Staff Report
Major Subdivision
2026-01-1-SUB

Attachments: Staff Report, Zoning Map, Aerial Map, Preliminary Plat, Letter from Spangler Engineering

Work Session:	Thursday, February 5, 2026
Public Hearing:	Thursday, February 12, 2026
City Council Introduction:	Tuesday, February 24, 2026
City Council Public Hearing:	Tuesday, March 10, 2026

Request:

2026-01-1- SUB A request by Robert Penn for a Major Subdivision on Hewitt Road, in **District 3.**

Site Information

Location (Address):	TBD Hewitt Road
City Council:	District 3
Existing Zoning:	RS-1. A
Future Land Use:	Low Density Residential
Existing Land Use:	Low Density Residential
Site Description:	7.45 Acres

Context

Direction	Land Use/Zoning
North	RM-2 Multifamily Residential
South	RM-2 Multifamily Residential
West	RS-11. A Single Family Residential- Agriculture, C-N Commercial Neighborhood
East	RS-11. A Single Family Residential- Agriculture

Additional Information

A Major Subdivision

(Procedure B) is defined as a major subdivision where a Performance Bond is not required because public improvements will not be dedicated to the city at the completion of construction.

(a) Any subdivision of land not considered a minor subdivision or exempted by the provisions of Paragraph 2.3.4 A (3)

(b) The creation of any number of lots where:

(1) New public or private streets are created;

(2) A private drive or private street provides access to more than three lots;

(3) Water or wastewater lines are extended

(4) Drainage improvements through one or more lots must be installed; or

(5) A waiver of any Development Code standard is desired.

Commission Recommendation:

Motion:
Recommend approval for a Major Subdivision at TBD Hewitt Road, located in **District 3**.

For:	Ron Matthews, Trey Tycer, Kylan Douglas, Judah Richardson
Against:	None
Abstain:	None
Absent:	None

Public Hearing:

For: 4
Against: 0

City Planner Recommendation:

Applicant met all criteria for a Major Subdivision.
Staff recommends approval.

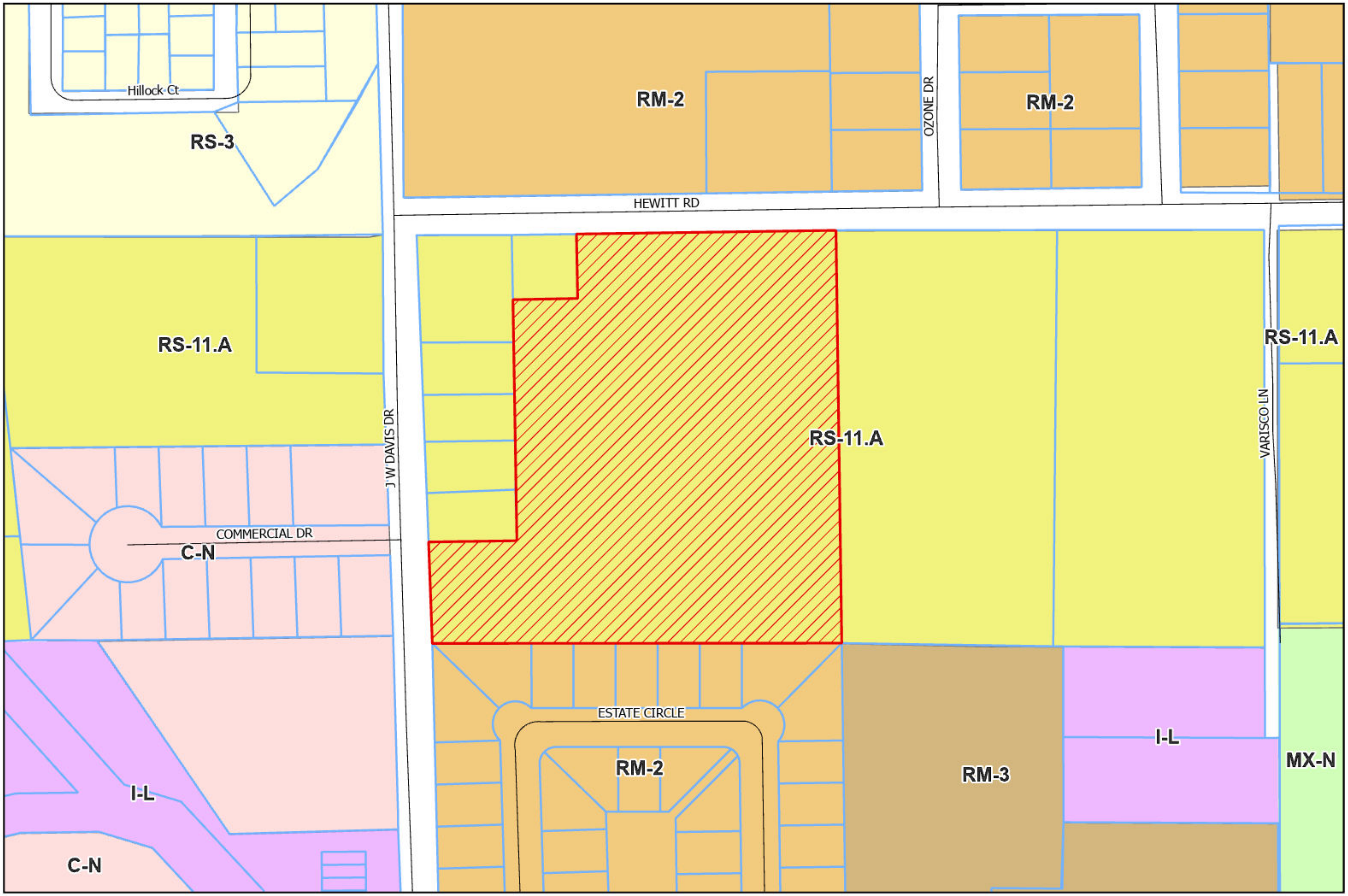
<u>Ordinance to Read:</u>
WHEREAS, on February 12, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Major Subdivision at TBD Hewitt Road, located in **District 3**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on March 10, 2026 and approved the Major Subdivision at TBD Hewitt Road, located in **District 3**.

CITY OF HAMMOND

Hewitt Rd
2026-01-1-SUB

Streets
City Lots
City Limits
Case Parcel

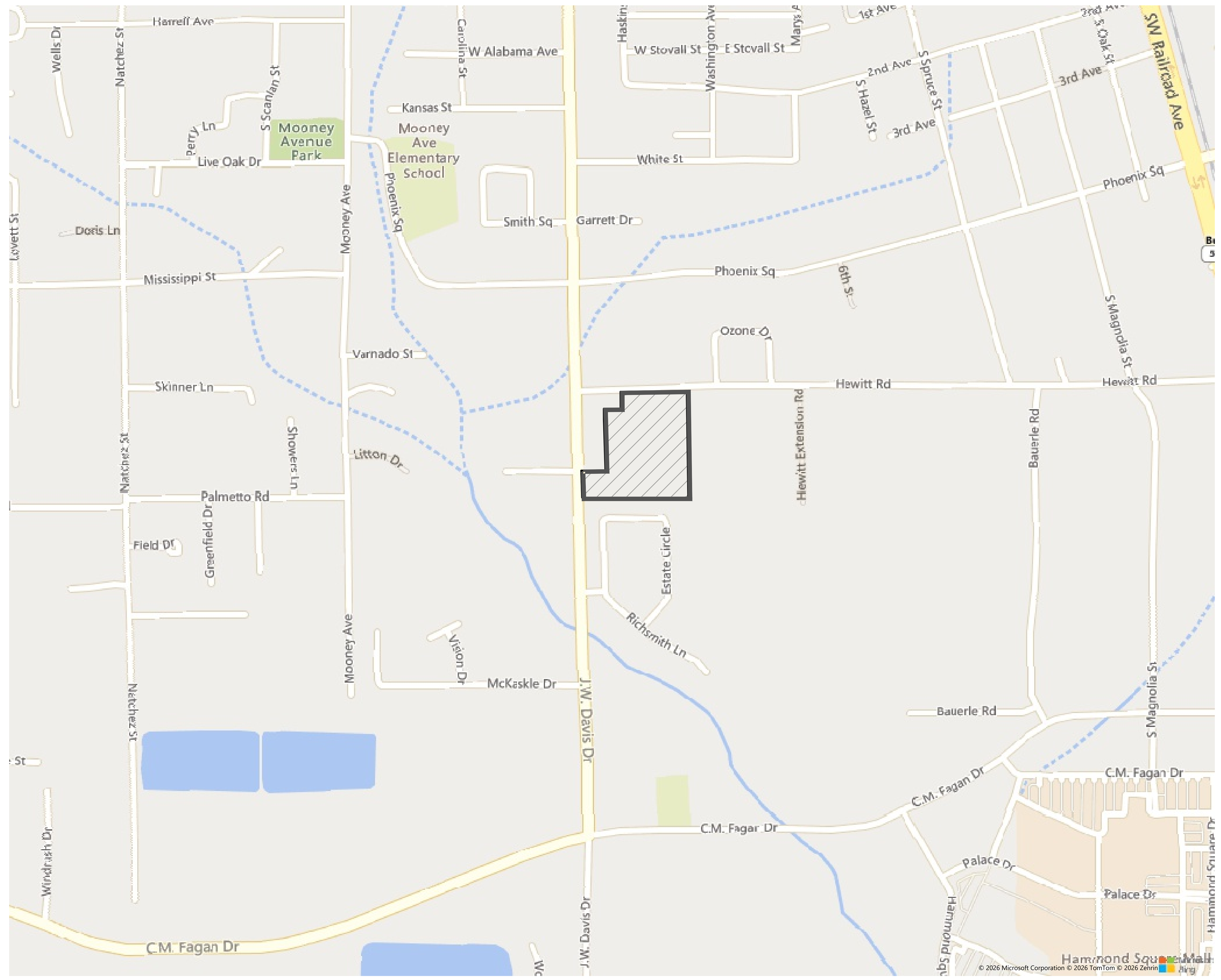


N
W
E
S

Hewitt Rd
2026-01-1-SUB

Streets
City Lots
City Limits
Case Parcel

GREENVILLE SPRINGS
SINGLE-FAMILY RESIDENTIAL SUBDIVISION
CITY OF HAMMOND, TANGIPAHOA PARISH, STATE OF LOUISIANA



VICINITY MAP

0 500 1000 Feet

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES
CIVIL PLANS	
C100	FINAL PLAT
C101	PRE-DEVELOPMENT DRAINAGE PLAN
C102	POST-DEVELOPMENT DRAINAGE PLAN
C103	UTILITY PLAN
CIVIL PLAN/PROFILE	
C200	HEWITT ESTATES DRIVE PLAN/PROFILE
C201	PENN DRIVE PLAN/PROFILE
C202	RETENTION PLAN/PROFILE
CIVIL DETAILS	
C300	ROAD RIGHT OF WAY DETAIL
C301	CURB & GUTTER DETAILS
C302	SEWER & WATER DETAILS
C303	RETENTION DETAILS
C304	EROSION & SEDIMENT CONTROL DETAILS

TOTAL NO. OF SHEETS 14

SET NO.________

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

PREPARED FOR: FAMILY FIRST, LLC
PREPARED BY: MAX BODIN, INC.

Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd.
Hammond, LA 70403
Phone: 225-368-7698

SECTION 35 T6S–R7E GREENSBURG LAND DISTRICT
CITY OF HAMMOND,
PARISH OF TANGIPAHOA, STATE OF LOUISIANA

DEVELOPMENT INFORMATION

NAME OF SUBDIVISION:	GREENVILLE SPRINGS
PROPERTY OWNER:	ROBERT PENN
DEVELOPER:	FAMILY FIRST, LLC.
ADDRESS OF DEVELOPER:	42564 AUTUMN DR. HAMMOND, LA 70403
ASSESSMENT #:	1843508
ACREAGE:	7.45 ACRES
NUMBER OF LOTS:	20 LOTS (NOT INCLUDING GREENSPACE AND RETENTION)

ZONING INFORMATION

LAND USE:	RESIDENTIAL SINGLE FAMILY
ZONE:	RS–11A
LOT AREA (MIN):	11,250 SQ FT
BUILDING COVERAGE:	40%
LOT WIDTH (MIN):	75'
BUILDING SETBACKS	
FRONT:	25'
SIDE (INTERIOR):	10'
SIDE (STREET):	15'
REAR:	15'

DISTRICTS

CITY COUNCIL DISTRICT:	3
COUNCIL MEMBER:	DEVON A. WELLS
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ATMOS
SCHOOL DISTRICT:	1
WATER DISTRICT:	1
SEWER DISTRICT:	1
FIRE DISTRICT:	N/A

FLOOD ZONE INFORMATION

FLOOD ZONE:	X
BFE:	N/A
COMMUNITY NUMBER:	220208
PANEL NUMBER:	22105C0430F
DATE:	07/22/2010

CITY OF HAMMOND PLANNING NOTES

1. LOTS LOCATED IN CITY LIMITS
2. NO SECTION LINES ADJACENT TO LOTS
3. NO KNOWN SERVITUDES OR EASEMENTS OTHER THAN SHOWN
4. NEW LOT ADDRESSES TO BE ASSIGNED PENDING APPROVAL OF DIVISION
5. STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
6. NO TRAFFIC IMPACT STATEMENT REQUIRED DUE TO NUMBER OF LOTS PROPOSED.
7. PROPERTY LIES IN FLOOD ZONE X. PROPERTY DOES NOT HAVE ANY RECORD INUNDATION LEVEL OR BASE FLOOD ELEVATION.
8. ALL LOTS BEING CREATED MUST HAVE A SEWER WYE, THE COST OF WHICH MUST BE BORNE BY THE PROPERTY OWNER OR SUBDIVIDER IF NO SEWER WYE EXISTS.
9. SUBDIVISION REQUIRES THE CHIEF SANITARIAN OF THE PARISH HEALTH UNIT TO CERTIFY AND APPROVE THE METHOD OF SEWAGE DISPOSAL.

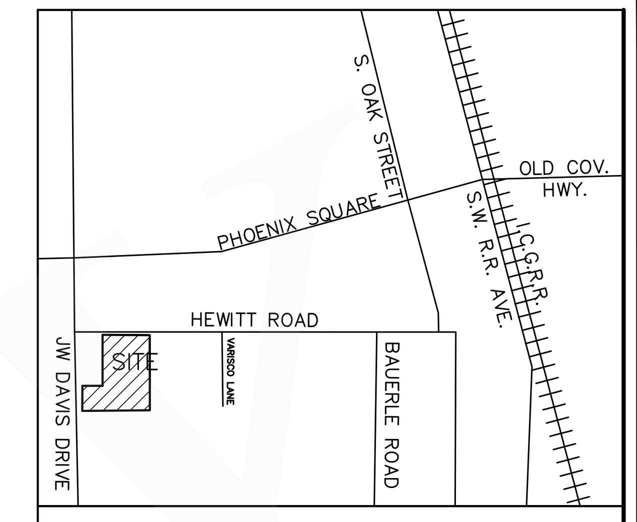
LEGAL DESCRIPTION:

7.45A NW1/4 OF NE1/4 OF NE1/4 OF SEC 35 T6SR7E HAMMOND

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 7.45 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 35, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

3 FEBRUARY 2026
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 AND IS CLASSIFIED AS A CLASS "C" SURVEY.

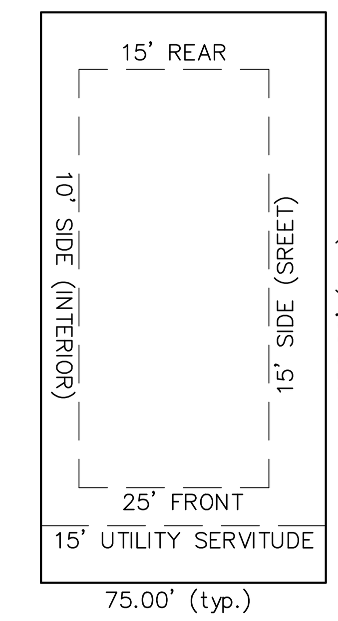
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF ??CLIENT??.



VICINITY MAP N.T.S.

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	95.30	63.00	86°40'22"	S59°23'42"E	86.47
C2	81.13	63.00	73°47'14"	S20°50'06"W	75.64
C3	34.53	63.00	31°24'21"	S73°25'53"W	34.10
C4	99.01	63.00	90°02'33"	N45°50'40"W	89.13
C5	99.95	62.97	90°56'18"	S34°23'59"E	89.78
C6	109.22	63.00	99°20'05"	N50°29'25"E	96.05
C7	99.01	63.00	90°02'34"	N45°50'40"W	89.13



TYP. BUILDING SETBACK DETAIL

APPROVAL DATES
CITY OF HAMMOND

PRELIMINARY APPROVAL ____________ DATE

FINAL APPROVAL ____________ DATE

the index of plan sheets numbered ______ thru ______ and other plans are hereby approved and by refence shall be part of the recorded plats

SIGNATURE OF FINAL PLANS ____________ DATE

PROOF OF PERFORMANCE BOND ____________ DATE

SIGNATURES OF ACCEPTANCE
CITY OF HAMMOND

OWNER / DEVELOPER ____________ DATE

DESIGN ENGINEER ____________ DATE

REVIEW ENGINEER ____________ DATE

CITY PLANNER ____________ DATE

BOND ACCEPTANCE ____________ DATE

CITY COUNCIL PRESIDENT ____________ DATE

DATE

MAX J. BODIN, P.E.
LA. REG. NO. NO. 39418

MAX J. BODIN, P.L.S.
LA. REG. NO. 5237

#	DATE	REVISION	BY
1			

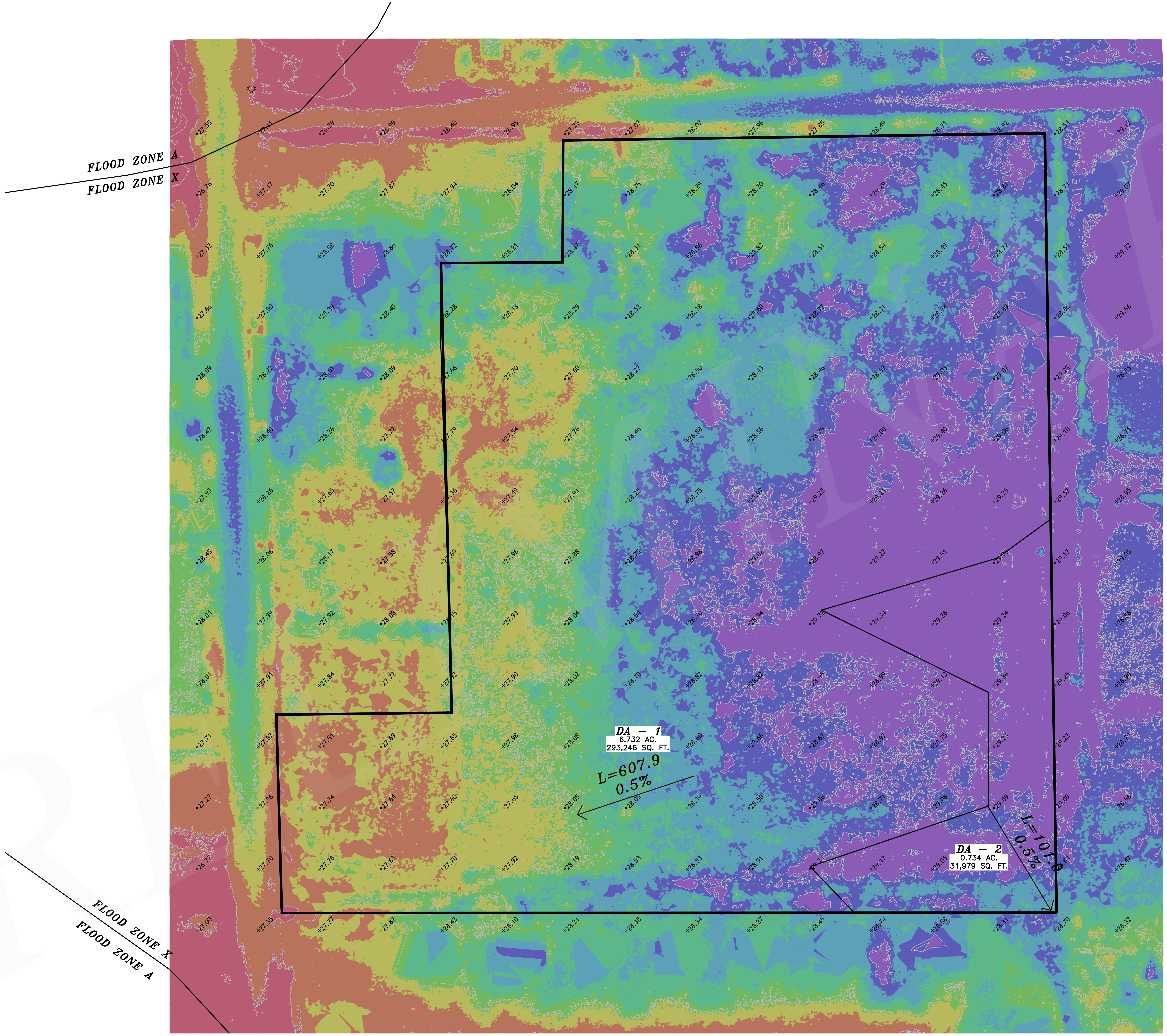
Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd.
Hammond, LA 70403
Phone: 225-368-7698

GREENVILLE SPRINGS
SINGLE–FAMILY RESIDENTIAL SUBDIVISION
DEVELOPER: FAMILY FIRST, LLC.

DESIGNED: D.L.Q.	DATE: 12/18/2025
DRAWN: D.L.Q.	
CHECKED: M.J.B.	SCALE: 1":40'
APPROVED: M.J.B.	

FINAL PLAT

PROJECT NO. 25173
SHEET NO. C100



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1			

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PRE–DEVELOPMENT DRAINAGE

PROJECT NO. 25173

SHEET NO. C101

#	DATE	REVISION	BY
1			

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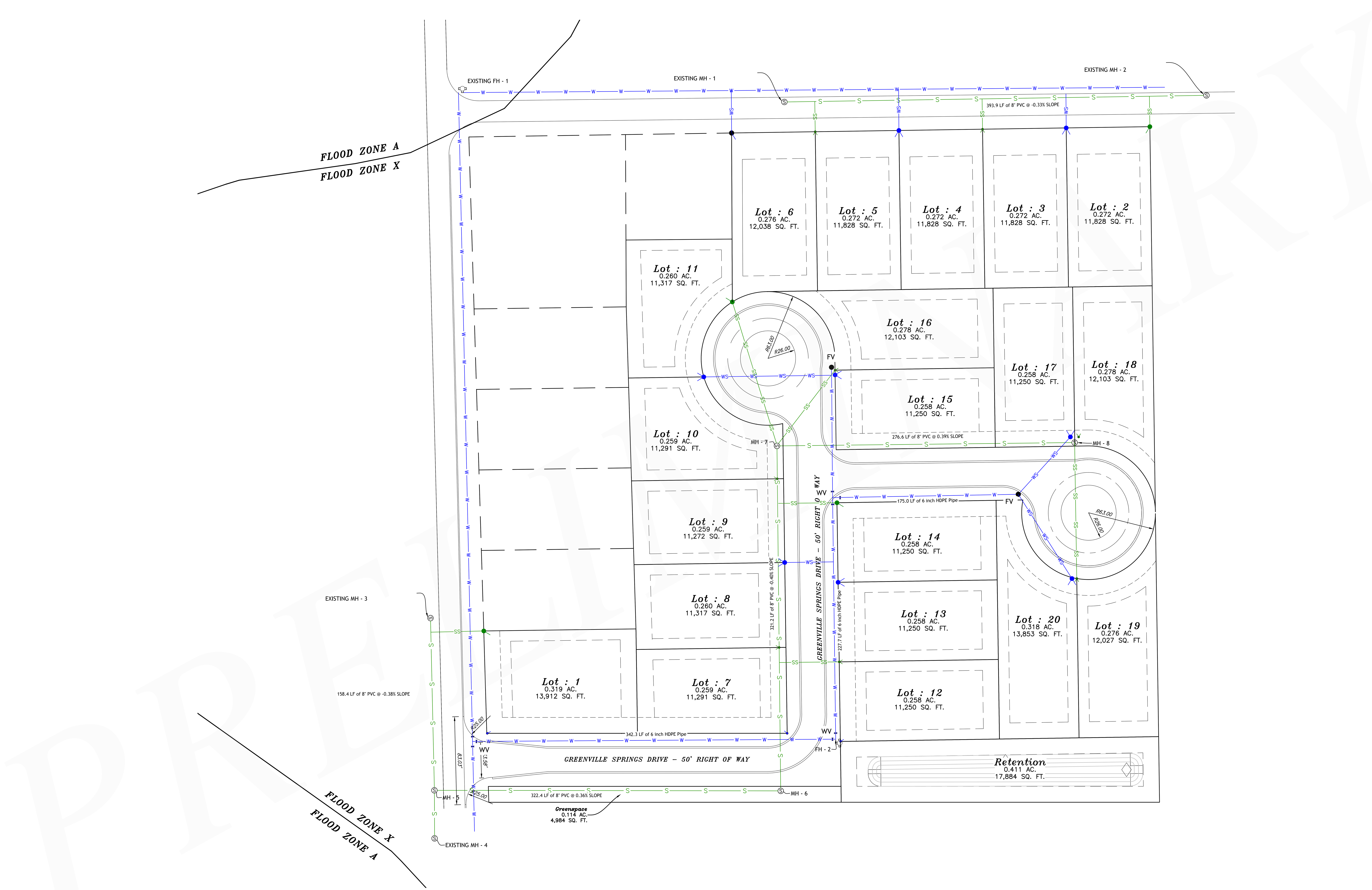
POST-DEVELOPMENT DRAINAGE

PROJECT NO. 25173

SHEET NO. C102



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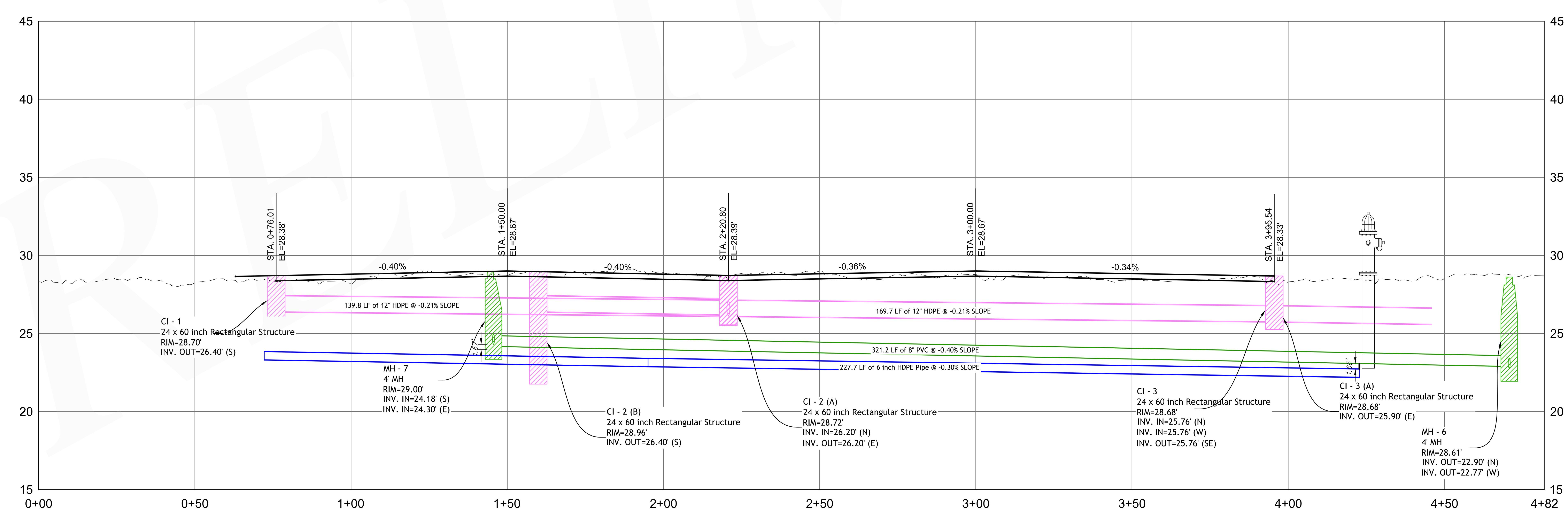
SEWER / WATER LAYOUT

PROJECT NO. 25173

SHEET NO. C103

GREENVILLE SPRINGS DR. PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'



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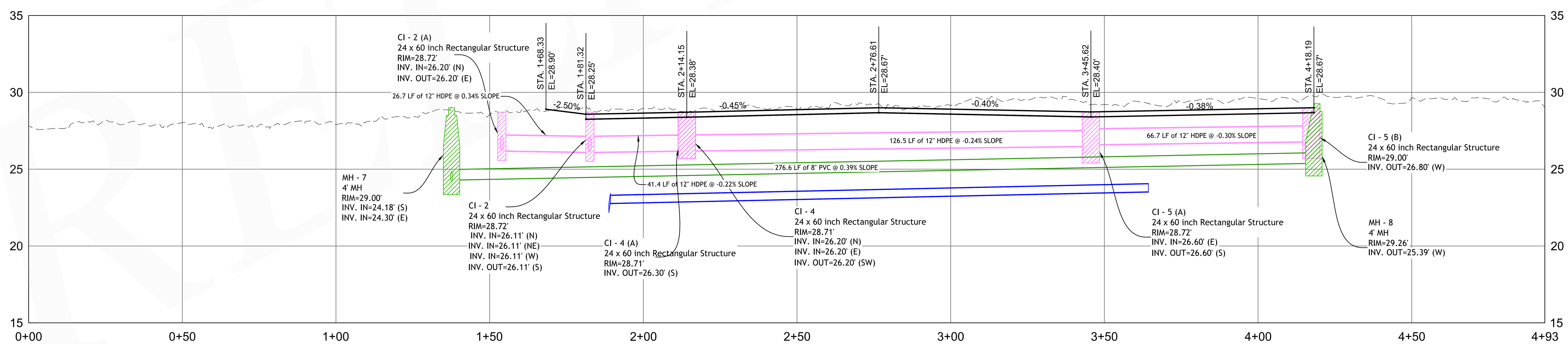
APPROVED:	M.J.B.		

GREENVILLE SPRINGS DR. PLAN & PROFILE

PROJECT NO. 25173
SHEET NO. C200

COX LANE PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'



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DEVELOPER: FAMILY FIRST, LLC.

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DRAWN: D.L.Q.			
CHECKED: M.J.B.	SCALE: 1":40'		
APPROVED: M.J.B.			

COX LANE ROAD PLAN & PROFILE

PROJECT NO. 25173
SHEET NO. C201

RETENTION OUTFALL PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'

#	DATE	REVISION	BY
1			

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Hammond, LA 70403
Phone: 225-368-7698

GREENVILLE SPRINGS
SINGLE-FAMILY RESIDENTIAL SUBDIVISION
DEVELOPER: FAMILY FIRST, LLC.

DESIGNED: D.L.O.	DATE: 12/18/2025	RETENTION OUTFALL PLAN & PROFILE	PROJECT NO. 25173
DRAWN: D.L.O.			
CHECKED: M.J.B.	SCALE: 1"=40'		SHEET NO. C202
APPROVED: M.J.B.			

LOCAL NEIGHBORHOOD STREET
MAJOR STREET PLAN

N.T.S.
(SHOWING SPACE ALLOCATION OF PROPOSED UTILITY SERVICES)

NOTES:
1. ZONE "X" – FOR WATER, GAS AND SEWER
2. ZONE "Y" – FOR TELECOMMUNICATIONS (I.E. TELEPHONE, CABLE, ETC.)
3. ZONE "Z" – FOR ELECTRIC (MAIN FEED, ONE SIDE ONLY.)
4. ALL UTILITIES MUST MAINTAIN 1 FOOT SEPARATION BETWEEN OTHER ZONES AND UTILITIES

#	DATE	REVISION	BY
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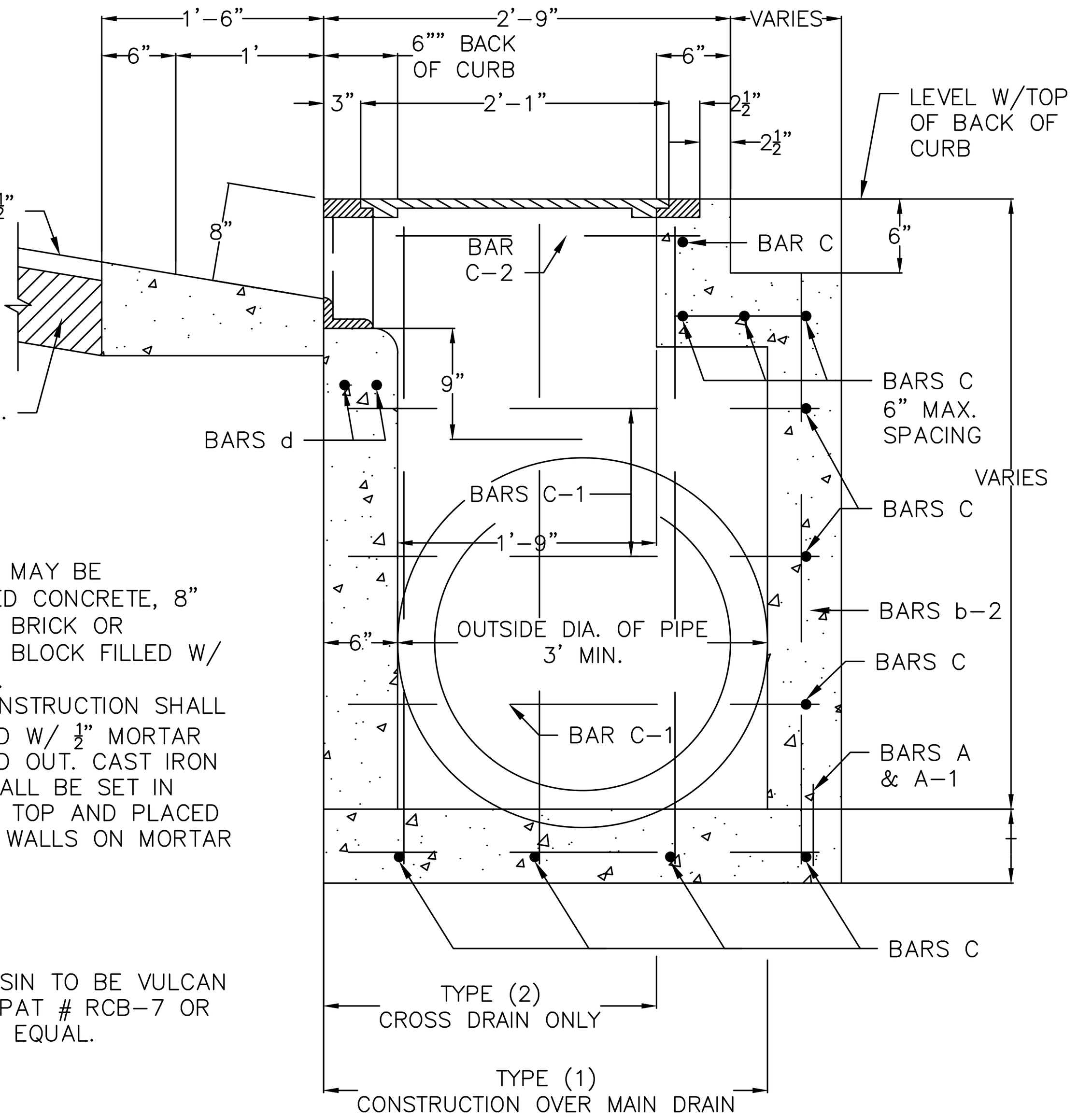
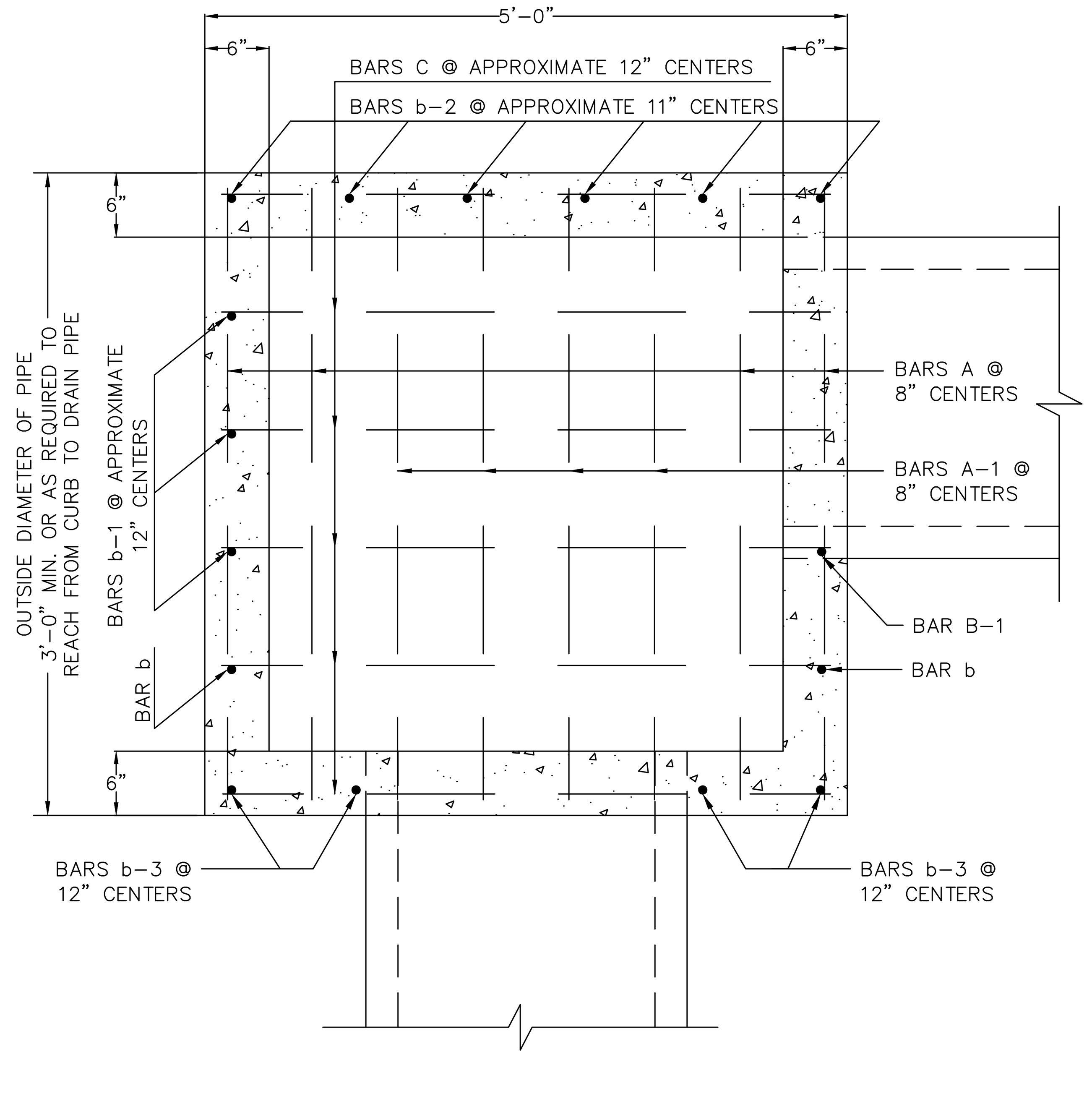
ROAD RIGHT OF WAY DETAILS

PROJECT NO. 25173
SHEET NO. C300

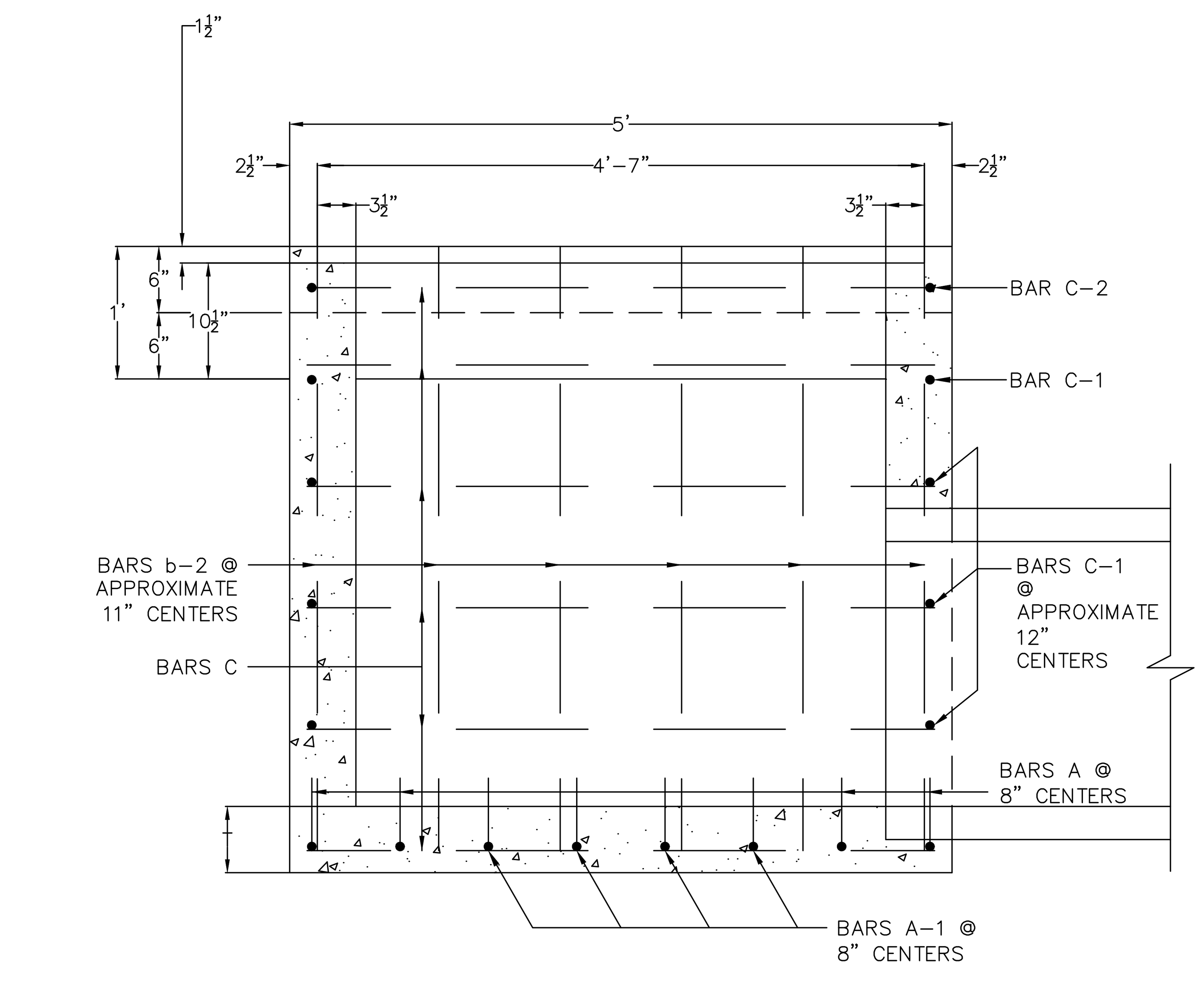


NOTE:
BOX WALL MAY BE REINFORCED CONCRETE, 8" CONCRETE BRICK OR CONCRETE BLOCK FILLED W/ CONCRETE.
BLOCK CONSTRUCTION SHALL BE COATED W/ $\frac{1}{2}$" MORTAR INSIDE AND OUT. CAST IRON FRAME SHALL BE SET IN CONCRETE TOP AND PLACED ON BRICK WALLS ON MORTAR BED.

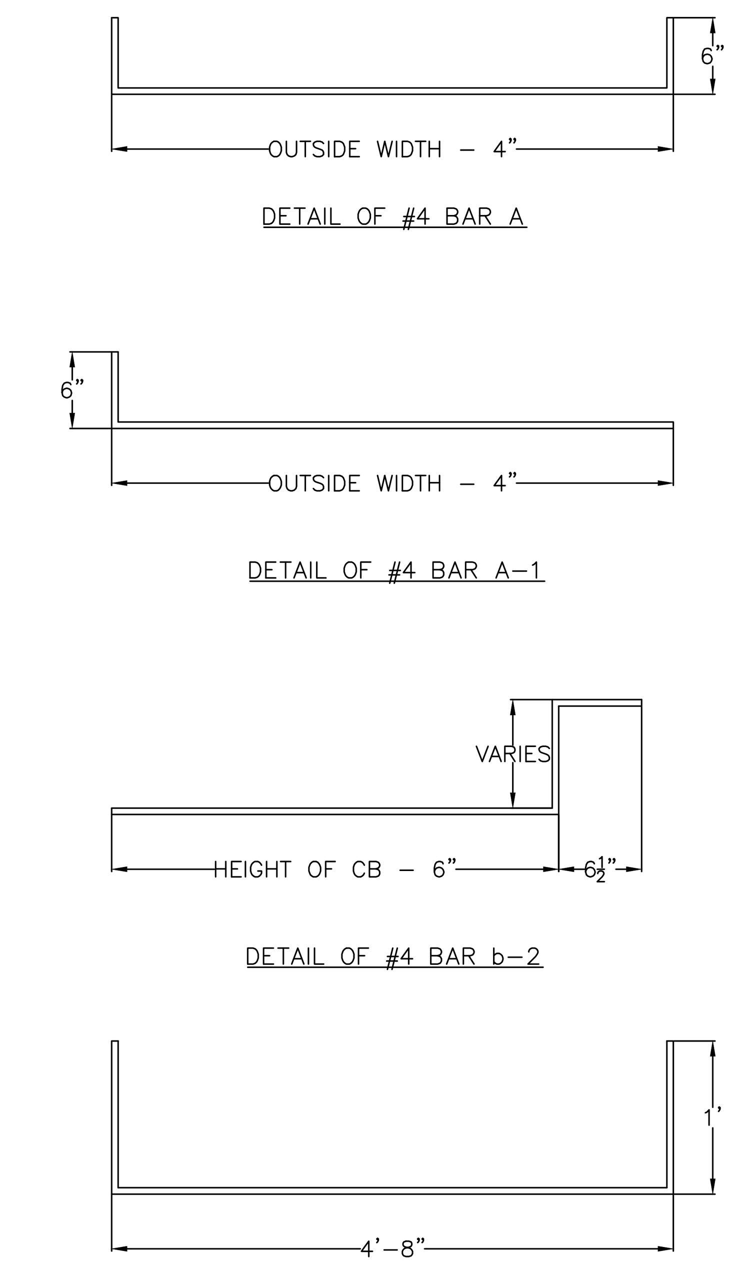
NOTE:
CATCH BASIN TO BE VULCAN FOUNDRY PAT # RCB-7 OR APPROVED EQUAL.

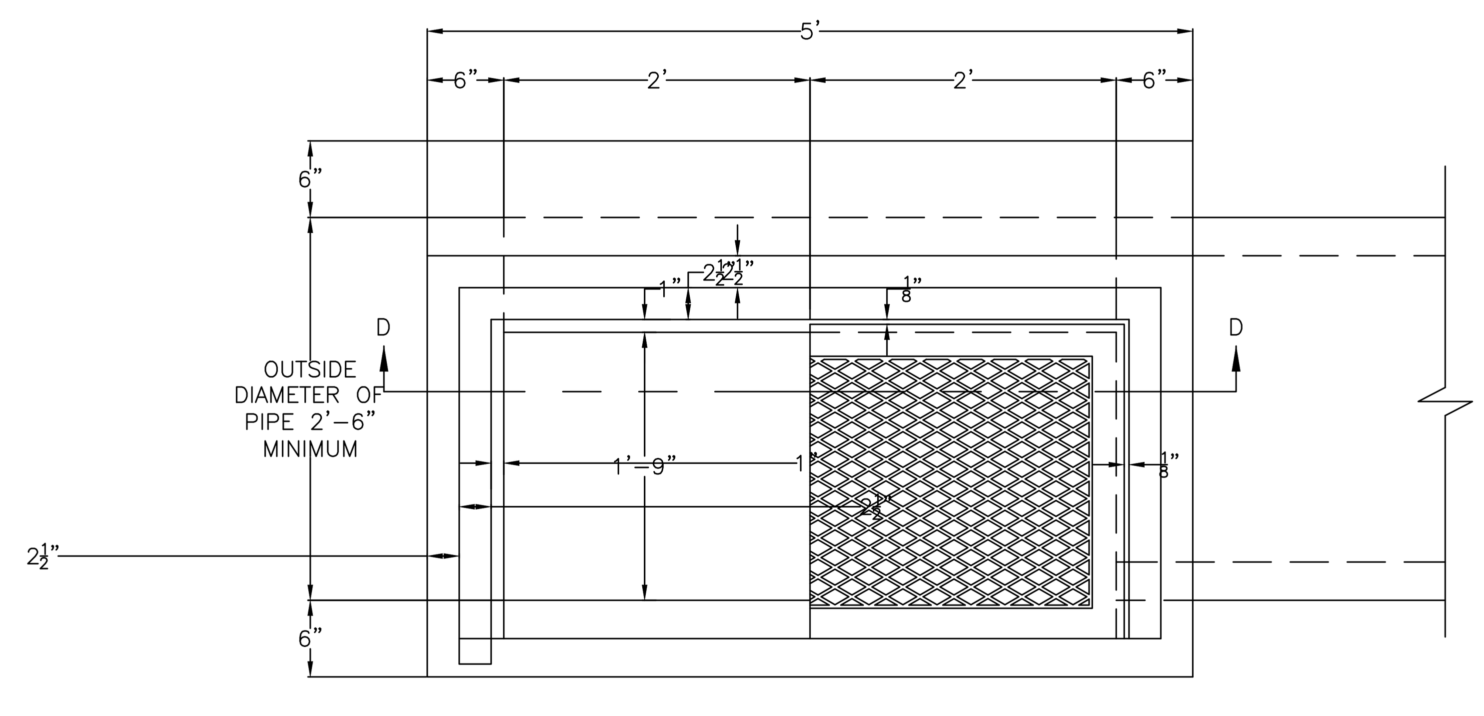


SECTION A–A



SECTION D–D





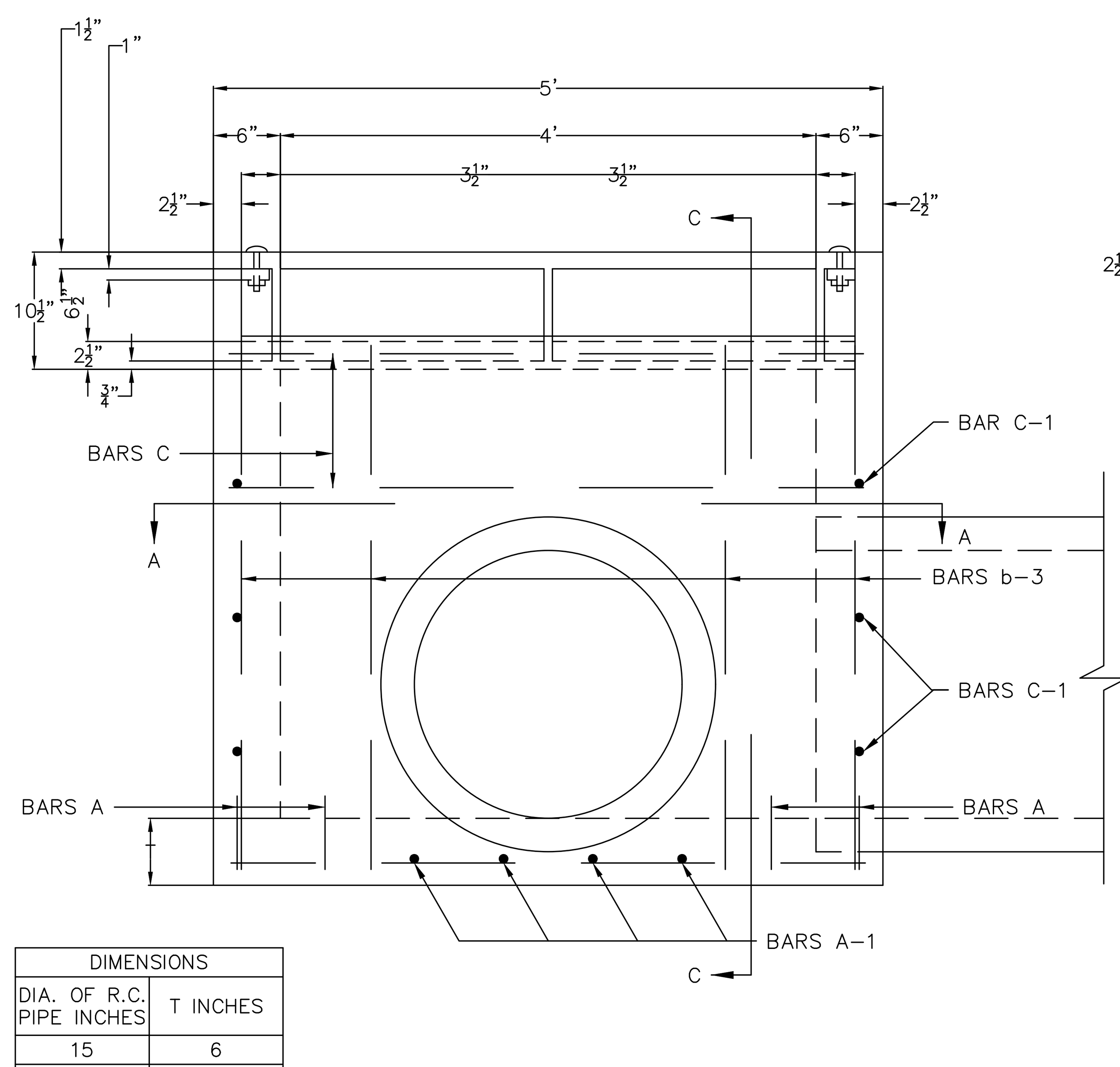
HALF PLAN
SHOWING C.I. FRAME

HALF PLAN
SHOWING C.I. COVER

APPROXIMATE QUANTITIES FOR ONE CATCH BASIN HEIGHT = 4'–0" 24" PIPE IN FRONT WALL 24" PIPE IN END WALL					
MARK	SIZE	NO.	UNIT LENGTH	TOTAL LENGTH	LOCATION
d	#6	2	6'–8"	13'–4"	BOTTOM OF STRUT – LONGITUDINAL
A	#4	4	5'–8"	22'–8"	TRANSVERSE IN BOTTOM SLAB
A–1	#4	4	5'–2"	20'–8"	TRANSVERSE IN BOTTOM SLAB
b	#4	2	3'–7"	7'–2"	VERTICAL IN SIDE WALLS
b–1	#4	4	4'–1"	16'–4"	VERTICAL IN SIDE WALLS
b–2	#4	6	4'–11"	29'–6"	VERTICAL IN REAR WALLS
b–3	#4	4	3'–9"	15'–0"	VERTICAL IN FRONT WALLS
b–4	#4	2	1'–5"	2'–10"	VERTICAL IN SIDE WALL
C	#4	17	4'–8"	79'–4"	HORIZONTAL IN FRONT & REAR WALLS, SLAB & STRUT
C–1	#4	6	4'–8"	28'–0"	HORIZONTAL IN SIDE WALLS
C–2	#4	2	2'–2"	2'–2"	HORIZONTAL IN SIDE WALLS
C–3	#4	2	1'–9"	3'–6"	HORIZONTAL IN SIDE WALL
TOTAL #6 BARS = 13'–4" WEIGHT = 20 LBS.					
TOTAL #4 BARS = 229'–4" WEIGHT = 153 LBS.					
TOTAL DEFORMED REINFORCING STEEL = 173 LBS.					
CLASS "A" CONCRETE = 1.64 CU. YDS.					
CASTINGS = 1002 LBS.					

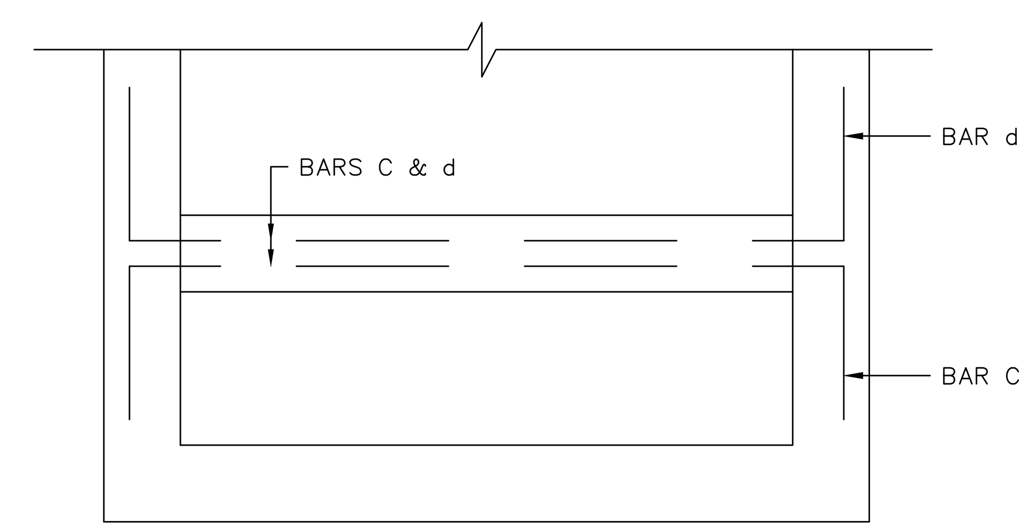
QUANTITIES SHOWN ABOVE ARE NOT PAY ITEMS. CATCH BASIN IS TO BE PAID FOR AS A UNIT, COMPLETE IN PLACE.

ADD OR SUBTRACT FOR EACH 1 FOOT DIFFERENCE IN HEIGHT OF CATCH BASIN .333 CUBIC YDS. CLASS A CONCRETE AND 2 BARS C, 2 BARS C–1, AND ACTUAL LENGTH OF VERTICAL STEEL.

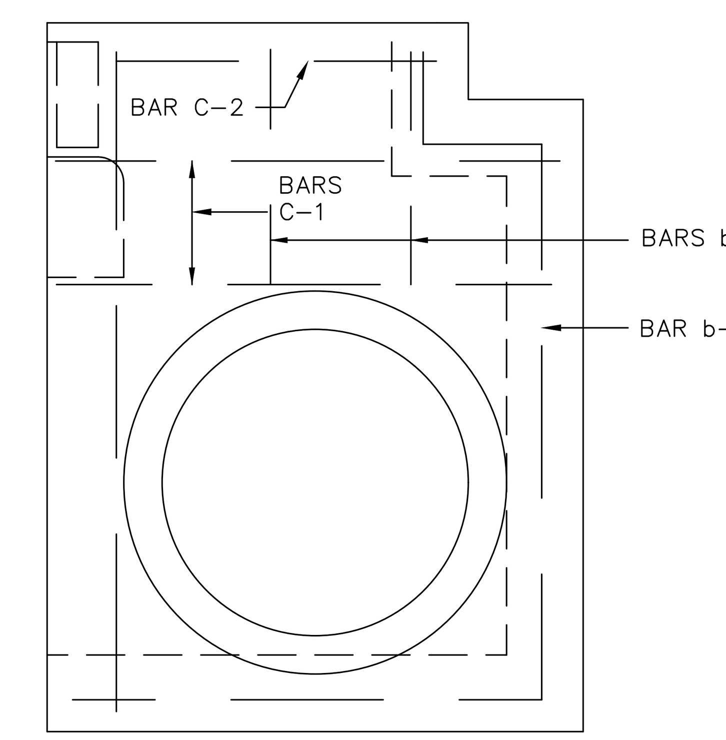


ELEVATION B–B
GUTTER GRATE NOT SHOWN

DIMENSIONS	
DIA. OF R.C. PIPE INCHES	T INCHES
15	6
18	6
24	6
30	7
36	7
42	8
48	8



PART PLAN
SHOWING REINFORCING IN STRUT



ELEVATION M–M

#	DATE	REVISION	BY
1			

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GREENVILLE SPRINGS
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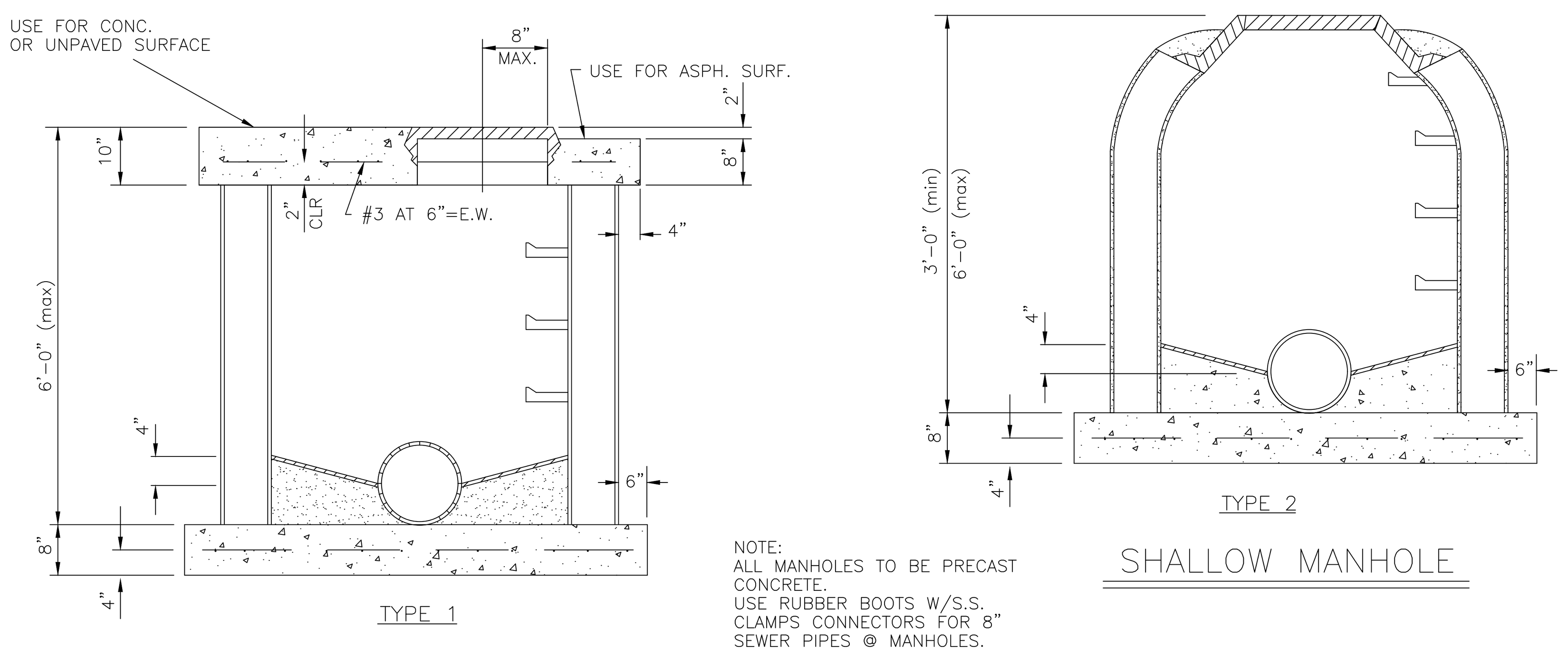
DEVELOPER: FAMILY FIRST, LLC.

DESIGNED: D.L.Q.	DATE: 12/18/2025		
DRAWN: D.L.Q.			
CHECKED: M.J.B.	SCALE: 1":40'		
APPROVED: M.J.B.			

CURB / GUTTER DETAILS

PROJECT NO. 25173
SHEET NO. C301

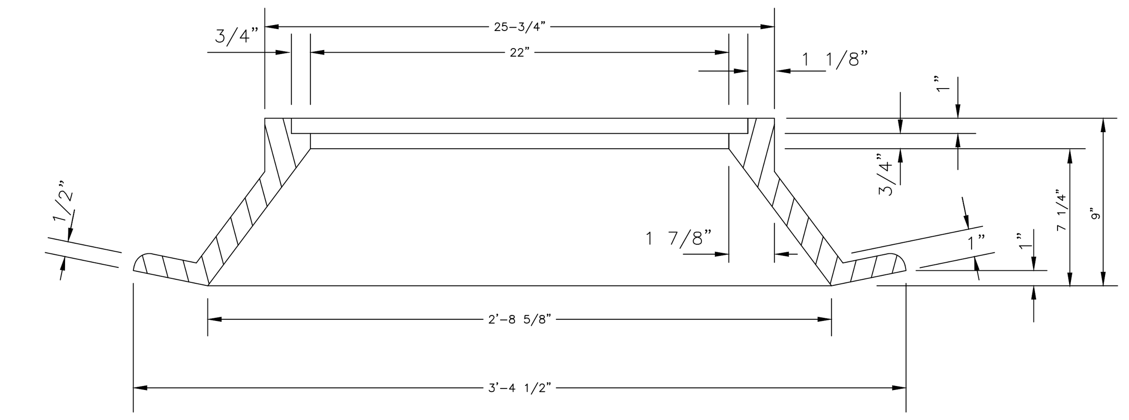


SHALLOW MANHOLE

SHALLOW MANHOLE

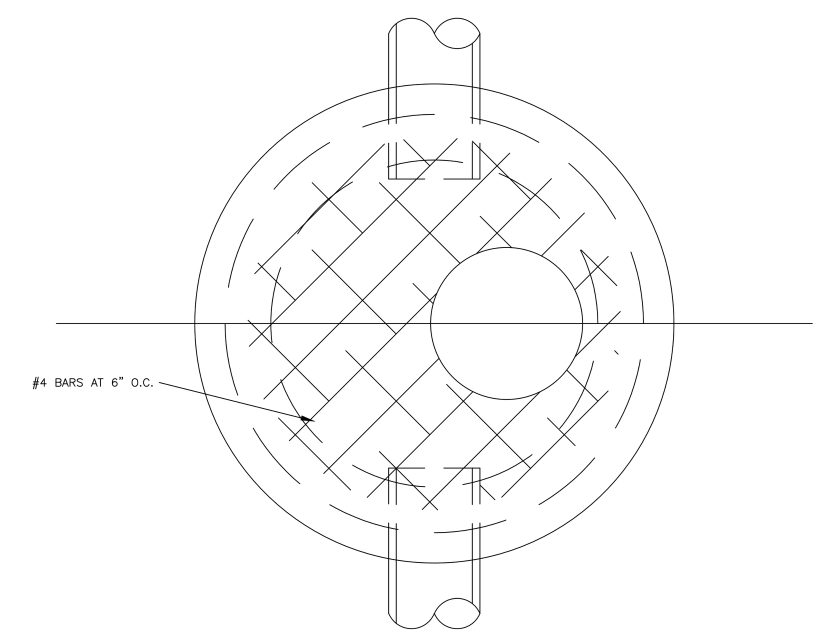
NOTES: 1. MANHOLES MAY BE EITHER BRICK, AS DETAILED OR PRECAST, REINF. CONC. MANHOLE RISERS AND TOPS CONFORMING TO A.S.T.M. C – 478 WITH JOINTS OF "RAM–NEK" PREFORMED PLASTIC ROPE AS MANUFACTURED BY K.T. SNYDER, OF HOUSTON, TX. OR A.S.T.M. C – 443 RUBBER GASKET

2. CONTRACTOR MAY FURNISH EITHER SHALLOW MANHOLE AND FRAME DETAILED

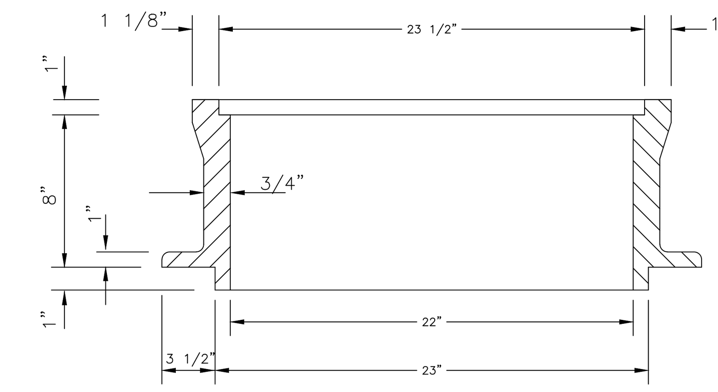


SHALLOW MANHOLE FRAME

APPROX. WT. 315#

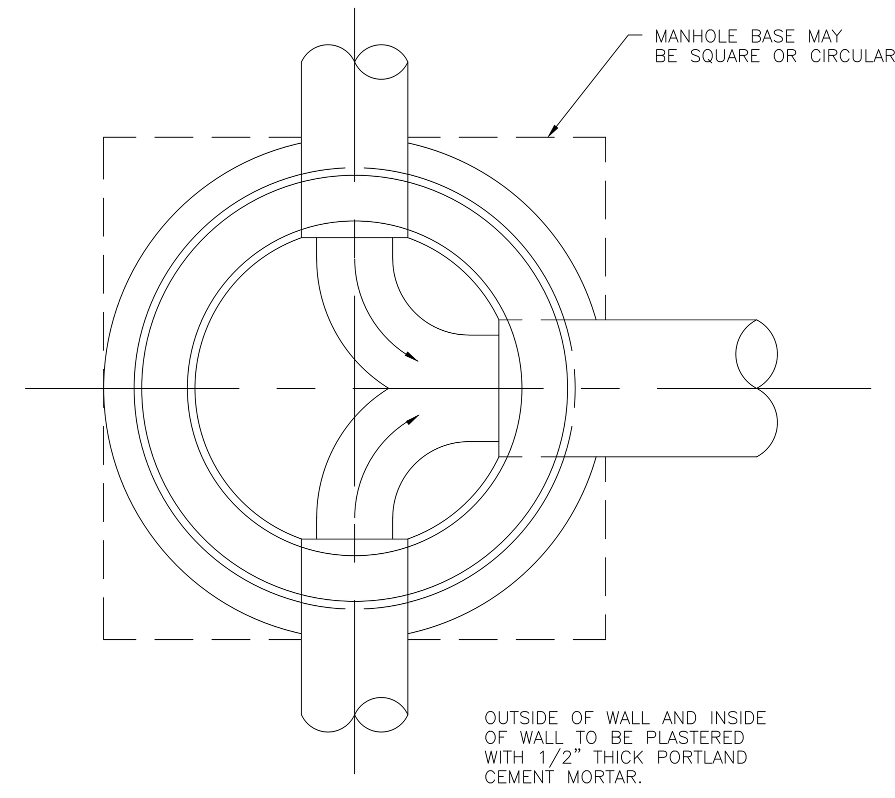


PLAN

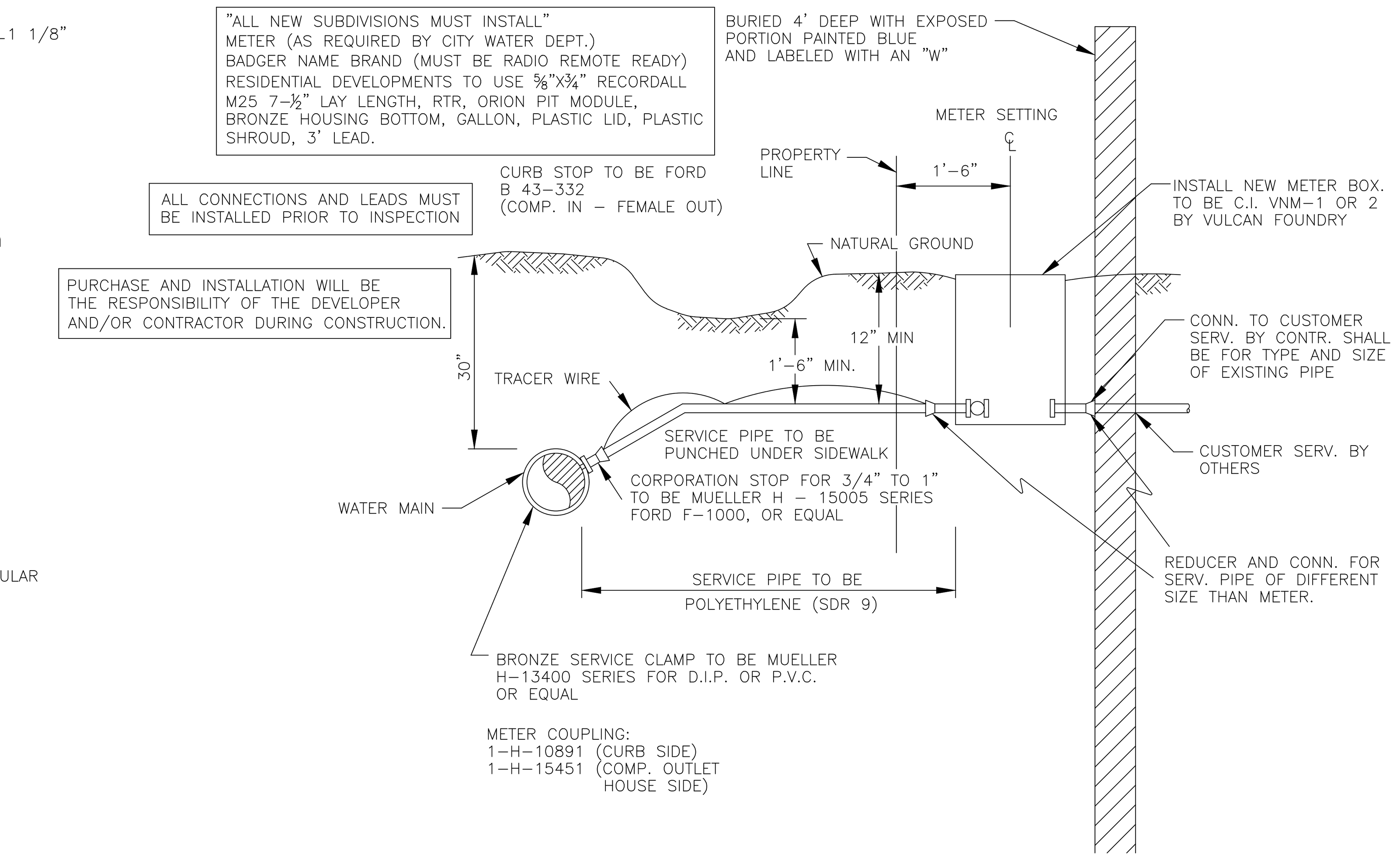


MANHOLE FRAME

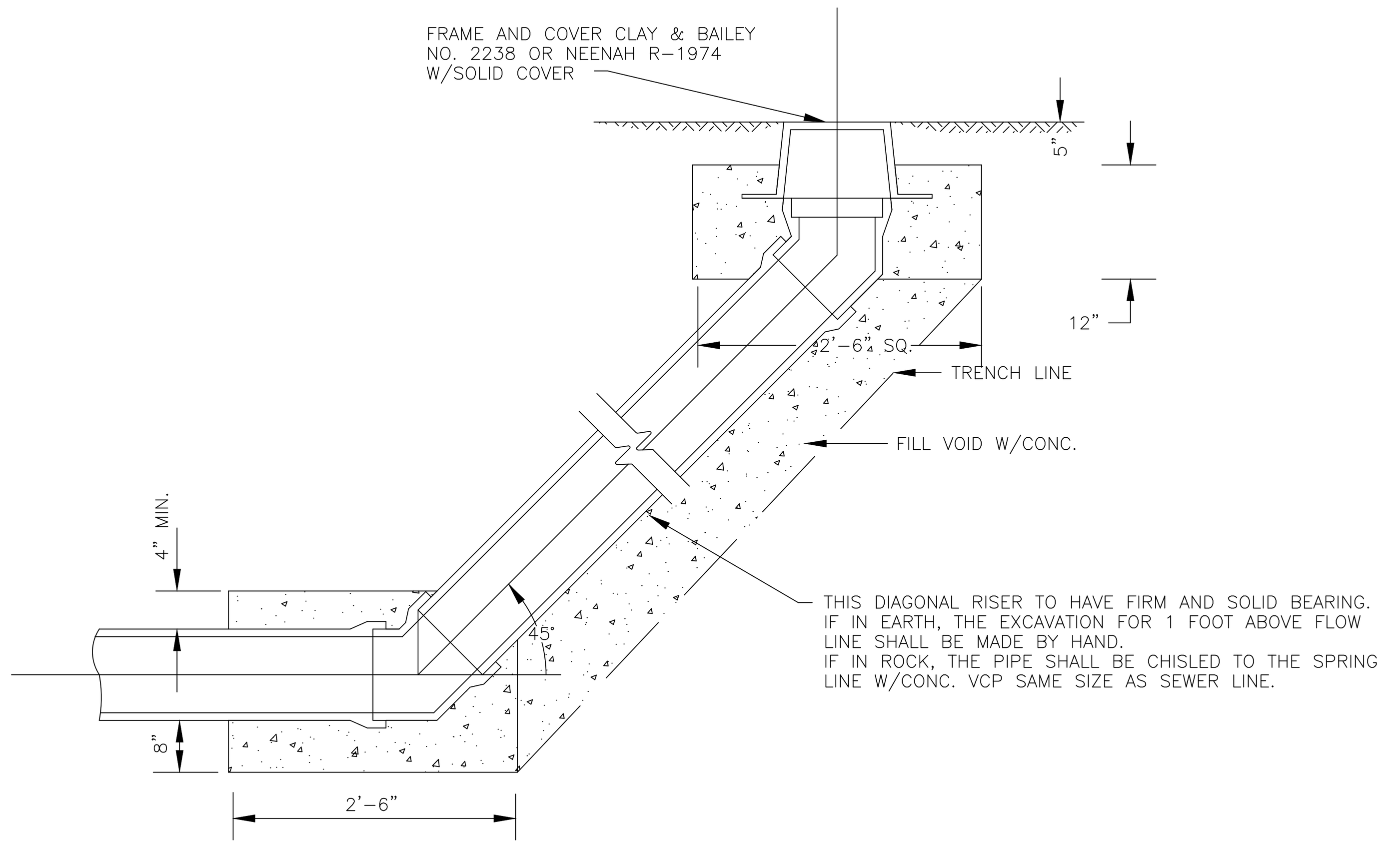
APPROX. WT. 235#



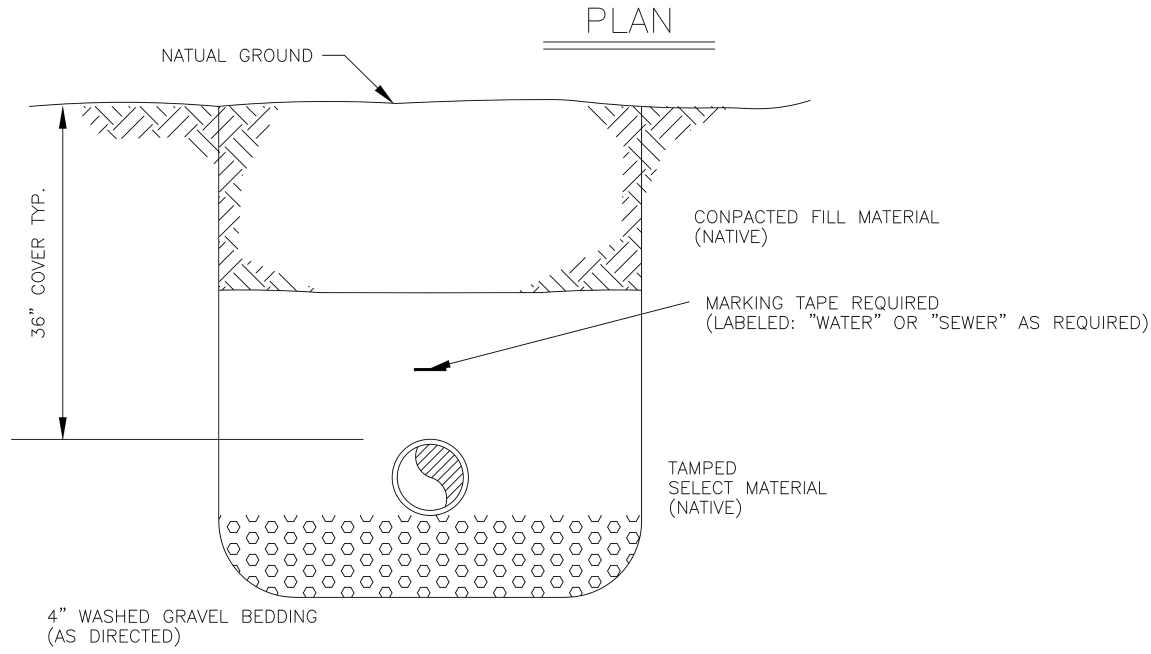
PLAN



TYPICAL WATER SERVICE ASSEMBLY

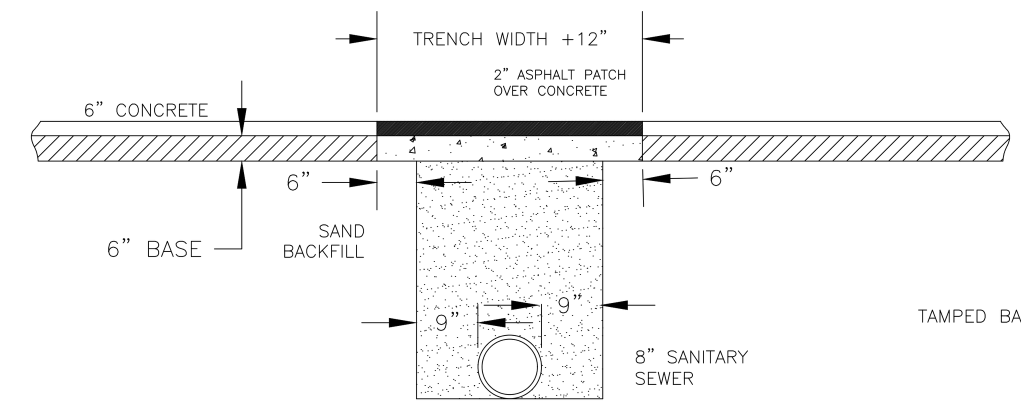


CLEANOUT



TYPICAL TRENCH BEDDING AND BACKFILL REQUIREMENTS FOR WATER/SEWER PIPE

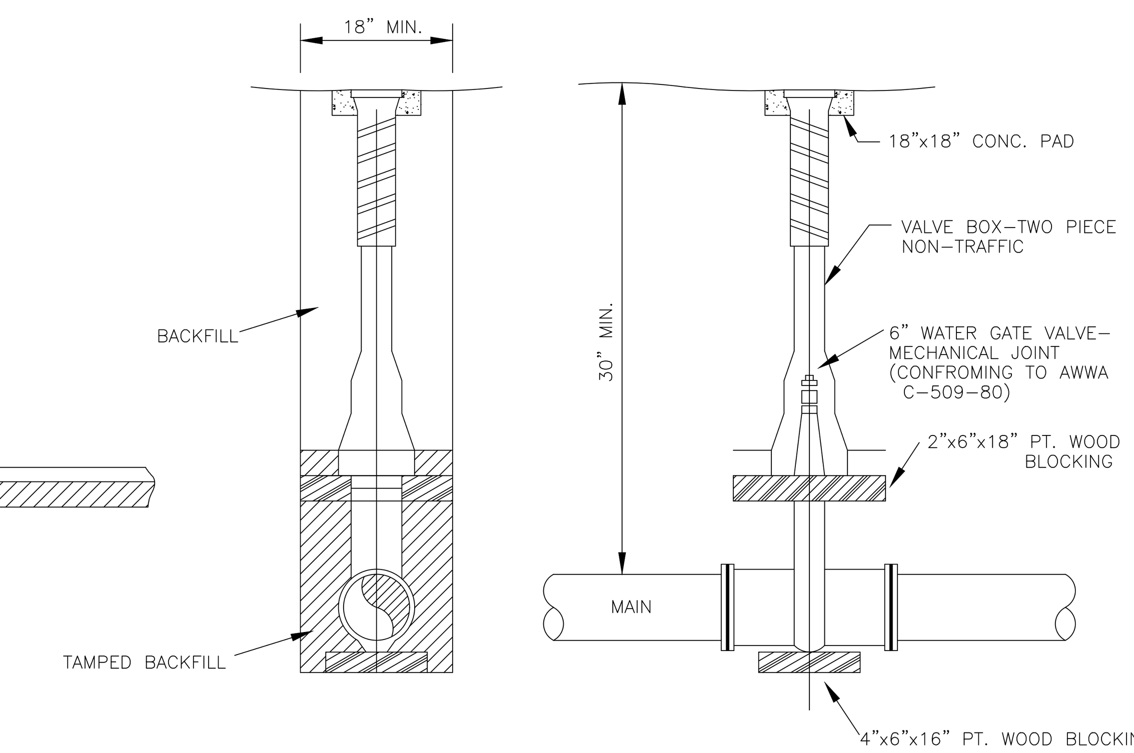
NOTE:
ALL MANHOLES TO BE PRECAST CONCRETE.
USE RUBBER BOOTS W/S.S. CLAMPS CONNECTORS FOR 8" SEWER PIPES @ MANHOLES.



TYPICAL UTILITY OR DRAINAGE CROSSING

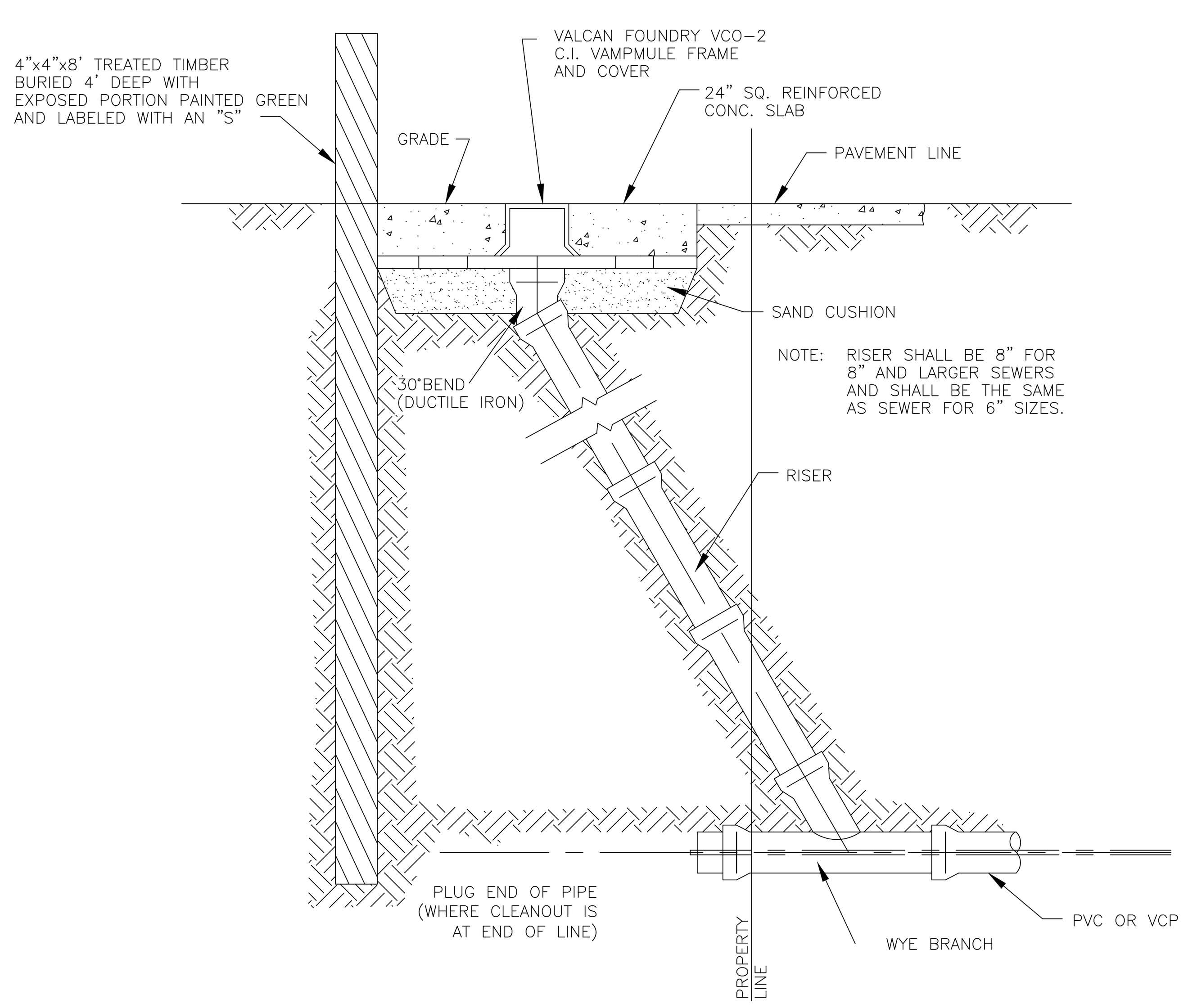
SCALE: 1"=2'

(WHERE REQUIRED)

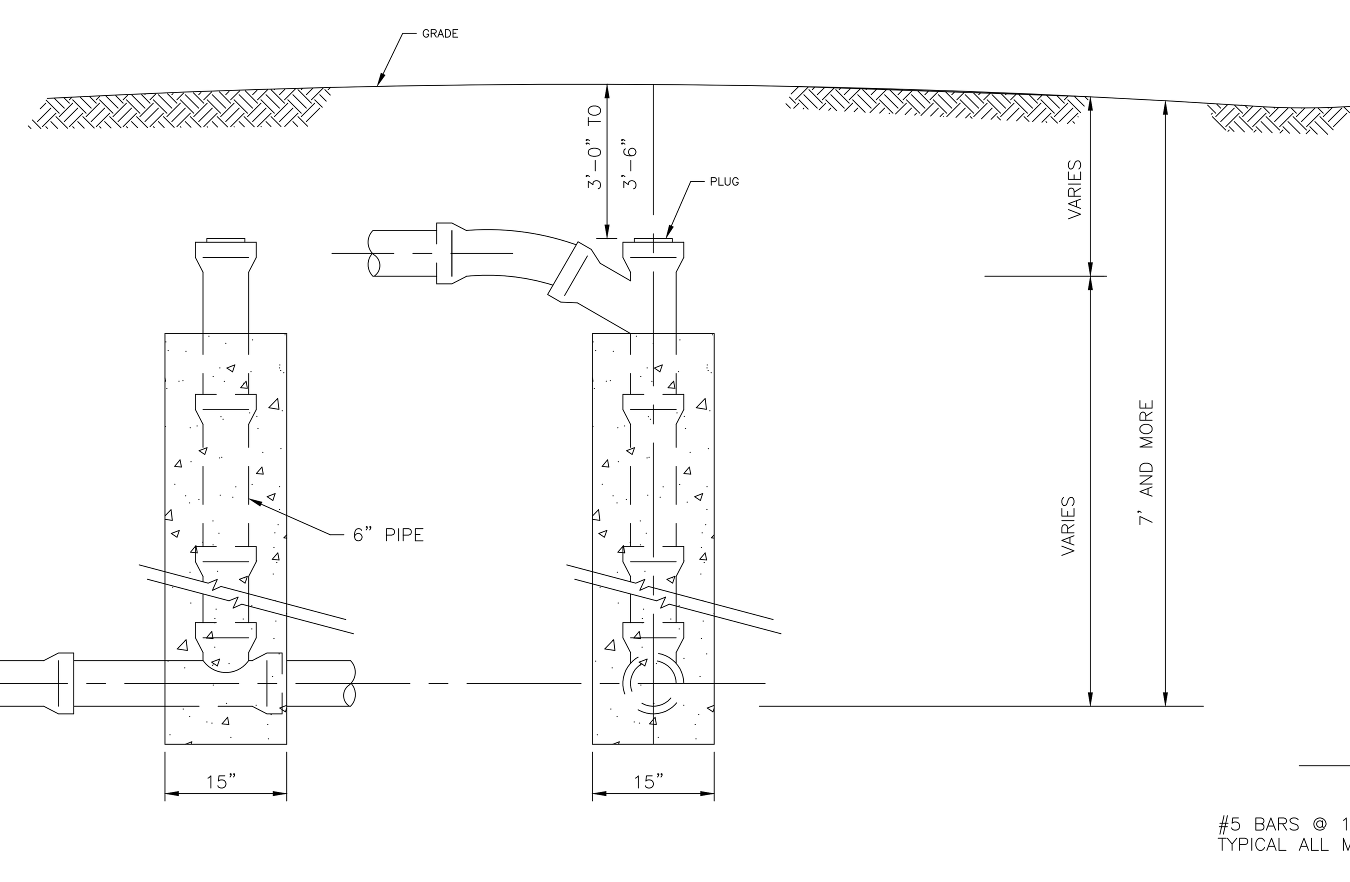


WATER VALVE DETAIL

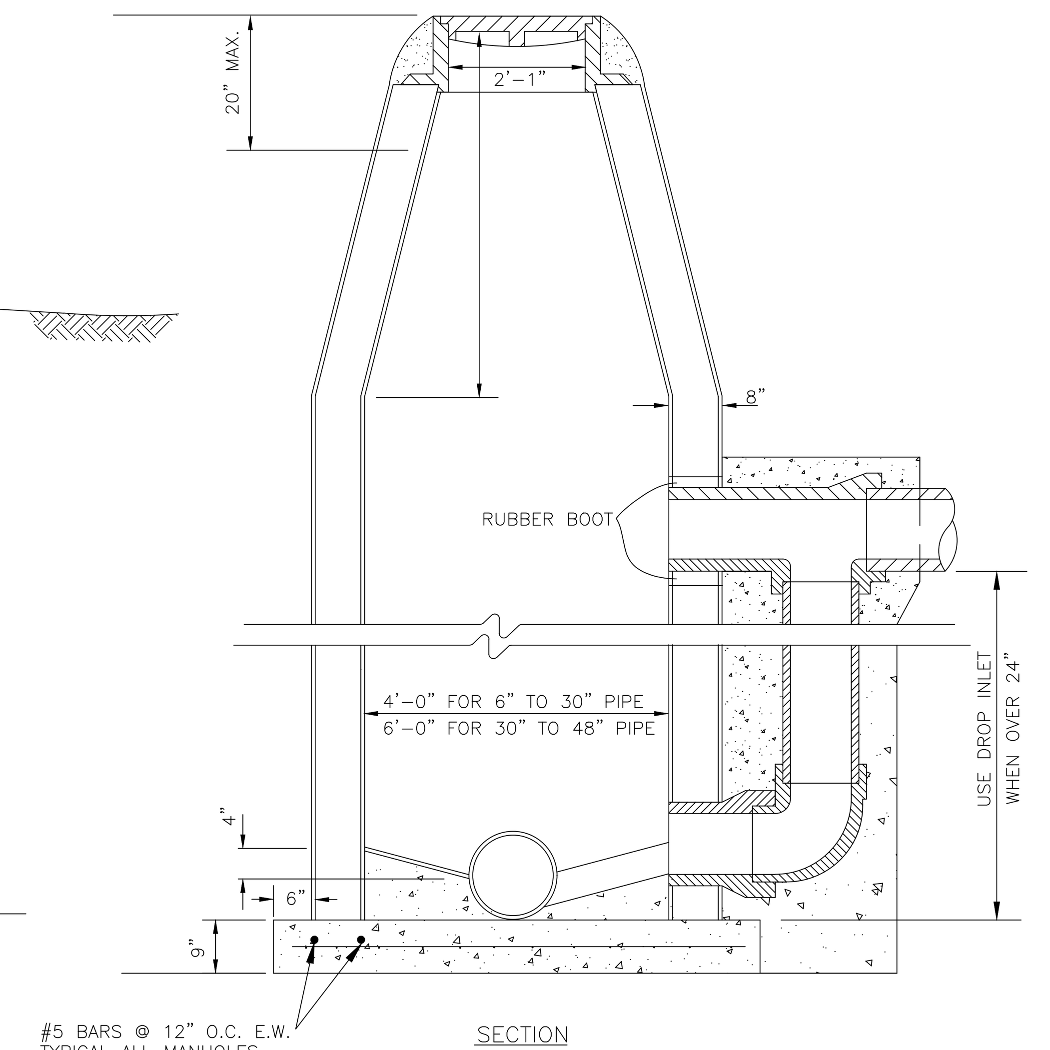
– DUG (2) 8' DEEP HOLE NO SAND ENCOUNTERED



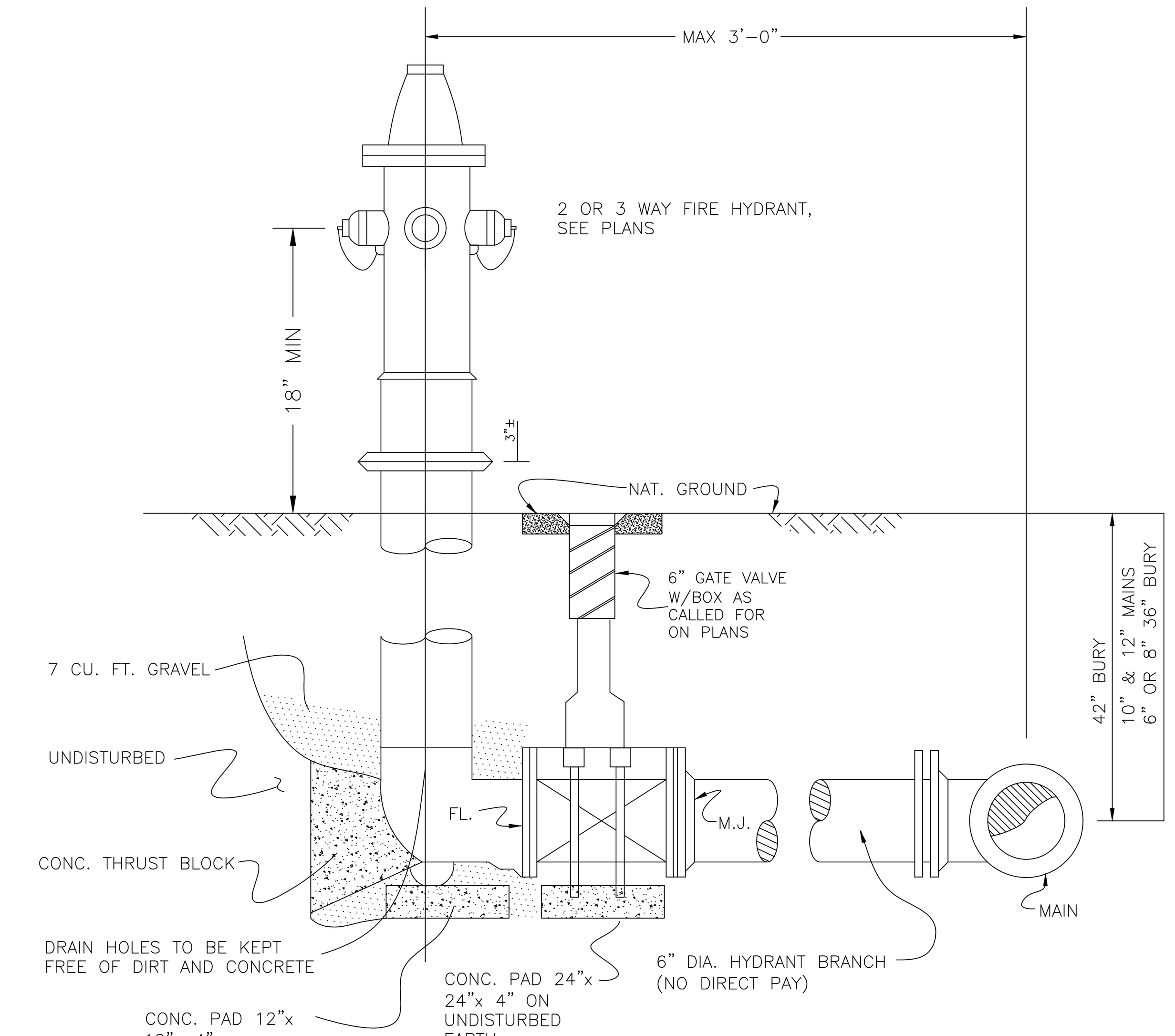
SANITARY SEWER CLEANOUT



DEEP SERVICE CONNECTION (STACK) OR STANDPIPE



DETAIL OF STANDARD PRECAST CONCRETE MANHOLE W/ DROP INLET



TYPICAL DETAIL FOR FIRE HYDRANT INSTALLATION

#	DATE	REVISION	BY
1			

MAX

Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd.
Hammond, LA 70403
Phone: 225-368-7698

GREENVILLE SPRINGS

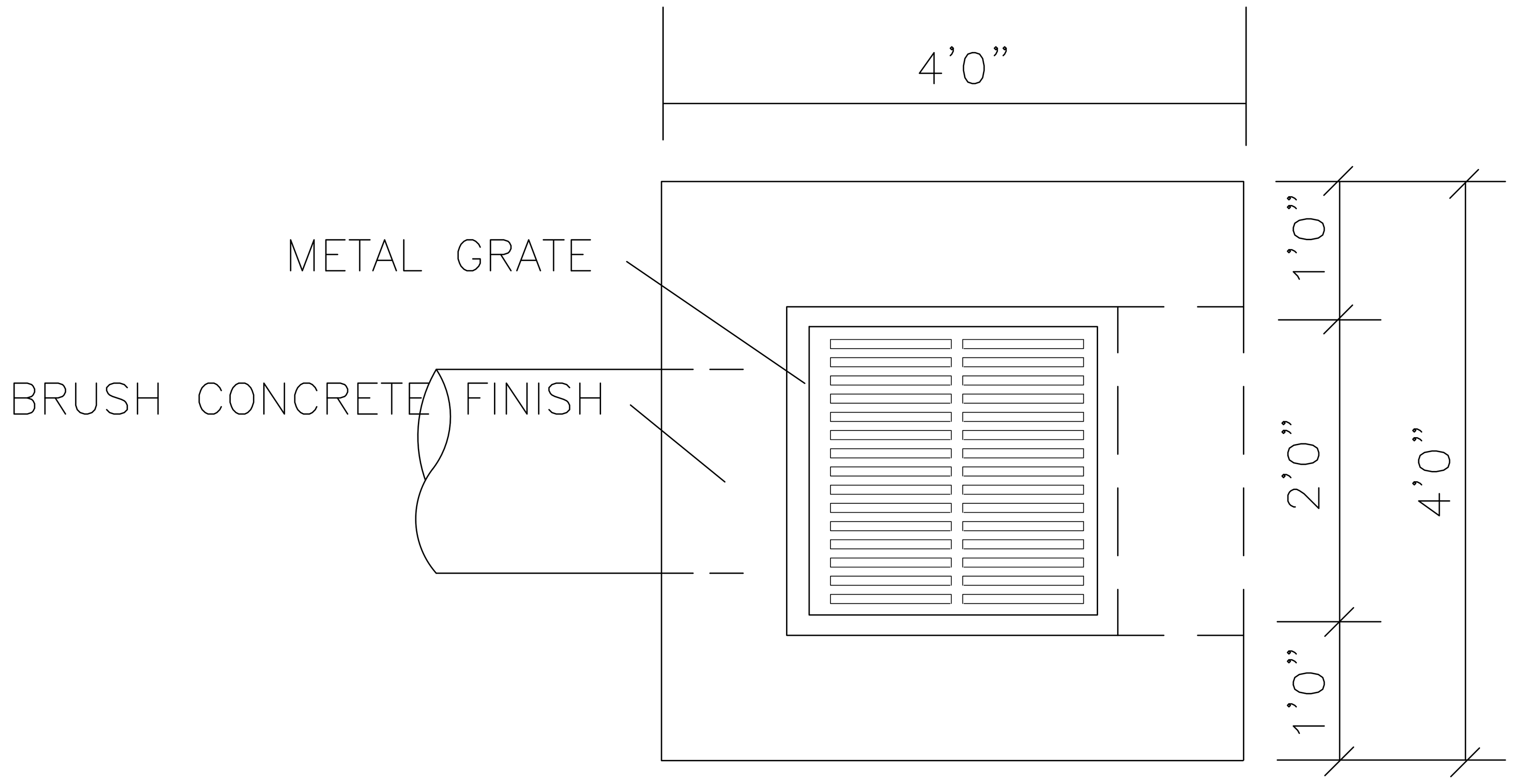
SINGLE–FAMILY RESIDENTIAL SUBDIVISION

DEVELOPER: FAMILY FIRST, LLC.

DESIGNED:	D.L.Q.	DATE:	12/18/2025
DRAWN:	D.L.Q.		
CHECKED:	M.J.B.	SCALE:	1":40'
APPROVED:	M.J.B.		

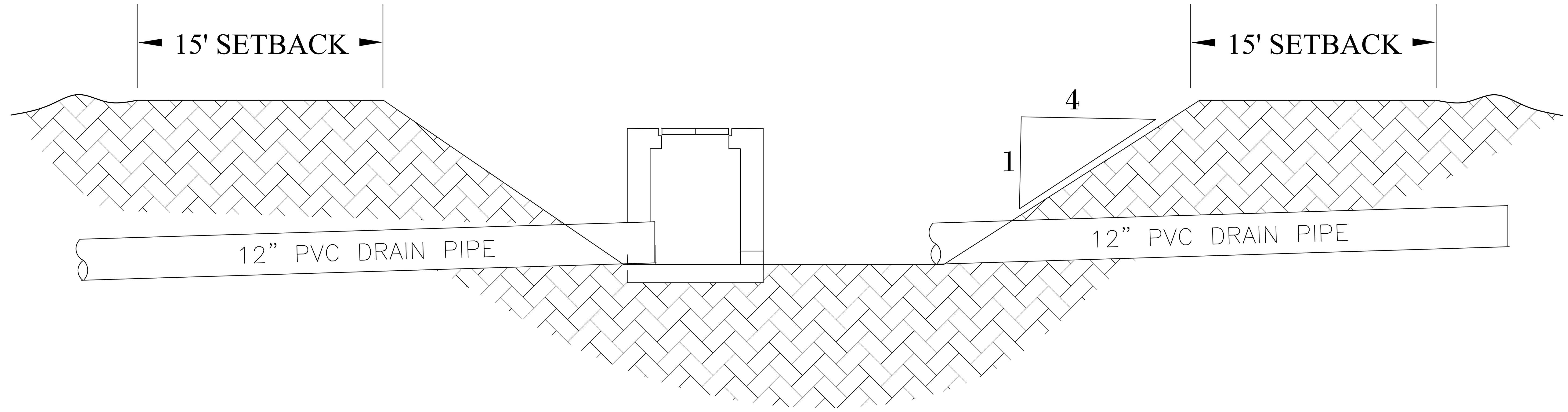
SEWER / WATER DETAILS

PROJECT NO.	25173
SHEET NO.	C302



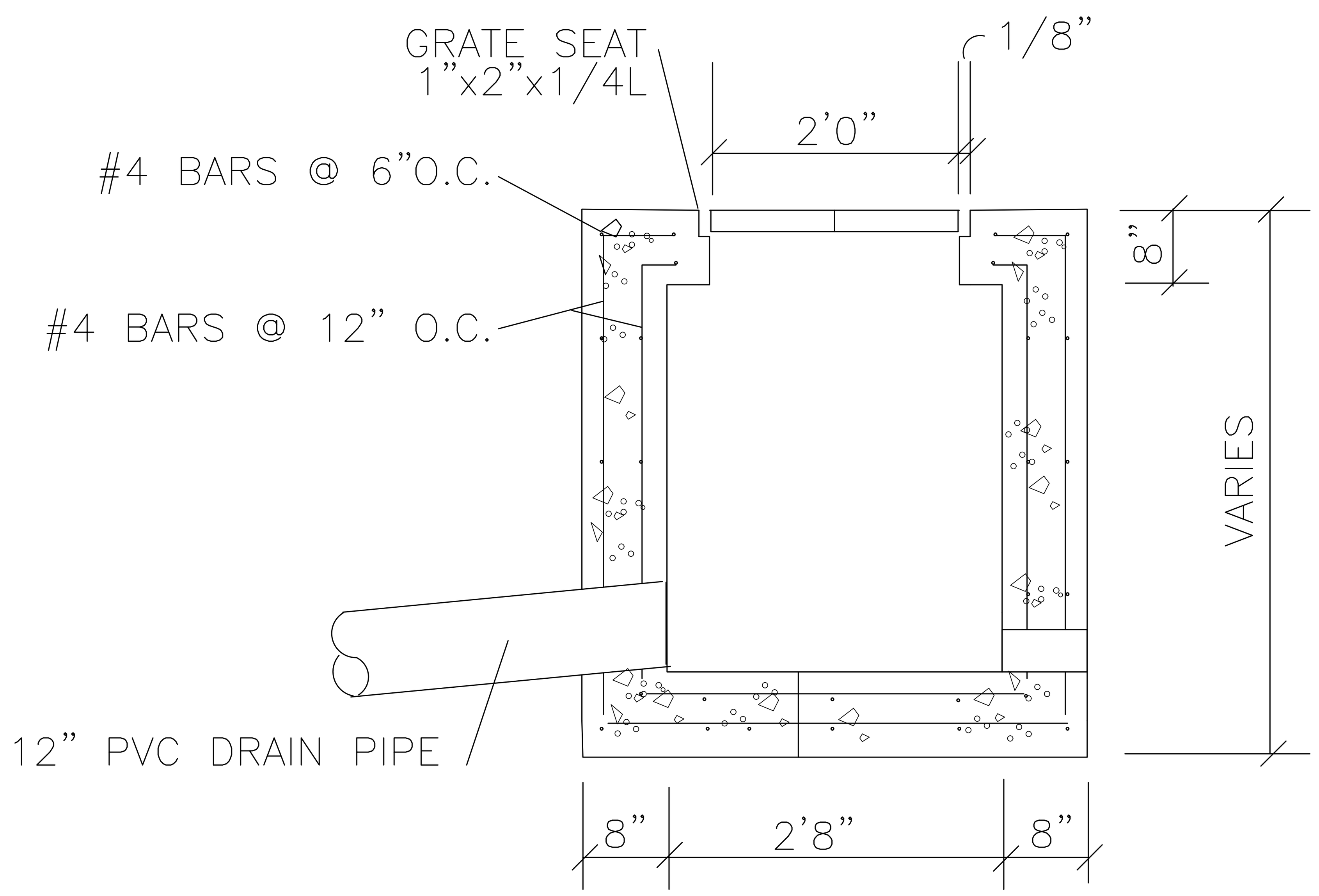
OVERFLOW RISER BOX

PLAN VIEW



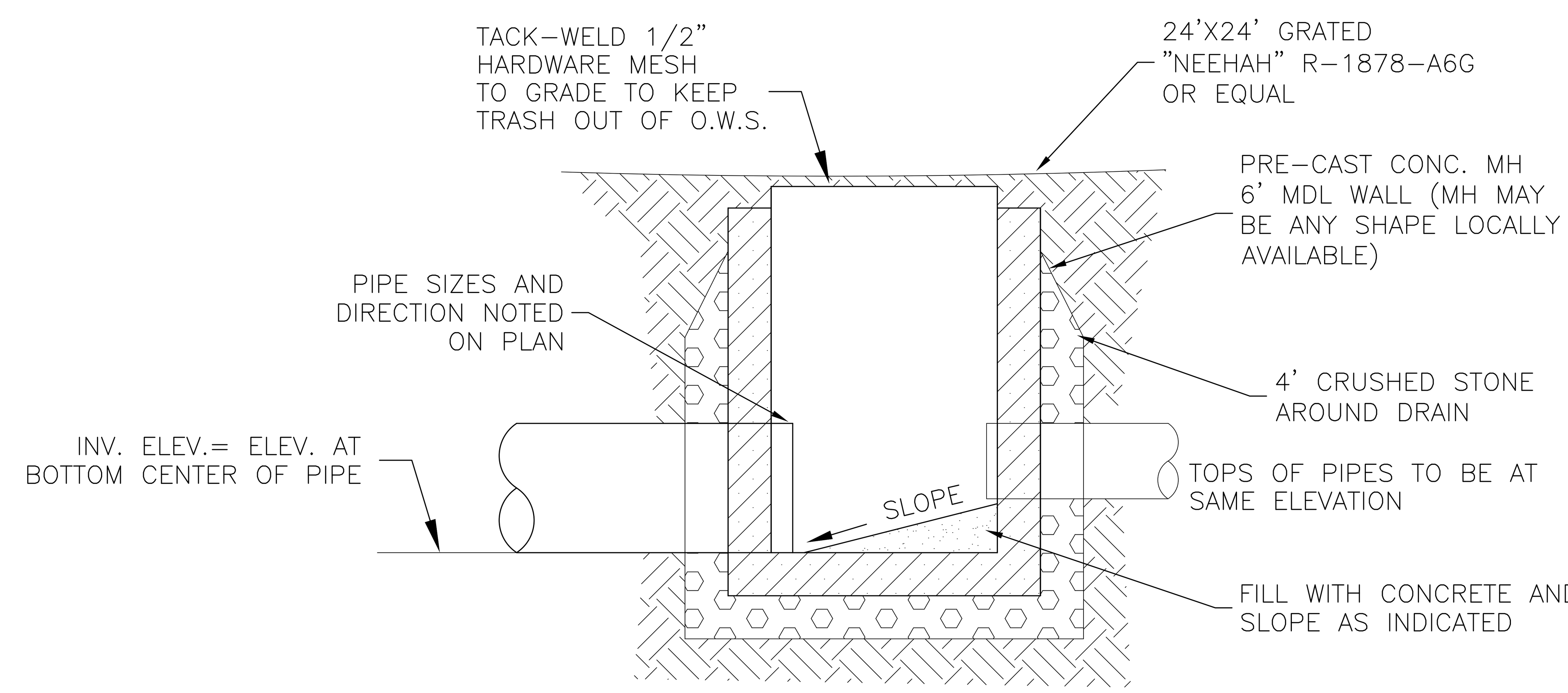
RETENTION POND

TYPICAL SECTION VIEW



OVERFLOW RISER BOX

SECTION VIEW



CATCH BASIN

SECTION VIEW

#	DATE	REVISION	BY
1			

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Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd.
Hammond, LA 70403
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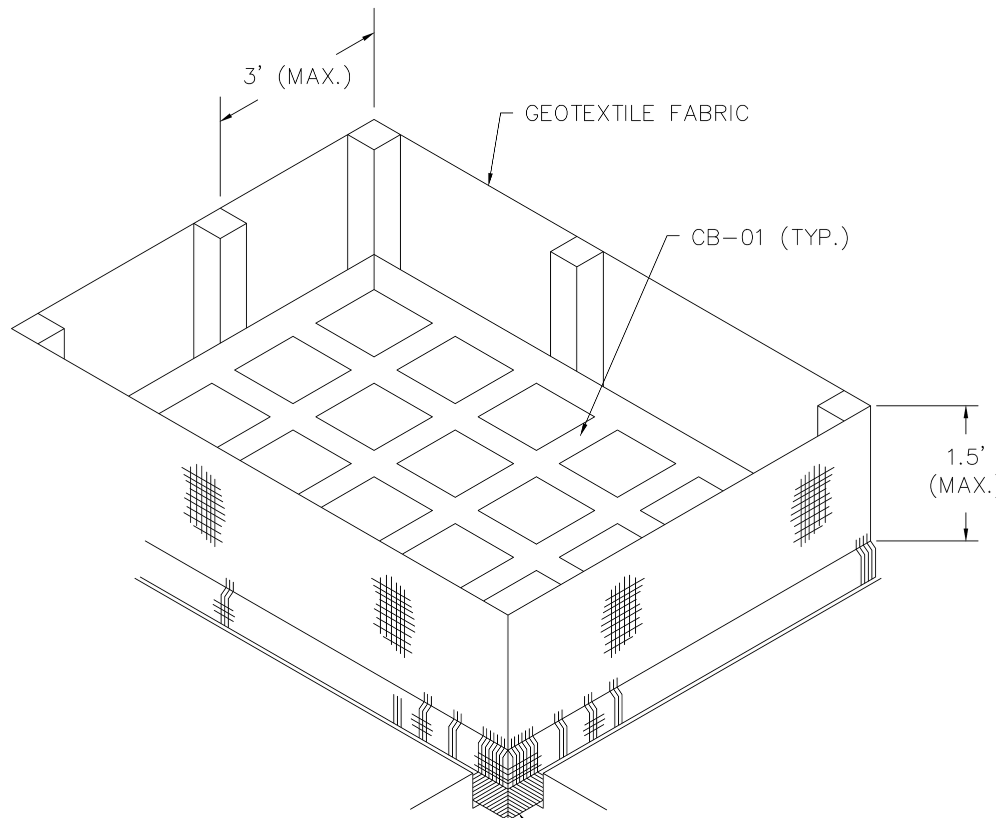
GREENVILLE SPRINGS
SINGLE-FAMILY RESIDENTIAL SUBDIVISION
DEVELOPER: FAMILY FIRST, LLC.

DESIGNED:	D.L.Q.	DATE:	12/18/2025
DRAWN:	D.L.Q.		
CHECKED:	M.J.B.	SCALE:	1":40'
APPROVED:	M.J.B.		

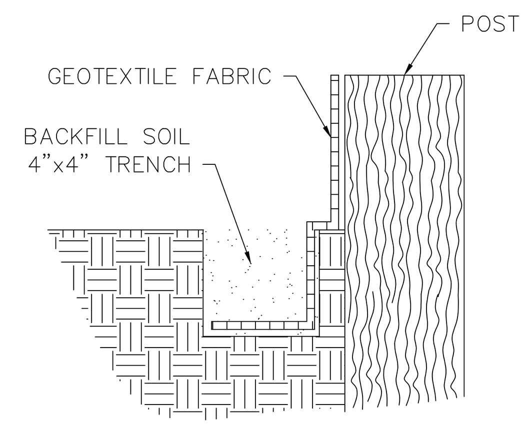
RETENTION DETAILS

PROJECT NO. 25173

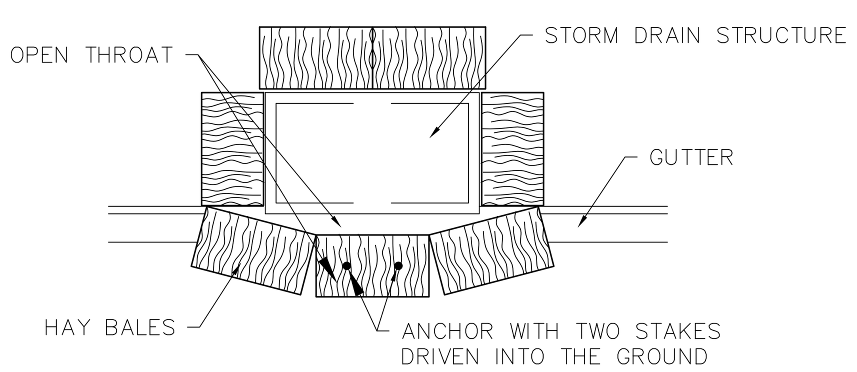
SHEET NO. C303



ISOMETRIC VIEW SHOWING GEOTEXTILE FABRIC
(BACKFILL SOIL NOT SHOWN)



SECTION THRU TRENCH SHOWING GEOTEXTILE FABRIC



PLAN SHOWING HAY BALES

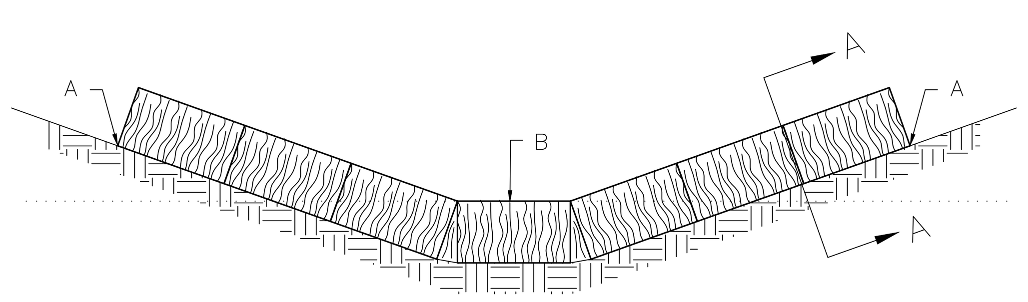
NOTES:
THE TEMPORARY DROP INLET SILT TRAP IS TO BE USED FOR SMALL DRAINAGE AREAS (LESS THAN 1 ACRE) WHERE THE STORM DRAIN IS FUNCTIONAL BEFORE THE AREA IS STABILIZED. THE TRAP CAN BE EITHER GEOTEXTILE FABRIC OR HAY BALES:

1. WOODEN STAKES SUPPORTING THE FABRIC SHALL BE 2"x2" OR 2"x4" WITH A MINIMUM LENGTH OF 3 FEET. THE STAKES SHALL BE SPACED AROUND THE INLET AT A MAXIMUM SPACING OF 3 FEET.

2. THE HEIGHT OF THE FABRIC ABOVE THE INLET SHALL BE LIMITED TO 1.5' AND THE BOTTOM OF THE FABRIC SHALL BE BURIED IN A TRENCH APPROXIMATELY 4" WIDE BY 4" DEEP. THE FABRIC SHALL BE STAPLED TO THE POST WITH $\frac{1}{2}$" STAPLES.

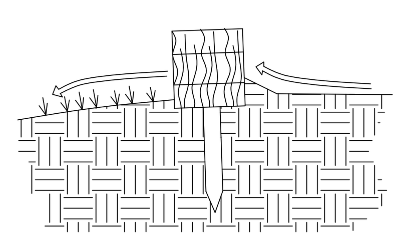
4. THE TRAP SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM. THE SEDIMENT SHOULD BE REMOVED AND MAKE SURE EACH STAKE IS FIRMLY IN THE GROUND.

TEMPORARY INLET SILT TRAP



POINTS A SHOULD BE HIGHER THAN POINT B.

ELEVATION



SECTION A–A

TEMPORARY SEDIMENT CHECK DAM (HAY)

NOTES:
A HAY BALE BARRIER IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF ENTRENCHED AND ANCHORED BALES OF STRAW OR HAY. THE HAY BALE BARRIER IS ALSO USED AS A CHECK DAM TO REDUCE THE VELOCITY IN SMALL DITCHES OR SWALES. A FEW BASIC DESIGN GUIDELINES FOR THE USE OF A HAY BALE BARRIER ARE:

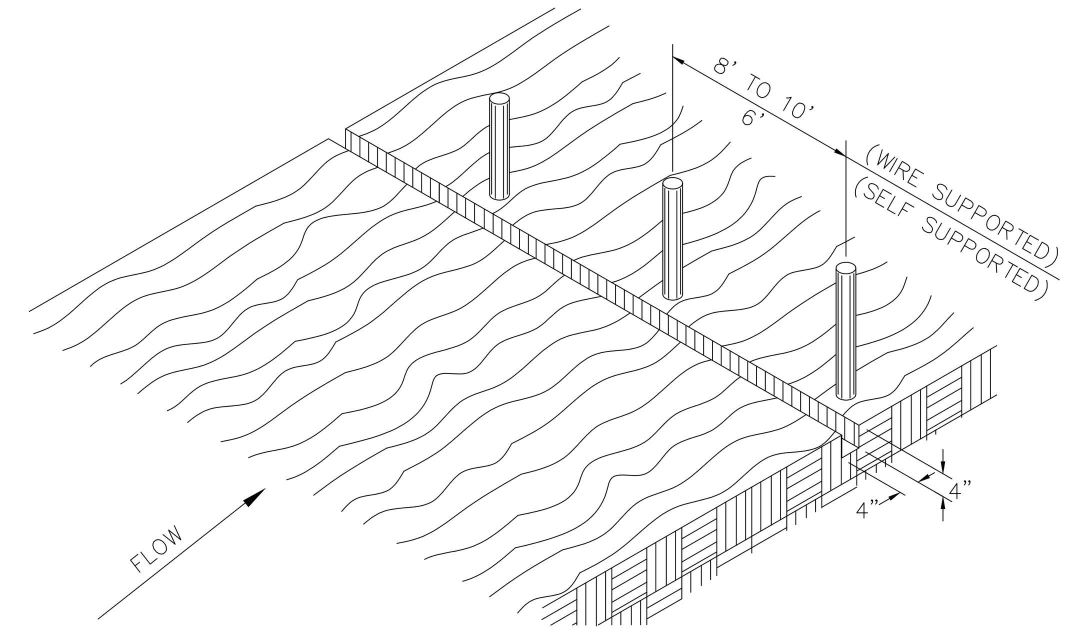
1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION;

2. USE IN MINOR SWALES OR DITCHES WHERE THE MAXIMUM DRAINAGE AREA IS 2 ACRES;

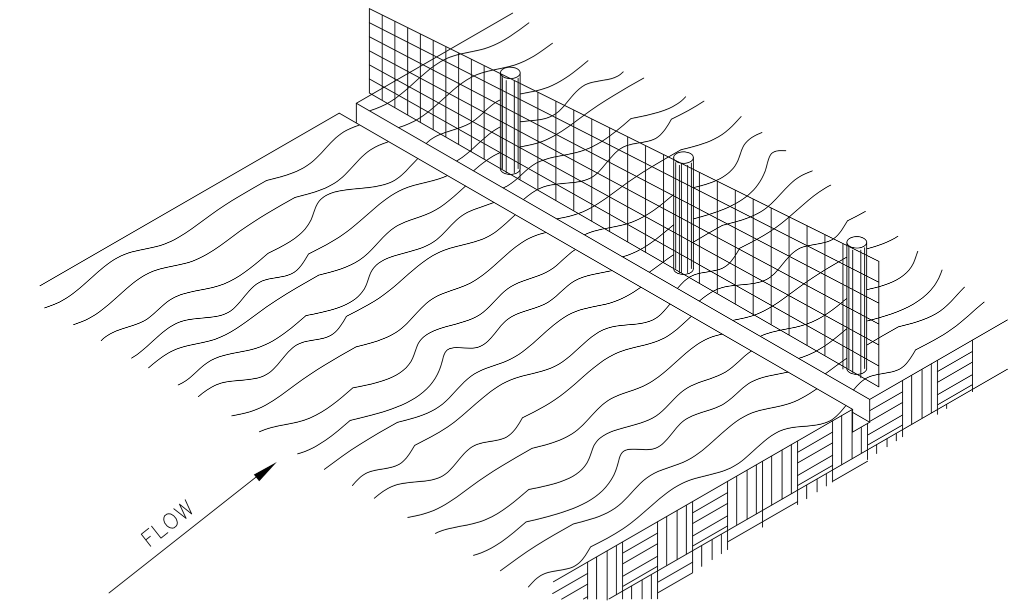
3. ONLY USE WHERE THE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS;

4. DO NOT USE IN LIVE STREAMS OF THE SWALES OR DITCHES WHERE THERE IS A POSSIBILITY OF A WASHOUT.

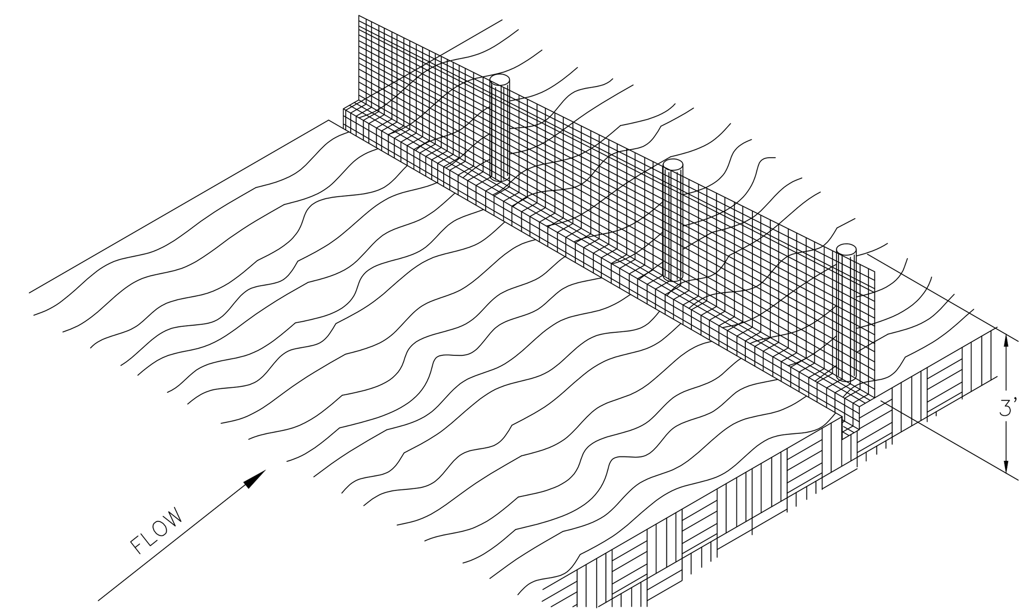
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



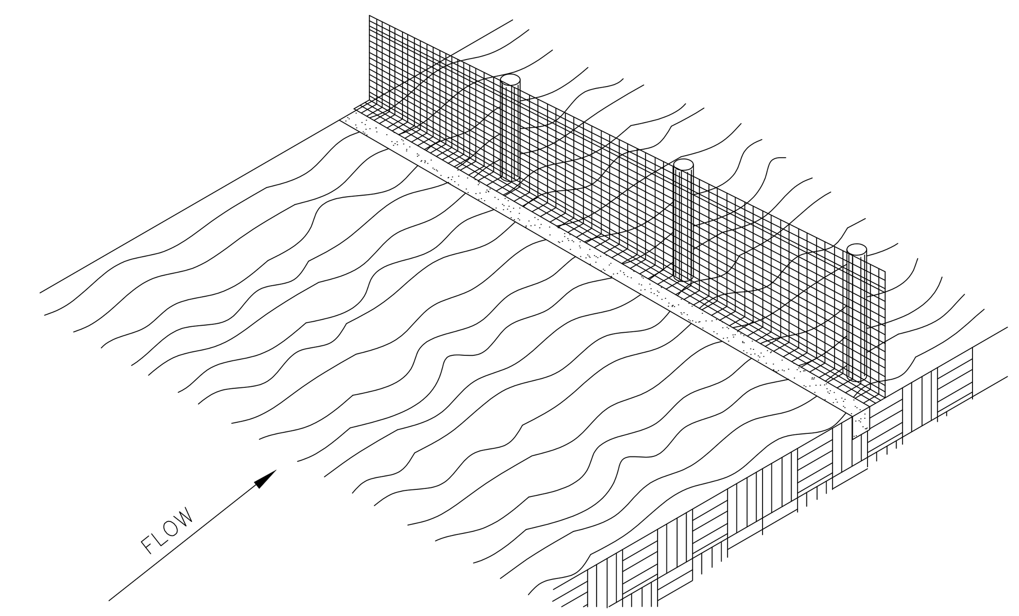
2. STAPLE WIRE FENCING TO THE POSTS.

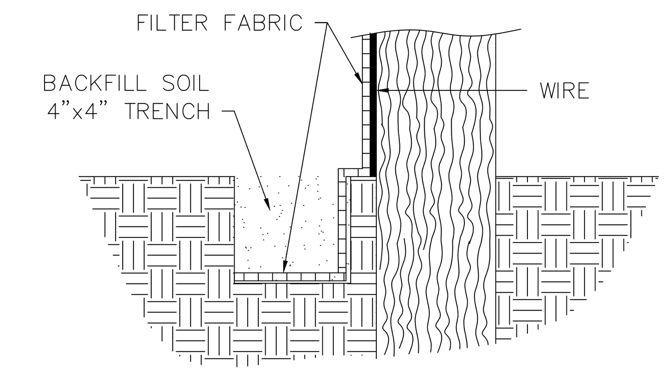


3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT EXCAVATED SOIL.





CONSTRUCTION OF TEMPORARY SILT FENCING

(WIRE SUPPORTED SILT FENCE IS SHOWN. SELF SUPPORTED SILT FENCE WILL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.)

NOTES:
SILT FENCING IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC SUPPORTED BY POST AND STRETCHED ACROSS AN AREA TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT. A FEW BASIC GUIDELINES FOR THE USE OF SILT FENCING ARE:

1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION;

2. USE WHERE THE MAXIMUM DRAINAGE AREA BEHIND THE SILT FENCE IS $\frac{1}{4}$ ACRE PER 100 FEET OF SILT FENCE LENGTH;

3. USE WHERE THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100 FEET;

4. USE WHERE THE MAXIMUM GRADIENT BEHIND THE BARRIER 2:1;

5. DO NOT BLOCK THE SILT FENCES IN LIVE STREAMS OR IN DITCHES OR SWALES WHERE FLOWS EXCEED NE CUBIC FOOT PER SECOND.

#	DATE	REVISION	BY
1			

Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd.
Hammond, LA 70403
Phone: 225-368-7698

GREENVILLE SPRINGS
SINGLE–FAMILY RESIDENTIAL SUBDIVISION
DEVELOPER: FAMILY FIRST, LLC.

DESIGNED:	D.L.Q.	DATE:	12/18/2025
DRAWN:	D.L.Q.		
CHECKED:	M.J.B.	SCALE:	1":40'
APPROVED:	M.J.B.		

EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO. 25173
SHEET NO. C304

Spangler Engineering, LLC

CONSULTING CIVIL ENGINEERS

T. C. Spangler, Jr., P.E.
Jay C. Pittman, P.E.
Mitchell D. Roniger, P.E.
Alex E. Hatcher, P.E.

January 14, 2026

Ms. Courtney Threeton, Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401

RE: Project # 2026-01-1-SUB
Hewitt Estates Preliminary Plat

Dear Courtney:

We have reviewed the above-referenced PRELIMINARY plans dated 12/18/2025 for general compliance with city land use, drainage, and utility standards and offer the following comments:

GENERAL:

1. Provide right-of-way widths of the roads adjoining the project.
2. Identify section and township lines.
3. Show ownership of all abutting properties.
4. Show lot number or tract name on all abutting properties or unsubdivided land.
5. Show abutting subdivision name and filing of abutting subdivision.
6. Provide north arrow.
7. Provide vicinity map with north arrow and scale.
8. Provide dedication notes as specified in UDC.
9. Show location and address of existing buildings.
10. Engineer's/Surveyor's Certification, Signature, and Seal must be shown on all preliminary plats submitted for review.
11. Several dimensions appear to be incorrect or mislabeled (Lots 5 and 4 show 394.27' across the front of the property, Lot 6 shows 67.50' across front and 77.50' across rear of property).
12. Provide dimensions of the curves C1 – C7.
13. Misspelled "Hewett" in vicinity map.
14. Will intersecting road (which provides access to lots 14 -21) have a different name than the main road?
15. Planning Note #9 refers to Parish Health Unit requirement. This is only applicable if development will not be connecting to city-maintained sewer.

DRAINAGE:

1. Provide elevation contours.
2. Show existing and proposed drainage culverts/ditches/canals/streams within and immediately adjacent to development.
3. Provide drainage impact study.

STREETS:

1. Identify servitudes with dimensions (specifically, any servitude required to access green spaces).
2. Show proposed right-of-way, dimensions of streets, and radii of turning circles.

WATER/SEWER:

1. Provide sewerage disposal statement for proposed development.
2. Show existing and proposed utilities such as water, gas, electric, sewer, etc.

Based on the above comments, we DO NOT recommend approval. If there are any comments or questions, please contact me.

Sincerely,

Mitchell Roniger

Mitchell D. Roniger, P.E.

cc: Mayor Pete Panepinto
Max Bodin, P.L.S.