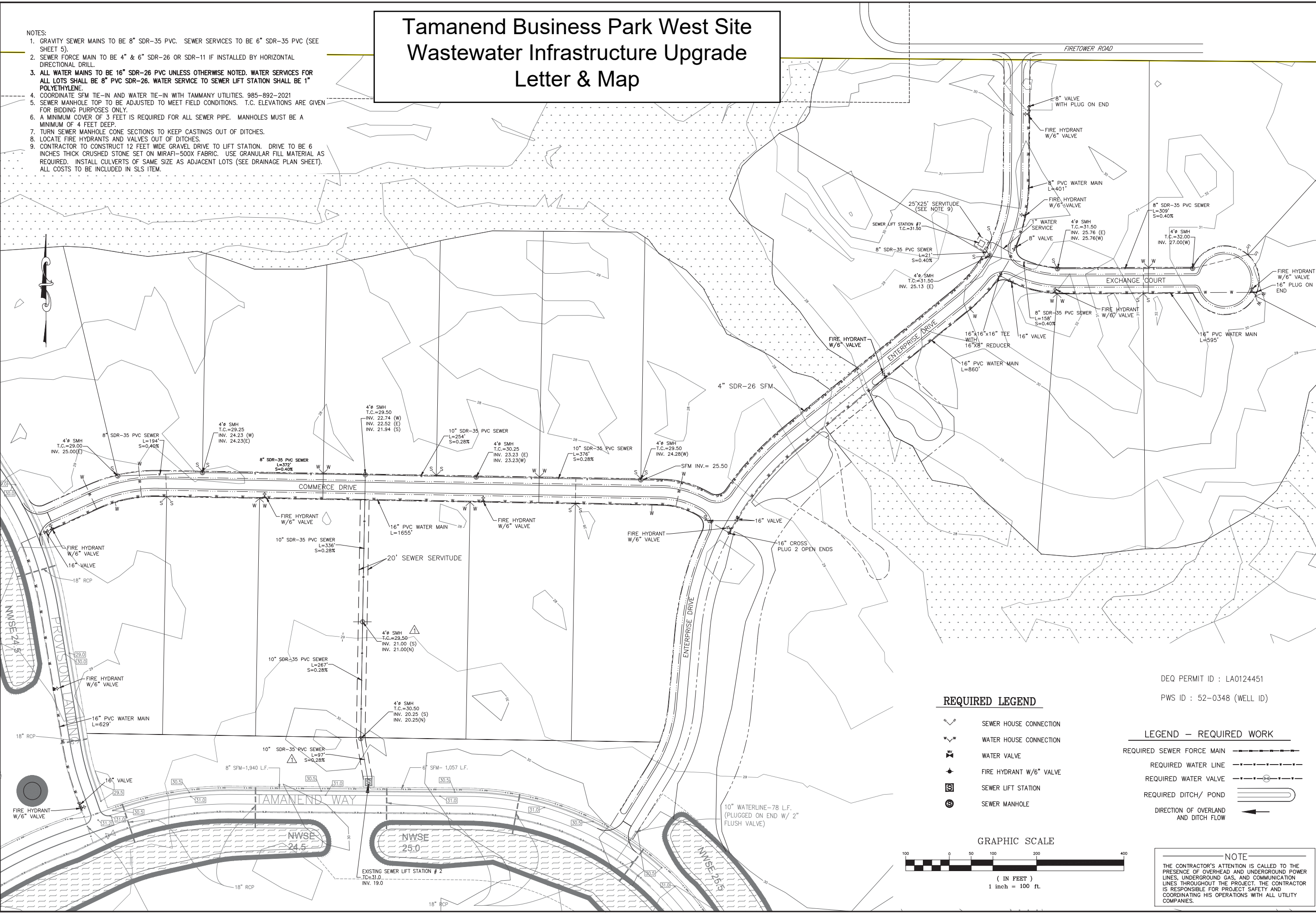
Date: 6/13/2016  
Project Number: 214094  
Drawn By: AMB  
Checked By: JAY





- NOTES:
1. GRAVITY SEWER MAINS TO BE 8" SDR-35 PVC. SEWER SERVICES TO BE 6" SDR-35 PVC (SEE SHEET 5).
  2. SEWER FORCE MAIN TO BE 4" & 6" SDR-26 OR SDR-11 IF INSTALLED BY HORIZONTAL DIRECTIONAL DRILL.
  3. ALL WATER MAINS TO BE 16" SDR-26 PVC UNLESS OTHERWISE NOTED. WATER SERVICES FOR ALL LOTS SHALL BE 8" PVC SDR-26. WATER SERVICE TO SEWER LIFT STATION SHALL BE 1" POLYETHYLENE.
  4. COORDINATE SFM TIE-IN AND WATER TIE-IN WITH TAMMANY UTILITIES. 985-892-2021
  5. SEWER MANHOLE TOP TO BE ADJUSTED TO MEET FIELD CONDITIONS. T.C. ELEVATIONS ARE GIVEN FOR BIDDING PURPOSES ONLY.
  6. A MINIMUM COVER OF 3 FEET IS REQUIRED FOR ALL SEWER PIPE. MANHOLES MUST BE A MINIMUM OF 4 FEET DEEP.
  7. TURN SEWER MANHOLE CONE SECTIONS TO KEEP CASTINGS OUT OF DITCHES.
  8. LOCATE FIRE HYDRANTS AND VALVES OUT OF DITCHES.
  9. CONTRACTOR TO CONSTRUCT 12 FEET WIDE GRAVEL DRIVE TO LIFT STATION. DRIVE TO BE 6 INCHES THICK CRUSHED STONE SET ON MIRAFI-500X FABRIC. USE GRANULAR FILL MATERIAL AS REQUIRED. INSTALL CULVERTS OF SAME SIZE AS ADJACENT LOTS (SEE DRAINAGE PLAN SHEET). ALL COSTS TO BE INCLUDED IN SLS ITEM.

# Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map



### REQUIRED LEGEND

- SEWER HOUSE CONNECTION
- WATER HOUSE CONNECTION
- WATER VALVE
- FIRE HYDRANT W/6" VALVE
- SEWER LIFT STATION
- SEWER MANHOLE

### LEGEND - REQUIRED WORK

- REQUIRED SEWER FORCE MAIN
- REQUIRED WATER LINE
- REQUIRED WATER VALVE
- REQUIRED DITCH/ POND
- DIRECTION OF OVERLAND AND DITCH FLOW

### GRAPHIC SCALE



### NOTE

THE CONTRACTOR'S ATTENTION IS CALLED TO THE PRESENCE OF OVERHEAD AND UNDERGROUND POWER LINES, UNDERGROUND GAS, AND COMMUNICATION LINES THROUGHOUT THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY AND COORDINATING HIS OPERATIONS WITH ALL UTILITY COMPANIES.



**RICHARD C. LAMBERT**  
CONSULTANTS, L.L.C.  
900 W. Causeway Approach  
Mandeville, LA 70471  
985-727-4440  
Fax: 985-727-4447

DESIGNED	CHECKED	DATE	BY
FJZ	FJZ	10/24/14	8
DETAILED	CHECKED	DATE	BY
BAF	FJZ	10/24/14	8
REV. PER DHH COMMENTS DATED	DATE	REVISION DESCRIPTION	
10/24/14	DATE	REV. PER DHH COMMENTS DATED 10/12/14	

## SEWER AND WATER PLAN

TAMANEND BUSINESS PARK

Project Number:  
RCLC No: 714-10



Sheet Number:

# Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map

NOTES:

1. SEWER MAINS TO BE 8" SDR-35 PVC. SEWER SERVICES TO BE 6" SDR-35 PVC (SEE SHEET 4).
2. SEWER FORCE MAIN TO BE SDR-26 OR SDR-11 IF INSTALLED BY HORIZONTAL DIRECTIONAL DRILL.
3. WATER MAINS TO BE 10", 12" AND 16" SDR-26 PVC. WATER SERVICES TO SEWER LIFT STATIONS SHALL BE 1" POLYETHYLENE (SEE SHEET 37).
4. COORDINATE SFM TIE-IN AND WATER TIE-IN WITH TAMMANY UTILITIES. 985-892-2021
5. SEWER MANHOLE TOP TO BE ADJUSTED TO MEET FIELD CONDITIONS. T.C. ELEVATIONS ARE GIVEN FOR BIDDING PURPOSES ONLY.
6. A MINIMUM COVER OF 3 FEET IS REQUIRED FOR ALL SEWER PIPE. MANHOLES MUST BE A MINIMUM OF 4 FEET DEEP.
7. TURN SEWER MANHOLE CONE SECTIONS TO KEEP CASTINGS OUT OF DITCHES.
8. LOCATE FIRE HYDRANTS AND VALVES OUTSIDE OF DITCHES. SEE FIRE HYDRANT DETAIL ON SHEET 5.
9. INCLUDE REQUIRED FITTINGS AND OTHER MISCELLANEOUS MATERIALS REQUIRED FOR A COMPLETE INSTALLATION IN THE RESPECTIVE WATER AND SEWER LINE ITEMS.
10. SEE SHEET 2K-2S FOR ACTUAL FIRE HYDRANT PLACEMENT.

REQUIRED SEWER FORCE MAIN	
REQUIRED WATER LINE	
REQUIRED WATER VALVE	
REQUIRED DITCH/ POND	
DIRECTION OF OVERLAND AND DITCH FLOW	
SEWER HOUSE CONNECTION	
WATER HOUSE CONNECTION	
REQUIRED FIRE HYDRANT WITH 6" GATE VALVE	
REQUIRED SEWER LIFT STATION	
REQUIRED SEWER MANHOLE	

( IN FEET )  
1 inch = 200 ft.

WATER SYSTEM ID :  
TAMANEND REGIONAL WATER FACILITY

THE CONTRACTOR'S ATTENTION IS CALLED TO THE PRESENCE OF OVERHEAD AND UNDERGROUND POWER LINES, UNDERGROUND GAS, AND COMMUNICATION LINES THROUGHOUT THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY AND COORDINATING HIS OPERATIONS WITH ALL UTILITY COMPANIES.

**RICHARD C. LAMBERT**  
CONSULTANTS, L.L.C.  
900 W. Causeway Approach  
Mandeville, LA 70471  
985-727-4440  
Fax: 985-727-4447

DESIGNED	FJZ
CHECKED	FJZ
DETAILED	LBW
CHECKED	FJZ
DATE	03/02/15

5	2-04-15	REV. 12" WATERLINE ON NORTH SIDE OF LEGENDS BLVD.	F.I.Z.
4	1-09-15	ADDED 12" WATERLINE ON SOUTH SIDE OF LEGENDS BLVD.	F.I.Z.
3	9-02-14	REV. DITCH AND EFF. SEWER PIPE FROM WWTP TO BIG BRANCH BAYOU	F.I.Z.
2	6-19-14	REV. DITCH, WATERLINE, SERV. & S.F.M. TO ACCOMMODATE S.T.A.C. DITCH	F.I.Z.
1	2-14-14	REVISED 16" WATER LINE AT TAMANEND WAY ROUNDABOUT	F.I.Z.

# MASTER SEWER AND WATER PLAN

TAMANEND WREDCO 434 DEVELOPMENT

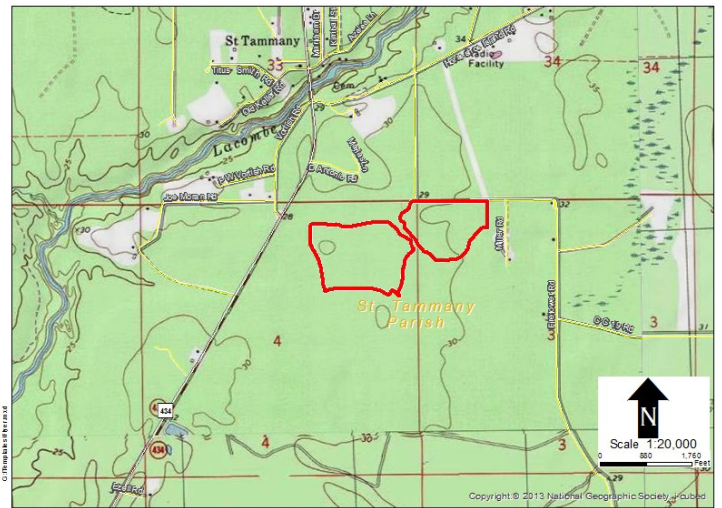
Project Number:  
RCLC No: 713-T7



04/15/15  
Sheet Number:

3





## Tamanend Business Park West Site Wastewater Infrastructure Upgrade Letter & Map

Site Map 1

Site Map 2

Date: 06/01/2016

Provider Name: Tammany Utilities

Address: 21454 Koop Drive

City: Mandeville

State: LA Zip Code: 70471

### Contact Information

Name: Tim Brown

Phone: (985) 898-2535

Email: tbrown@stpgov.org

Title: Utility Manager

Is wastewater collection currently available at this site? ☐ Yes ☒ No Is there a force main at or near the site? ☒ Yes ☐ No

What is the distance in feet to the closest wastewater collection line to service this site?

1,250

What is the size (inches in diameter) of the nearest line?

10

What is the total capacity of the nearest lift station in gallons per day

0

NPDES permit number of sewer provider

LA0124451

What is the total capacity of the wastewater system in gallons per day

30,000

What is the current average daily use of the existing wastewater system in gallons per day

0

What is the peak load on the existing wastewater system in gallons per day

0

What is the excess capacity of the existing wastewater system in gallons per day

0

What are the pre-treatment requirements to discharge to the wastewater system?

Is a plan underway to improve services at or near this site within the next year? If so, please provide anticipated upgrades, location, and time for implementation.

The current development is still under construction. The Lift stations and WWTP have not yet been completed. A phasing plan has been established for the wastewater treatment beginning with 30,000 gpd and eventually expanding up to 600,000 gpd. Eventually, there will be another lift station constructed that will be adjoining the to the subject property. No as-built plans are available currently.