



# 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~~ both conditions have been satisfied 10/2/2020, documents attached

### 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**

DRAWN BY: **KAS**  
CREW CHIEF: **KDP**  
TECHNICIAN: **WLT**  
CHECKED BY:  
CHECKED BY:

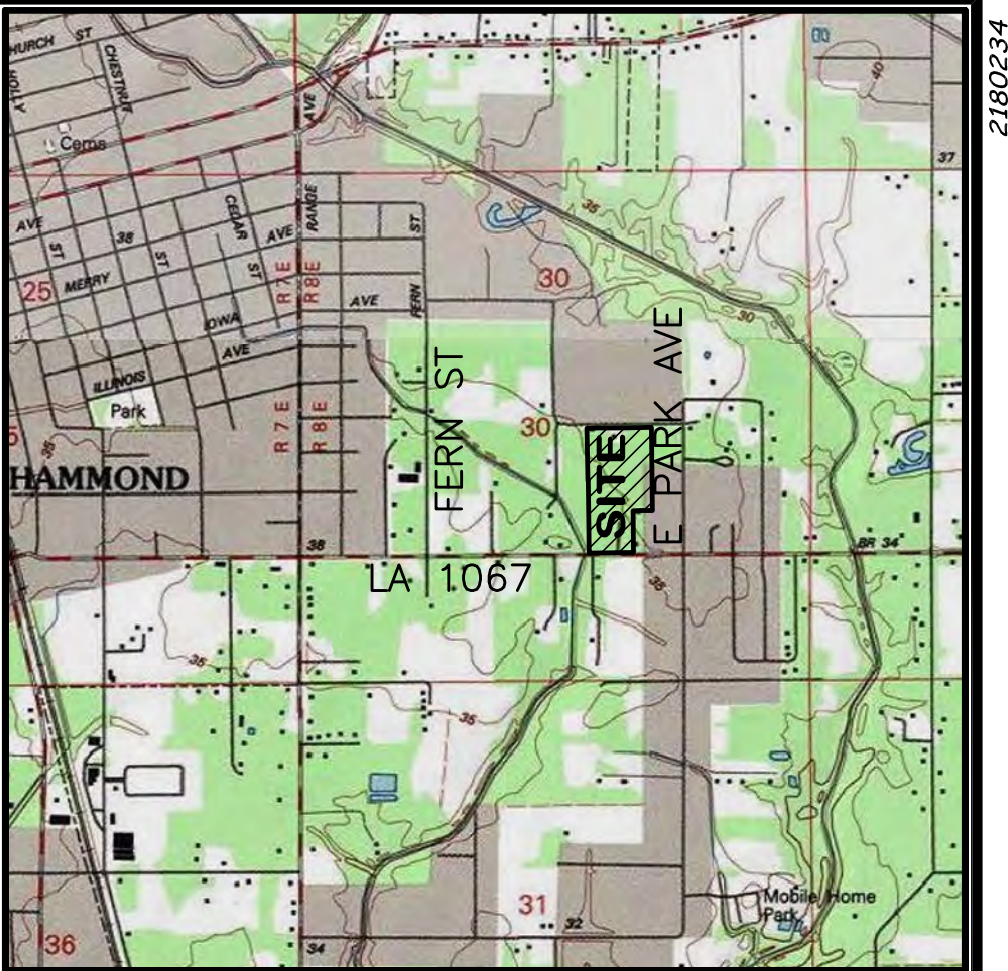
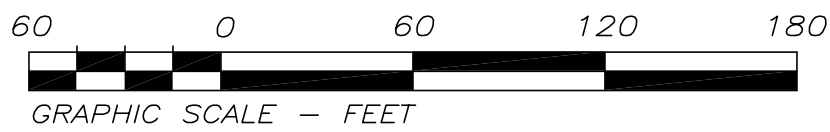
FLOOD ZONE SCALED FROM F.I.R.M.

**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

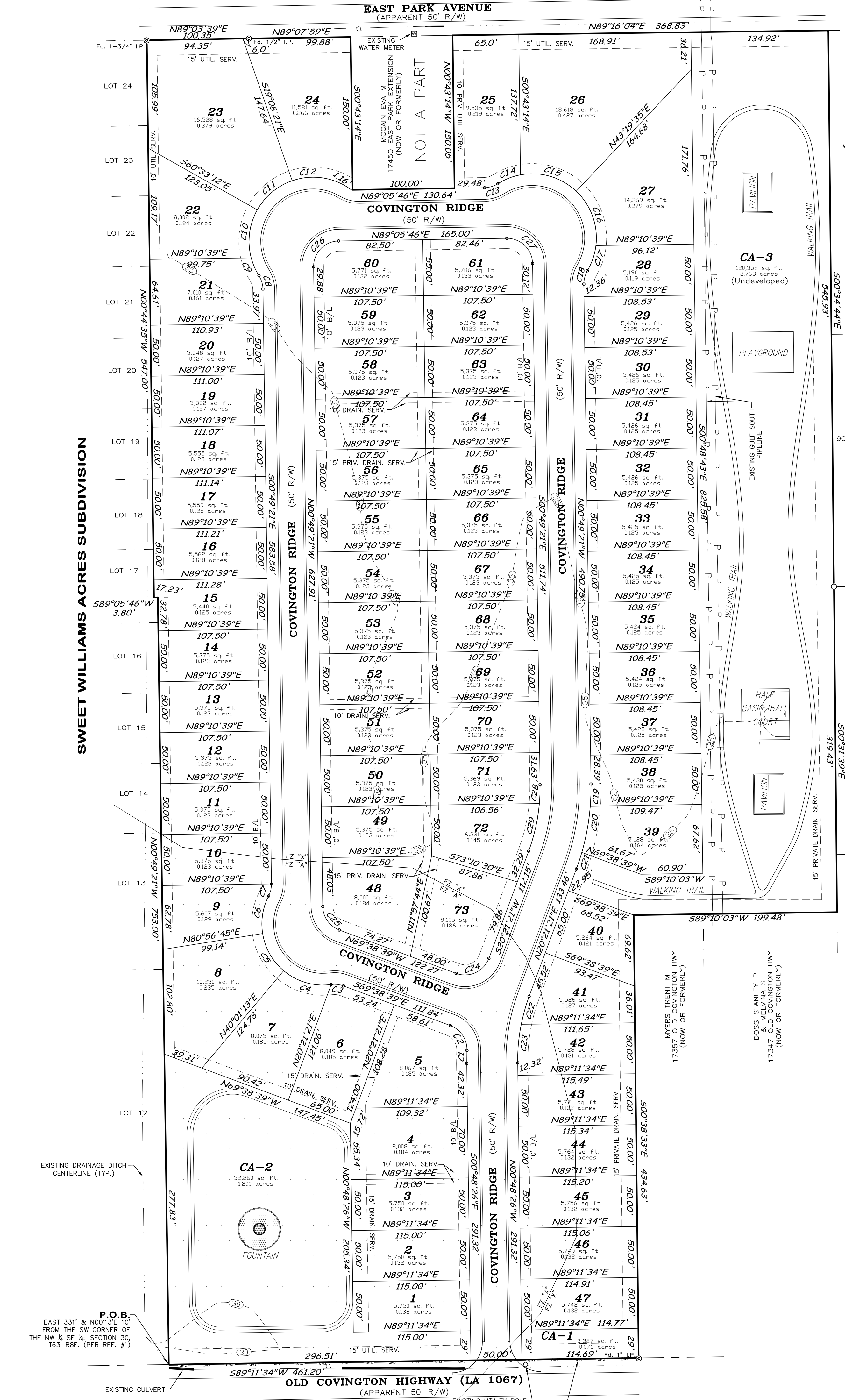
**SITE NOTES:**

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 (F.T.)	RADIUS (F.T.)	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	41.95'
C6	38.02	60.00	N09°05'52"E	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"E	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	128.52	180.00	S15°48'59"W	128.49'
C23	37.95	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	39.23	25.00	N44°08'12"E	35.33'
C27	39.31	25.00	S45°51'48"E	35.38'
C28	18.41	180.00	S02°06'25"W	18.40'
C29	48.13	180.00	S12°41'46"W	47.98'



**VICINITY MAP**  
SCALE: 1" = 2000'



WILLIAMS LOLA D & ROOSEVELT  
17528 EAST PARK EXTENSION  
(NOW OR FORMERLY)

**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 193.48 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 East 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 DEDICATIONS

**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:  
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 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**

LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
REG. # 4470  
McLIN TAYLOR, INC.

09/15/2020

DATE

WILLIAM L. TAYLOR, II  
Name  
**PRELIMINARY**  
34361  
PE Lic. No.

LESTER A. McLIN, JR.  
Name  
**PRELIMINARY**  
4470  
PLS Lic. No.

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

**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



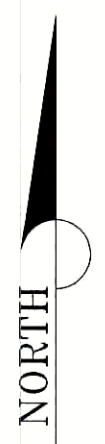
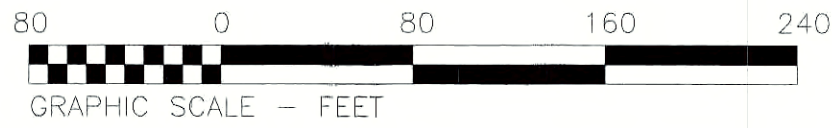
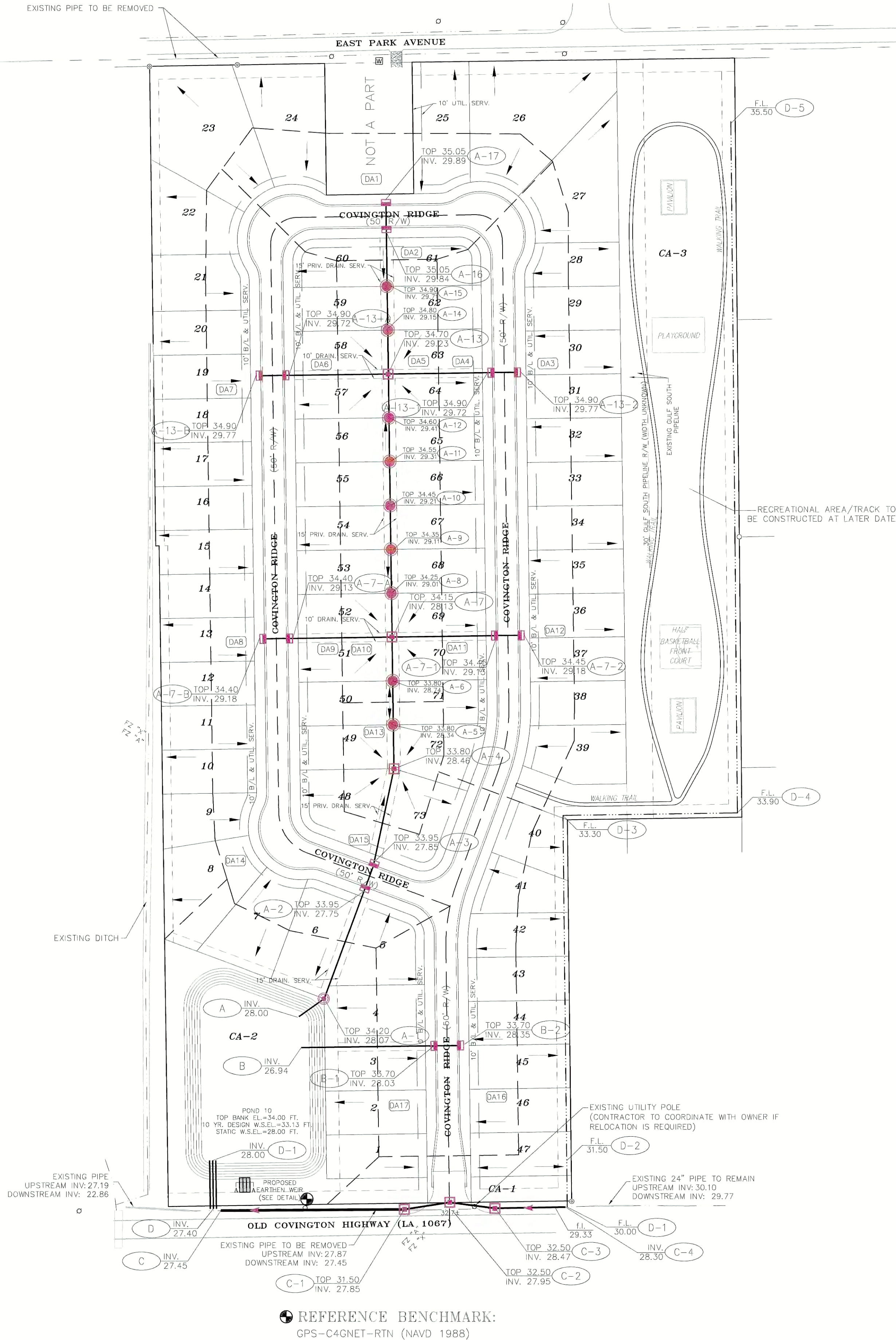
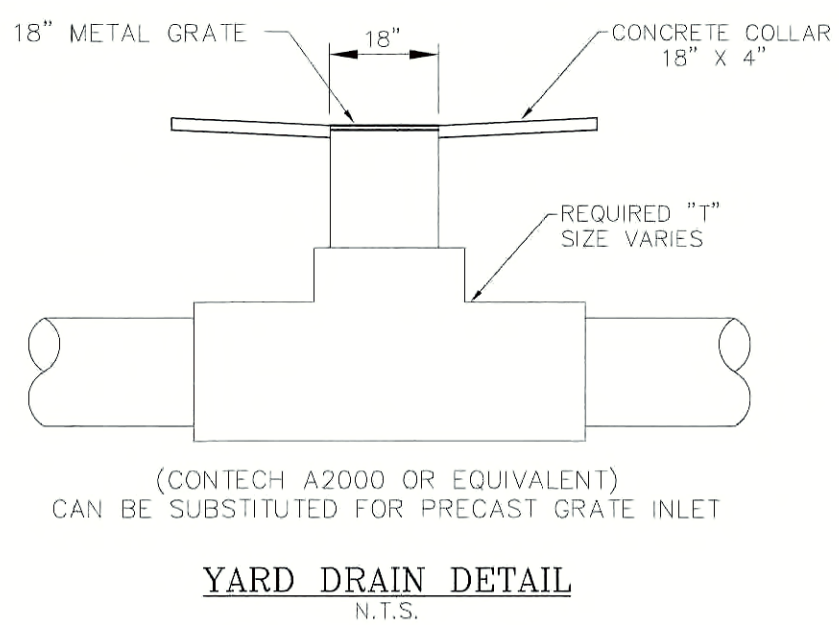
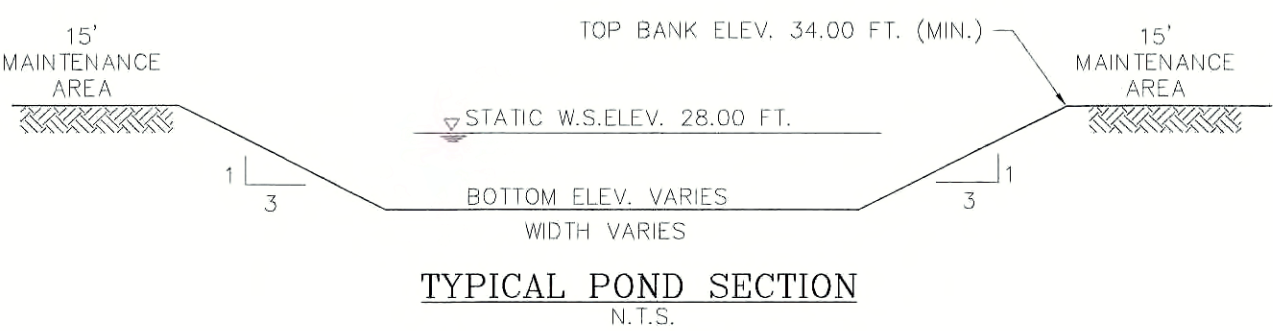
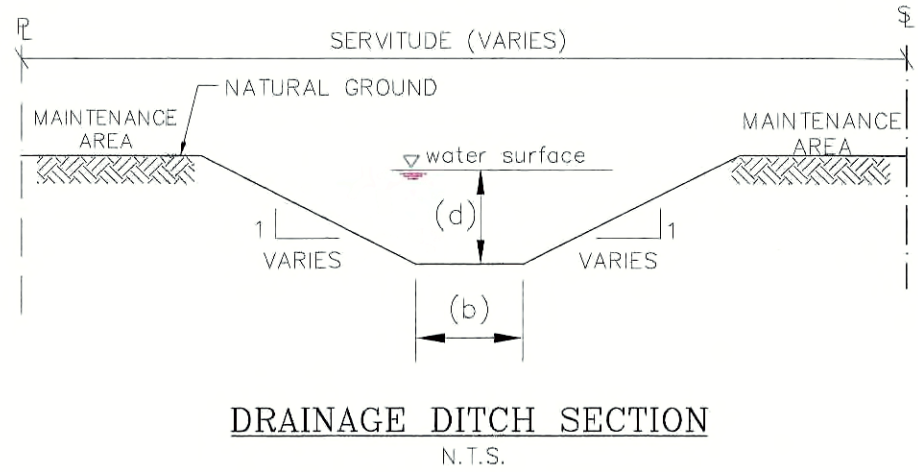
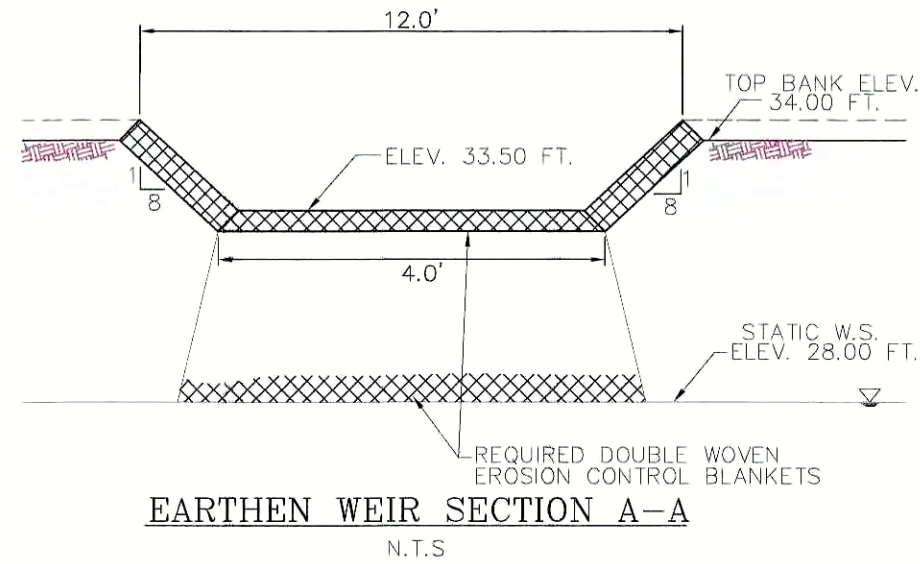
**McLin Taylor, Inc.**  
Engineering and Land Surveying

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



GENERAL NOTES:

- 1.) ALL DRAINAGE RUNOFF VALUES SHOWN WERE COMPUTED BY USING THE RATIONAL METHOD. DESIGN VALUES WERE BASED ON A 10 YEAR STORM EVENT PER DOTD 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 DOTD QPL 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 DOTD QPL 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.



DRAINAGE STRUCTURE CHART				
STRUCTURE	TYPE	TOP	INVERT	INLET TYPE
A-1	JUNCTION BOX	34.20	28.07	CPS 702-20
A-2	IPS-G-DOUBLE	33.95	27.75	V4520 (DOUBLE)
A-3	IPS-G-DOUBLE	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-G-DOUBLE	34.45	29.13	V4520 (DOUBLE)
A-7-2	IPS-G-DOUBLE	34.45	29.18	V4520 (DOUBLE)
A-7-A	IPS-G-DOUBLE	34.40	29.13	V4520 (DOUBLE)
A-7-B	IPS-G-DOUBLE	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-G-DOUBLE	34.90	29.72	V4520 (DOUBLE)
A-13-2	IPS-G-DOUBLE	34.90	29.77	V4520 (DOUBLE)
A-13-A	IPS-G-DOUBLE	34.90	29.72	V4520 (DOUBLE)
A-13-B	IPS-G-DOUBLE	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-G-DOUBLE	35.05	29.84	V4520 (DOUBLE)
A-17	IPS-G-DOUBLE	35.05	29.89	V4520 (DOUBLE)
B-1	IPS-G-DOUBLE	33.70	28.03	V4520 (DOUBLE)
B-2	IPS-G-DOUBLE	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

DITCH CHART							
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'	5:1

PIPE CHART					
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	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	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	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	A-14	50'	15" PVC	0.20	2.52
A-14	A-15	50'	15" PVC	1.12	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

LEGEND

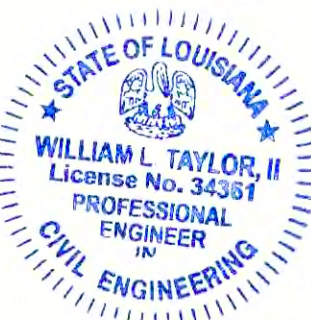
- PROPOSED JUNCTION BOX
- PROPOSED GRATE INLET
- PROPOSED YARD DRAIN
- PROPOSED DBL GUTTER INLET CROSS DRAIN
- EXISTING CONTOURS
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- STRUCTURE DESIGNATION
- WATERSHED AREA DESIGNATION
- DRAINAGE FLOW

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.

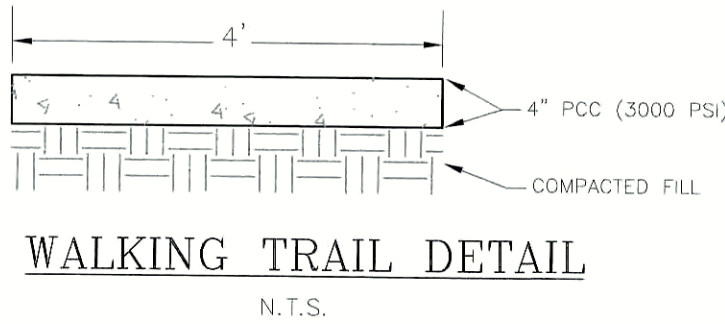
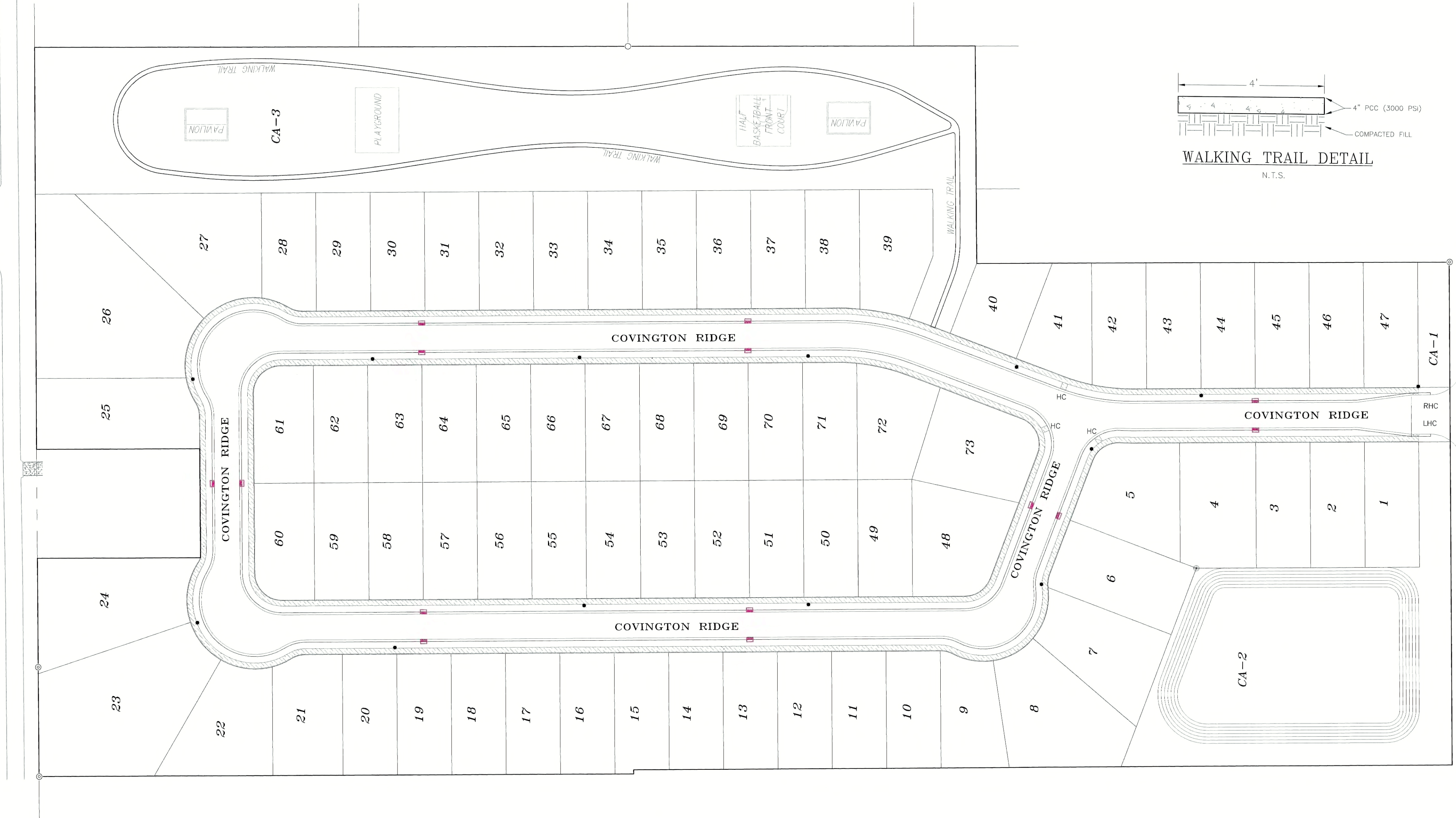


McLin Taylor, Inc.  
Engineering and Land Surveying  
29339 FROST ROAD  
LIVINGSTON, LA 70754 (225)686-1444



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





**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.

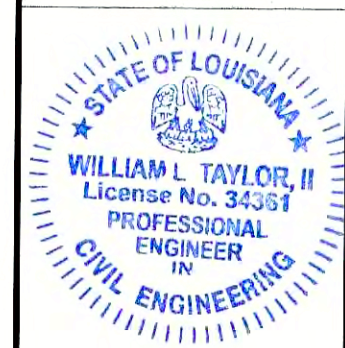
09-03-2020  
DATE



- LEGEND**
- PROPOSED STREET LIGHT STANDARD (LOCATION AND TYPE TO BE VERIFIED WITH UTILITY PROVIDER) (200' MAX. 60' MIN. PER SHEET 2)
  - ▨ PROPOSED 6'x5' CONCRETE SIDEWALK
  - HC HAND/CAP 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**

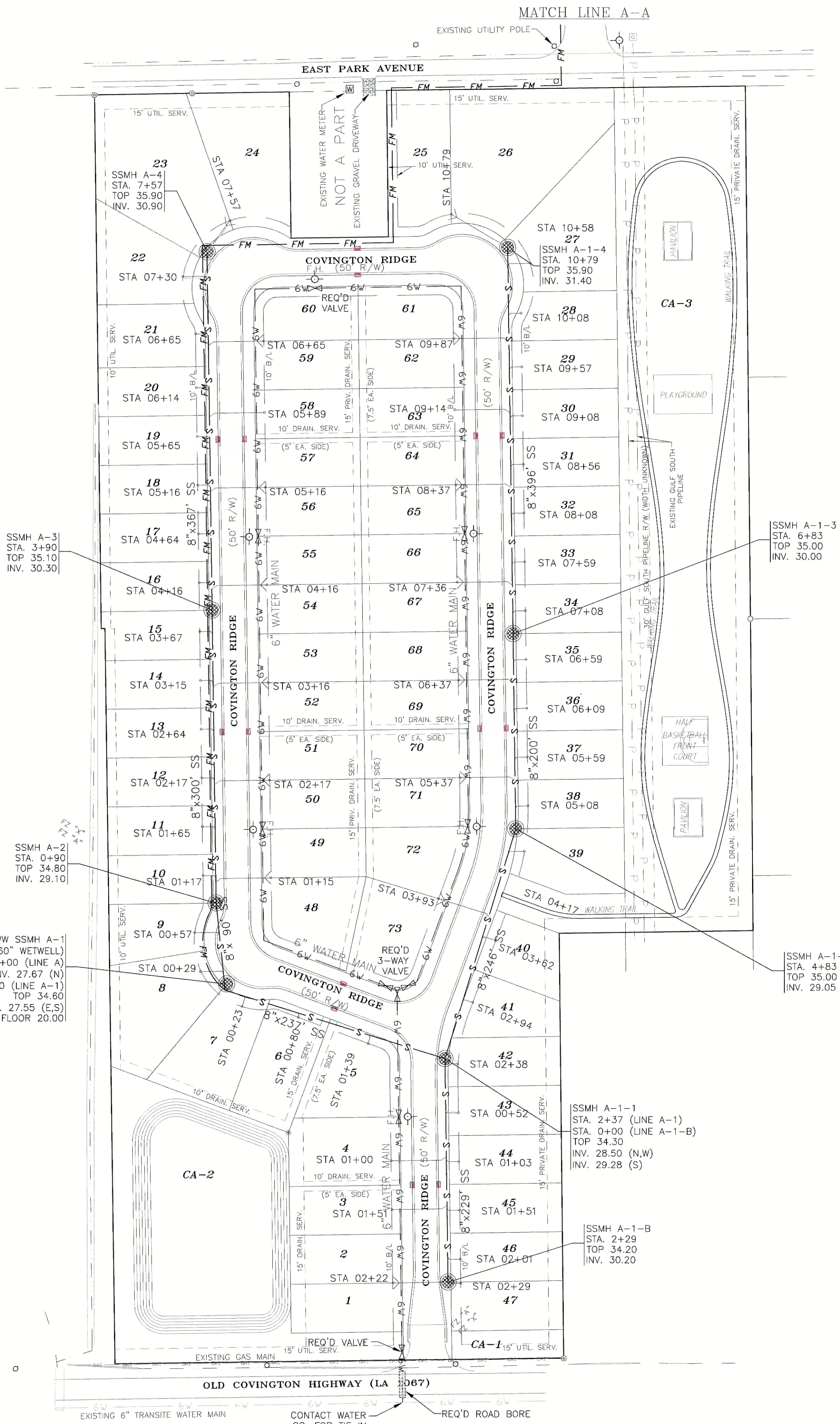


GENERAL NOTES:

- 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 COMMENDING 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.
- 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.
- 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 C928, 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.



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 ECLIPSE 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, §353A. WATER DISTRIBUTION SYSTEM SHALL BE TESTED PER LAC TITLE 51, PART XII, §353C.
- CONTRACTOR TO PROVIDE 1" SERVICE LINE AND WYE TO EACH LOT. BUILDER TO PAY FOR METER.

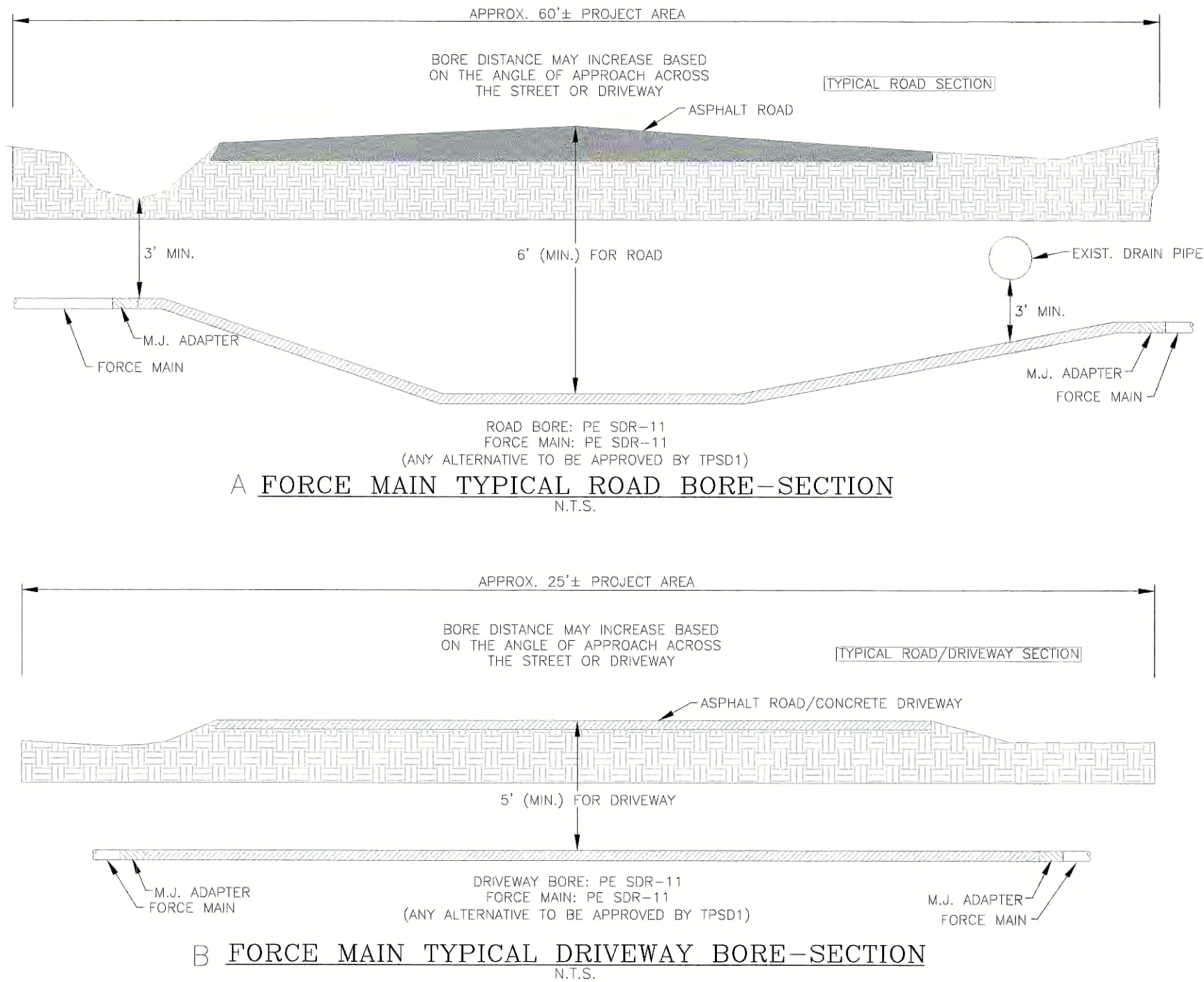
LEGEND

- 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

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.

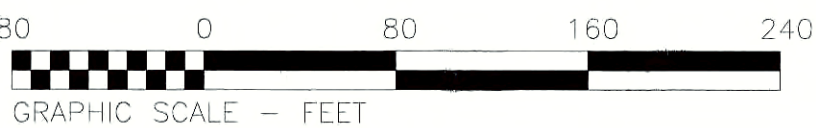
07-17-2020  
DATE



NOTE:

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

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.



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

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



McLin Taylor, Inc.  
Engineering and Land Surveying  
28330 POST ROAD  
LIVINGSTON, LA 70754 (225)686-1444



DRAWN BY	ECS
DESIGN BY	CBM
CHECKED BY	WLT
DATE	07-17-2020
REVISIONS	
1	07-20-2020
JOB NO.	2180234
SHEET NO.	





**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*

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

07-24-2020





## **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  
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JASON LIPSCOMB  
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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>

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## 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





SEWERAGE DISTRICT NO. 1  
OF THE  
Parish of Tangipahoa

15481 West Club Deluxe Road • Hammond, LA 70403  
(985) 542-8877

Final Sewer Approval  
Letter

There was a motion made by **Sammie Richmond** and seconded by **James Miller** to accept the gravity sewer mains and manholes of Morgan Creek Townhomes phase 2.

Vote all in favor. No nays.

**XII. ACCEPTANCE OF GRAVITY SEWER MAIN, MANHOLES AND LIFT STATION OF COVINGTON RIDGE SUBDIVISION. (JASON HOOD)**

There was a motion made my **Sammie Richmond** and seconded by **James Miller** to accept of gravity sewer main, manholes, and lift station of Covington Ridge Subdivision.

Vote all in favor. No nays.

**XIII. APPROVAL TO INSTALL NEW SERVICE LATEAL AND CLEANS AT 15449 CRYER LN. NATALBANY, LA. FOR MS. SHIRLEY BENNETT. (JASON HOOD)**

There was a motion made by **B.J. Couvillion** and second by **Sammie Richmond** to approve to install new service lateral and cleanouts at 15449 Cryer Ln. Natalbany, La. for Ms. Shirley Bennett. Subject with stipulation that 5 inches from immediate curtilage of her home.

Vote all in favor. No Nays.

**XIV. MEMBER PRIVILEGES.**

Board open the floor to guest. Council woman Kim Coats ask question and provided insight.

**XV. ADJOURNMENT.**

There was a motion made by **B.J. Couvillion** and seconded by **Sammie Richmond** to adjourn meeting.

Vote all in favor. No nays.





**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

[Final Street Light Approval Letter](#)

October 2, 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 powered up by Entergy and all have been inspected and are working. I do not see any issues with them in the Covington Ridge Subdivision.

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 8, 2020

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

RE: Covington Ridge Subdivision

Dear Ms. Schillace:

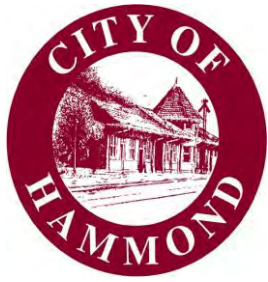
I am writing to inform you that the Street Lights have been inspected and I do not see any issues with them in the Covington Ridge Subdivision. They are ready for Entergy to turn on the power. Once Entergy is completed they will be inspected again.

Sincerely,

*Robert Morgan*

Robert Morgan  
Street Superintendent  
City of Hammond





**City of Hammond  
Street Department  
Robert Morgan, Director of Streets**

**Pete Panepinto  
Mayor**

---

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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.<sup>1</sup> as Principal (hereinafter called Principal), and The Gray Casualty & Surety Company <sup>2</sup>INSURANCE 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 <sup>3</sup>Dollars (\$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.,<sup>4</sup> dated May 1, 2019<sup>5</sup> and Mark's Electric, Inc. dated February 10, 2020 under plans and specifications prepared by McLin Taylor, Inc.<sup>6</sup> dated June 1, 2019<sup>7</sup> (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 \_\_\_\_\_, 20\_\_\_\_<sup>8</sup>, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the presence of:

\_\_\_\_\_  
(Witness) \_\_\_\_\_ Lanrick Real Estate, L.L.C.  
(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, LLCObligee: City of HammondAmount: \$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 execute 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.

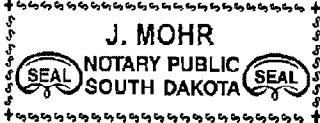


WESTERN SURETY COMPANY

*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](http://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 Obligor, 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 Obligor, dated the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, for Covington Ridge Subdivision

NOW, THEREFORE, if the Principal shall faithfully perform such contract or shall indemnify and save harmless  
the Obligor from all loss 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  
Obligor named herein or the heirs, executors, administrators or successors of the Obligor.

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

Southeast Dirt, LLC

(Principal)

By \_\_\_\_\_ (Seal)

Western Surety Company

(Surety)

By Randy Ferise (Seal)  
BANDY FFRISF 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.

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/monument, 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 31<sup>st</sup> 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 modified or 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.

Further, this Power of Attorney is signed and sealed by resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 28<sup>th</sup> day of July, 2020.

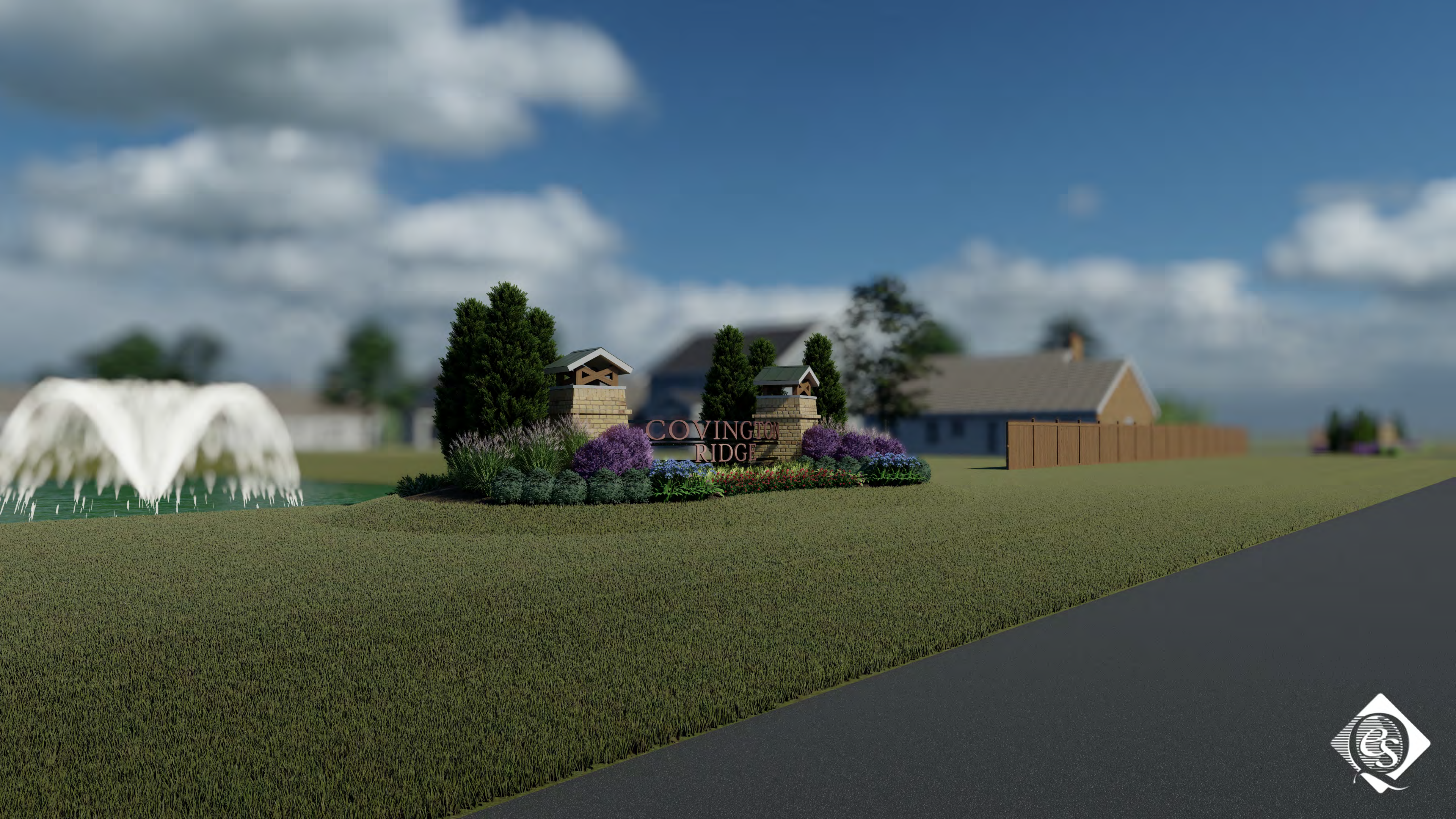
*Randall Musselman*

Randall Musselman, Secretary









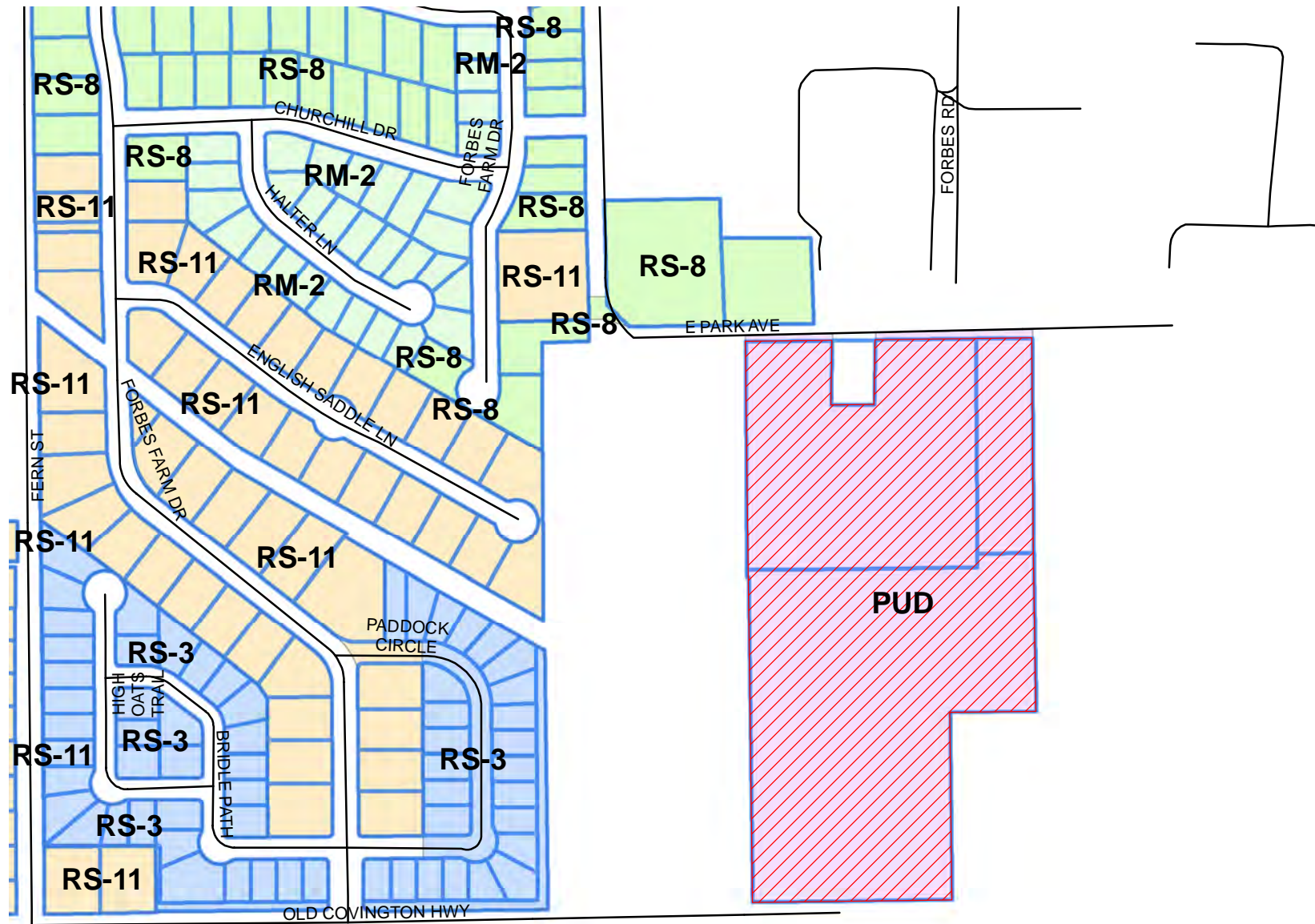








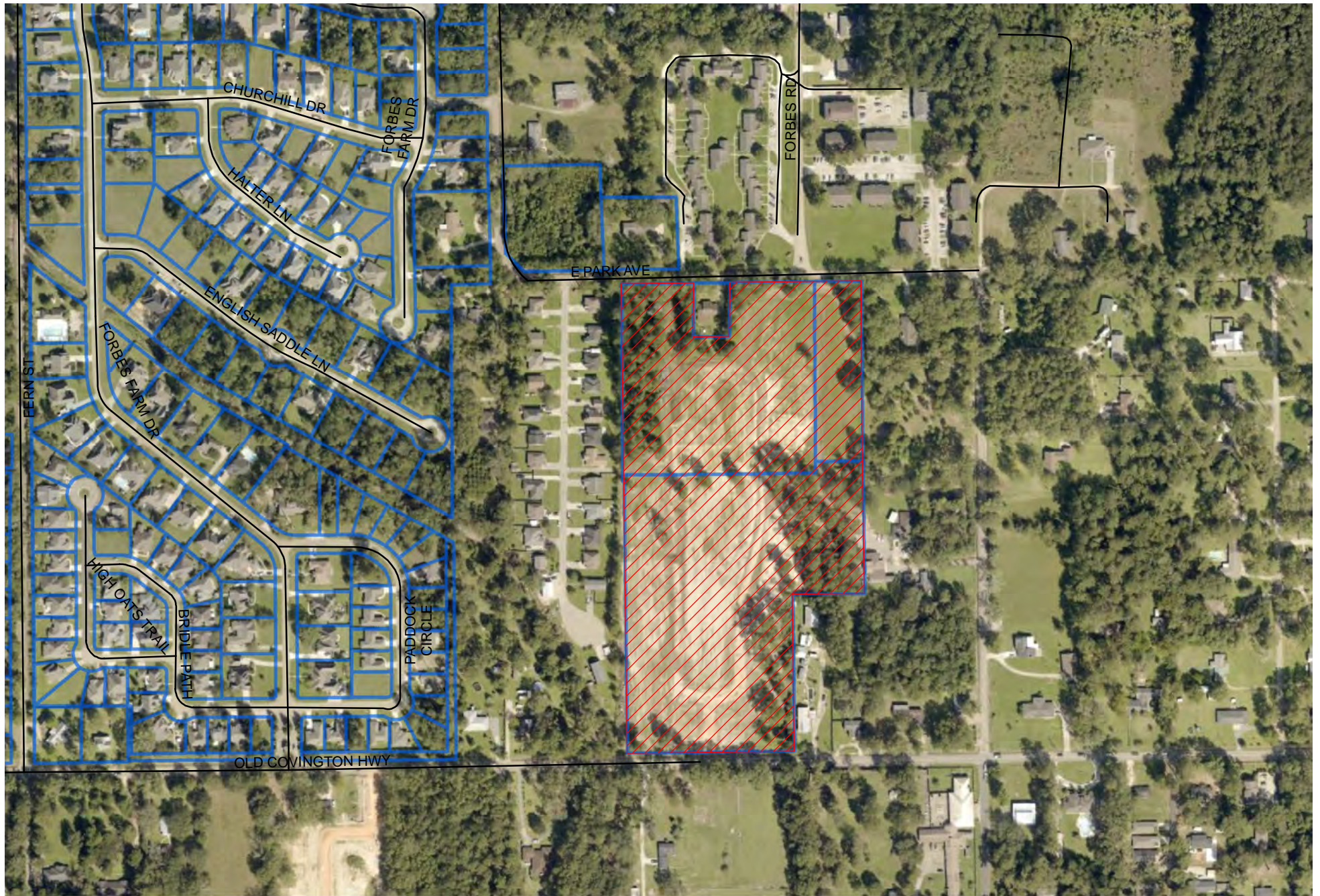




Major Subdivision  
Covington Ridge  
SUB-2020-07-00134


**Legend**  
Case Parcel





Major Subdivision  
Covington Ridge  
SUB-2020-07-00134

**Legend**

 Case Parcel