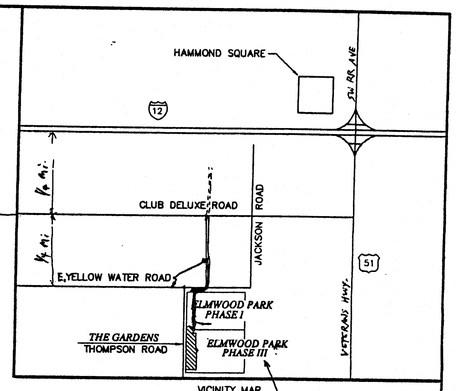
C:\JOM\04171\HANNAHsht2

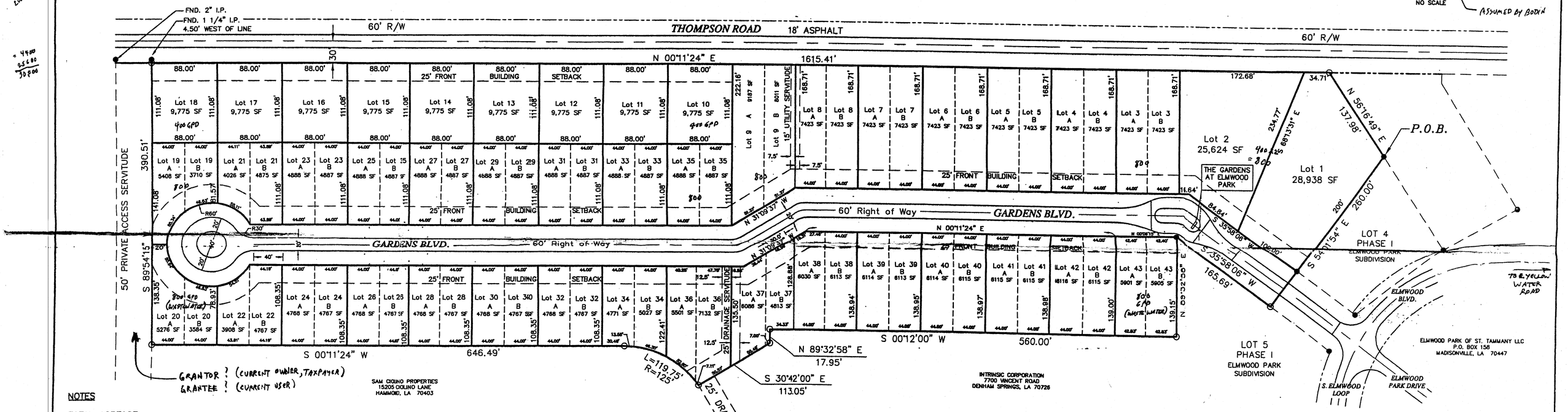
MATH BY RBC
'10-06-05

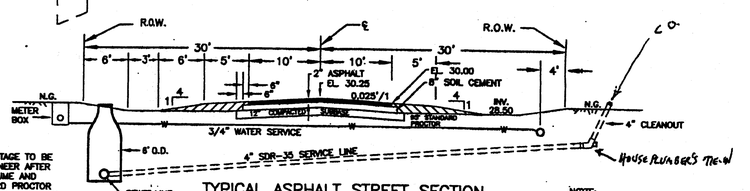
Lots 1-2 = 160 GPD
Lot 3 = 710
4 = 700
5 = 800
6 = 800
7 = 700
8 = 569
9 = 800
10-18 = 7600
19-42 = 20,000
39,080 GPD TOTAL DISCHG FROM THE GARAGES (= 75 SF LOTS EQUIVALENCY)
17,200 TOTAL 4 = ELMWOOD PARK I (43 LOTS)
26,000 TOTAL " " " 2 (65 LOTS)
73,200
÷400 = 183 RESIDENCES (SINGLE FAMILY)

FINAL PLANS
THE GARDENS
AT
ELMWOOD PARK SUBDIVISON
SECTION 47, T7S-R7E

1"=60'







TYPICAL ASPHALT STREET SECTION
SCALE: 1"=10'

BASE

8" OF SOIL CEMENT. PERCENTAGE TO BE DETERMINED BY DESIGN ENGINEER AFTER FIELD TEST, APPLIED BY VOLUME AND COMPACTED TO 95% STANDARD PROCTOR AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

OR

8" OF SAND, CLAY, GRAVEL COMPACTED TO 100% STANDARD PROCTOR AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

MINIMUM OF 12" OF SUB-BASE WITH PLASTICITY INDEX OF 15 OR LESS UNDISTURBED OR COMPACTED TO 95% STANDARD PROCTOR.

TOP SOIL DRESSED TO DESIRED SLOPE AND COMPACTED AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

NOTE:
PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE INDIGENOUS SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL LAYER AND THE NECESSARY TREATMENT OF THE SUB-BASE AND THE BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THESE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1) FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO (2) TESTS FOR ANY GIVEN SUBDIVISION.

NOTES

TOTAL ACREAGE
13.92 ACRES

TOTAL LOTS
43 LOTS

SEWAGE DISPOSAL
SHALL BE PROVIDED BY THE CITY OF HAMMOND TREATMENT FACILITY

WATER
SUPPLIED BY THE ~~CITY OF HAMMOND~~ TWD

FLOOD ZONE
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (NOT FLOOD PRONE) COMMUNITY PANEL NO. 220206-0225-E DATED 8-23-2000

BUILDING SETBACKS
FRONT SETBACKS-25' MINIMUM
SIDE SETBACKS-5' MINIMUM (IN ADDITION TO ANY SERV. ON THE SIDE)

REFERENCE
PLAT OF 13.92 ACRE PARCEL BY BODIN & WEBB, INC. DATED JUNE 16, 2004

WARD & DISTRICT
WARD 7
DISTRICT 7

LEGAL DESCRIPTON

A 13.92 ACRE PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 865.92' WEST, 1523.50' S 89°32'58" W, 139.84' S 76°17'35" W, 380.09' N 89°19'00" W, 489.02' S 00°12'00" W, 10.00' S 89°48'00" E, 201.03' N 57°53'43" E, 115.71' S 29°48'00" E, AND 156.96' S 56°16'49" W FROM THE N.W. CORNER OF SECTION 47, T7S-R7E, TO THE POINT OF BEGINNING;
THENCE S 54°01'54" E A DISTANCE OF 260.00 FEET;
THENCE S 35°58'06" W A DISTANCE OF 165.69 FEET;
THENCE N 89°32'58" E A DISTANCE OF 139.15 FEET;
THENCE S 00°12'00" W A DISTANCE OF 560.00 FEET;
THENCE N 89°32'58" E A DISTANCE OF 17.95 FEET;
THENCE S 30°42'00" E A DISTANCE OF 113.05 FEET;
THENCE ALONG A CURVE WITH A RADIUS OF 125.00' AND A LENGTH OF 119.75';
THENCE S 00°11'24" W A DISTANCE OF 646.49 FEET;
THENCE S 89°54'15" W A DISTANCE OF 390.51 FEET;
THENCE N 00°11'24" E A DISTANCE OF 1615.41 FEET;
THENCE N 56°16'49" E A DISTANCE OF 137.98 FEET;
BACK TO THE POINT OF BEGINNING 13.92 ACRES, ALL LOCATED IN SECTION 47, ~~T7S~~-R7E, TANGIPAHOA PARISH, LOUISIANA.

ALL N-S BEARINGS ARE N 00°11'24" E UNLESS OTHERWISE NOTED
ALL E-W BEARINGS ARE S 89°54'15" W UNLESS OTHERWISE NOTED

ACCEPTANCE

PARISH COUNCIL PRESIDENT _____

PLANNING COMMISSION CHAIRMAN _____ 7/6/05

BUILDING OFFICIAL _____ 7/6/05

REVIEW ENGINEER _____ 07/06/05

PRESIDENT OF DRAINAGE DISTRICT _____ 07/07/05

DIRECTOR OF PUBLIC WORK _____ 7/06/05

DEDICATION

I HEREBY CERTIFY THAT ALL RIGHTS OF WAYS, SERVITUDES, AND EASEMENTS FOR ROADWAYS, DRAINAGE, AND UTILITIES, ALONG WITH ALL IMPROVEMENTS HEREON WILL BE DEDICATED TO THE PUBLIC

OWNER: _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED STATUTES, TITLE 33, SECTION 5051, AND I HEREBY APPROVE THE SAME.

STATE OF LOUISIANA — WILLIAM J. BODIN, JR. — REG. No. 4253 — REGISTERED — LAND SURVEYOR

STATE OF LOUISIANA — William J. Bodin, Jr. — REG. No. 8193 — REGISTERED — PROFESSIONAL ENGINEER — IN CIVIL ENGINEERING

_____ 7/08/05
WILLIAM J. BODIN JR., P.E. & L.S.

DATE	REVISION	BY	DATE	REVISION	BY
6-6-05	REVISED TO SHOW SERVITUDES AND SETBACKS	W.J.B.			

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1024 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (504) 345-3947 FAX# (504) 345-[illegible]

HUNTER BROOKE DEVELOPMENT, L.L.C.
13081 ROYAL OAK DRIVE, HAMMOND, LA
OWNER

DESIGNED: W.J.B.	DATE:	6-15-04
DRAWN: B.E.T.	SCALE:	1"=60'
CHECKED: W.J.B.		
APPROVED: W.J.B.		

LOT LAYOUT
THE GARDENS AT ELMWOOD PARK SUBDIVISION

PROJECT NO. 1365
SHEET NO. 2 OF 6

RECD FROM CLERK @ 4:40 PM 8/9/05 LMC