



# Staff Report

## Major Subdivision B

Case #: SUB-2018-07-00087

### Attachments:

Staff Report, Final Plat & Construction Drawings, Approval review letters, Photos, Application, Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, August 2, 2018

City Council: Tuesday August 14, 2018

### City Council Request

1) A resolution to approve preliminary subdivision request by Landrick Real Estate for Covington Ridge Subdivision in accordance with preliminary plat and construction plans by McLin Taylor, Inc. dated 7/25/2018 (Case#SUB-2018-07-00087)

Approved with conditions by the Planning Commission

Conditions: 1) Infrastructure must be completed within 1 year in accordance with UDC 2) Landscape Plan Provided 3) Entrance with sign, retention pond with fountain, park/playground area, and fencing installed all in accordance with renderings and construction plans. 4) Final sewer plan approved by sewer district.

### Site Information:

**Location (Address):** TEMPADD6 Old Covington Hwy

**Council District:** City Council District 2

**Existing Zoning:** PD

**Future Land Use:** Low Density Residential

**Existing Land Use:** Unimproved

### Site Description:

Undeveloped Property that fronts Old Covington Hwy to the South and E. Park Ave. to the North. Property is located at the end of the current city limits. Gulf South gas pipeline servitude running north and south on the far east property line. The most southwestern lots are located in Flood Zone "A".

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-8
South	Outside City Limits
West	Outside City Limits
East	Outside City Limits

### Additional Information:

11/08/2006: Annexed by Ord#06-4079

12/7/2006: Planning Commission Approved Subdivision

12/19/2006: City Council approved by Resolution Covington Ridge Subdivision

12/28/2006: Plat was pre-maturely recorded

8/05/2014: Subdivision never constructed and owner vacated the subdivision. City Council approved vacation by Ord#14-5373

6/26/2018: City Council approved rezoning from RS-3 to PD based on plan by McLin Taylor dated 5/14/2018 by Ord#18-5561

**Findings:**

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

**Public Hearing:**

**For:** Jennifer Lee (Attorney), Thomas McKeller (Owner)

**Against:**

**Commission Recommendation:**

**Motion:** Motion to approve with listed conditions

**For:** Jeffrey Smith, Stanley Young, Jimmy Meyer, Matt Sandifer

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis

**INDEX TO SHEETS**

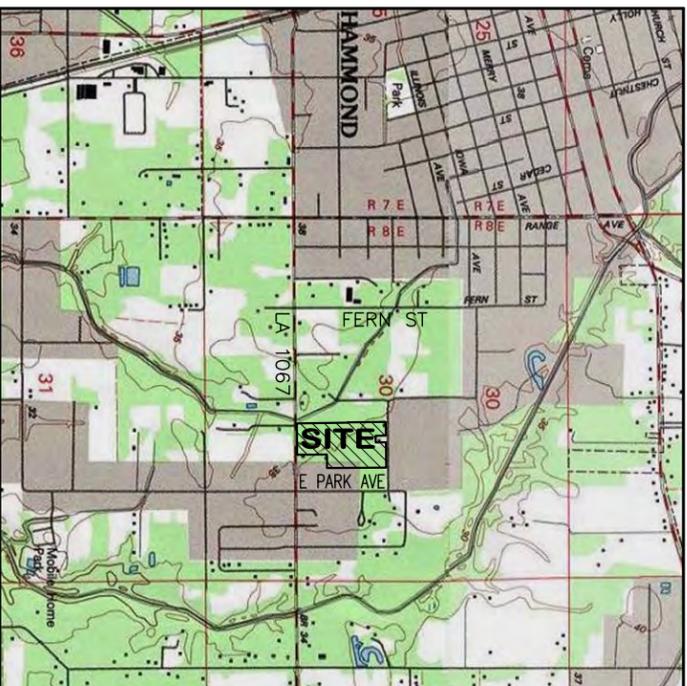
SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
1A	PRELIMINARY PLAT
2	TYPICAL SECTION
3	GRADING & DRAINAGE LAYOUT
3A	PAVING & LIGHTING PLAN
4	SANITARY SEWER & WATER MAIN LAYOUT
5	SANITARY SEWER & WATER MAIN DETAILS
6	GUTTER INLET DETAIL
7	GRATE INLET DETAIL
8	SIDEWALK HANDICAP RAMP DETAILS

**PRELIMINARY PLANS**  
**FOR**  
**COVINGTON RIDGE**  
**(A SINGLE FAMILY RESIDENTIAL SUBDIVISION)**  
 LOCATED IN SECTION 30, T6S-R8E  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH  
 CITY OF HAMMOND, LOUISIANA

**PLAN OF PROPOSED**  
**STREET, DRAINAGE, WATER**  
**AND SEWERAGE IMPROVEMENTS**  
**COVINGTON RIDGE**

**GENERAL CONSTRUCTION NOTES:**

- 1) CONTOURS SHOWN EXISTED PRIOR TO CONSTRUCTION AND SHALL NOT BE USED FOR SUBSEQUENT ACTIVITY.
- 2) UNLESS OTHERWISE SPECIFIED, ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF HAMMOND UDC & CITY OF HAMMOND CONSTRUCTION SPECIFICATIONS, WITH THE EXCEPTION OF WORK PERFORMED WITHIN THE LOT/D RIGHT-OF-WAY WHICH WILL BE IN ACCORDANCE WITH THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LATEST EDITION).
- 3) THE ENGINEER WILL PROVIDE THE STAKEOUT OF ALL CONSTRUCTION LAYOUT REQUIRED TO PRODUCE THE DESIGN IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS ONE TIME AT THE OWNER'S EXPENSE. ANY ADDITIONAL STAKEOUT WILL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE INCLUDED IN HIS PRICE. THE ENGINEER SHALL FURNISH ONE BENCH MARK AND TWO CONTROL POINTS.
- 4) CONTRACTOR SHALL INCLUDE IN HIS PRICE, ALL AS-BUILT MEASUREMENTS NEATLY MARKED ON A SET OF CLEAN CONSTRUCTION PLANS WHICH WILL BE FURNISHED BY THE ENGINEER. A TOTAL OF FIVE (5) SETS WILL BE FURNISHED TO THE CONTRACTOR WITHOUT CHARGE. ADDITIONAL SETS WILL BE FURNISHED AT \$75 PER SET.
- 5) THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THE ENGINEER. THE PLANS MAY HAVE ADDITIONAL INFORMATION ADDED IN A CONTINUOUS UPDATING PROCESS AND ALL REVISED SHEETS WILL BE FURNISHED TO THE CONTRACTOR AS REQUIRED.
- 6) THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY REQUIRED PERMITS FROM ANY GOVERNING BODIES AND AGENCIES NEEDED FOR CONSTRUCTION, THESE MAY INCLUDE, BUT NOT LIMITED TO, A DEC UPDES PERMIT, LOT/D DAM PERMIT, DHH SEWER DISCHARGE PERMIT, DEC UPDES NOI SANITARY SEWER DISCHARGE PERMIT (WPS-S) AND A USACE WETLANDS PERMIT.
- 7) CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH TESTING OF STREETS, SEWER, AND WATER SYSTEM, AS REQUIRED BY THE CITY & PARISH. THE TESTING LAB SHALL BE APPROVED BY ENGINEER AND OWNER.
- 8) ALL TRAFFIC AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION. IN ADDITION, NO STREET IN THIS SUBDIVISION IS TO BE OPEN TO TRAFFIC UNTIL PROPER INTERSECTION CONTROL SIGNS HAVE BEEN INSTALLED BY THE CONTRACTOR OR DEVELOPER.
- 9) CONTRACTOR SHALL INCLUDE IN HIS PRICE EROSION CONTROL PROTECTION AT ALL INLETS AND DRAINAGEWAYS. INSTALLATION TO BE MADE PRIOR TO ROUGH GRADING.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF UTILITY COMPANIES AND DETERMINING THE LOCATION OF VARIOUS UTILITY LINES, AND ANY DAMAGE THERETO. NO PERSON SHALL EXCAVATE OR DEMOLISH WITHOUT FIRST ASCERTAINING THE LOCATION OF UNDERGROUND UTILITIES BY SERVING TELEPHONIC NOTICE TO LOUISIANA ONE CALL (FORMERLY DOTTIE). IN ORDER TO SERVE NOTICE OF EXCAVATION, THIS PROGRAM CAN BE REACHED BY CALLING 1-800-272-3020. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND THE EXISTENCE OF ALL BUILDINGS AND UTILITIES BEFORE ANY WORK IS PERFORMED. THE CONTRACTOR SHALL REPAIR ANY LINES DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
- 11) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE A LOUISIANA POLLUTANT DISCHARGE ELIMINATION SYSTEM (LPDES) GENERAL REPORT AND SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF LAR 26000 AND 26001. CONTRACTOR SHALL SUBMIT A POLLUTION PREVENTION PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE SWPPP AND A COPY OF THE COMPLETION REPORT SHALL BE SUBMITTED TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL ALSO IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AT THE CONSTRUCTION SITE DURING THE ENTIRETY OF CONSTRUCTION ACTIVITIES.
- 12) ALL SANITARY SEWER LINES, TREATMENT PLANTS OR SEWERAGE TREATMENT FACILITIES SHALL BE APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH AND HOSPITALS BEFORE BEGINNING CONSTRUCTION OF SEWER IMPROVEMENTS.
- 13) CONTRACTOR SHALL EXCAVATE ALL WICK MATERIAL FROM EXISTING DITCHES BELOW PROPOSED ROADWAY (IF APPLICABLE) AND BACKFILL WITH SUITABLE BASE MATERIAL.
- 14) THE CONTRACTOR IS ADVISED THAT EXISTING OVERHEAD AND UNDERGROUND UTILITIES SUCH AS (BUT NOT LIMITED TO) ELECTRICAL LINES AND POLES, TELEPHONE CABLES, FIBER OPTIC CABLES, GAS LINES, WATER LINES, AND SANITARY SEWER EXIST IN THE AREA WHERE THE PROPOSED IMPROVEMENTS ARE TO BE INSTALLED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO LOCATE AND PROTECT THESE EXISTING UTILITIES DURING THE CONSTRUCTION OF THE WORK TO BE INSTALLED UNDER THIS CONTRACT. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE EXECUTION OF THE WORK UNDER THIS CONTRACT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE OWNER DOES NOT ASSUME OR IMPLY TO ANY LIABILITY FOR THE LOCATION, PROTECTION AND/OR REPAIRS OF ANY EXISTING UTILITIES THAT MAY OCCUPY THE PROJECT SITE OR ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY FOR THE LOCATION OF THEIR UNDERGROUND SERVICE A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE WORK AREA.
- 15) ANY DAMAGE TO PROPERTY CAUSED BY THE CONTRACTOR'S ACTIVITIES WILL BE REPAIRED OR REPLACED PROMPTLY AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE OWNER.



**VICINITY MAP**  
 SCALE: 1" = 1000'

**NOTE:**  
 THE 2016 EDITION OF THE LOUISIANA DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AS AMENDED BY THE PROJECT SPECIFICATIONS, SHALL GOVERN ON THIS PROJECT.

- **REFERENCE BENCHMARK:**  
 GPS-C46NET-RTN (NAD 1983)
- **SITE BENCHMARK:**  
 600' NAIL IN UTILITY POLE NORTH OF LA 1067 AT SOUTH SIDE OF SITE  
 ELEVATION: 32.00 (NAD 1983)

\*\*NOTE: Engineer's Certification: I hereby certify that the design of the subdivision improvements, to the best of my knowledge, conforms to the current Parish Subdivision Regulations, current design standards of the Department of Public Works, and sound engineering practices. These plans are preliminary in nature and are not approved for construction.

DESIGNED BY:

**PRELIMINARY**  
 WILLIAM L. TAYLOR, II  
 PROFESSIONAL ENGINEER

07/25/2018  
 DATE



**COVINGTON RIDGE**  
**PRELIMINARY PLANS**  
**TITLE SHEET**

LOCATED IN SECTION 30, T6S-R8E  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH  
 CITY OF HAMMOND, LOUISIANA  
 FOR  
**LANRICK REAL ESTATE L.L.C.**



**McLin Taylor, Inc.**  
 Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

DATE	REVISIONS
07/25/2018	DATE
	CHECKED BY: WLT
	DESIGNED BY: GBL
	DRAWN BY: EGS

**OWNER: LANRICK REAL ESTATE, L.L.C.**  
 PO BOX 1797  
 HAMMOND, LA 70404  
 CONTACT: THOMAS MCKELLAR  
 (985) 974-7014

SHEET NO. **1**

BASE BEARING: G.P.S. - CAGNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)  
FLOOD ZONE: "X" & "A" BASE FLOOD ELEVATION: 33.0 FT.  
F.E.M.A. F.I.R.M. PANEL NO. 220208 0430 & 0435 F. DATE: 7/22/10

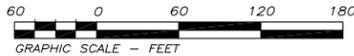
DRAWN BY: CBM  
CHECKED BY: WLT  
FLOOD ZONE SCALED FROM F.I.R.M.

REFERENCE:  
1. BOUNDARY SURVEY OF 2 PARCELS  
SECTION 30, T6S-R8E FOR LANRICK CONTRACTORS, INC.  
BY DENNIS L. GOWIN P.L.S., DATED 3/27/06

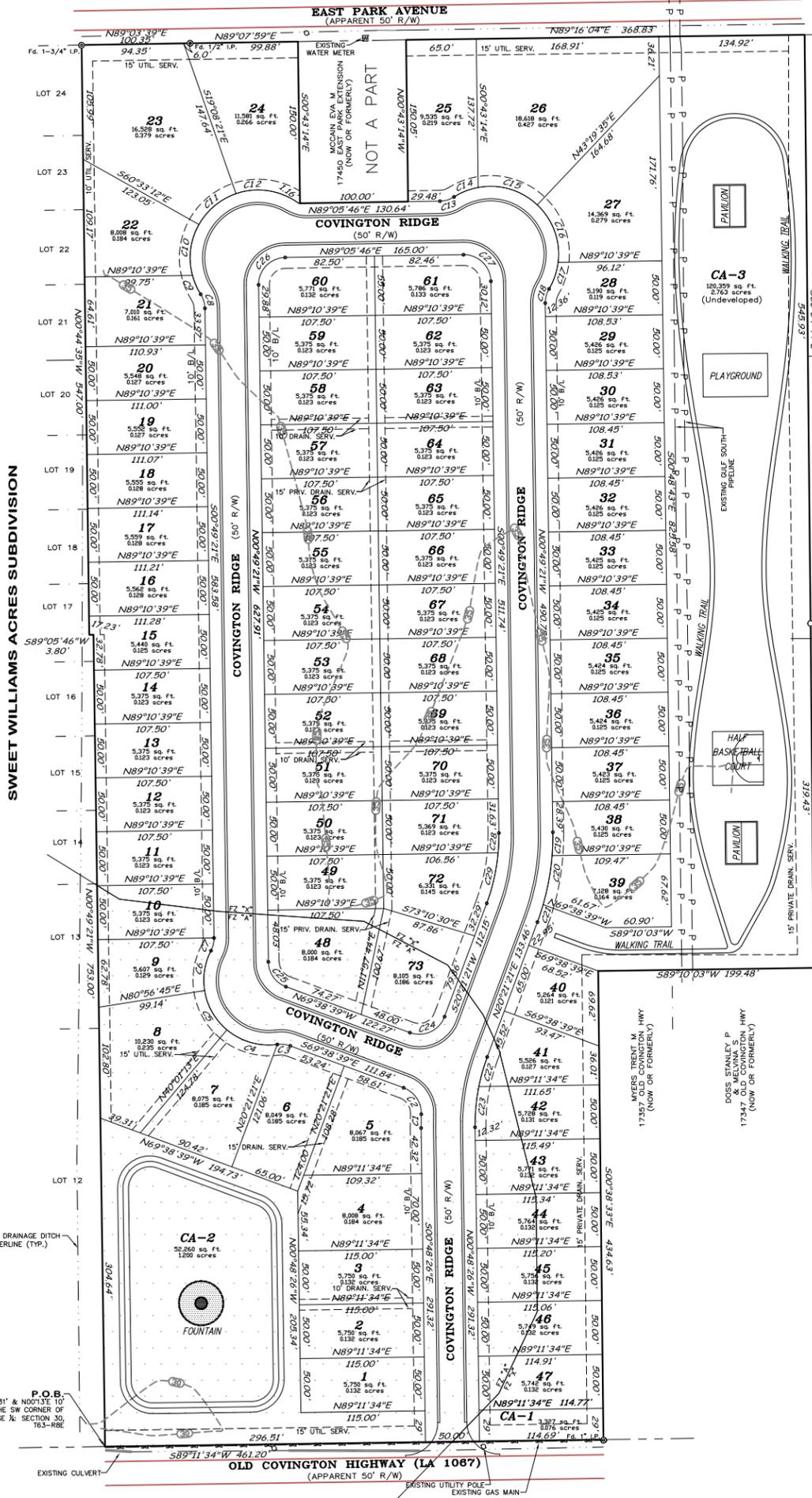
SITE NOTES:

- STREETS- 50' R/W WITH SUBSURFACE DRAINAGE, CURB & GUTTER STREETS, SIDEWALKS AND STREET LIGHTS
- SETBACKS: FRONT - 10'  
REAR - 10'  
SIDE - 5' TO BUILDING SLABS
- COUNCIL DISTRICT: # 2
- TOTAL NO. OF LOTS - 73, CA-1, CA-2, & CA-3
- ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVIDUTE ALONG ALL STREET RIGHTS OF WAY

CURVE NO.	ARC LENGTH (FT.)	RADIUS (FT.)	CHORD BEARING	CHORD DISTANCE
C1	12.80	230.00	N00°47'14"E	12.80'
C2	31.43	25.00	N24°07'55"W	29.40'
C3	12.25	25.00	N83°40'50"W	12.13'
C4	49.99	60.00	N73°50'54"W	48.56'
C5	42.86	60.00	N29°31'01"W	41.95'
C6	38.02	60.00	N09°05'52"W	37.38'
C7	12.25	25.00	N13°12'49"W	12.13'
C8	13.76	25.00	N16°35'34"W	13.59'
C9	19.14	63.00	N23°39'41"W	19.06'
C10	48.83	63.00	N07°14'36"W	47.61'
C11	45.54	63.00	N50°09'14"E	44.35'
C12	61.25	63.00	S81°17'08"W	56.87'
C13	13.76	25.00	N73°19'33"W	13.59'
C14	24.16	63.00	N68°32'30"W	24.01'
C15	59.16	63.00	S73°34'23"W	57.01'
C16	58.83	63.00	S19°55'13"W	56.72'
C17	25.00	63.00	S18°46'31"W	26.07'
C18	13.76	25.00	S14°56'51"W	13.59'
C19	21.65	230.00	S01°52'25"W	21.64'
C20	46.30	230.00	S10°20'12"W	46.22'
C21	17.07	230.00	S18°13'47"W	17.07'
C22	25.52	180.00	S15°48'59"W	25.49'
C23	37.96	180.00	S05°14'06"W	37.89'
C24	39.27	25.00	S65°21'21"W	35.36'
C25	30.03	25.00	N35°14'00"W	28.26'
C26	39.33	25.00	N44°08'51"W	35.38'
C27	39.33	25.00	S45°51'48"W	35.38'
C28	18.41	180.00	S02°06'25"W	18.40'
C29	48.13	180.00	S12°41'46"W	47.98'



VICINITY MAP  
SCALE: 1" = 2000'



**LEGAL DESCRIPTION**  
A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 30, T 6 S-R 8 E, GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT WHICH IS LOCATED EAST A DISTANCE OF 331 FEET & N00°13'E A DISTANCE OF 10 FEET FROM THE SW CORNER OF THE NW QUARTER OF THE SW QUARTER OF SECTION 30, T 6 S-R 8 E, AND BEING THE POINT OF BEGINNING  
THENCE North 00 degrees 49 minutes 21 seconds West for a distance of 753.00 feet to a point and corner;  
THENCE South 89 degrees 05 minutes 46 seconds West for a distance of 3.80 feet to a point and corner;  
THENCE North 00 degrees 44 minutes 35 seconds West for a distance of 547.00 feet to a point and corner;  
THENCE North 89 degrees 03 minutes 39 seconds East for a distance of 100.35 feet to a point and corner;  
THENCE North 89 degrees 07 minutes 59 seconds East for a distance of 99.88 feet to a point and corner;  
THENCE South 00 degrees 43 minutes 14 seconds East for a distance of 150.00 feet to a point and corner;  
THENCE North 89 degrees 05 minutes 46 seconds East for a distance of 100.00 feet to a point and corner;  
THENCE North 00 degrees 43 minutes 14 seconds West for a distance of 150.05 feet to a point and corner;  
THENCE North 89 degrees 16 minutes 04 seconds East for a distance of 368.83 feet to a point and corner;  
THENCE South 00 degrees 34 minutes 44 seconds East for a distance of 545.93 feet to a point and corner;  
THENCE South 00 degrees 31 minutes 39 seconds East for a distance of 319.43 feet to a point and corner;  
THENCE South 89 degrees 10 minutes 03 seconds West for a distance of 199.48 feet to a point and corner;  
THENCE South 00 degrees 38 minutes 33 seconds East for a distance of 434.63 feet to a point and corner;  
THENCE South 89 degrees 11 minutes 34 seconds West for a distance of 461.20 feet to back to the POINT OF BEGINNING.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 17.5 Acres more or less.

**GENERAL NOTES:**  
ZONING DISTRICT: PLANNED DEVELOPMENT  
ACREAGE: 17.5  
INUNDATION LEVEL: 33 FT.  
STREETS: LOCAL - NEIGHBORHOOD STREET  
LAND USE: RESIDENTIAL  
ELECTRIC COMPANY: ENTERGY  
SCHOOL DISTRICT: G  
GAS COMPANY: ATMOS  
NEAREST 100 YR. FLOOD ELEVATION: 33 FT.  
FEMA FLOOD ZONES: X & A  
WATER DISTRICT: TANGIPAHOA WATER DISTRICT 2  
SEWER DISTRICT: CITY OF HAMMOND  
FIRE DISTRICT: 2  
DESIGN WATER SURFACE AT OUTFALL(S): 28 FT.  
FIRM BASE FLOOD ELEVATION: 33 FT.

**DESIGN ENGINEER'S CERTIFICATION & SEAL**  
I HEREBY CERTIFY THIS LEGAL DESCRIPTION IS TRUE AND CORRECT AND THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED STATUTES GOVERNING SAME.

NAME (PRINT) \_\_\_\_\_  
SIGNATURE DATE \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATION:**  
1) PROCEDURE "A" WITH BOND - PROCEDURE "B" WITHOUT BOND  
2) PRELIMINARY APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
3) FINAL APPROVAL \_\_\_\_\_ OFFICIAL SUBMITTAL DATE: \_\_\_\_\_ THE INDEX OF PLAN SHEETS  
NUMBERED \_\_\_\_\_ THRU \_\_\_\_\_ AND OTHER PLANS ARE HEREBY  
APPROVED AND BY REFERENCE SHALL BE PART OF THE RECORDED PLATS.  
4) SIGNATURE OF FINAL PLANS \_\_\_\_\_ COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
5) PROOF OF PERFORMANCE BOND: \_\_\_\_\_  
DATE SUBMITTED & APPROVED \_\_\_\_\_

**SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION APPROVED FINAL PLAT**  
OWNER/DEVELOPER: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEW ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
BOND ACCEPTANCE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL PRESIDENT: \_\_\_\_\_ NOT ACCEPTANCE OF DEDICATIONS DATE: \_\_\_\_\_

**OFFER OF DEDICATION BY OWNER/DEVELOPER**  
I HEREBY OFFER TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVIDUTES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES AS SHOWN ON THIS PLAT AND PLANS BY REFERENCE AS APPROVED ON \_\_\_\_\_ (DATE) BY THE HAMMOND PLANNING COMMISSION AND DESIGNATED AS \_\_\_\_\_ (NAME OF SUBDIVISION).  
OWNER/DEVELOPER: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

**ACCEPTANCE OF CITY OF OFFER TO DEDICATE**  
THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVIDUTES, RIGHT-OF-WAY, PARKS, AND REQUIRED UTILITIES IN \_\_\_\_\_ (NAME OF SUBDIVISION). THIS ACCEPTANCE IS SUBJECT TO THE CITY'S FINAL ACCEPTANCE OF CONSTRUCTION AND POSTING OF THE REQUIRED TWO (2) YEAR MAINTENANCE BOND BY THE OWNER/DEVELOPER.  
STREETS & LIGHTING \_\_\_\_\_ DATE: \_\_\_\_\_  
WATER \_\_\_\_\_ DATE: \_\_\_\_\_  
SEWER \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAINAGE \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY PLANNER \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNCIL PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDING INFORMATION:  
RECORDATION \_\_\_\_\_ DATE: \_\_\_\_\_  
RECORDED BY: \_\_\_\_\_

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**LANRICK REAL ESTATE, L.L.C.**  
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVIDUTES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVIDUTES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.  
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**  
07/25/2018  
DATE  
BRET J. MARTIN  
PROFESSIONAL LAND SURVEYOR  
REG. # 5135  
McLIN TAYLOR, INC.

**PRELIMINARY**  
OF  
**COVINGTON RIDGE**  
(A SINGLE FAMILY RESIDENTIAL SUBDIVISION)  
LOCATED IN SECTION 30, T 6 S-R 8 E  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH  
CITY OF HAMMOND, LOUISIANA  
FOR  
**LANRICK REAL ESTATE, L.L.C.**  
P.O. BOX 1797  
HAMMOND, LA 70404  
CONTACT: THOMAS MCKELLAR  
(985) 974-7014

WILLIAM L. TAYLOR  
Name  
34361  
P.L.S. No.  
PRELIMINARY

BRET J. MARTIN  
Name  
5135  
P.L.S. No.  
PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE: JULY 25, 2018  
ORIGINAL DATE: JULY 13, 2018

**McLIn Taylor, Inc.**  
Engineering and Land Surveying  
2800 FRONT ROAD LIVINGSTON, LA 70754 (504)988-3444

2180234

**GENERAL NOTES:**

- 1) EMBANKMENTS, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.
- 2) BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).
- 3) THE CONSTRUCTION FEATURES SHOWN HEREON (OTHER THAN STREETS, DRAINAGE AND SANITARY SEWERS) ARE NOT PART OF THIS PROJECT. IF PROVIDED WITHIN THE DEVELOPMENT, EACH UTILITY SHALL BE INSTALLED IN THE SPACE INDICATED.
- 4) THIS SPACE ALLOCATION PLAN DOES NOT RELIEVE ANY UTILITY COMPANY FROM COMPLYING WITH ANY APPLICABLE CODES.
- 5) ALL ELECTRIC CABLES MUST HAVE A MINIMUM COVER OF 36".
- 6) PRIOR TO THE PLACEMENT OF PAVEMENT, THE CONTRACTOR SHALL PROVIDE A 12 CY TANDER DUMP TRUCK FULLY LOADED WITH SAND TO PROOF ROLL THE PAVEMENT TO THE PROPOSED FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT OF SAND. IF NO PAVEMENT SHALL BE PLACED UPON THE BASE MATERIAL, UNTIL SUCH TIME AS THE CONTRACTOR HAS OBTAINED WRITTEN APPROVAL FROM THE ENGINEER.
- 7) UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL ROADWAY EXCAVATION SHALL BE DUMPED ON THE ADJACENT LOTS AND EVENLY SPREAD AND GRADED TO PROMOTE PROPER DRAINAGE.
- 8) THE CONTRACTOR SHALL NOTIFY THE CITY-PARISH OF EAST BATON ROUGE, THE TESTING LABORATORY AND THE ENGINEER, IN WRITING, PRIOR TO BEGINNING ANY CONSTRUCTION.
- 9) ALL TRENCHES FOR STORM DRAINAGE, SANITARY SEWER, SANITARY SEWER SERVICE, AND FORCE MAINS SHALL BE BACKFILLED WITH APPROVED BEDDING MATERIAL, FOR ADDITIONAL INFORMATION REFER TO 701-01 & 801-01.
- 10) ALL EXCESS EXCAVATION IS TO BE SPREAD ON-SITE AT THE DIRECTION OF THE PROJECT ENGINEER.
- 11) EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION OR TRENCHING.
- 12) THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION SIGNAGE AND BARRICADES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 13) ALL MANHOLE AND GRADE TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH THE FINISHED GRADE FOR POSITIVE DRAINAGE.
- 14) AFTER STREETS HAVE BEEN ROUGH GRADED, TESTING LAB SHALL TAKE SOIL SAMPLES AND RUN LABORATORY TESTS TO DETERMINE PROPER % OF TIME TO ACHIEVE BASE COURSE STRENGTH AS REQUIRED BY STANDARD SPECIFICATIONS.
- 15) THE CONSTRUCTION MATERIALS AND PROCEDURES UTILIZED FOR THE PROPOSED STREET SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS SET FORTH AND ESTABLISHED BY THE CITY-PARISH OF EAST BATON ROUGE.
- 16) ALL DRAINAGE & SEWER MANHOLE COVERS TO BE PLACED COMPLETELY IN OR COMPLETELY OUT OF SIDEWALK.

**TYPICAL SECTION NOTES:**

THIS SPACE ALLOCATION PLAN DOES NOT RELIEVE ANY UTILITY COMPANY FROM COMPLYING WITH ANY APPLICABLE CODES, HOWEVER, IF PREVAILING FIELD CONDITIONS WARRANT, THE UTILITIES MAY BE RELOCATED UPON THE ENGINEER'S APPROVAL.

ALL STREET LIGHT CABLES MUST HAVE A MINIMUM COVER OF 36".

DRIVEWAYS PREFERRED TO BE ON THE OPPOSITE SIDE OF THE LOTS FROM UTILITY FEDESTALS & ELECTRIC TRANSFORMERS.

THE MAXIMUM SPACING OF LIGHTING FIXTURES SHALL BE 200 FEET AND THE MINIMUM SHALL BE 80 FEET.

UTILITY SERVICES AND STREET R/W TO BE CLEARED & GRUBBED BY THE DEVELOPER/CONTRACTOR, WHO SHALL ALSO ROUGH GRADE AND COMPACT THE TOP 12" OF SUBGRADE, READY TO RECEIVE THE LIME/SOIL CEMENT BASE.

DEPTH SHOWN FOR UTILITY INSTALLATIONS ARE MEASURED FROM THE TOP OF CURB.

DEPTH OF UTILITY SERVICE LINE WITHIN R/W SHALL BE AT LEAST 24" (MINIMUM) MEASURED FROM THE TOP OF CURB.

\*DITCH AND POND SIDE SLOPES SHALL BE SEEDED AND STABILIZED WITH DOUBLE WOVEN EROSION CONTROL BLANKET (EGB). THE EGB SHALL BE INSTALLED TO MAINTAINER'S SPECIFICATIONS. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH PERMANENT VEGETATION.

\*WHERE THE SANITARY SEWER SERVICE LINE HAS LESS THAN 2 FEET OF COVER WITHIN THE UTILITY SERVICE, A 6 INCH DUCTILE IRON PIPE SHALL BE INSTALLED ON THE SERVICE LINE THROUGH THE UTILITY SERVICE.

**GENERAL TESTING AND INSPECTION NOTES:**

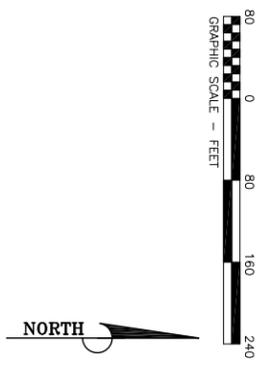
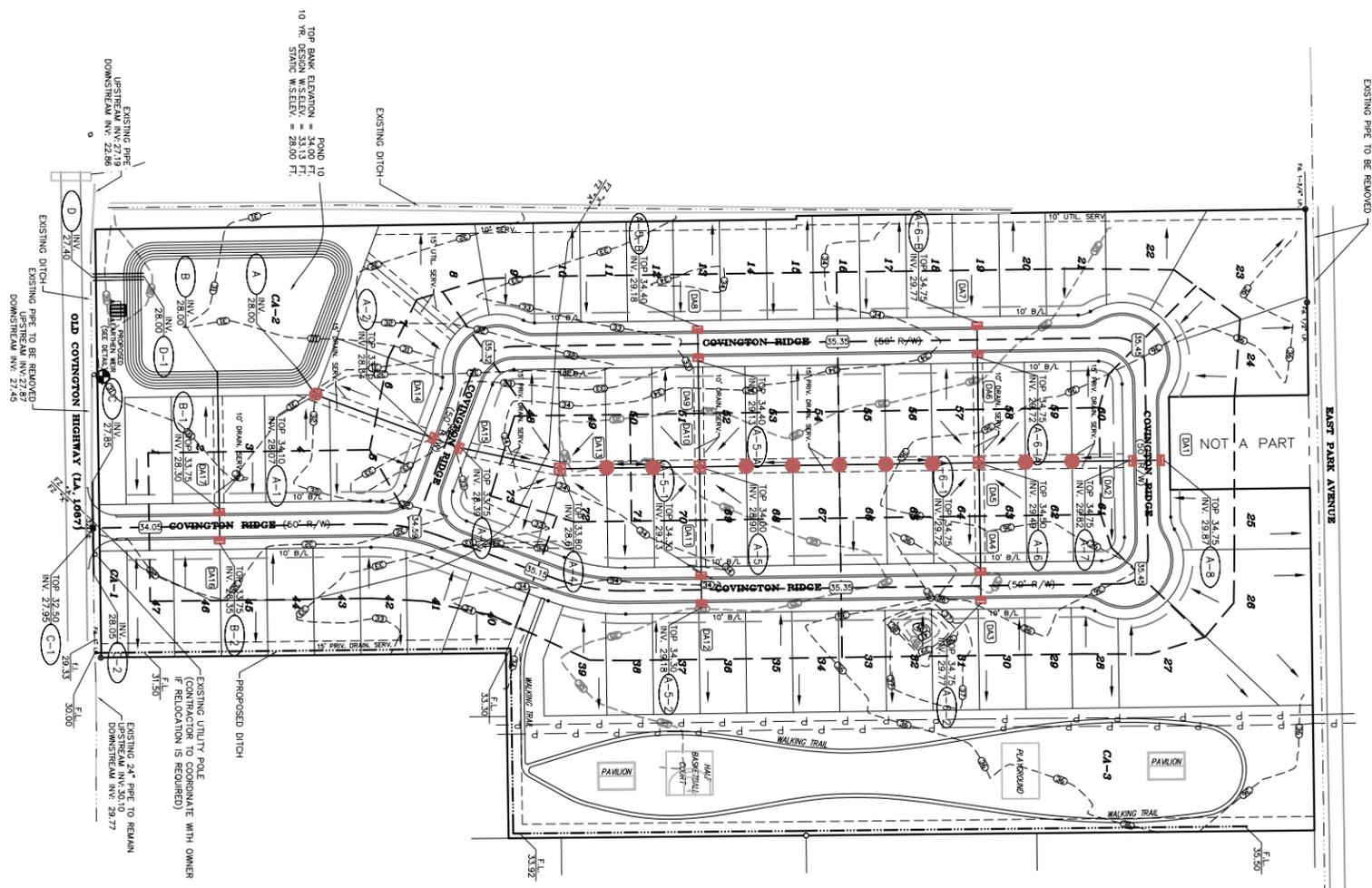
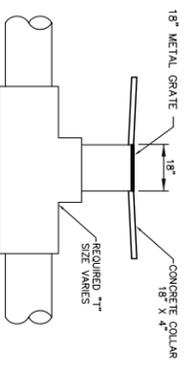
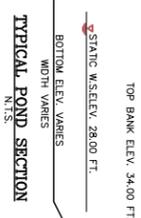
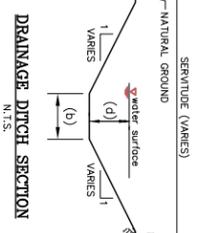
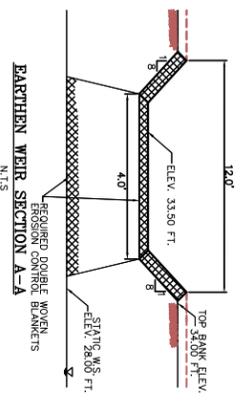
- 1) WITHIN 5 DAYS OF THE TEST RESULTS, A COPY OF THE SAID RESULTS SHALL BE SUBMITTED DIRECTLY TO THE PROJECT ENGINEER, REVIEW ENGINEER, CITY-PARISH, AND CONTRACTOR.
- 2) TESTING LAB SHALL CONDUCT TEST TO DETERMINE THE PERCENT OF LIME REQUIRED IN ROAD BASE.
- 3) TESTING LAB SHALL CONDUCT TEST TO DETERMINE THE PERCENT OF CEMENT REQUIRED FOR SOIL CEMENT BASE.
- 4) TEST RESULTS AND RECOMMENDATIONS FOR LIME, CEMENT, AND COMPACTION SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND THE CITY-PARISH BEFORE CONTRACTOR COMMENCES ROADWAY WORK.
- 5) A PROOF ROLL TEST SHALL BE CONDUCTED ON ROADWAY BASE/SUB-BASE PRIOR TO PROCESSING LIME WITH A 12 YARD FULLY LOADED DUMP TRUCK IN PRESENCE OF ENGINEER'S INSPECTOR. FAILURES SHALL BE REPAIRED AND DOCUMENTED BY ENGINEER'S INSPECTOR AND RE-PROOF ROLLED IF RECOMMENDED BY PROJECT ENGINEER.
- 6) PROVIDE AMPLE NUMBER OF FIELD DENSITY TESTS TO CONFIRM/DETERMINE THAT SOIL CEMENT BASE IS PROPERLY COMPACTED.
- 7) PULL AND TEST STANDARD CONCRETE CYLINDERS FOR CURB AND GUTTER CONCRETE STRENGTH (IF APPLICABLE).
- 8) SOIL-CEMENT INSTALLATION SHALL BE INSPECTED.
- 9) A PROOF ROLL TEST SHALL BE CONDUCTED ON THE SOIL-CEMENT BASE WITH A 12 YARD FULLY LOADED DUMP TRUCK. ANY AND ALL FAILURES SHALL BE REPAIRED AND RE-TESTED AND RE-PROOF ROLLED. ALL WORK IS TO BE PERFORMED IN PRESENCE OF TESTING LAB EMPLOYEE AND LAB SHALL CERTIFY REPAIRS TO PROJECT ENGINEER, OWNER, AND THE PARISH.
- 10) VERIFICATION OF ASPHALTIC CONCRETE BATCH MIXTURE FOR WEARING COURSE AND CERTIFY THICKNESS (BOTH PER LA DOTD SPECIFICATIONS).
- 11) INSTALLATION OF HOT ASPHALTIC CONCRETE WEARING SURFACE OF CONCRETE ROADWAY SHALL BE INSPECTED.
- 12) REPORTS TO PROVIDE, AT MINIMUM, FULL NAME OF PROJECT, NAME AND ADDRESS OF OWNER/DEVELOPER, AND LOCATION OF PROJECT (SECTION, TOWNSHIP AND RANGE, AND PARISH OR STATE ROAD).

**JOINT FILTER/EXPANSION JOINT DETAIL FOR INTEGRAL CONG. CURB & GUTTER**



**GENERAL NOTES:**

- 1) ALL DRAINAGE RAINFALL VALUES SHOWN WERE COMPUTED BY USING THE RATIONAL METHOD. DESIGN VALUES WERE BASED ON A 10 YEAR STORM EVENT PER DODD GUIDELINES. FOR A MINIMUM OF 20% SLOPE IS USED FOR DEVELOPED AREAS AND 1% FOR UNDEVELOPED AREAS.
- 2) THE PROPOSED DRAINAGE IS LOCATED IN ZONED TYPE "S", 4' X 4' AS PER FROM FROM PLANS NO. 202202-0045/045.1, DATED 07/22/2010. BASE FLOOD ELEVATION = 33.0 FT. CONTACT THE TANGIPAHOA PARISH FLOOD OFFICE FOR LATEST BFE BEFORE PROCEEDING WITH ANY BUILDING PLAN.
- 3) BIRKENY CULVERTS AND CULVERTS NOT LOCATED UNDER PAVEMENT SHALL BE ONE OF THE FOLLOWING:
  - a) REINFORCED CONCRETE PIPE (ASIN C-76, CLASS III)
  - b) BRIMANOUS COATED CORRUGATED STEEL PIPE (MINIMUM 16 GAGE)
  - c) PLASTIC PIPE (AS APPROVED BY LA DODD OR, LST)
 PILES LOCATED UNDER PAVEMENT SHALL BE ONE OF THE FOLLOWING:
  - a) REINFORCED CONCRETE PIPE (ASIN C-76, CLASS III)
  - b) BRIMANOUS COATED CORRUGATED STEEL PIPE (MINIMUM 14 GAGE)
  - c) PLASTIC PIPE (AS APPROVED BY LA DODD OR, LST)
- 4) ALL DETENTION BASINS, POND, SHORELINES AND OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). IN THE EVENT NO HOA EXISTS, THE ABOVEMENTIONED SHALL BE PRIMARILY MAINTAINED.
- 5) SHAPE SITE TO DRAIN IN ACCORDANCE WITH THE DRAINAGE PLAN.
- 6) GENERAL AND DRAINAGE EXCAVATION SHALL BE USED TO SHAPE SITE IN ACCORDANCE WITH DRAINAGE PLAN. ANY EXCESS DRAINAGE EXCAVATION SHALL BE SPREAD OVER SITE.
- 7) WHERE LOTS ARE NOT ADJACENT TO THE DETENTION POND A MINIMUM OF 12' OF CLEAN SPACE FROM THE TOP BANK SHALL BE PROVIDED TO ALLOW ROOM FOR PROPER MAINTENANCE. (IF APPLICABLE)
- 8) PERIMETER DITCHES SHOW HEREIN, WHETHER RECEIVING OFFSITE DRAINAGE OR PREVENTING ONSITE DRAINAGE FROM EXITING THE SITE, SHALL BE CONSTRUCTED BEFORE COMMENCING ANY OTHER SITE WORK.
- 9) THE ENTIRE WORK AREA SHALL BE CLEARED AND GRABBED AND THE TOP SOIL STRIPPED BEFORE ADDING FILL MATERIAL OR BEGINNING CONSTRUCTION.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IMPROVEMENTS TO FINAL GRADICES, EXPOSING AND IMPROVING UNDERGROUND UTILITIES.
- 11) CONTRACTOR SHALL CONDUCT DRAINAGE DESIGN WITH OTHER UTILITIES. DRAINAGE NETWORK AND FLOW LINES SHALL BE FOR BOTH DRAINAGE AND SEWER DESIGN. OTHER UTILITIES MAY GO UNDER OR OVER DRAINAGE AND SEWER SO LONG AS THE CONTRACTOR PROVIDES A CONTACT BOX (PER DETAILS) CONTACT BOXES (SHOWN OR NOT), SHALL BE ACCOUNTED FOR AND INCLUDED IN CONTRACTOR'S PRICE.
- 12) CONTRACTOR TO INSTALL PIPE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ENSURE ALL PIPES HAVE PROPER COVER. THE DRAINAGE DISTRICT PRIVATE DRAINAGE SERVICES SHALL BE PRIMARILY MAINTAINED.
- 13) ALL STRUCTURES FOR DRAINAGE WILL BE PROPERLY SIZED AND SHOWN ON THE FINAL PLAN & PANS, WHICH WILL BE ENGINEERED BY THE DRAINAGE DISTRICT. PRIVATE DRAINAGE SERVICES SHALL BE PRIMARILY MAINTAINED.
- 14) ELEVATIONS ARE BASED ON NAVD 1988.
- 15) MINIMUM SPREAD FLOOR ELEVATION SHALL BE 1 FT. ABOVE THE BASE FLOOD ELEVATION. EXPOSURE OF ROAD OR NEAREST ADJACENT SIDEWALK, WHICH IS GREATER, BUILDING AND ELEVATION SHALL BE MINIMUM 0.5' ABOVE CROWNLINE OF ROAD ELEVATION.
- 16) NO FENCES, SIGNS, UNLIT OR UNMARKED APPEARANCES SHALL BE PLACED IN DESIGNATED DRAINAGE SERVICES. RELOCATION OF SAID OBSTRUCTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND THE PROPERTY OWNER SHALL BEAR ALL COSTS ASSOCIATED WITH THE RELOCATION.



**PIPE CHART**

FROM	TO	LENGTH	SIZE	SLOPE (%)	(Q)(CFS)
A-1	A-2	35'	36" PFC	0.20	16.14
A-1	A-2	134'	36" PFC	0.20	16.14
A-2	A-3	23'	36" BCCMP	0.22	15.38
A-3	A-4	108'	36" PFC	0.20	11.64
A-4	A-5	115'	15" PFC	0.20	2.24
A-5-1	A-5-2	23'	15" BCCMP	0.22	1.16
A-5	A-5-A	115'	15" PFC	0.20	2.20
A-5-A	A-5-B	23'	15" BCCMP	0.22	1.38
A-6	A-6-1	115'	15" PFC	0.20	2.26
A-6-1	A-6-2	23'	15" BCCMP	0.22	1.24
A-6	A-7	163'	15" PFC	0.20	1.94
A-7	A-8	23'	15" BCCMP	0.22	1.48
B	B-1	150'	15" PFC	0.20	2.36
B-1	B-2	23'	15" BCCMP	0.22	1.42
C	C-1	50'	30" BCCMP	0.20	46.50
C-1	C-2	50'	30" BCCMP	0.20	46.50
D	D-1	55'	3-12" BCCMP	0.01	15.98

**MINIMUM PIPE SPACING**

ARCH PIPE	MINIMUM SPACING	ROUND PIPE	MINIMUM SPACING
18" THRU 36"	1'-3"	18" THRU 36"	1'-3"
48"	1'-8"	48"	1'-7"

**WATERSHED AREAS**

DESIGNATION	ACREAGE	(Q)(CFS)
DA1	0.23	1.46
DA2	0.62	1.24
DA3	0.51	1.02
DA4	0.74	1.48
DA5	0.51	1.02
DA6	0.69	1.36
DA7	0.61	1.22
DA8	0.59	1.18
DA9	0.54	1.08
DA10	0.54	1.08
DA11	0.38	0.68
DA12	0.38	0.74
DA13	0.37	0.74
DA14	0.37	0.74
DA15	0.37	0.74
DA16	0.71	1.42
DA17	0.48	0.96



**REFERENCE BENCHMARK:**  
GPS-C4QNET-RTN (NAVD 1988)

**SITE BENCHMARK:**  
60D NAIL IN UTILITY POLE NORTH OF LA 1067 AT SOUTH SIDE OF SITE  
ELEVATION: 32.00 (NAVD 1988)

**COVINGTON RIDGE  
PRELIMINARY PLANS  
GRADING & DRAINAGE LAYOUT**

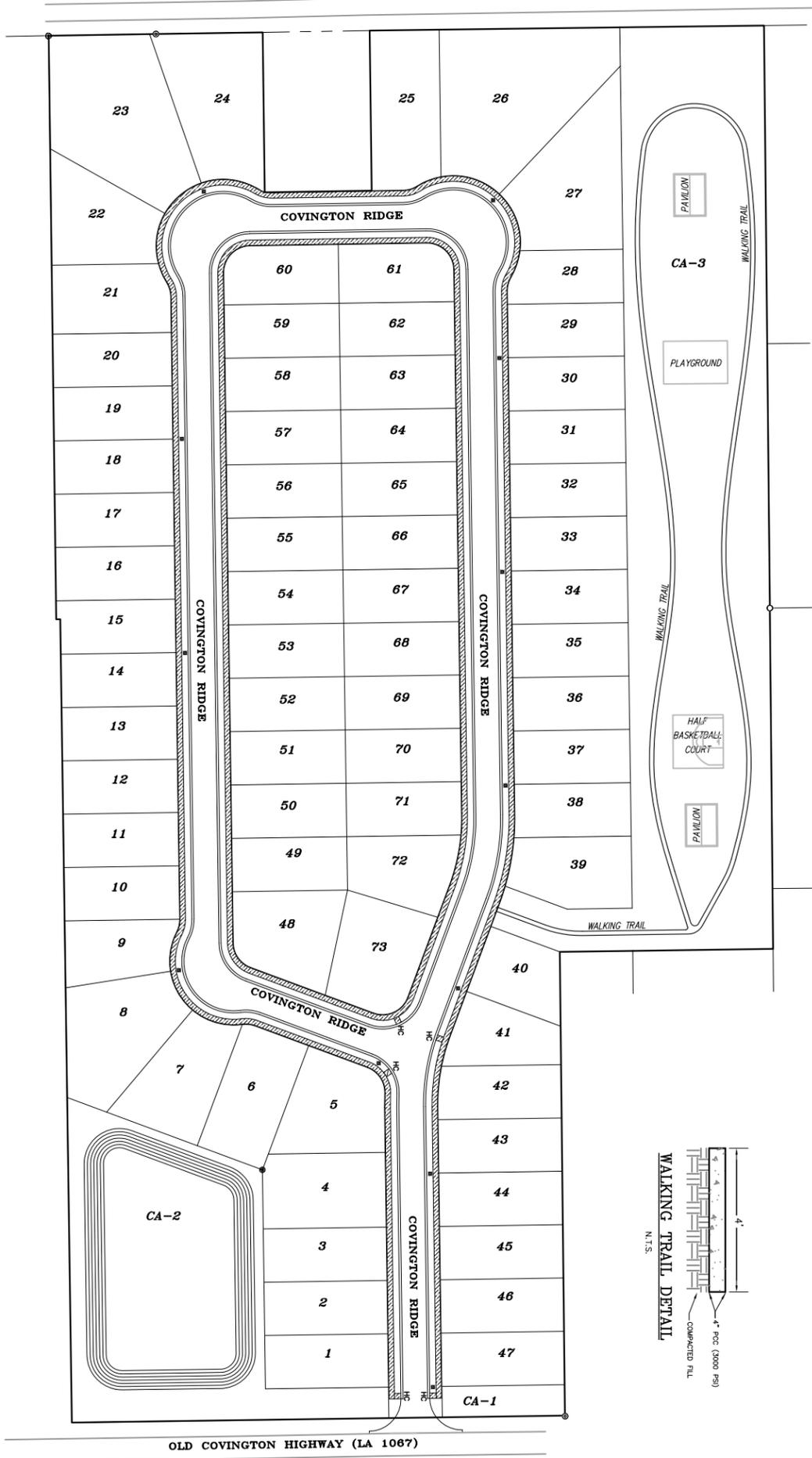
LOCATED IN SECTION 30, T6S-R8E  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH  
CITY OF HAMMOND, LOUISIANA  
FOR  
**LANRICK REAL ESTATE L.L.C.**



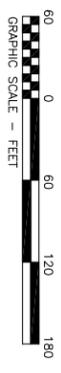
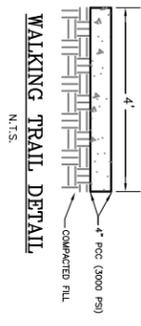
**McLin Taylor, Inc.**  
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

DATE	07/25/2018
CHECKED BY	WLT
DESIGNED BY	CSB
DRAWN BY	EGS
PROJECT NO.	2180234
SHEET NO.	3



- LEGEND**
- PROPOSED STREET LIGHT STANDARD (LOCATION AND TYPE TO BE VERIFIED WITH UTILITY PROVIDERS)
  - ZZZZZZZ PROPOSED 6"x6" CONCRETE SIDEWALK
  - HC HANDICAP RAMP LOCATION (SEE SHEET 8 FOR DETAILS)



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

**COVINGTON RIDGE  
PRELIMINARY PLANS  
SIDEWALK & STREET LIGHTING PLAN**

LOCATED IN SECTION 30, T6S-R8E  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH  
CITY OF HAMMOND, LOUISIANA  
FOR  
**LANRICK REAL ESTATE L.L.C.**



**McLin Taylor, Inc.**  
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

DRAWN BY	ECS
CHECKED BY	CSBL
DATE	07/25/2018
REVISIONS	

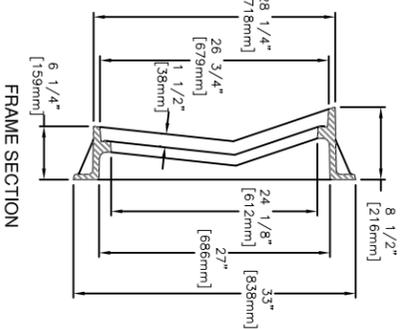
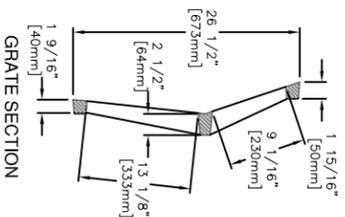
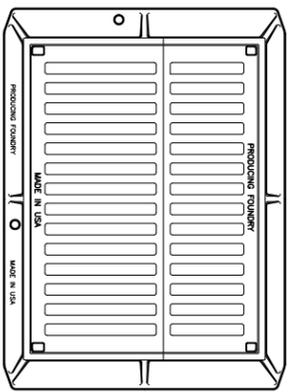
JOB NO.  
**2180234**

**3A**

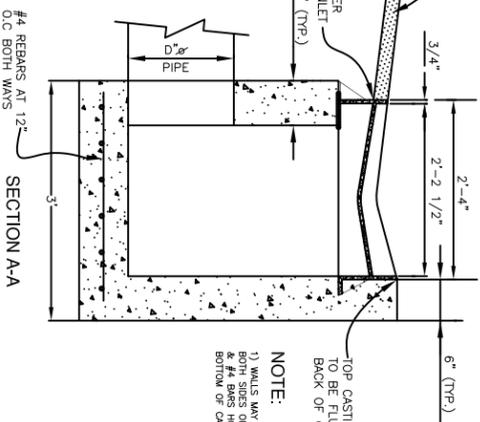
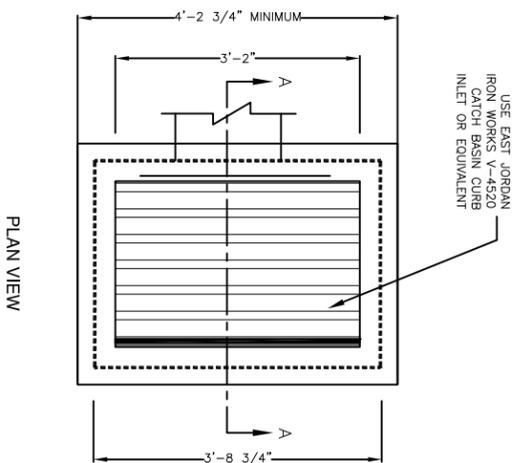
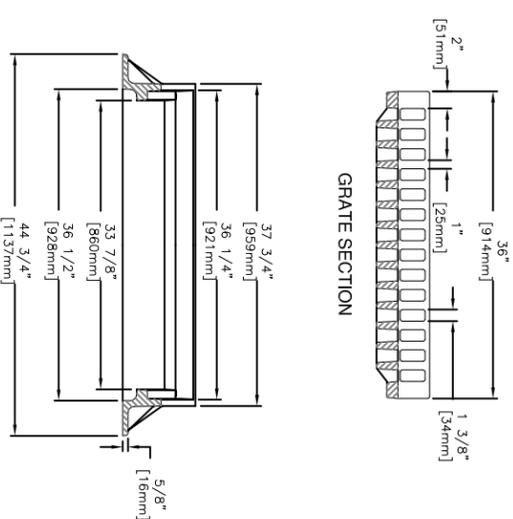
X:\LP-18\2180234\_COVINGTON RIDGE\DWG\CONSTRUCTION PLANS\3A\_SIDEWALK & STREET LIGHTING PLAN.DWG AUG-01-2018 ESPEARS







- NOTE:**
- 1) APPROXIMATE WEIGHTS:  
FRAME - 250 LBS (113kg)  
GRATE - 546 LBS (248kg)  
ASST - 546 LBS (248kg)
  - 2) MATERIALS:  
GRATE - GRAY IRON ASTM A48 CLASS  
FRAME - GRAY IRON ASTM A48 CLASS
  - 3) CASTINGS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASHTO M306 OR LATEST REVISION
  - 4) PRODUCT NUMBER: V4520-ASST (AS MANUFACTURED BY APPROVED EQUAL IRON WORKS) OR EQUIVALENT



- NOTE:**
- 1) WALLS MAY BE CONSTRUCTED OF SOLID MASONRY UNITS PLASTERED BOTH SIDES OR OF CLASS A CONCRETE WITH #4 BARS VERTICAL AT 8" O.C. & #4 BARS HORIZONTAL AT 12" O.C. EXTEND VERTICAL BARS INTO TOP AND BOTTOM OF DITCH BASIN TO WITHIN 2" OF OUTSIDE EDGE.

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY CORRECTLY REPRESENT THE WORK TO BE DONE AND THAT THEY HAVE BEEN PROPERLY SITE ADAPTED TO USE IN THIS AREA.



**COVINGTON RIDGE  
PRELIMINARY PLANS  
GUTTER INLET DETAIL**

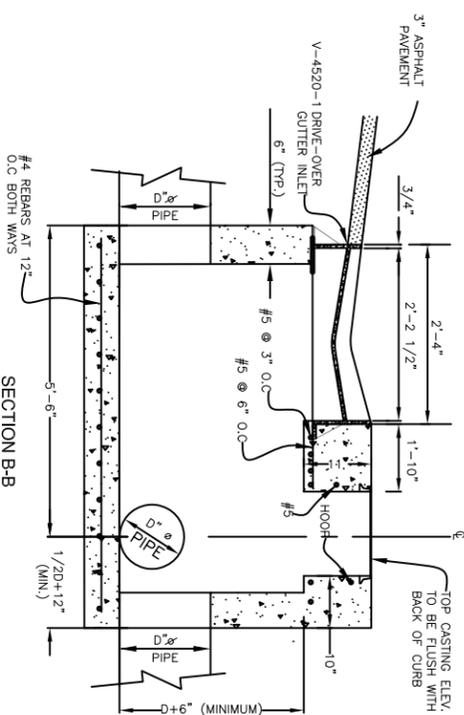
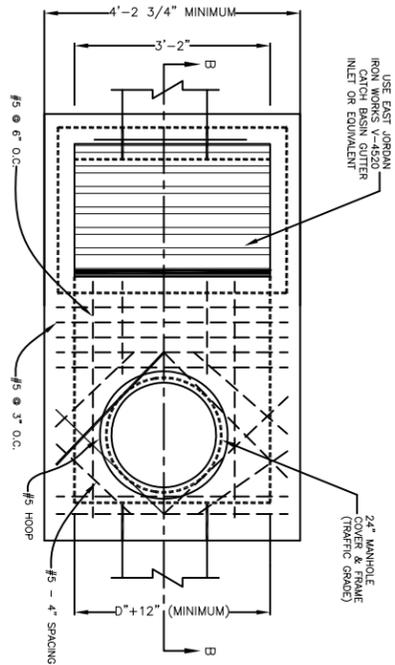
LOCATED IN SECTION 30, T6S-R8E  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH  
CITY OF HAMMOND, LOUISIANA  
FOR  
**LANRICK REAL ESTATE L.L.C.**



**McLin Taylor, Inc.**  
Engineering and Land Surveying



28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

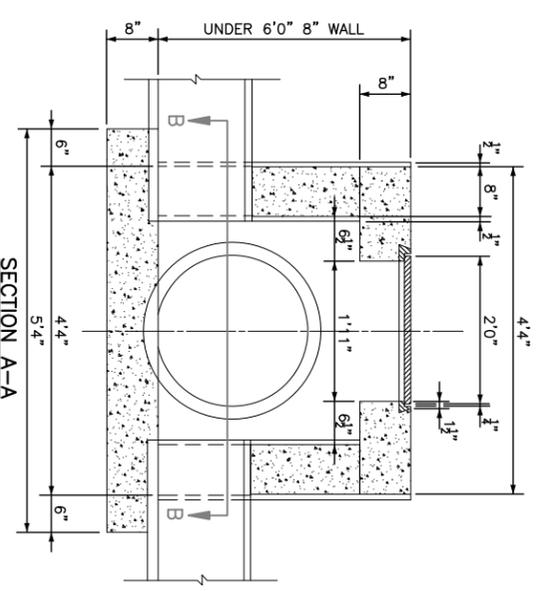


- NOTE:**
- 1) WALLS MAY BE CONSTRUCTED OF SOLID MASONRY UNITS PLASTERED BOTH SIDES OR OF CLASS A CONCRETE WITH #4 BARS VERTICAL AT 8" O.C. & #4 BARS HORIZONTAL AT 12" O.C. EXTEND VERTICAL BARS INTO TOP AND BOTTOM OF DITCH BASIN TO WITHIN 2" OF OUTSIDE EDGE.

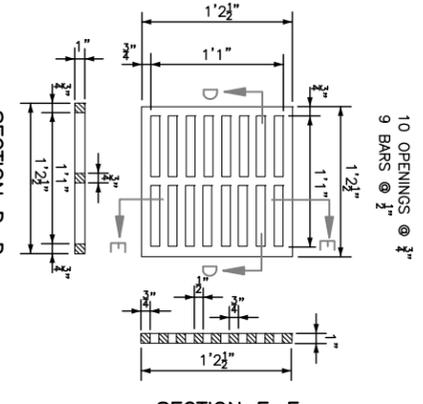
**SINGLE GUTTER INLET SIDE DRAIN DETAIL**

**SINGLE GUTTER INLET CROSS DRAIN DETAIL**

DATE: 07/25/2018  
DRAWN BY: ECS  
CHECKED BY: CBL  
REVISIONS:

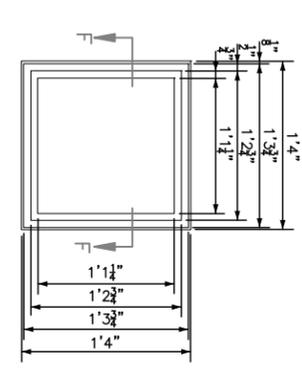


SECTION A-A



SECTION D-D  
DETAIL OF GRATE  
G-16

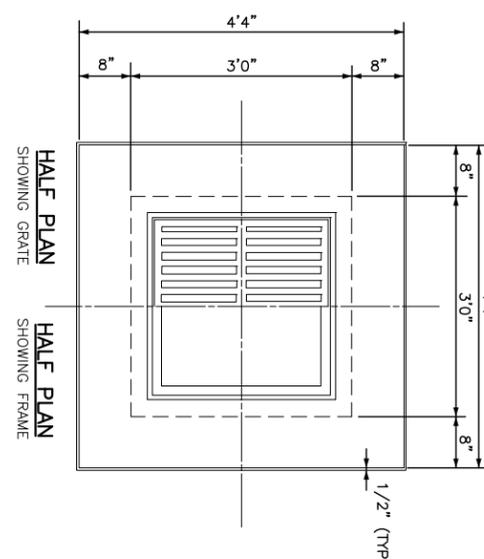
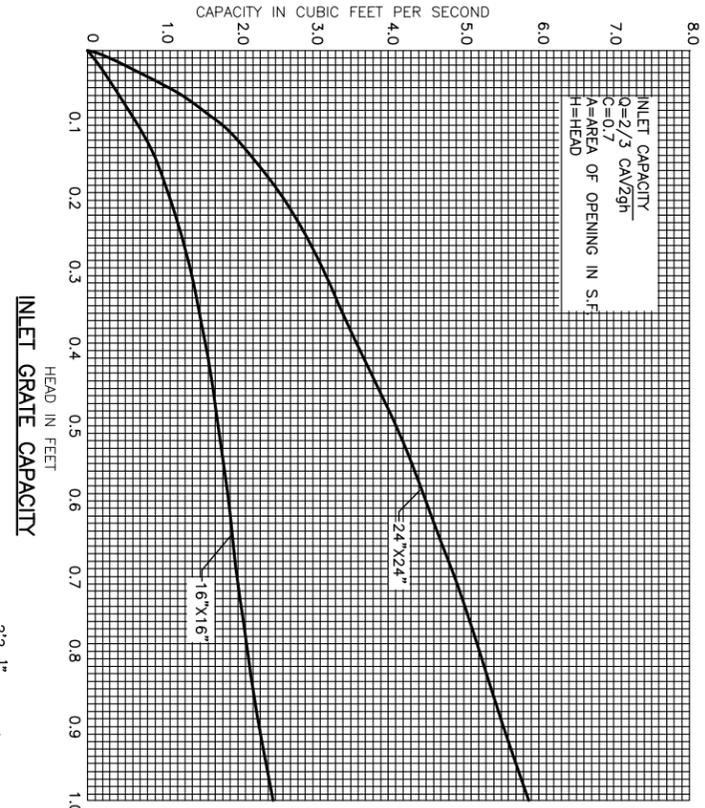
SECTION E-E



SECTION F-F  
DETAILS OF FRAME  
E-16

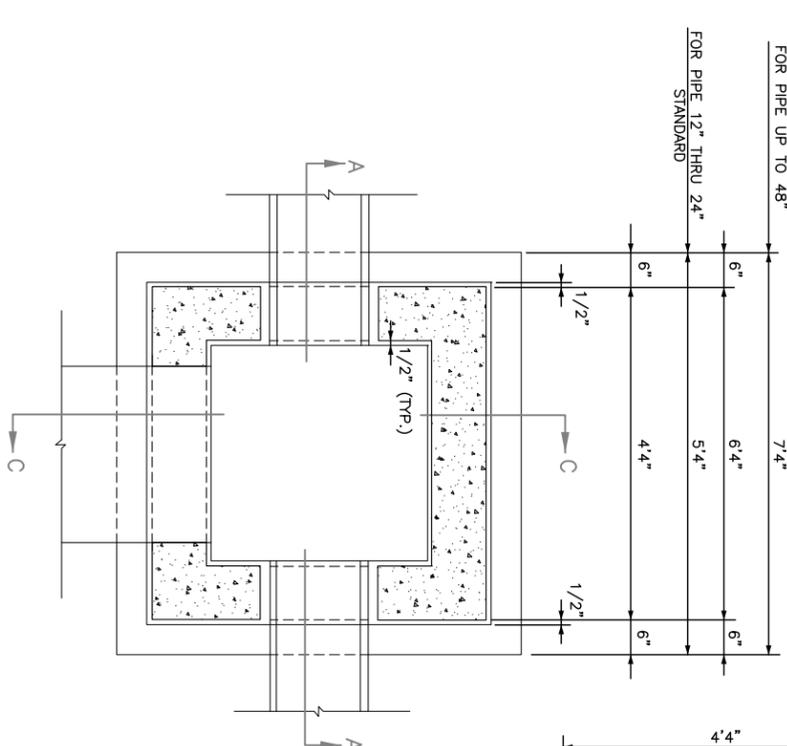
NOTE:  
ALL BRICK WALLS TO BE PLASTERED  
1/2" THICK INSIDE & OUTSIDE WITH  
PORTLAND CEMENT MORTAR.

\*NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS  
FOR REVIEW AND APPROVAL BY PROJECT ENGINEER.

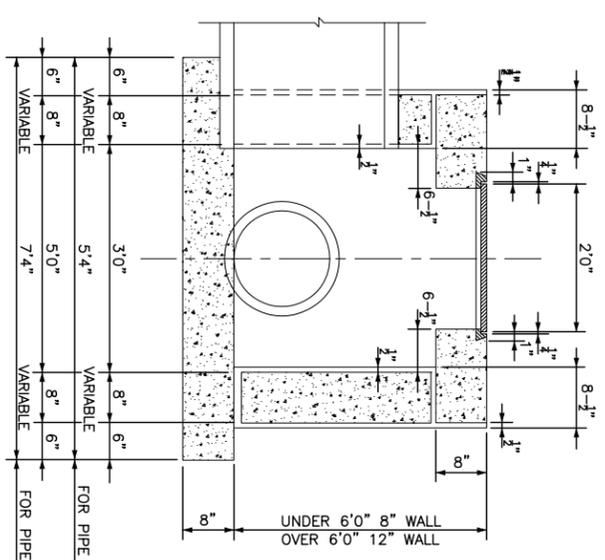


HALF PLAN  
SHOWING GRATE

HALF PLAN  
SHOWING FRAME



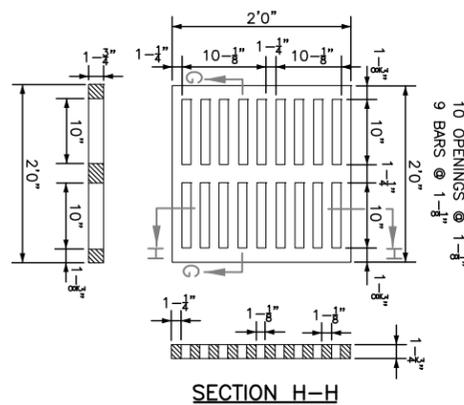
SECTION B-B



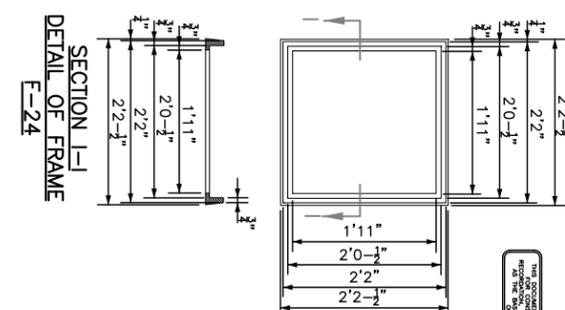
SECTION C-C

NOTE: ALL CASTING CONFORM TO  
A.S.T.M. DESIGNATION A48-48 CLASS  
30 FOR GREY IRON CASTINGS.

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE  
UNDERSIGNED I HAVE DETERMINED THAT THEY COMPLETELY  
COMPLY WITH EXISTING LOCAL, LOUISIANA CODES, AND HAVE BEEN  
PROPERLY SITE ADAPTED TO USE IN THIS AREA.



SECTION G-G  
DETAIL OF GRATE  
G-24



SECTION I-I  
DETAIL OF FRAME  
E-24

THIS DOCUMENT IS NOT TO BE USED  
FOR ANY OTHER PROJECT WITHOUT THE  
WRITTEN PERMISSION OF THE ENGINEER.

**COVINGTON RIDGE  
PRELIMINARY PLANS  
GRATE INLET DETAIL (PRECAST)**

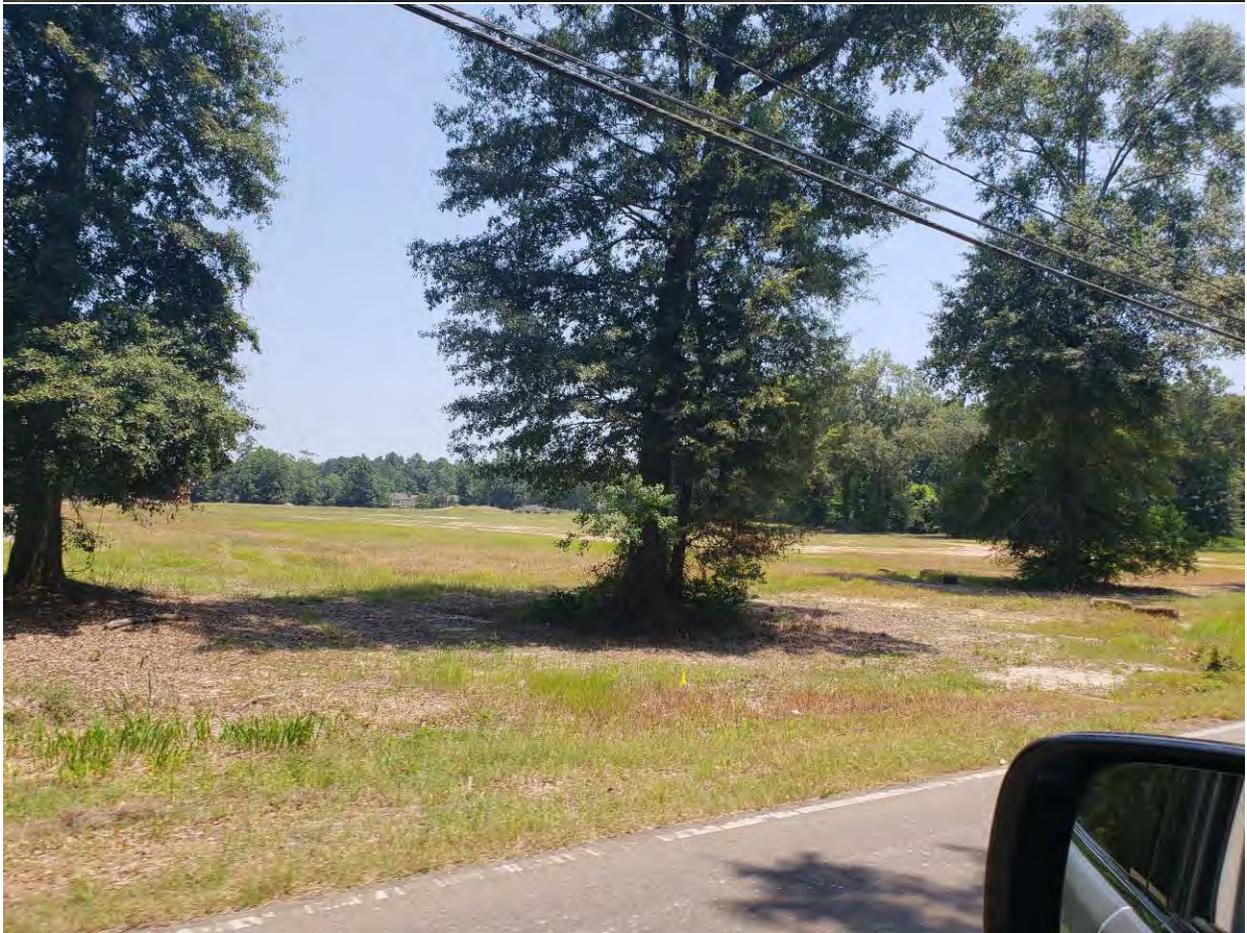
LOCATED IN SECTION 30, T6S-R8E  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH  
CITY OF HAMMOND, LOUISIANA  
FOR  
LANRICK REAL ESTATE L.L.C.



**McLin Taylor, Inc.**  
Engineering and Land Surveying  
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

DRAWN BY: ECS  
DESIGNED BY: GBL  
CHECKED BY: WLT  
DATE: 07/25/08  
REVISIONS:

SHEET NO. 2180234





# Covington Ridge





Yellow



## **TANGIPAHOA WATER DISTRICT**

*Post Office Box 699 • Natalbany, Louisiana 70451*

*Phone: (985) 345-6457*

*Fax: (985) 345-9422*

*www.tangiwater.com*



BRUCE BORDELON  
President

SID WILDE  
Vice-President

JASON LIPSOMB  
Secretary

CAROL KINCHEN  
Treasurer

GUY F. BUCKLEY JR  
Commissioner

DONALD MARSHALL  
Commissioner

GARY KELLEY  
Commissioner

DEVON WELLS  
Commissioner

CHARLES SCHLICHER  
Manager

July 25, 2018

ATTN: City of Hammond Planning Department  
Tracie Schillace  
From: Jim Gray, TWD Assistant Manager

Re: Covington Ridge Subdivision  
Approval

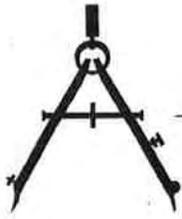
This letter is to advise that the Tangipahoa Water District has inspected and approved the water plans for the Covington Ridge Subdivision.

Please contact our office for any additional information needed.

Thanks,

A handwritten signature in black ink, appearing to read "Jim Gray", is written over a large, light-colored oval scribble.

Jim Gray  
Assistant Manager- TWD



## Spangler Engineering, LLC

CONSULTING CIVIL ENGINEERS

T. C. Spangler, Jr., P.E.  
Webb M. Anderson, P.E.  
Jay C. Pittman, P.E.

July 23, 2018

Ms. Tracie Schillace, City Building/Planning Department  
City of Hammond  
P. O. Box 2788  
Hammond, Louisiana 70404

RE: Plan Review  
Covington Ridge – 73 lots  
Section 30, T-6-S, R-8-E

Dear Tracie:

We have reviewed "Preliminary Plans" for referenced development prepared by McLin Taylor, Inc., dated 07-13-18, and offer the following comments:

1. We have reviewed the "Drainage Impact Study" dated July 16, 2018, and it appears that the retention/detention pond design conforms with city requirements.
2. A benchmark should be shown and identified on the Final Plat and/or "Grading & Drainage Layout" sheet (Sheet 3); moreover, remove the note on Sheet 1 implying the absence of a benchmark.
3. The "Typical Roadway Section" (Sheet 2) shows a modified mountable gutter. We assume that the street and surrounding lot surface runoff is to be directed into each gutter and thence to the various curb inlets around the development:
  - a. Add a typical curb/gutter detail (none of the curb details on the sheet match the section), and
  - b. Add a typical curb inlet detail (none is shown on any of the sheets).
4. If the rear lot CB's are "flat top Grate Inlets", indicate such and include the correct detail.
5. Since the retention/detention pond outfall is shown at "+27.40", show existing storm drain pipe inverts and existing ditch flow-line grades.
6. Guy to verify existing water distribution location for tie-in.
7. Add typical residential water meter assembly details per COH specs.

With satisfactory responses to the above, we recommend approval.

Sincerely,

T. C. Spangler, Jr., P.E.

Attached marked up Drainage Plan  
cc: Mayor Pete Panepinto  
Mr. C. C. Gaiennie, City Building Official  
Mr. Billy Taylor, PE

**SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION  
CITY OF HAMMOND**

219 E. ROBERT ST., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX (985) 277-5638

FILING DATE: 7/16/18

PERMIT# SB-2018-07-0008

The next Planning Commission Meeting will be held on Aug 2nd, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Planning Department according to the deadline schedule.

This Application for:  Minor Subdivision  Administrative Subdivision  Major Subdivision

PARCEL # 3016R80000326 ; 3016R80000327 ; 3016R80000319 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: Temp Add to Oak Country Hwy

Where did you get this address?  Post Office  City Building Dept.  911 Office  Other GIS  
List all current property owners:

PROPERTY OWNER: Landrick Real Estate PHONE: 985 974 7014

ADDRESS: PO Box 1797 Hammond, LA 70404  
Street or PO Box City State Zip  
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: First Name Same Last Name \_\_\_\_\_ MI \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_  Owner  Contractor  Other

Applicant Mailing Address: Street or PO Box \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Applicant Telephone: (\_\_\_\_) \_\_\_\_\_ Applicant Fax: (\_\_\_\_) \_\_\_\_\_

PERMIT INFO-Additional Check if you will be applying for:  ANNEXATION  REZONING  VARIANCE

# of Acres: 17.5 # of Proposed Lots: 76  
NAME OF DEVELOPMENT: Courtyard Ridge  
EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L [PD]  
CURRENT USE OF LAND: RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11A S-1 S-2 SC  
Single Family

INTENDED USE OF LAND:  Condominium/Townhouse  Multi-Family  Commercial  
 Single Family Residential  Other (explain) \_\_\_\_\_  
 Industrial

DESIGN ENGINEER/ARCHITECT McLin Taylor & Assoc PHONE (\_\_\_\_) \_\_\_\_\_  
Will  PROCEDURE "A" (with bond) OR  PROCEDURE "B" (without bond) BE USED?

ATTENTION: APPLICANT

NOTE: Six (6) copies of the complete plans and specifications and seven (7) additional copies of any property plat containing information pertaining to the attached check list shall be made part and submitted with the application for preliminary review.

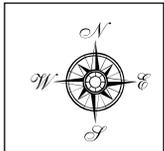
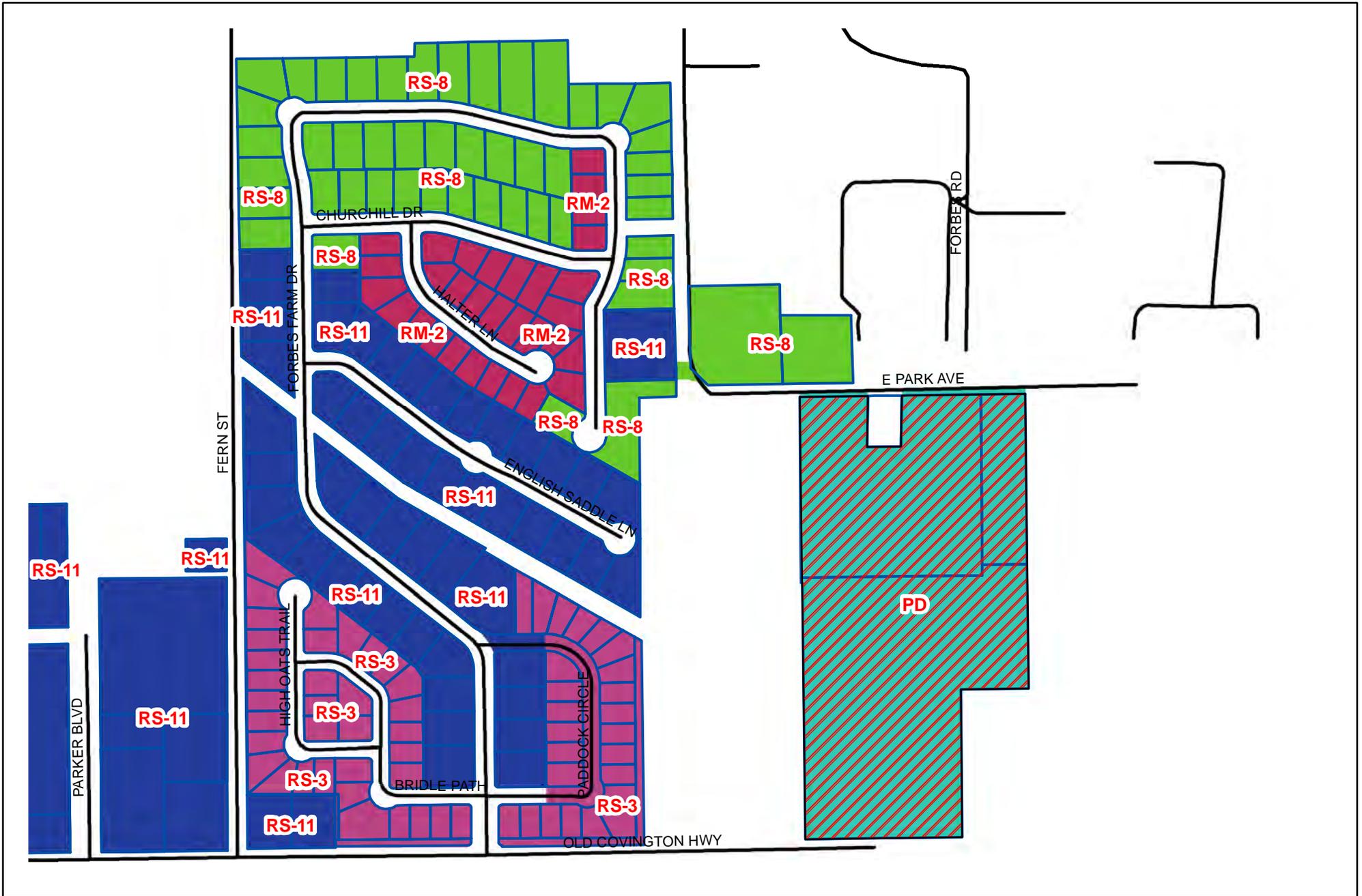
**ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION**

APPLICANT SIGNATURE [Signature] DATE 7-16-18

X \_\_\_\_\_ OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
X \_\_\_\_\_ CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

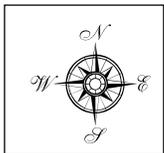
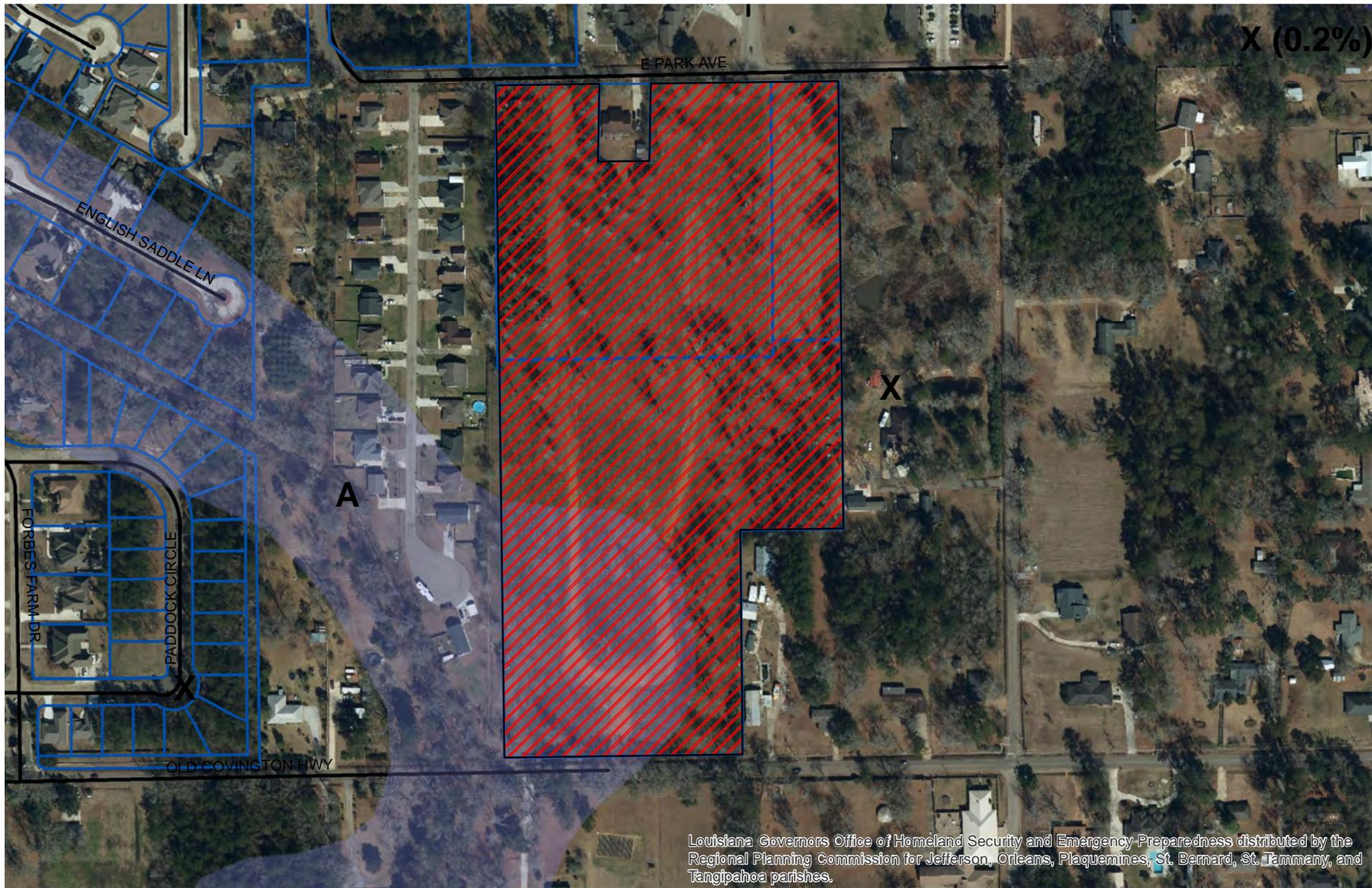
\*\*\*\*\* OFFICIAL USE \*\*\*\*\*  
Fees for **Preliminary and Final Review**: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ 1680.02  
[Fees for Minor Subd. Review: ] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ \_\_\_\_\_  
\*\*\*\*\*

AMOUNT PAID: \$ 1680.02 CHECK# 1204 PAID CASH  DATE PAID 7/16/18  
AMOUNT PAID: \$ \_\_\_\_\_ CHECK# \_\_\_\_\_ PAID CASH  DATE PAID \_\_\_\_/\_\_\_\_/\_\_\_\_



Major Subdivision  
 SUB-2018-07-00087  
 Temp Add 6 Old Covington Hwy

**Legend**  
 Case parcel



Major Subdivision  
 SUB-2018-07-00087  
 Temp Add 6 Old Covington Hwy

**Legend**  
 Case parcel