



Staff Report

Major Subdivision A

Case #: SUB-2020-07-00134

Attachments:

Staff Report, Site Photos, Final Plat, As Built Plans, Draft Bonds, Renderings & Location Map, Application, Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, September 10, 2020

City Council Introduction: Tuesday, September 22, 2020

City Council Final: Tuesday, October 13, 2020

City Council Request (Ordinance):

Introduction of an Ordinance to 1) Accept the dedication of Covington Ridge Subdivision infrastructure improvements, 2) Approve final subdivision (Lots 1-17, CA-1, CA-2, & CA-3) all in accordance with final plat and as built plans by McLin Taylor, Inc., 3) Accept a 2 year maintenance bond in the amount of \$51,110.80, and 4) Accept a 1 year performance bond in the amount of \$336,040.00 5) Accept a 1 year performance bond in the amount of \$25,000 (SUB-2020-07-00134) Recommend approval by the Planning Commission with the following conditions: 1) Final approval from Sewer District for lift station test 2) Final approval for City street light test

Site Information:

Location (Address): TEMPADD6 Old Covington Hwy **Council District:** City Council District 2

Existing Zoning: PUD **Future Land Use:** Low Density Residential

Existing Land Use: Single Family

Site Description:

Subdivision improvements have been made to access off 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
- 8/2/2018: Planning Commission Recommends approval to the City Council
- 8/14/2018: City Council approved Resolution 18-0814-8 with the recommended conditions. Planning Commission granted an extension for construction

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 for Lanrick Real Estate)

Against: NONE

Commission Recommendation:

Motion: Recommend Approval with Conditions

For: Matt Sandifer, Kylan Douglas, Jimmy Meyer, William Travis, Jeffrey Smith

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on August 14, 2018 the Hammond City Council passed Resolution #18-0814-8 to approve preliminary subdivision by Lanrick Real Estate for Covington Ridge Subdivision with the following conditions: 1) infrastructure must be completed, 2) Landscape Plan Provided, 3) Entrance with sign, retention pond with fountain, park/playground area, and fencing, 4) Final approval of sewer plans by Sewer District.

WHEREAS, on September 10, 2020 the Hammond Planning Commission held a public hearing to 1) Accept the dedication of Covington Ridge Subdivision infrastructure improvements, 2) Approve final subdivision (Lots 1-17, CA-1, CA-2, & CA-3) all in accordance with final plat and as built plans by McLin Taylor, Inc., 3) Accept a 2 year maintenance bond in the amount of \$51,110.80, 4) Accept a 1 year performance bond in the amount of \$336,040.00 and 5) Accept a 1 year performance bond in the amount of \$25,000 (SUB-2020-07-00134) and recommended approval with the following conditions: 1) Final approval from Sewer District for lift station test 2) Final approval for City street light test.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council accepts the dedication of Covington Ridge infrastructure improvements, approves final subdivision of Covington Ridge all in accordance with final plat and as built plans by McLin Taylor, Inc., Accepts a 2 year maintenance bond in the amount of \$51,110.80 (sewer, streets, water, drainage, street lights), Accepts a 1 year performance bond in the amount of \$336,040.00 (sidewalks, landscaping, entrance sign, fence & amenities), and Accepts a 1 Year Performance Bond in the amount of \$25,000 (walking trail, & Basketball Court)

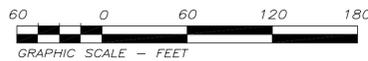
BASE BEARING: **GPS - CAGNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)**
 FLOOD ZONE: **"X" & "A"** BASE FLOOD ELEVATION: **33.0 FT.**
 F.E.M.A. F.I.R.M. PANEL NO. **220208 0430 & 0435 F.** DATE: **7/22/10**

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

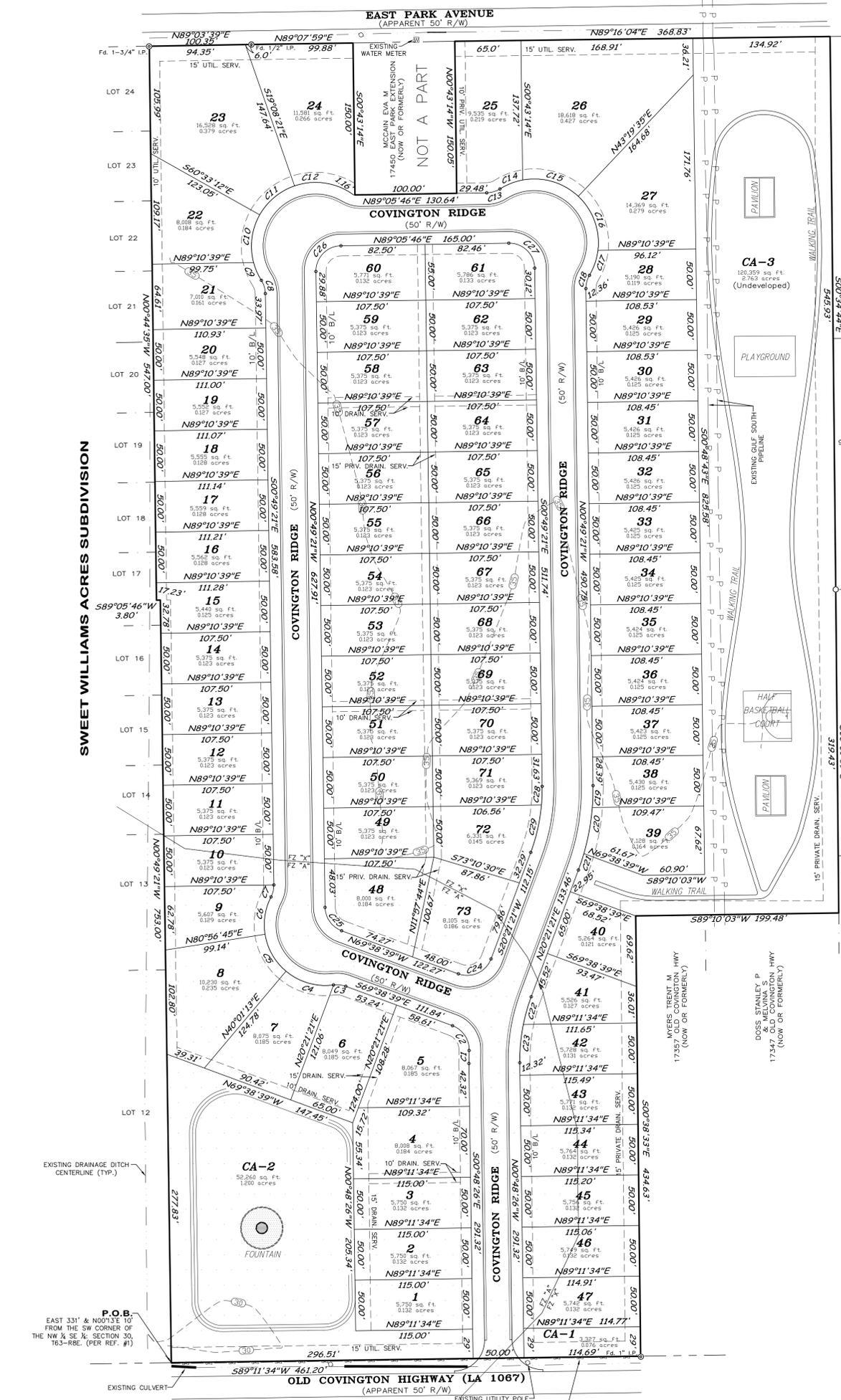
SITE NOTES:

- 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 SERVITUDE ALONG ALL STREET RIGHTS OF WAY

CURVE TABLE				
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	N33°37'53"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	48.86	60.00	N29°31'01"W	41.55'
C6	38.02	60.00	N09°05'52"W	37.39'
C7	12.25	25.00	N13°12'49"E	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"E	47.61'
C11	45.54	63.00	N50°09'14"E	44.55'
C12	61.25	63.00	S81°17'08"E	58.87'
C13	13.76	25.00	N73°19'33"E	13.59'
C14	24.16	63.00	N68°32'30"E	24.01'
C15	59.16	63.00	S73°34'23"E	57.01'
C16	58.83	63.00	S19°55'13"E	56.72'
C17	26.26	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	28.58	180.00	S15°48'59"W	28.49'
C23	47.96	180.00	S05°14'06"W	47.89'
C24	39.27	25.00	S65°21'21"W	35.36'
C25	30.03	25.00	N35°14'00"W	28.26'
C26	39.23	25.00	N44°08'12"E	35.33'
C27	39.31	25.00	S45°51'48"E	35.38'
C28	18.41	180.00	S12°41'46"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: SEWER DISTRICT
 - FIRE DISTRICT: CITY OF HAMMOND
 - 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:**
- PROCEDURE "A" WITH BOND - PROCEDURE "B" WITHOUT BOND
 - PRELIMINARY APPROVED _____ DATE _____
 - FINAL APPROVAL _____ OFFICIAL SUBMITTAL DATE _____
- NUMBERED _____ THRU _____ AND OTHER PLANS ARE HEREBY APPROVED AND BY REFERENCE SHALL BE PART OF THE RECORDED PLATS.
- SIGNATURE OF FINAL PLANS _____ COMMISSION CHAIRMAN DATE _____
 - 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: _____ DATE: _____
 NOT ACCEPTANCE OF DEDICATION
- OFFER OF DEDICATION BY OWNER/DEVELOPER**
- I HEREBY OFFER TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVITUDES, 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, SERVITUDES, 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:
 RECORDED BY: _____ DATE: _____
 RECORDED BY: _____ DATE: _____

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF: **LANRICK REAL ESTATE, L.L.C.**

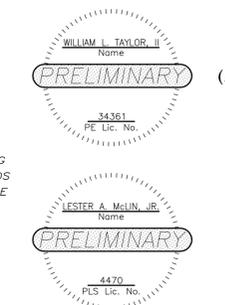
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

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
 09/15/2020
 LESTER A. McLIN, JR.
 PROFESSIONAL LAND SURVEYOR
 REG. # 4470
 McLIN TAYLOR, INC.



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

DATE: SEPTEMBER 15, 2020
 ORIGINAL DATE: JULY 13, 2018

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

2180234

GENERAL NOTES:

- 1.) ALL DRAINAGE RUNOFF VALUES SHOWN HERE COMPUTED BY USING THE RATIONAL METHOD. DESIGN VALUES WERE BASED ON A 10 YEAR STORM EVENT PER DOTT GUIDELINES. OR A MINIMUM OF 2CFS/ACRE IS USED FOR DEVELOPED AREAS AND 1 CFS/ACRE FOR UNDEVELOPED AREAS.
- 2.) THIS DEVELOPMENT IS LOCATED IN FLOOD ZONE "X" & "A" AS PER FEMA FIRM PANEL NO. 220206 0345/0435 F, DATED 07/22/2010. BASE FLOOD ELEVATION = 33 FT. CONTACT THE TANGIPAHOA PARISH PERMIT OFFICE FOR LATEST BFE BEFORE PROCEEDING WITH ANY BUILDING PLAN.
- 3.) DRIVEWAY CULVERTS AND CULVERTS NOT LOCATED UNDER PAVEMENT SHALL BE ONE OF THE FOLLOWING:
 - a.) REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III)
 - b.) BITUMINOUS COATED CORRUGATED STEEL PIPE (MINIMUM 16 GAGE)
 - c.) PLASTIC PIPE (AS APPROVED BY LA DOTT OPL LIST)
 PIPES LOCATED UNDER PAVEMENT SHALL BE ONE OF THE FOLLOWING:
 - a.) REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III)
 - b.) BITUMINOUS COATED CORRUGATED STEEL PIPE (MINIMUM 14 GAGE)
 PIPES NOT LOCATED UNDER PAVEMENT FOR SUBSURFACE DRAINAGE SHALL BE ONE OF THE FOLLOWING:
 - a.) REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III)
 - b.) BITUMINOUS COATED CORRUGATED STEEL PIPE (MINIMUM 14 GAGE)
 - c.) PLASTIC PIPE (AS APPROVED BY LA DOTT OPL LIST)
- 4.) ALL DETENTION BASINS, PONDS, SHORELINES AND OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) IN THE EVENT NO HOA EXISTS, THE AFOREMENTIONED SHALL BE PRIVATELY 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 PONDS A MINIMUM OF 12' OF CLEAN SPACE FROM THE TOP BANK SHALL BE PROVIDED TO ALLOW ROOM FOR PROPER MAINTENANCE. (IF APPLICABLE)
- 8.) PERMETER DITCHES SHOWN HEREON, 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 GRUBBED AND THE TOP SOIL STRIPPED BEFORE ADDING FILL MATERIAL OR BEGINNING CONSTRUCTION.
- 10.) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IMPROVEMENTS TO FINAL GRADES. EXPORTING AND IMPORTING MATERIALS SHALL BE ACCOUNTED FOR AND INCLUDED IN CONTRACTOR'S PRICE.
- 11.) CONTRACTOR SHALL COORDINATE DRAINAGE DESIGN WITH OTHER UTILITIES. DRAINAGE INVERTS AND FLOW LINES SHALL BE MAINTAINED AS SHOWN. THIS SHALL BE COORDINATED WITH SEWER LINE INVERTS AS ELEVATIONS ARE A CONTROLLING FACTOR FOR BOTH DRAINAGE AND SEWER DESIGN. OTHER UTILITIES MAY GO UNDER OR OVER DRAINAGE AND SEWER SO LONG AS THE REQUIRED COVER AND CLEARANCES ARE MAINTAINED. IN THE EVENT THAT CONFLICTS CANNOT BE AVOIDED, THE CONTRACTOR SHALL PROVIDE A CONFLICT BOX (PER DETAILS). CONFLICT 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.
- 13.) ALL SERVITUDES FOR DRAINAGE WILL BE PROPERLY SIZED AND SHOWN ON THE FINAL PLAT & PLANS; WHICH WILL BE REVIEWED BY THE DRAINAGE DISTRICT. PRIVATE DRAINAGE SERVITUDES SHALL BE PRIVATELY MAINTAINED.
- 14.) ELEVATIONS ARE BASED ON NAVD 1988.
- 15.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1 FT. ABOVE THE BASE FLOOD ELEVATION, CENTERLINE OF ROAD, OR NEAREST ADJACENT SSMH, WHICHEVER IS GREATER. BUILDING PAD ELEVATION SHALL BE MINIMUM 0.5' ABOVE CENTERLINE OF ROAD ELEVATION.
- 16.) NO FENCES, SHEDS, MOVEABLE OR IMMOVABLE APPURTENANCES SHALL BE PLACED IN DESIGNATED DRAINAGE SERVITUDES. 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.



STRUCTURE	TYPE	TOP	INVERT	INLET TYPE
A-1	JUNCTION BOX	34.20	28.07	CPS 702-20
A-2	IPS-GI-ODDOUBLE	33.95	27.75	V4520 (DOUBLE)
A-3	IPS-GI-ODDOUBLE	33.95	27.85	V4520 (DOUBLE)
A-4	GRATE INLET	33.80	28.46	CPS 702-20
A-5	YARD DRAIN	33.80	28.34	CPS 702-21
A-6	YARD DRAIN	33.80	28.74	CPS 702-21
A-7	GRATE INLET	34.15	28.13	CPS 702-20
A-7-1	IPS-GI-ODDOUBLE	34.45	29.13	V4520 (DOUBLE)
A-7-2	IPS-GI-ODDOUBLE	34.45	29.18	V4520 (DOUBLE)
A-7-A	IPS-GI-ODDOUBLE	34.40	29.13	V4520 (DOUBLE)
A-7-B	IPS-GI-ODDOUBLE	34.40	29.18	V4520 (DOUBLE)
A-8	YARD DRAIN	34.25	29.01	CPS 702-21
A-9	YARD DRAIN	34.35	29.11	CPS 702-21
A-10	YARD DRAIN	34.45	29.21	CPS 702-21
A-11	YARD DRAIN	34.55	29.31	CPS 702-21
A-12	YARD DRAIN	34.60	29.41	CPS 702-21
A-13	GRATE INLET	34.70	29.23	CPS 702-20
A-13-1	IPS-GI-ODDOUBLE	34.90	29.72	V4520 (DOUBLE)
A-13-2	IPS-GI-ODDOUBLE	34.90	29.77	V4520 (DOUBLE)
A-13-A	IPS-GI-ODDOUBLE	34.90	29.72	V4520 (DOUBLE)
A-13-B	IPS-GI-ODDOUBLE	34.90	29.77	V4520 (DOUBLE)
A-14	YARD DRAIN	34.80	29.15	CPS 702-21
A-15	YARD DRAIN	34.90	29.71	CPS 702-21
A-16	IPS-GI-ODDOUBLE	35.05	29.84	V4520 (DOUBLE)
A-17	IPS-GI-ODDOUBLE	35.05	29.89	V4520 (DOUBLE)
B-1	IPS-GI-ODDOUBLE	33.70	28.03	V4520 (DOUBLE)
B-2	IPS-GI-ODDOUBLE	33.70	28.35	V4520 (DOUBLE)
C-1	GRATE INLET	32.50	27.85	CPS 702-20
C-2	GRATE INLET	32.50	27.95	CPS 702-20
C-3	GRATE INLET	32.50	28.47	CPS 702-20

NOTE: FLOOR OF PROPOSED STRUCTURE SHALL BE CAST TO ALLOW PIPES TO BE SET AT INVERT ELEVATION LISTED

FROM	TO	Q	b	d	SLOPE %	SERV. WIDTH	SIDE SLOPE
C-2	D-1	7.80	0.00	0.37	0.79	15'	3:1
D-1	D-2	7.56	0.00	0.39	2.86	15'	3:1
D-2	D-3	7.42	0.00	0.56	0.46	15'	3:1
D-3	D-4	6.53	0.00	0.56	0.31	15'	3:1
D-4	D-5	6.09	0.00	0.60	0.20	15'	3:1

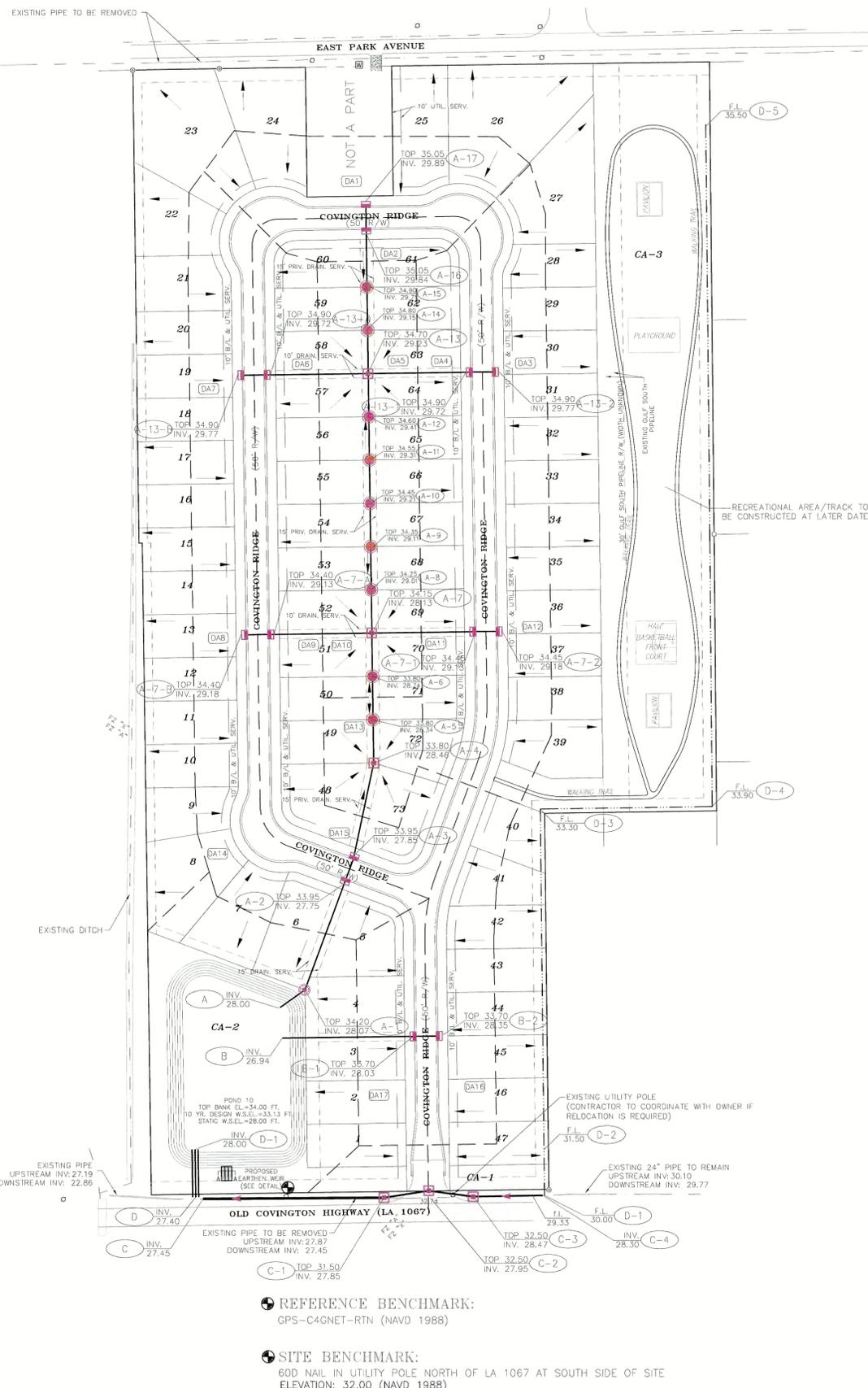
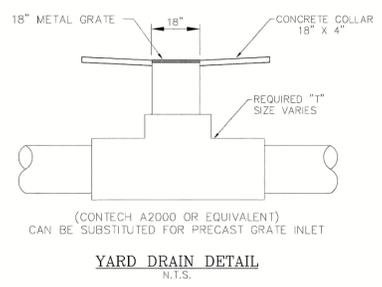
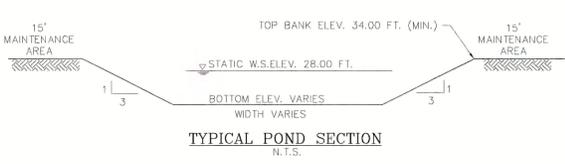
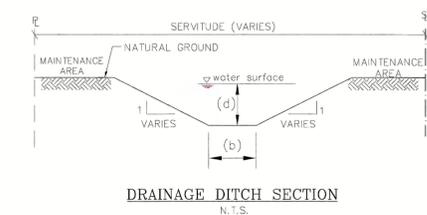
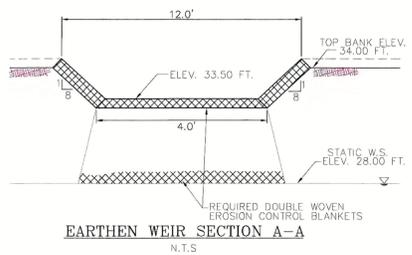
FROM	TO	LENGTH	SIZE	SLOPE(%)	Q(CFS)
A	A-1	35'	36" PVC	0.20	16.19
A-1	A-2	134'	36" PVC	0.24	16.19
A-2	A-3	23'	36" BCCMP	0.43	14.99
A-3	A-4	110'	36" PVC	0.55	13.97
A-4	A-5	50'	30" PVC	0.24	13.55
A-5	A-6	50'	30" PVC	0.80	13.27
A-6	A-7	50'	30" PVC	1.22	13.01
A-7	A-7-1	118'	15" PVC	0.20	2.60
A-7-1	A-7-2	23'	15" BCCMP	0.22	1.34
A-7-2	A-7-A	118'	15" PVC	0.20	2.08
A-7-A	A-7-B	23'	15" BCCMP	0.22	1.04
A-7-B	A-8	50'	24" PVC	1.76	8.05
A-8	A-9	50'	24" PVC	0.20	7.79
A-9	A-10	50'	24" PVC	0.20	7.56
A-10	A-11	50'	24" PVC	0.20	7.30
A-11	A-12	50'	24" PVC	0.20	7.04
A-12	A-13	50'	24" PVC	0.63	6.78
A-13	A-13-1	118'	15" PVC	0.20	1.90
A-13-1	A-13-2	23'	15" BCCMP	0.22	1.06
A-13-2	A-13-A	118'	15" PVC	0.20	2.10
A-13-A	A-13-B	23'	15" BCCMP	0.22	1.16
A-13-B	A-14	50'	15" PVC	0.20	2.52
A-14	A-15	50'	15" PVC	0.12	2.24
A-15	A-16	66.5'	15" PVC	0.20	1.94
A-16	A-17	23'	15" BCCMP	0.22	1.46
B	B-1	150'	15" PVC	0.73	2.06
B-1	B-2	23'	15" BCCMP	1.39	1.26
C	C-1	208'	30" PVC	0.20	46.50
C-1	C-2	48'	30" BCCMP	0.20	46.50
C-2	C-3	48'	30" BCCMP	0.20	46.50
C-3	C-4	80'	30" PVC	0.20	46.50
D	D-1	55'	3-12" BCCMP	0.01	15.98

PVC-CONTECH A2000 OR EQUIVALENT
BCCMP-BITUMINOUS COATED CORRUGATED METAL PIPE

MINIMUM PIPE SPACING			
ARCH PIPE	ROUND PIPE		
ROUND EQUIVALENT DIAMETER	MINIMUM SPACING	DIAMETER	MINIMUM SPACING
18"-THRU 36"	1'-3"	18"-THRU 36"	1'-3"
42"	1'-5"	42"	1'-5"
48"	1'-8"	48"	1'-7"

WATERSHED AREAS		
DESIGNATION	ACREAGE	Q(CFS)
DA1	0.73	1.46
DA2	0.24	0.48
DA3	0.62	1.24
DA4	0.51	1.02
DA5	0.74	1.48
DA6	0.51	1.02
DA7	0.62	1.24
DA8	0.69	1.38
DA9	0.61	1.22
DA10	0.59	1.18
DA11	0.54	1.08
DA12	0.58	1.16
DA13	0.34	0.68
DA14	0.38	0.76
DA15	0.37	0.74
DA16	0.71	1.42
DA17	0.48	0.96

AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE ELEVATIONS OF THE DRAINAGE STRUCTURES SHOWN HEREON ARE IN ACCORDANCE WITH ACTUAL FIELD LOCATIONS PERFORMED BY THIS FIRM.
William L. Taylor, II
WILLIAM L. TAYLOR, II
MCLIN TAYLOR, INC.
07-17-2020
DATE



REFERENCE BENCHMARK:
GPS-C4GNET-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
AS-BUILT 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.

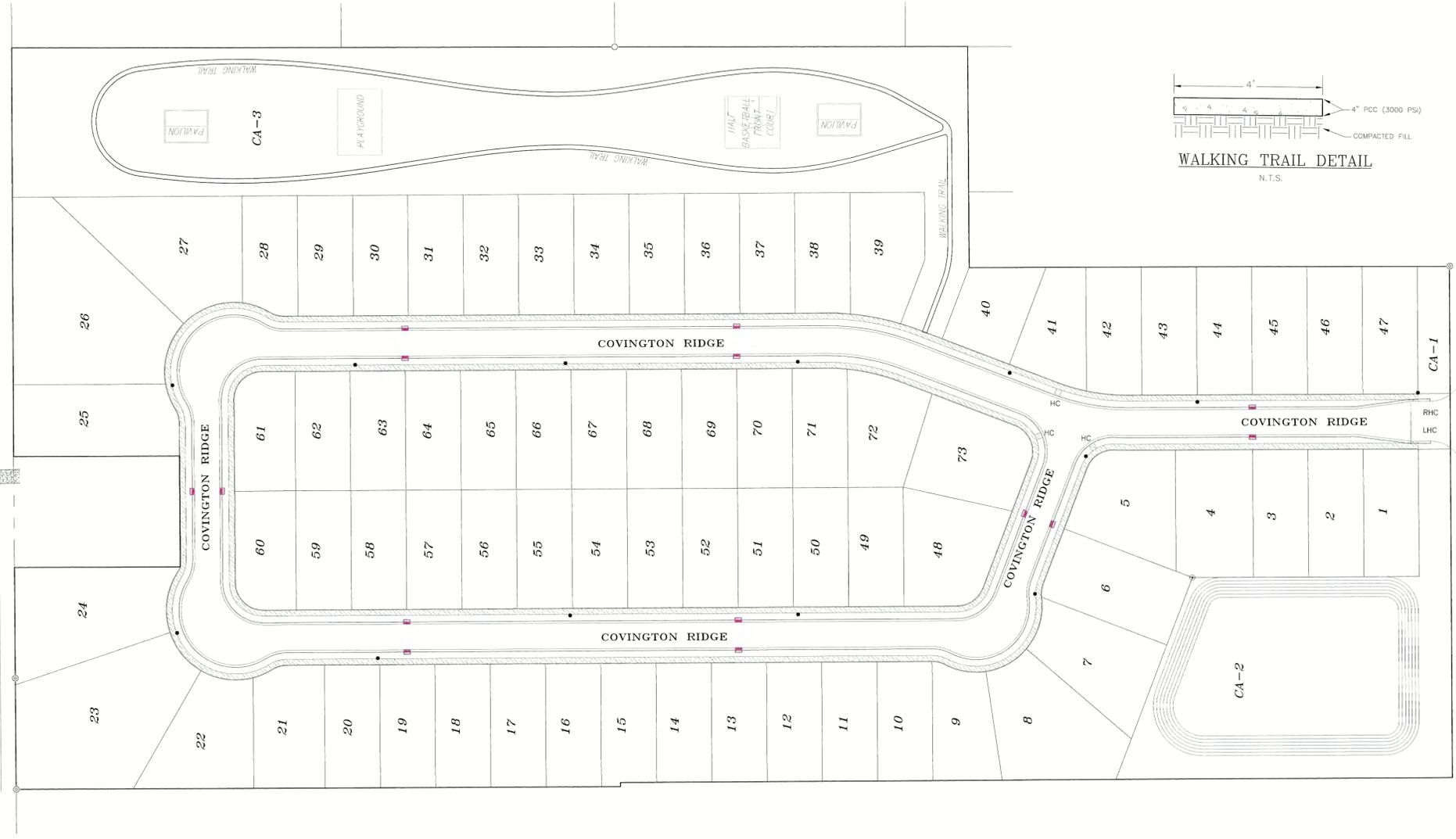


Mclin Taylor, Inc.
Engineering and Land Surveying
LIVINGSTON, LA 70754 (225)866-1414



DRAWN BY: ECS
DESIGN BY: CBM
CHECKED BY: WLT
DATE: 07-17-2020
REVISIONS:
JOB NO.: 2180234
SHEET NO.: 3

X:\VP-18\2180234_COVINGTON RIDGE\VP-AS-BUILT\3. GRADING & DRAINAGE LAYOUT\DWG-SEP-15-2020.TBDR



AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE LOCATIONS OF THE STREET LIGHTS SHOWN HEREON ARE IN ACCORDANCE WITH ACTUAL FIELD LOCATIONS PERFORMED BY THIS FIRM.

William L. Taylor, II
WILLIAM L. TAYLOR, II
MCLIN TAYLOR, INC.

09-03-2020
DATE

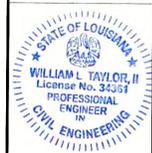
OLD COVINGTON HIGHWAY (LA 1067)

LEGEND

- PROPOSED STREET LIGHT STANDARD (LOCATION AND TYPE TO BE VERIFIED WITH UTILITY PROVIDER) (200' MAX. 60' MIN. PER SHEET 2)
- ▨ PROPOSED 6"x6" CONCRETE SIDEWALK
- HC HANDICAP RAMP LOCATION (SEE SHEET 26 FOR DETAILS)

**COVINGTON RIDGE
AS-BUILT PLANS
SIDEWALK & STREET LIGHTING PLAN**

LOCATED IN SECTION 30, T6S-R8E
GREENSBURG LAND DISTRICT
TANGIPAHOLA 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
DESIGN BY CBM
CHECKED BY WLT
DATE 09-15-2020
REVISIONS

JOB NO.
2180234

SHEET NO.
3A

X:\LP-18\2180234_COVINGTON RIDGE\AS-BUILT\A SIDEWALK & STREET LIGHTING PLAN\DWG SEP-15-2020 REV08

GENERAL NOTES:

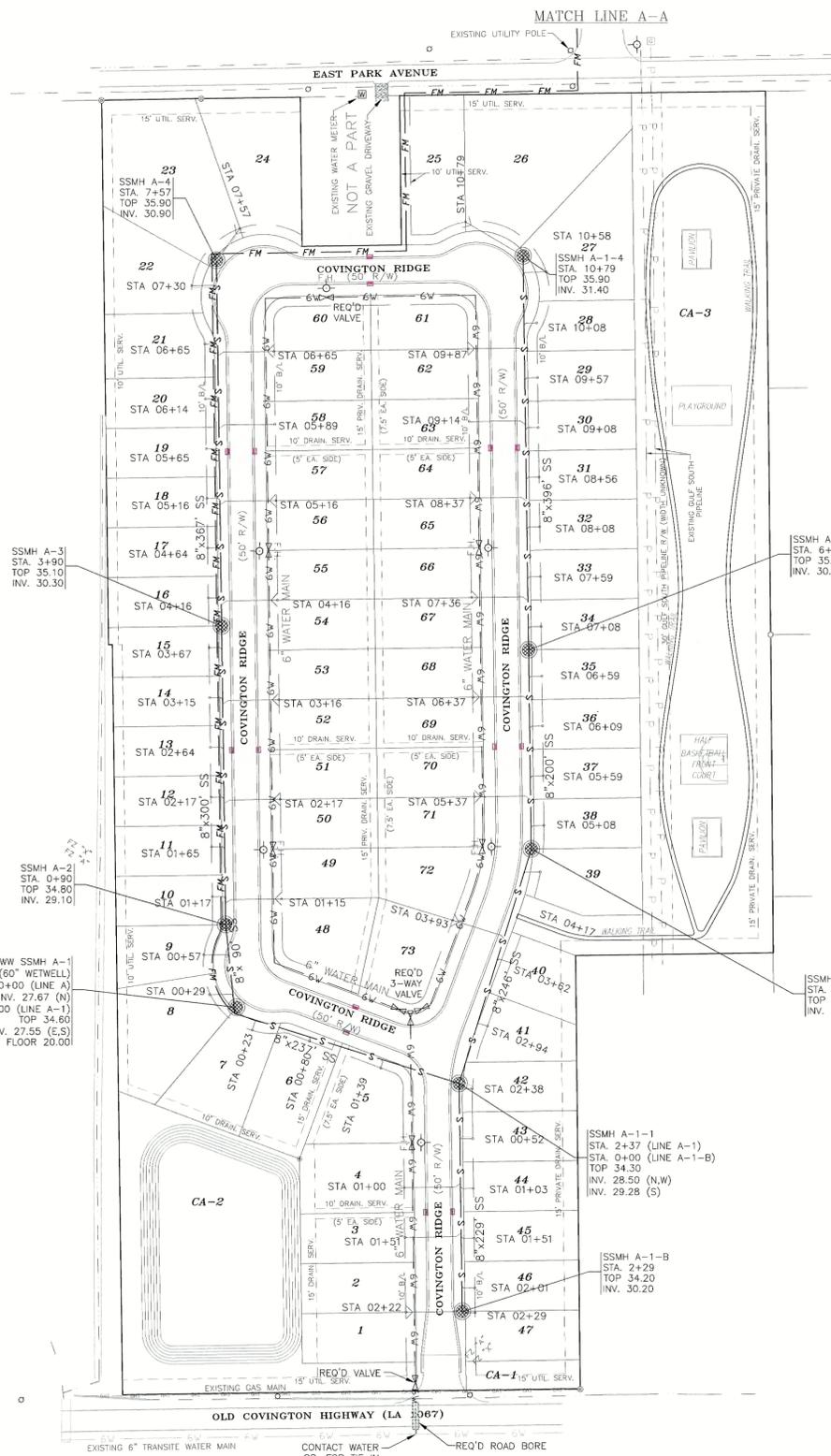
- CONTRACTOR IS CAUTIONED TO FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATORY GUIDELINES, AS WELL AS OSHA STANDARDS IN REGARD TO SHORING AND BRACING OF PIPELINE TRENCHES.
- CONTRACTOR SHALL MAINTAIN A RECORD OF WYE LOCATIONS AND SUBMIT THIS RECORD TO THE ENGINEER UPON COMPLETION OF SEWER LINE INSTALLATION. SERVICE LINES SHALL BE ALIGNED AT 90° TO THE TRUNK LINE OR MAIN IF PRACTICAL.
- THE MINIMUM COVER OF BUILDING CONNECTIONS SHALL BE 3.5 FEET MIN. SEWER SERVICES SHALL HAVE A MIN. SLOPE OF 0.60%, WHERE DEPTH PERMITS, A 2% SLOPE SHALL BE USED.
- WHERE SANITARY SEWER MAIN CROSSES THE DOMESTIC WATER LINE, DUCTILE IRON PIPE SHALL BE USED IN LIEU OF PVC.
- FOLLOW STATE SANITARY CODE IN LOCATING A WATER LINE OFFSET FROM AN EXISTING OR PROPOSED SEWER LINE: 6.0' EDGE TO EDGE MIN. IN PLAN VIEW; 18" MIN. EDGE TO EDGE VERTICALLY @ CROSSINGS.
- SEWER SYSTEM OWNER IS ADVISED NOT TO RELEASE SANITARY WASTE WATER FROM THE SITE LIMITS WITHOUT A LA. DEQ. DISCHARGE PERMIT.
- THE ENGINEER CERTIFYING TO THE DESIGN HEREON MAY WITHHOLD AS-BUILT CERTIFICATION IF CONSTRUCTION DEVIATES SUBSTANTIALLY FROM THE APPROVED PLAN.
- TRENCH BACKFILL MATERIAL SHALL EXCLUDE DELETERIOUS MATERIALS (MATERIALS LACKING COMPATIBILITY, CONSISTENCY OR WITH EXCESS MOISTURE CONTENT OR HAVING THE POTENTIAL TO DAMAGE THE PIPE OR ITS CONNECTIONS).
- PROVIDE A 24"x24"x4" CONCRETE PAD CENTERED AT THE SURFACE LOCATION OF THE CLEANOUT AND SET FLUSH WITH FINISHED GRADE AT THE SHOWN LOCATION.
- CONTRACTOR SHALL COORDINATE WITH CABLE, TELEPHONE, GAS AND OTHER UTILITY COMPANIES FOR SERVICE AND CONNECTION POINTS TO THE BUILDING. THIS SHALL ALSO BE COORDINATED W/ THE ELECTRICAL AND MECHANICAL PLANS THAT ARE INCLUDED IN THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL COORDINATE CIVIL PLAN W/ ARCHITECTURAL PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY. THIS INCLUDES AND/OR STATE HEALTH DEPARTMENT AGENCIES AS DIRECTED BY THE WATER AND SEWER UTILITY COMPANIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL CONNECTION FEES INCLUDING TEMPORARY AND PERMANENT CONNECTIONS, DEPOSITS AND OTHER CHARGES ISSUED BY UTILITY COMPANIES FOR UTILITY SERVICE.
- CONTRACTOR SHALL COORDINATE ALL PERMITS, INSPECTIONS AND APPROVALS OF COMPLETED UTILITY WORK BEFORE BACKFILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANIES AND DETERMINED IN THE FIELD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES FOR ANY UTILITY LINE, POLE, PEDESTAL, METER OR UTILITY BOX RELOCATION OR ADJUSTMENT.
- CONTRACTOR SHALL COORDINATE W/ UTILITY COMPANY, ARCHITECT & ENGINEER ALL UTILITY LOCATIONS & CONNECTION POINTS TO BUILDING. FINAL APPROVAL ON LOCATIONS & CONNECTION POINTS SHALL BE GRANTED BY ARCHITECT PRIOR TO CONTRACTOR COMMENCING UTILITY WORK.

SEWER SYSTEM NOTES:

- WHERE COVER OVER SEWER MAIN IS LESS THAN 30", USE DUCTILE IRON PIPE.
- COVER LESS THAN 24" IS NOT ACCEPTABLE.
- A DROP IN EXCESS OF 24" REQUIRES A "DROP" MANHOLE (AN INTERIOR OR EXTERIOR ARE BOTH ACCEPTABLE).
- AVOID PLACEMENT OF WYES AND CLEANOUTS IN AREAS OF ROADWAY PAVEMENT OR AREAS CONTINUOUSLY IN USE BY VEHICULAR TRAFFIC.
- DISCHARGE OF WASTEWATER FROM THE DEVELOPMENT WILL REQUIRE A D.E.Q. PERMIT AND MAY REQUIRE A LA. D.O.T.D. PERMIT IF DISCHARGE IS INTO A STATE HIGHWAY DITCH.
- STATE SANITARY CODE REQUIRES THAT A MINIMUM HORIZONTAL AND VERTICAL SEPARATION OF 6 FEET AND 18 INCHES, RESPECTIVELY, BE MAINTAINED BETWEEN THE OUTSIDE EDGE OF ANY SEWER MANHOLES, WETWELLS, FORCE MAINS AND GRAVITY MAINS PER SECTION 38.31 OF THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.
- A NON-CORROSIVE METALLIC WIRE SHALL BE INSTALLED OVER ALL NON-METALLIC PIPES TO FACILITATE THEIR FUTURE LOCATION DETECTION. THE WIRE SHALL BE EITHER OF THE FOLLOWING:
A.) STAINLESS STEEL WIRE - SHALL BE 0.040" OR LARGER BARE STAINLESS STEEL WIRE
B.) COPPER WIRE - SHALL BE TYPE TW, AWG #12 GAUGE STRANDED COPPER WIRE WITH INSULATION
ADDITIONALLY, BURIED IDENTIFICATION TAPE SHALL BE PROVIDED SO THE FORCE MAIN CAN BE PROPERLY IDENTIFIED.
- TESTING SHALL BE IN ACCORDANCE WITH SEWER SYSTEM OWNERS REGULATIONS.
- EACH UNIT SHALL BE PROVIDED W/ SEWER SERVICE, WHETHER SHOWN OR NOT.
- THE CONTRACTOR SHALL FURNISH ALL LABOR SUPERVISION, MATERIALS EQUIPMENT, SERVICES AND PERMITS NECESSARY TO CONSTRUCT THE SEWER SYSTEM AS SHOWN ON THE PLANS.
- PRIOR TO SUBMITTING A BID THE CONTRACTOR SHALL OBTAIN THE REQUIREMENTS OF THE SEWER AUTHORITY OR DISTRICT IN WHICH THE WORK IS TO BE PERFORMED AND INCLUDE THE COST OF THESE REQUIREMENTS IN THE PRICE BID FOR THE WORK. THE TYPE OF MATERIALS AND THE MANUFACTURERS, BRAND OF PIPE, ETC., REQUIRED BY THE SEWER AUTHORITY WILL BE USED, WHENEVER THE REQUIREMENTS OF THE SEWER AUTHORITY ARE MORE STRINGENT THAN THESE SPECIFICATIONS, THEY WILL BE FOLLOWED.
- INCLUDED IN THE WORK SHALL BE A COMPLETE SEWER SYSTEM INCLUDING ALL FITTINGS, VALVES, TIE-INS, CONNECTIONS, ETC. AND ANY TESTING THAT IS REQUIRED. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL OF THE OTHER FITTINGS AND LENGTHS OF PIPE NECESSARY TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES.
- USE NECESSARY FITTINGS TO AVOID CONFLICTS WITH OTHER UTILITIES.
- PIPE TRENCHES UNDER EXISTING OR PROPOSED ROADS SHALL BE BACK-FILLED WITH SAND OR OTHER SUITABLE GRANULAR MATERIAL APPROVED BY ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR (ASTM D698). THE MAX. WIDTH OF THE TRENCH SHALL NOT EXCEED THE OUTSIDE DIAMETER OF THE PIPE PLUS 2 FEET.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL TESTING ASSOCIATED WITH VERIFYING THAT CONSTRUCTION IS IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AND MEET ALL THE REQUIREMENTS OF THE UTILITY PROVIDER.
- SEWER LINES CROSSING DITCHES AND STREAMS WITH LESS THAN 30 INCHES OF COVER SHOULD BE DUCTILE IRON PIPE OR PROTECTED BY STEEL CASING.
- SANITARY SEWER MANHOLE TOPS SET BELOW THE BASE FLOOD ELEVATION PROVIDED BY THE PARISH PERMIT OFFICE SHALL HAVE WATER TIGHT LIDS.
- POST INSTALLATION TESTS FOR SEWER LINES SHALL BE PERFORMED IN ACCORDANCE WITH:
A.) LOW PRESSURE AIR TEST: MUST CONFORM TO ASTM SPECIFICATIONS CR28, C924, OR F1417, AS APPLICABLE.
B.) MANDREL TEST: MUST CONFORM TO ASTM SPECIFICATIONS D3034 (4"-15"), AND F679 (18"-27"), AS APPLICABLE. MANDREL TEST SHALL BE RAN 30 DAYS AFTER PIPE IS LAYED AND BACKFILLED.
C.) POST-CONSTRUCTION SMOKE TEST
D.) ALL SEWER FORCE MAINS SHALL BE PRESSURE TESTED WITH WATER TO 100 PSI FOR 4 HOURS.
E.) HYDROSTATIC LEAK TEST: MUST CONFORM TO ASTM SPECIFICATION E1003.
- ADDITIONAL TESTING INFORMATION - SEWER LINES MUST PASS LAMP, PRESSURE, AND MANDREL TEST. MANHOLES MUST BE BEDDED ALSO. ALL SEAMS AND HOLES MUST BE GROUDED ON INSIDE OF MANHOLE. THEY MUST PASS VACUUM AND VISUAL TEST.
- ALL SEWER BENDS AND JOINTS SHALL BE DUCTILE IRON MJ RESTRAINED JOINT FITTINGS.
- * CONTRACTOR IS TO SET MANHOLE TOPS TO MATCH FINISHED GRADE, BUT NOT LOWER THAN THE BASE FLOOD ELEVATION WITHIN THE AREA.
- AIR RELEASE VALVES SHALL BE INSTALLED AS REQUIRED BY THE SEWER SYSTEM OWNER.

NOTE:

THE WATER SYSTEM OWNER AND OPERATOR: TANGIPAHOA WATER DISTRICT
THE SEWER SYSTEM OWNER AND OPERATOR: TANGIPAHOA PARISH SEWER DISTRICT #1 (TPSD1)

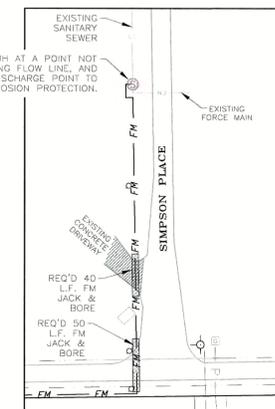


WATER SYSTEM NOTES:

- THE WATER SYSTEM SHALL BE INSTALLED PER WATER SYSTEM OWNER SPECIFICATIONS. CONTRACTOR SHALL CONTACT AND GET FINAL APPROVAL FROM WATER SYSTEM OWNER BEFORE BEGINNING WATER MAIN IMPROVEMENTS.
- ALL LOCAL, STATE, AND FEDERAL GUIDELINES SHALL BE FOLLOWED.
- A NON-CORROSIVE METALLIC WIRE SHALL BE INSTALLED OVER ALL NON-METALLIC PIPES TO FACILITATE THEIR FUTURE LOCATION DETECTION. THE WIRE SHALL BE EITHER OF THE FOLLOWING:
A.) STAINLESS STEEL WIRE - SHALL BE 0.040" OR LARGER BARE STAINLESS STEEL WIRE
B.) COPPER WIRE - SHALL BE TYPE TW, AWG #12 GAUGE STRANDED COPPER WIRE WITH INSULATION
ADDITIONALLY, BURIED IDENTIFICATION TAPE SHALL BE PROVIDED SO THE WATER MAIN CAN BE PROPERLY IDENTIFIED.
- TESTING SHALL BE IN ACCORDANCE WITH WATER SYSTEM OWNERS REGULATIONS. WATER LINES SHALL PASS PRESSURE AND LEAKAGE TESTING PER THE LATEST AWWA STANDARDS.
- BLOW-OFF HYDRANTS SHALL BE EQUIP NO. 2 POST HYDRANTS AS MANUFACTURED BY JOHN C. KUPFERLE FOUNDRY CO., ST. LOUIS, MO. (OR EQUIVALENT) AND SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL FURNISH ALL LABOR SUPERVISION, MATERIALS EQUIPMENT, SERVICES AND PERMITS NECESSARY TO CONSTRUCT THE WATER DISTRIBUTION SYSTEM AS SHOWN ON THE PLANS.
- PRIOR TO SUBMITTING A BID THE CONTRACTOR SHALL OBTAIN THE REQUIREMENTS OF THE WATER AUTHORITY OR DISTRICT IN WHICH THE WORK IS TO BE PERFORMED AND INCLUDE THE COST OF THESE REQUIREMENTS IN THE PRICE BID FOR THE WORK. THE TYPE OF MATERIALS AND THE MANUFACTURERS BRAND OF PIPE, VALVES, HYDRANTS, ETC., REQUIRED BY THE WATER AUTHORITY WILL BE USED, WHENEVER THE REQUIREMENTS OF THE WATER AUTHORITY ARE MORE STRINGENT THAN THESE SPECIFICATIONS, THEY WILL BE FOLLOWED.
- INCLUDED IN THE WORK SHALL BE A COMPLETE DISTRIBUTION SYSTEM INCLUDING ALL FITTINGS, VALVES, TIE-INS, CONNECTIONS, THRUST BLOCKS, CHLORINATION AND PRESSURE TESTING. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL OF THE OTHER FITTINGS AND LENGTHS OF PIPE NECESSARY TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES.
- USE NECESSARY FITTINGS TO AVOID CONFLICTS WITH OTHER UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- PIPE TRENCHES UNDER EXISTING OR PROPOSED ROADS SHALL BE BACK-FILLED WITH SAND OR OTHER SUITABLE GRANULAR MATERIAL APPROVED BY ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR (ASTM D698). THE MAX. WIDTH OF THE TRENCH SHALL NOT EXCEED THE OUTSIDE DIAMETER OF THE PIPE PLUS 2 FEET.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL TESTING ASSOCIATED WITH VERIFYING THAT CONSTRUCTION IS IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AND MEET ALL THE REQUIREMENTS OF THE UTILITY PROVIDER.
- WATER LINES CROSSING DITCHES AND STREAMS WITH LESS THAN 30 INCHES OF COVER SHOULD BE DUCTILE IRON PIPE OR PROTECTED BY STEEL CASING. ANCHORAGE SHOULD BE PROVIDED ON BOTH SIDES OF THE DITCH.
- WATER DISTRIBUTION SYSTEM DISINFECTION METHOD SHALL COMPLY WITH LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 51, PART XII, §533A. WATER DISTRIBUTION SYSTEM SHALL BE TESTED PER LAC TITLE 51, PART XII, §533C.
- CONTRACTOR TO PROVIDE 1" SERVICE LINE AND WYE TO EACH LOT. BUILDER TO PAY FOR METER.

LEGEND

- PROPOSED SEWER MAN-HOLE (PER ASTM C478 PRECAST STANDARD)
- PROPOSED 8" SANITARY SEWER LINE (PVC SDR-35 PER ASTM D-3034)
- PROPOSED 6" WATER LINE (AWWA C900 SDR-26 CL-160 PER ASTM D-2241)
- PROPOSED 4" FORCE MAIN (PE SDR-11 CL-160 PER ASTM D-3350)
- PROPOSED WATER VALVE (SEE DETAILS)
- PROPOSED FIRE HYDRANT W/ VALVE (MODEL ACCEPTABLE TO FIRE DISTRICT)
- TYPICAL SEWER WYES, CLEANOUTS

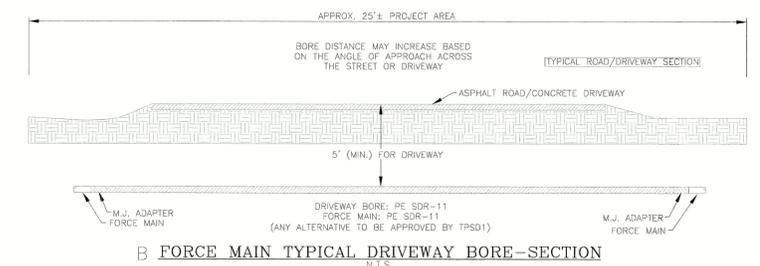
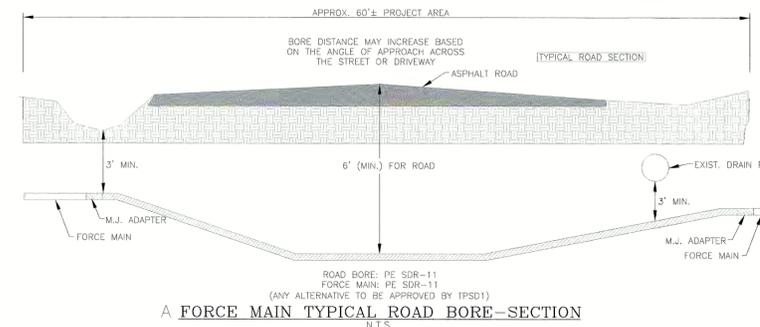


CONTRACTOR TO TIE INTO EXISTING SSMH AT A POINT NOT MORE THAN 1 FOOT ABOVE EXISTING FLOW LINE, AND INSTALL A TEE FITTING AT THE DISCHARGE POINT TO PROVIDE SMOOTH FLOW AND CORROSION PROTECTION.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE LOCATIONS/ELEVATIONS OF THE SANITARY SEWER MANHOLES AND SERVICES SHOWN HEREON ARE IN ACCORDANCE WITH ACTUAL FIELD LOCATIONS PERFORMED BY THIS FIRM.

William L. Taylor, II
WILLIAM L. TAYLOR, II
MCLIN TAYLOR, INC. 07-17-2020
DATE



**COVINGTON RIDGE
AS-BUILT PLANS
SANITARY SEWER & WATER MAIN LAYOUT**

LOCATED IN SECTION 30, T6S-R6E
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH
CITY OF HAMMOND, LOUISIANA
FOR
LANRICK REAL ESTATE L.L.C.



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



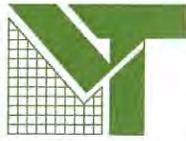
DRAWN BY ECS
DESIGN BY CBM
CHECKED BY WLT
DATE 07-17-2020

REVISIONS	DATE
1	07-20-2020

JOB NO.
2180234

SHEET NO.

According to F.I.R.M., Community Panel No. 220208 0430 & 0435 F, effective date 07/22/10, this property falls in flood zone "X" & "A". B.F.E. = 33 FT.



McLin Taylor, Inc.

Engineering and Land Surveying

COVINGTON RIDGE

I, the undersigned Professional Engineer, hereby certify to the best of my knowledge and belief that this subdivision was constructed with the approved construction plans (with the exception of punch list items currently being addressed). Any changes to the approved plans known to me are noted on record drawings accompanying this certification.

This certification is based on observations by me or my designated representatives, certificates of compliance furnished by manufacturers, and tests of materials of construction by an approved laboratory. All test results for the materials were reviewed and they conformed to specifications. Any materials that failed were reworked or replaced satisfactorily.



William L. Taylor, II

07-24-2020

William L. Taylor, II, P.E., P.L.S.
Professional Engineer, No. 34361



TANGIPAHOA WATER DISTRICT

Post Office Box 699 • Natchitoches, Louisiana 70451

Phone: (985) 345-6457

Fax: (985) 345-9422

www.tangiwater.com



BRUCE BORDELON
President

SID WILDE
Vice-President

JASON LIPSCOMB
Secretary

DON MARSHALL
Treasurer

GUY F. BUCKLEY JR
Commissioner

LARRY BYERS
Commissioner

GARY KELLEY
Commissioner

DEVON WELLS
Commissioner

CHARLES SCHLICHER
Manager

Tangipahoa Parish Planning

This is to make notice that in the Covington Ridge Subdivision off of Old Covington Hwy Lots 1 - 72 have been accepted by the Tangipahoa Water District. Water samples have been collected and tested by Louisiana Department of Health Lab. Attached are the Lab results for them. The above referenced lots are clear to get water service connections.

Thanks

A handwritten signature in blue ink that reads "Charles Schlicher".

Charles Schlicher

Tangipahoa Water District
Manager



Tracie Schillace <schillace_tc@hammond.org>

Covington Ridge

1 message

Jason Hood <tangiwastewater@gmail.com>

Fri, Sep 18, 2020 at 11:05 AM

To: Jennifer Lee <jal@chehardy.com>

Cc: Tracie Schillace <schillace_tc@hammond.org>, Thomas P McKellar <tm@sedirt.com>

Jennifer,

Good morning please allow this email to serve as notice. The Sewerage District along with Spangler Engineering, pump distributor reps and the developer met and completed a required lift station start up for Covington Ridge Subdivision. The result was satisfactory and met our requirements therefore at the Sewerage District Board of Commissioners meeting Monday Sept. 21 I will recommend the board accept the sewerage infrastructure from this development into our inventory for maintenance and operation. I will let you know the outcome the following Tuesday after the meeting. Please let me know if you have questions regarding this matter.

Kind Regards,

Jason



City of Hammond
Street Department
Robert Morgan, Director of Streets

Pete Panepinto
Mayor

P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5957 • FAX (985) 277-5958

September 8, 2020

Tracie Schillace
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401

RE: Covington Ridge Subdivision

Dear Ms. Schillace:

I am writing to inform you that the Street Lights have been inspected and I do not see any issues with them in the Covington Ridge Subdivision. They are ready for Entergy to turn on the power. Once Entergy is completed they will be inspected again.

Sincerely,

Robert Morgan

Robert Morgan
Street Superintendent
City of Hammond



City of Hammond
Street Department
Robert Morgan, Director of Streets

Pete Panepinto
Mayor

P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5957 • FAX (985) 277-5958

September 16, 2020

Tracie Schillace
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401

RE: Hundred Oaks

Dear Ms. Schillace:

I am writing to inform you that the official acceptance inspection for the streets, drainage and pending lighting of street lights. I have completed the second inspection for Hundred Oaks subdivision. They have repaired the low area in the street and cleaned all pipes and catch basins. I would like to follow up next week after a hard rain.

Sincerely,

Robert Williams

Robert Williams
Assistant Director of Streets
City of Hammond

The Gray Casualty & Surety Company
1225 West Causeway Approach
Mandeville, LA 70471

Bond #GS55300005

**MAINTENANCE BOND
TO SECURE CONDITION OF IMPROVEMENTS**

That Lanrick Real Estate, L.L.C.¹ as Principal (hereinafter called Principal), and The Gray Casualty & Surety Company ²INSURANCE COMPANY, with its home office in the City of Hammond, State of Louisiana as Surety (hereinafter called Surety), are held and firmly bound unto City of Hammond, Louisiana as obligee (hereinafter called City), for the use and benefit of the City in the amount of Fifty One Thousand One Hundred Ten Dollars and 80/00 ³Dollars (\$51,110.80) for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and in solido, firmly by these presents.

WHEREAS, the Principal has constructed certain improvements in accordance with the contract with Lawson~Bonet Construction, Inc.,⁴ dated May 1, 20195 and Mark's Electric, Inc. dated February 10, 2020 under plans and specifications prepared by McLin Taylor, Inc.⁶ dated June 1, 20197 (the "Improvements") and Principal has requested that the City accept the dedication of the Improvements; and

WHEREAS, the Hammond Unified Development Code, section 3.2.2 requires Principal to furnish a bond to assure the satisfactory condition of the Water, Drainage, Sewer & Street Lighting Improvements at Covington Ridge Subdivision for a period of two (2) years after acceptance of the dedication of the Improvements by the City.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Principal shall indemnify the City for all loss that the City may sustain by reason of any unsatisfactory condition in the Improvements during the period of two years from the _____ day of _____, 8, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Signed and sealed this _____ day of _____ in the presence of:

(Witness) _____

(Print Name of Principal)

(Signature of Officer of the Principal)

The Gray Casualty & Surety Company

By _____
(Signature of Attorney in Fact)

Brian J. Gohres _____
(Print Name of Agent)

(Witness)

- 1 This is the name of the developer- who should also be the property owner
2 Name of Insurance company- should be an authorized company in the State of Louisiana
3 this amount must be 10% of the cost of the improvements-
4 this is the name of the contractor for the work
5 this is the date of the contract for the work
6 this is the person who prepared the plans and specifications for the work
7 this is the date of the plans and specifications-
8 this is the date of final acceptance (by ordinance)by the City Council

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72287709

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint RANDY PERISE

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Southcast Dirt, LLC

Obligee: City of Hammond

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, or the Treasurer may appoint Attorneys-in-fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed in facsimile."

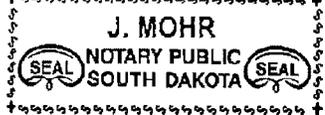
If Bond No. 72287709 is not issued on or before December 1, 2020, all authority conferred in the Power of Attorney shall expire and terminate.

In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Paul T. Bruflat, and its corporate seal to be hereunto affixed this 27th day of July, 2020.



WESTERN SURETY COMPANY
Paul T. Bruflat
Paul T. Bruflat, Vice President

On this 27th day of July, in the year 2020, before me, a notary public, personally appeared Paul T. Bruflat, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



J. Mohr
Notary Public - South Dakota

My Commission Expires June 23, 2021

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 27th day of July, 2020.

WESTERN SURETY COMPANY
Paul T. Bruflat
Paul T. Bruflat, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



Western Surety Company

PERFORMANCE BOND

Bond Number: 722877C9

KNOW ALL PERSONS BY THESE PRESENTS, That we Southeast Dirt, LLC
 _____ of
P. O. Box 1797, Hammond, LA 70404, hereinafter
 referred to as the Principal, and _____
Western Surety Company,
 as Surety, are held and firmly bound unto City of Hammond
 of 107 N. Cypress St., Hammond, LA 70401, hereinafter
 referred to as the Obligee, in the sum of Twenty-Five Thousand and 00/100
 Dollars (\$ 25,000.00), for the payment of which we bind ourselves, our legal representatives, successors
 and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated the _____ day of _____,
 _____, for Covington Ridge Subdivision

DRAFT

NOW, THEREFORE, if the Principal shall faithfully perform such contract or shall indemnify and save harmless
 the Obligee from all cost and damage by reason of Principal's failure to do, then this obligation shall be null
 and void; otherwise it shall remain in full force and effect.

ANY PROCEEDING, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction
 in the location in which the work or part of the work is located and shall be instituted within two years after
 Contractor Default or within two years after the Contractor ceased working or within two years after the Surety
 refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this
 Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the
 jurisdiction of the suit shall be applicable.

NO RIGHT OF ACTION shall accrue on this Bond to or for the use of any person or corporation other than the
 Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this 27th day of July, 2020

Southeast Dirt, LLC

 (Principal)

By _____ (Seal)

Western Surety Company

 (Surety)

By Bandy Ferise _____ (Seal)
 BANDY FERISE Attorney-in-Fact



Western Surety Company

PAYMENT BOND

Bond Number: 72287709

KNOW ALL PERSONS BY THESE PRESENTS, That we Southeast Dirt, LLC
 _____ of
P. O. Box 1797, Hammond, LA 70404, hereinafter
 referred to as the Principal, and _____
Western Surety Company,
 as Surety, are held and firmly bound unto City of Hammond
 of 107 N. Cypress St., Hammond, LA 70401, hereinafter
 referred to as the Obligee, in the sum of Twenty-Five Thousand and 00/100
 Dollars (\$25,000.00), for the payment of which we bind ourselves, our legal representatives, successors
 and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated _____ day of _____,
 _____, for Covington Ridge Subdivision

copy of which contract is by reference made a part hereof.

NOW, THEREFORE, if Principal shall, in accordance with applicable statutes, promptly make payment to all
 persons supplying labor and material for the prosecution of the work provided for in said contract, and any and all
 duly authorized modifications of said contract thereafter to be made, notice of which modifications to Surety
 being waived, then this obligation to be void; otherwise to remain in full force and effect.

DRAFT

No suit or action shall be commenced hereunder

- (a) After the expiration of one (1) year following the date on which Principal ceased work on said contract it
 being understood, however, that if any limitation embodied in this bond is prohibited by any law
 controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to
 the minimum period of limitation permitted by such law.
- (b) Other than in a state court of competent jurisdiction in and for the county or other political subdivision of
 the state in which the project, or any part thereof, is situated, or in the United States District Court for the
 district in which the project, or any part thereof, is situated, and not elsewhere.

The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith
 hereunder.

SIGNED, SEALED AND DATED this 27th day of July, 2020

Southeast Dirt, LLC
 (Principal)

By _____ (Seal)

Western Surety Company
 (Surety)

By Randy Perise (Seal)
 RANDY PERISE Attorney-in-Fact

SUBDIVISION BOND

Bond No. 80187309

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc. - Gulf Coast

7696 Vincent Road Denham Springs, LA 70726

as Principal, and The Guarantee Company of North America USA

authorized to do business in the State of LA, as Surety, are held and firmly bound unto

City of Hammond

as Obligee, in the penal sum of Three Hundred Thirty Six Thousand Forty Dollars and No Cents

(\$ 336,040.00) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc. - Gulf Coast

has agreed to construct in Covington Ridge

the following improvement: Covington Ridge drainage system/numerous curbs, grading, amenities, and sidewalks

DRAFT

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 28th day of July, 2020.

D.R. Horton, Inc. - Gulf Coast

Principal

By: _____

The Guarantee Company of North America USA

By: Noah William Pierce

Noah William Pierce

Attorney-in-Fact





The Guarantee Company of North America USA
Southfield, Michigan

Bond No. 80187309
Principal: D.R. Horton, Inc. - Gulf Coast
Obligee: City of Hammond

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Noah William Pierce
Willis Towers Watson Southeast, Inc.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

DRAFT

Further, this Power of Attorney is signed and sealed by me in compliance pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2015, of which the following is a true and correct copy:

RESOLVED that the signature of the authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 2nd day of October, 2015.



THE GUARANTEE COMPANY OF NORTH AMERICA USA

Stephen C. Ruschak

Randall Musselman

STATE OF MICHIGAN
County of Oakland

Stephen C. Ruschak, President & Chief Operating Officer

Randall Musselman, Secretary

On this 2nd day of October, 2015 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.



Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2024
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

Cynthia A. Takai

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 28th day of July, 2020.

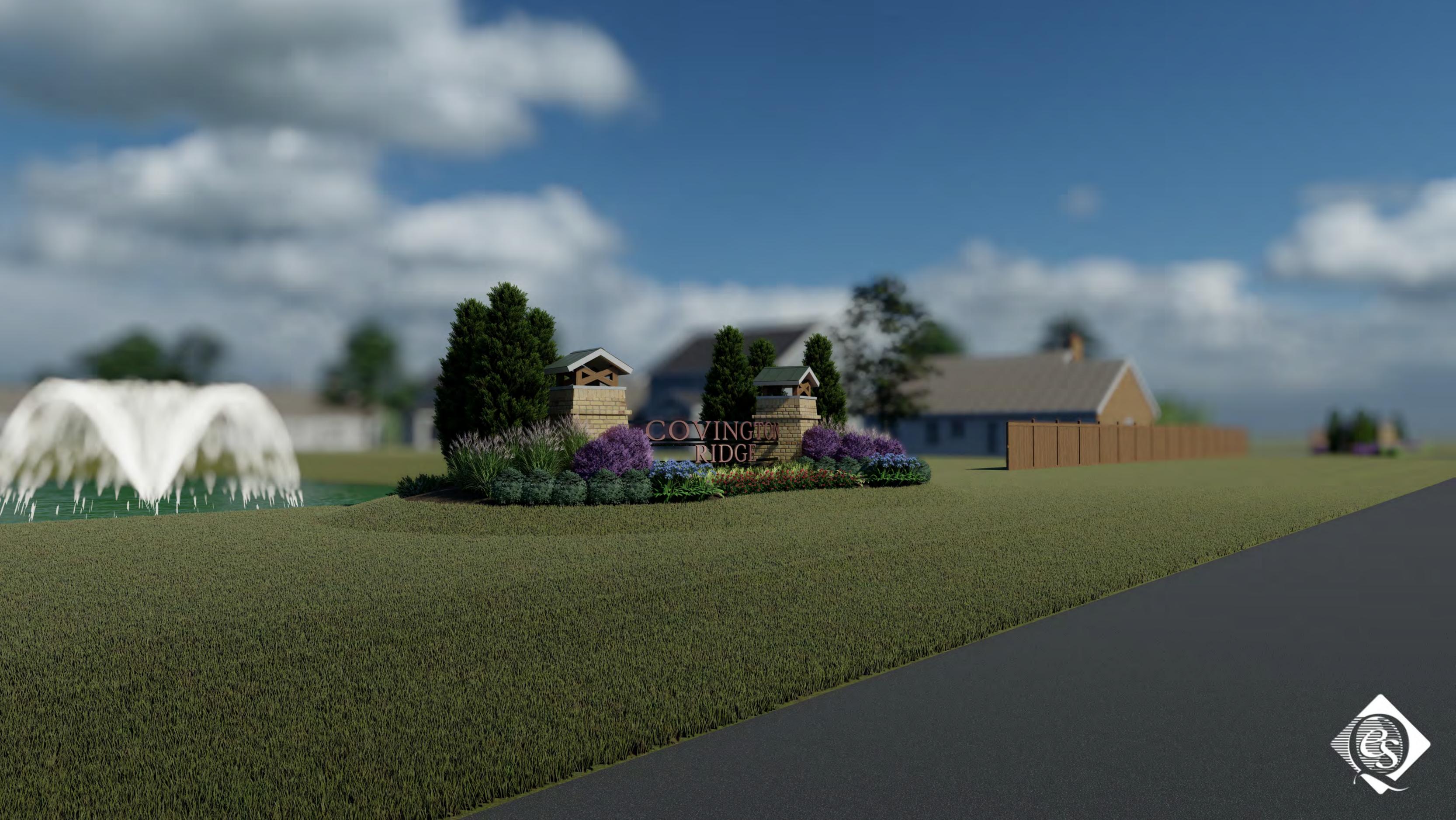
Randall Musselman

Randall Musselman, Secretary



COVINGTON
RIDGE

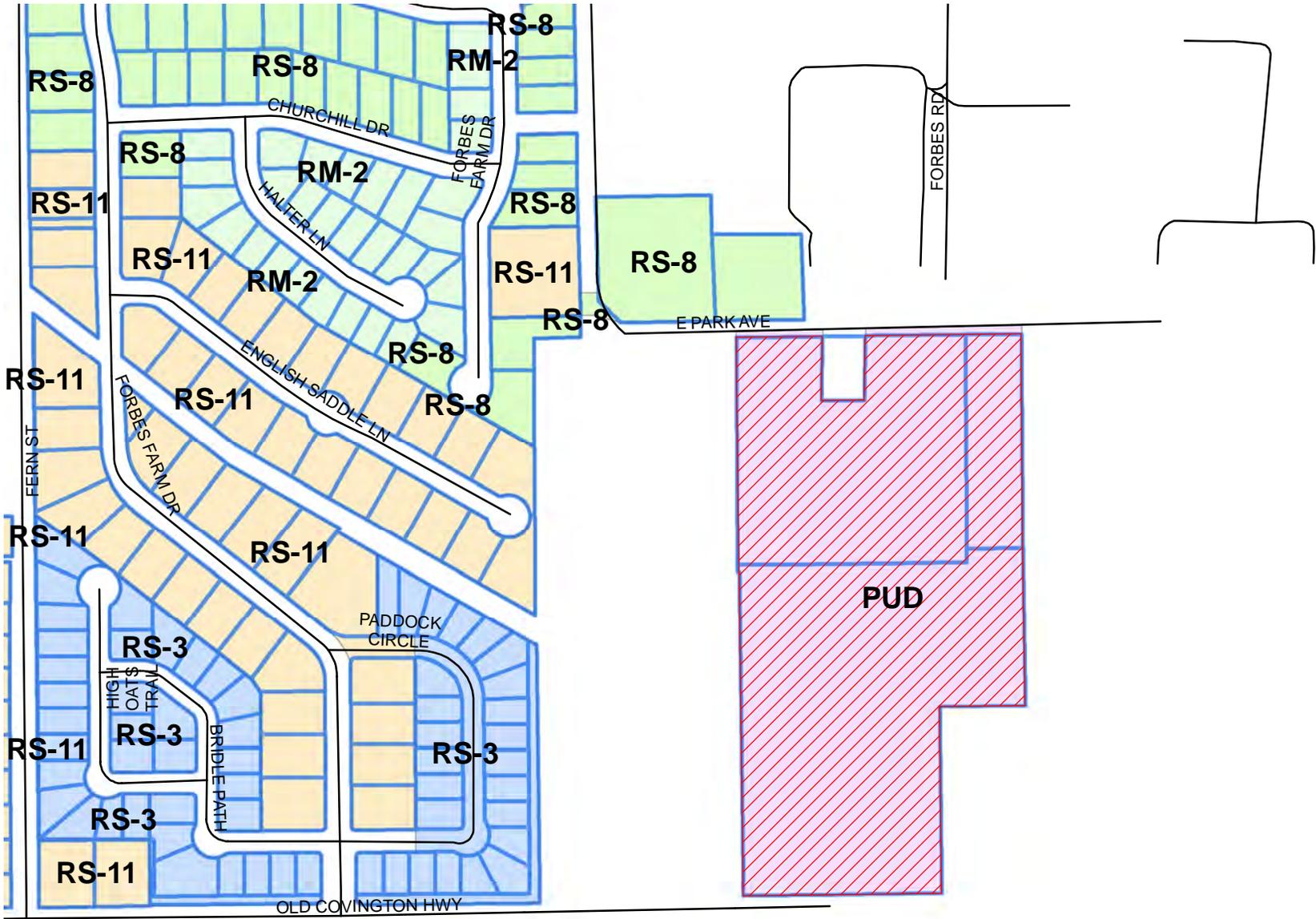








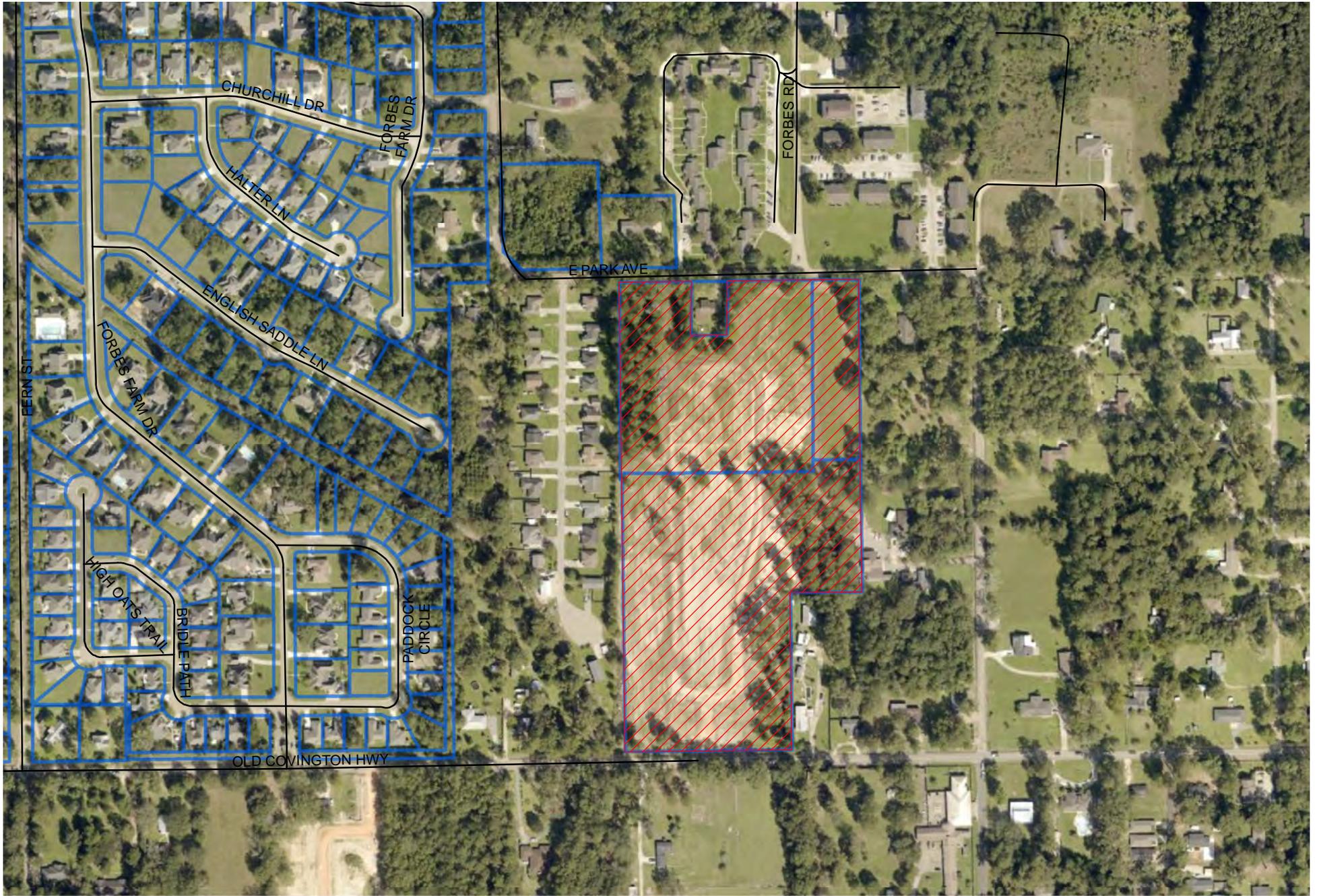
Covington Ridge



Major Subdivision
 Covington Ridge
 SUB-2020-07-00134

Legend

 Case Parcel



Major Subdivision
Covington Ridge
SUB-2020-07-00134

Legend

 Case Parcel