



Staff Report

Major Subdivision B

Case #: SUB-2015-10-00027

Attachments:

Staff Report, Application, Preliminary Plat, Construction Plans, Photos, Review Letter, Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, November 5, 2015

City Council Introduction:N/A

City Council Final:Tuesday.Dec..1,2015

City Council Request :Resolution

A Resolution to Approve Preliminary Subdivision request by GCHP-Hammond LLC for Phoenix Square Phase II Major Subdivision including Approval of Preliminary Plat & Construction Plans by Clay Barrilleaux, PE, dated 11/30/2015 (Case#SUB-2015-10-00027) Recommend approval with conditions by the Planning Commission (Josh Taylor)

Site Information:

Location (Address): TempAdd 19

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Undeveloped

Site Description:

Vacant land on the SW Corner of Phoenix Square and JW Davis Drive . On the north side of L-2 (Arnolds Creek) & L-2E canal. Phase 1 houses were constructed along Phoenix Square.

Adjacent Land Use and Zoning:

Direction:

Land Use/Zoning:

North

Apts/RM-3 (across Phoenix Square Dr)

South

Undeveloped/RS-11.A

West

East

Undeveloped/MX-C & RM-2 (across JW Davis Drive)

Additional Information:

Phase 1 was constructed 2009

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: Clay Barrilleaux (Engineer)
Jerome McKinley (1018 Varnado St)

Against: None

Commission Recommendation:

Motion: Ross: recommends approval with condition all City Depts have been satisfied

For: Stanley Young, Ralph Ross, Sam McClugage, William Travis, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, the Planning Commission voted on Case#SUB-2015-10-00027 on November 5, 2015 to recommend approval for Phoenix Square Phase II Major Subdivision with the condition all City Department comments have been met; and

WHEREAS, the Planning Commission has forwarded Phoenix Square Phase II Major Subdivision to the Hammond City Council for preliminary approval and notice to proceed with construction of infrastructure improvements with all City Department conditions being met.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Hammond, Louisiana hereby grants Preliminary Subdivision approval and notice to proceed with construction of infrastructure improvements for Phoenix Square Phase II Subdivision in accordance with Construction Plans (Sheets 1-8) by Clay Barrilleaux, PE, dated 11/30/2015.

From: Josh Taylor, City Planner _____

Phoenix Square Subdivision Phase II

Sheet 1: Preliminary Plat
Sheet 2: Pre-Development Topographical Plat
Sheet 3: Pre-Development Topographaical Plat
with Lot Overlay and Proposed Lot Elevations
Sheet 4: Pre-Development Drainage
Sheet 5: Post Construction Drainage Flows
Sheet 6: Utility/Drainage Plan for Hillock Court
Sheet 7: Utility/Drainage Plan for Lots 1-6
Sheet 8: Detail Sheet

Robert Barrilleaux and Associates, Inc.
42333 Deluxe Plaza Suite 8
Hammond, LA 70403
(985) 542-0391

November 30, 2015

NAME OF SUBDIVISION OR DEVELOPMENT: Phoenix Square Phase II
NAME OF PROPERTY OWNER: GCHP-Hammond, LLC
NAME OF DEVELOPER: Gulf Coast Housing Partnership

ADDRESS OF DEVELOPER: 1610A Orelia Castle Haley Blvd New Orleans, LA 70113.

LEGAL DESCRIPTION OF PROPERTY: Description of a certain tract of land lying in Section 26, Township 6 South, Range 7 East, , City of Hammond, Tangipahoa Parish, Louisiana, being more particularly described as follows: Beginning at a point which is the intersection of the West ROW line of J.W. Davis Jr. Drive and the South line of Section 26, T6S, R7E:

Thence North 89 degrees 39 minutes 00 seconds West 679.47 feet;
thence North 00 degrees 18 minutes 49 seconds East 1 66.94 feet;
thence South 89 degrees 59 minutes 47 seconds West 77.63 feet;
thence North 50 degrees 18 minutes 39 seconds West 139.82 feet;
thence North 44 degrees 00 minutes 37 seconds West 107.80 feet;
thence North 89 degrees 57 minutes 47 seconds East 15.11 feet;
thence North 05 degrees 45 minutes 13 seconds West 307.69 feet;
thence North 05 degrees 34 minutes 55 seconds West 201.10 feet;
thence South 89 degrees 54 minutes 43 seconds East 54.00 feet;
thence South 26 degrees 25 minutes 43 seconds East 116.06 feet;
thence South 34 degrees 16 minutes 00 seconds East 101.79 feet;
thence South 56 degrees 29 minutes 58 seconds East 88.79 feet;
thence South 03 degrees 52 minutes 11 seconds West 163.07 feet;
thence South 87 degrees 40 minutes 44 seconds East 100.42 feet;
thence North 04 degree 24 minutes 31 seconds East 42.80 feet;
thence South 89 degrees 32 minutes 37 seconds East 589.68 feet;
thence South 00 degrees 38 minutes 41 seconds West 479.48 feet to the Point of Beginning of the tract herein described containing 10.442 acres in all.

SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION FINAL PLAT:

Owner/Developer: _____ Date _____
Design Engineer: _____ Date _____
Review Engineer: _____ Date _____
City Planner: _____ Date _____
Bond Acceptance: _____ City Attorney _____ Date _____
City Council President: _____ Date _____

General Notes:
Zoning District: RS-3
Area: 10.442 Acres
Lots: 35
Electric Company: Entergy
School District: Hammond
Gas Company: Amos Energy
Nearest 100 Year Flood Elevation: 28.0'
FIRM date: 7/22/10
FEMA Flood Zones: Zones X and A, FIRM 22105C0430F
Maximum inundation level: 0' on lots, less than 1' on green space
Water District: City of Hammond
Sewer District: City of Hammond
Fire District: City of Hammond
Design Water Surface at Outfall: FIRM Base Flood Elevation: 28.0'
Setback Line:
Lot Side Setback: 5 feet
Lot Rear Setback: 10 feet
Lot Front Setback: 10 feet
Lot Street Side Setback: 8 feet
Elevation Benchmark is top of existing sewer manhole located on the north side of Phoenix Square approx. 310 feet from the intersection of Phoenix Square and J.W. Davis Drive. Elevation is 29.48'.

- Notes:
- All Streets are to be 50' ROW asphalt roads with curb and gutter drainage on this site.
 - Lots will be for single family homes.
 - Interior drainage shall be underground with curb inlets. Preliminary underground piping along lots lines to drainage canals on West and South of Phase I shall be shown on the plat through retention pond before reaching the City of Hammond.
 - Sewer and Water will tie into existing Sewer and Water.
 - Water distribution system is to tie into existing water along J.W. Davis Drive.
 - Sewer main are as shown and will tie into existing City of Hammond Sewer.
 - Lots 10 - 18 shall tie into existing sewer on the North Side of Phoenix Square Drive.
 - U.S. Army Corps of Engineers has determined that there are no wetlands on this site.
 - Lot Corners shall be marked with 3/4" IR.
 - Survey will be as per City of Hammond Specifications and shall be one of the City of Hammond Standard and Final Survey.
 - ROW shall be maintained by the HOA.
 - All corners on Phase I were found 1/2" iron rods.
 - Reference survey by Mark T. Cheney, Map Showing Survey of Phoenix Square Ph.I. & Lots 10-13 & 18 Ph.I and Remainder of the N/2 S/2 SW/4 SW/4 SE/4 Section 26, T6S, R7E, Wing East of creek, dated September 28, 2015.
 - 1/2" IR to be set post construction of roads and utilities.

PLANNING COMMISSION CERTIFICATION:

- Procedure "A" with bond - Procedure "B" without bond.
- Preliminary approved _____ Date _____.
- Final approval _____: the index of plan sheets numbered _____ through _____ and other plans are hereby approved and by reference shall be part of the recorded plats.
- Signature of final plans _____ Date _____
Commission Chairman _____
- Proof of performance bond _____ Date submitted and approved _____

OFFER OF DEDICATION BY OWNER/DEVELOPER:

I hereby offer for dedication 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 Planning Commission and Designated as _____ (Name of Subdivision)

Owner/Developer: _____ Signature _____ Date: _____

ACCEPTANCE OF CITY OF OFFER TO DEDICATE:

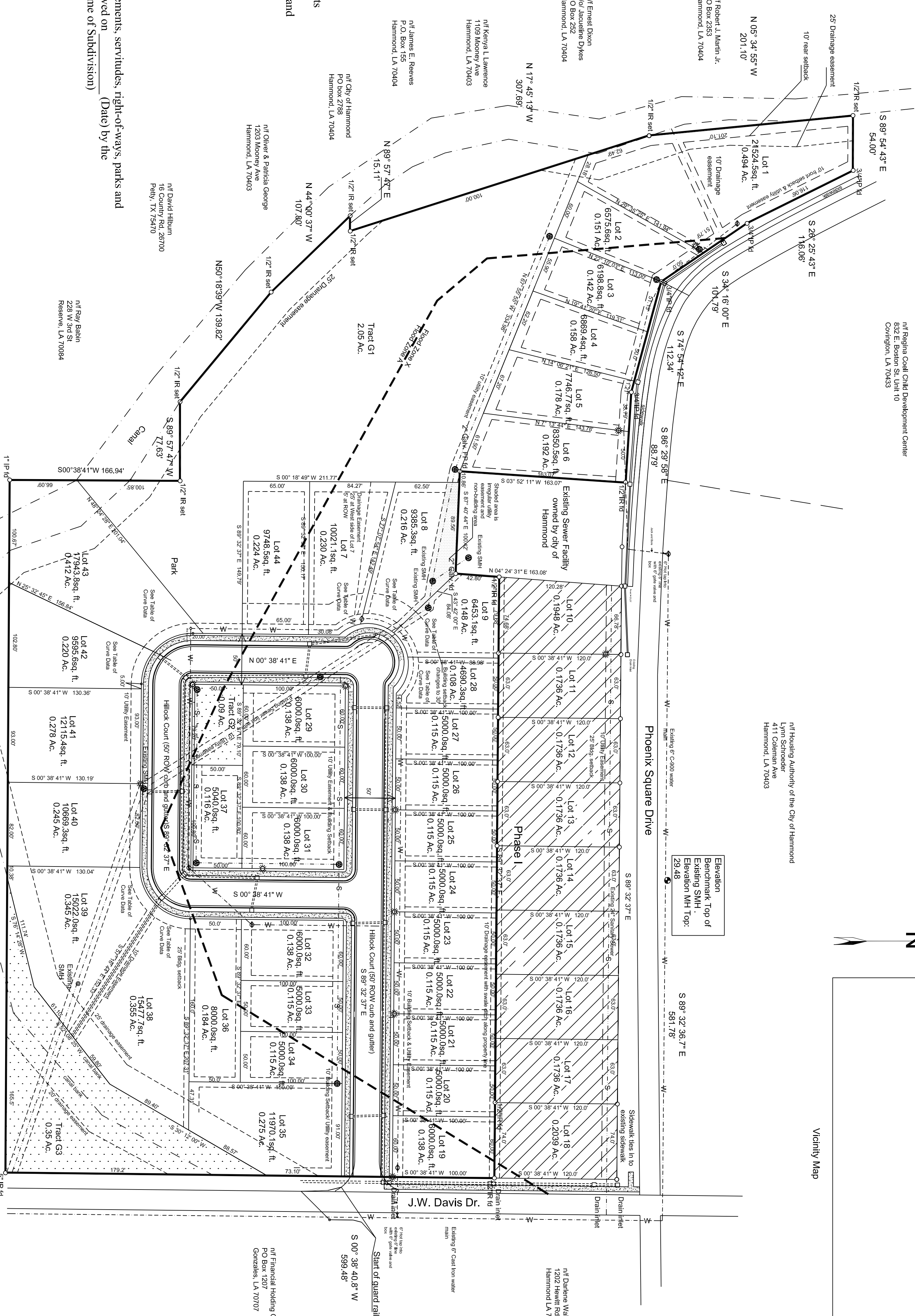
The City of Hammond hereby accepts the dedication of roads, easements, servitudes, right-of-ways, parks, and required utilities in _____ (Name of Subdivision). This acceptance is subject to the City's final acceptance of construction and posting of the required one year maintenance bond by the owner/developer.

Streets and Lighting _____ Date _____
Water _____ Date _____
Sewer _____ Date _____
Drainage _____ Date _____
City Planner _____ Date _____
Council President _____ Date _____
Recording Information: _____
Recordation _____
Recorded by: _____ Date _____

DESIGN ENGINEERS CERTIFICATION AND 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 and Date _____



Road/Drive easements			
Water	---		
Sewer	---		
Drainage Ditch	---		
Building Setback	---		
Utility or Drainage	---		
Street Light	---		
Fire Hydrant	---		
Sewer Manhole	---		
Grass/Grass/Grass	---		

Lot #	Radius	Ac.	Chord	Setback Ac.	Setback Chord
Lot 7	40.00'	26.60'	S63°11'27.26"E	46.30'	48.30'
Lot 8	40.00'	32.00'	S16°46'10" N 3.15'	42.89'	42.10'
Lot 9	40.00'	28.18'	S89°54'12" N 21.60'	51.42'	50.27'
Lot 28	40.00'	38.69'	N07°16'30" W 3.11'	42.96'	40.83'
Lot 38	50.00'	36.65'	N67°23'45" E 30.74'	42.17'	41.30'
Lot 39	50.00'	42.16'	N68°20'23" E 40.92'	52.28'	50.84'
Lot 42	50.00'	34.41'	S17°39'23" E 33.74'	38.11'	38.42'
Lot 43	50.00'	43.50'	S24°40'17" E 42.56'	67.44'	63.54'

Robert Barrilleaux & Associates, Inc.

Surveyors - Engineers

42333 Deluxe Plaza Ste 8
Hammond, LA 70403
(985) 542-0391
Mark T. Cheney, PLS 4580
Robert C. Barrilleaux, PE 28869

Phoenix Square Subdivision Phase II Preliminary Plat

Scale: 1" = 60'

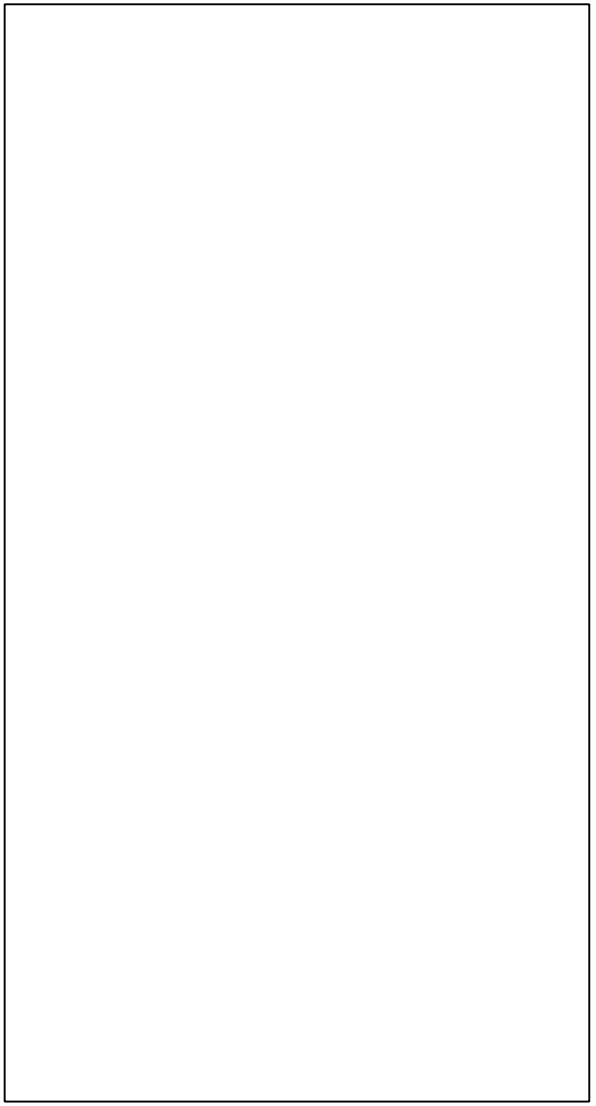
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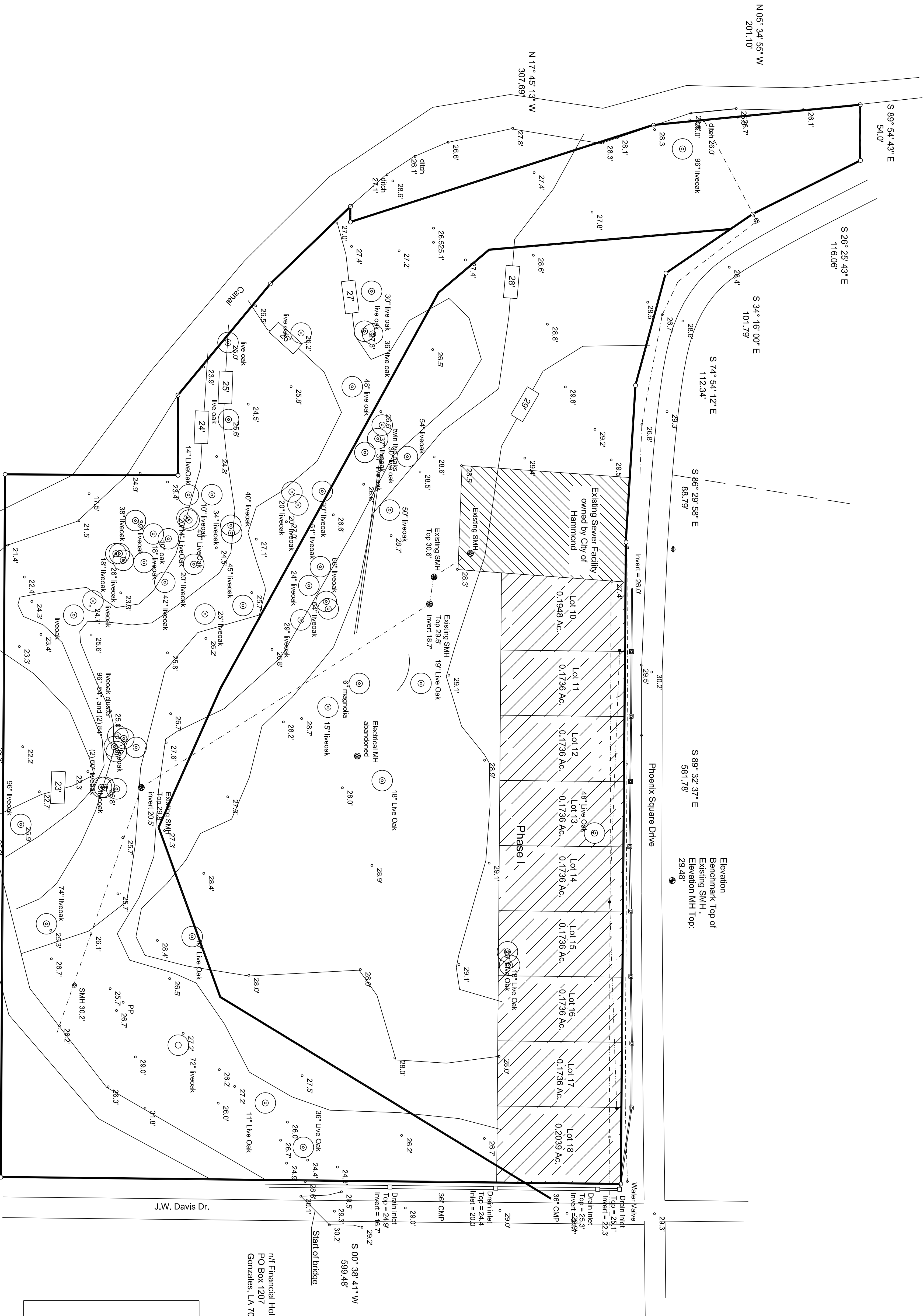
Date: August 28, 2007

Revision Date: November 30, 2015

Section 26, T.6S., R.7E.
City of Hammond
Tangipahoa Parish, Louisiana

Sheet 1 of 8



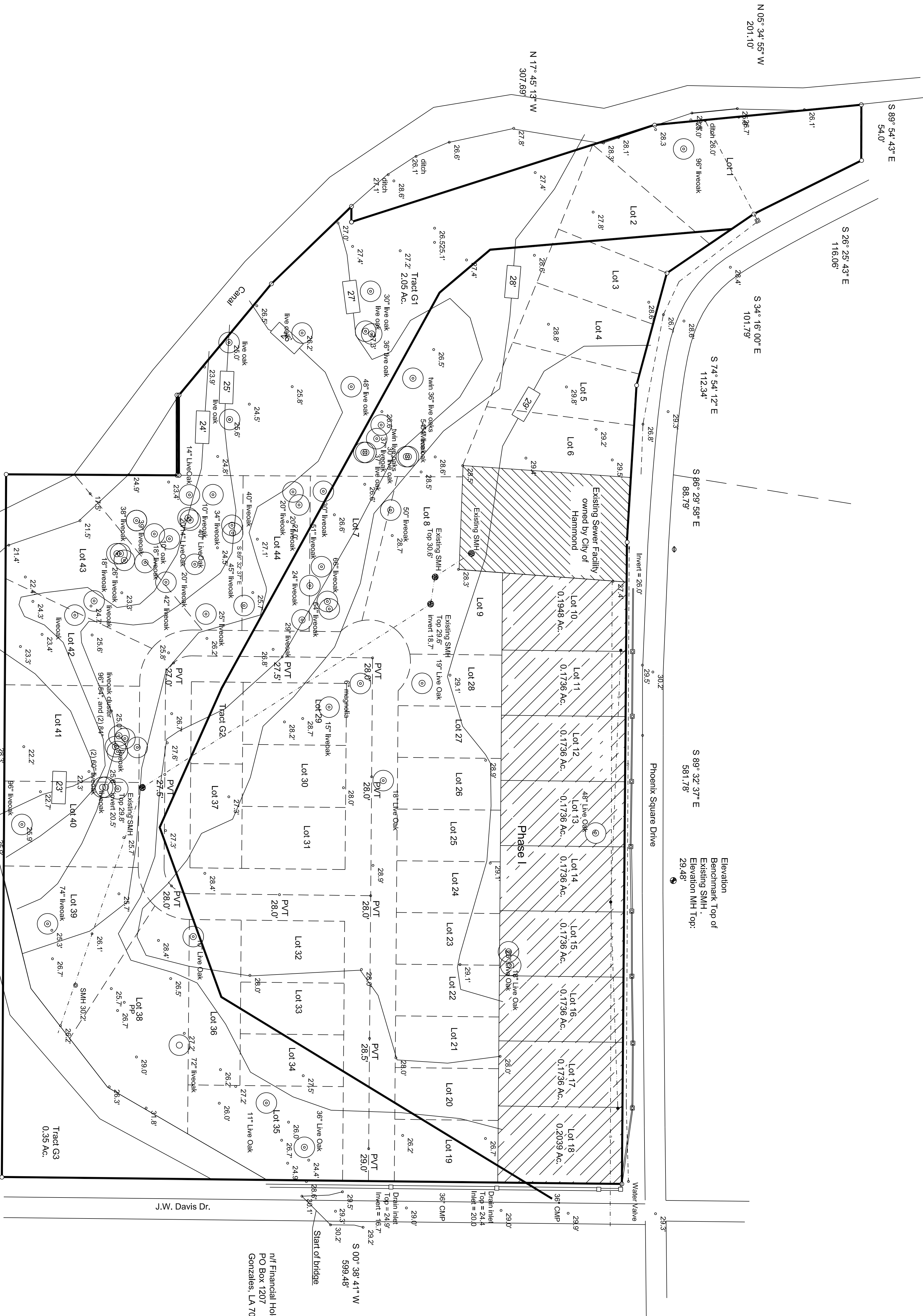


n/E Ethel Mae Spears
8201 W. Davis Dr.,
Hammond LA 70403

n/E Financial Holding Corp of LA
PO Box 1207
Gonzales, LA 70707

Road/Drive centerline	---
Water	---
Sewer	---
Drainage	---
essment	---
Fire hydrant	●
Sewer manhole	⊙

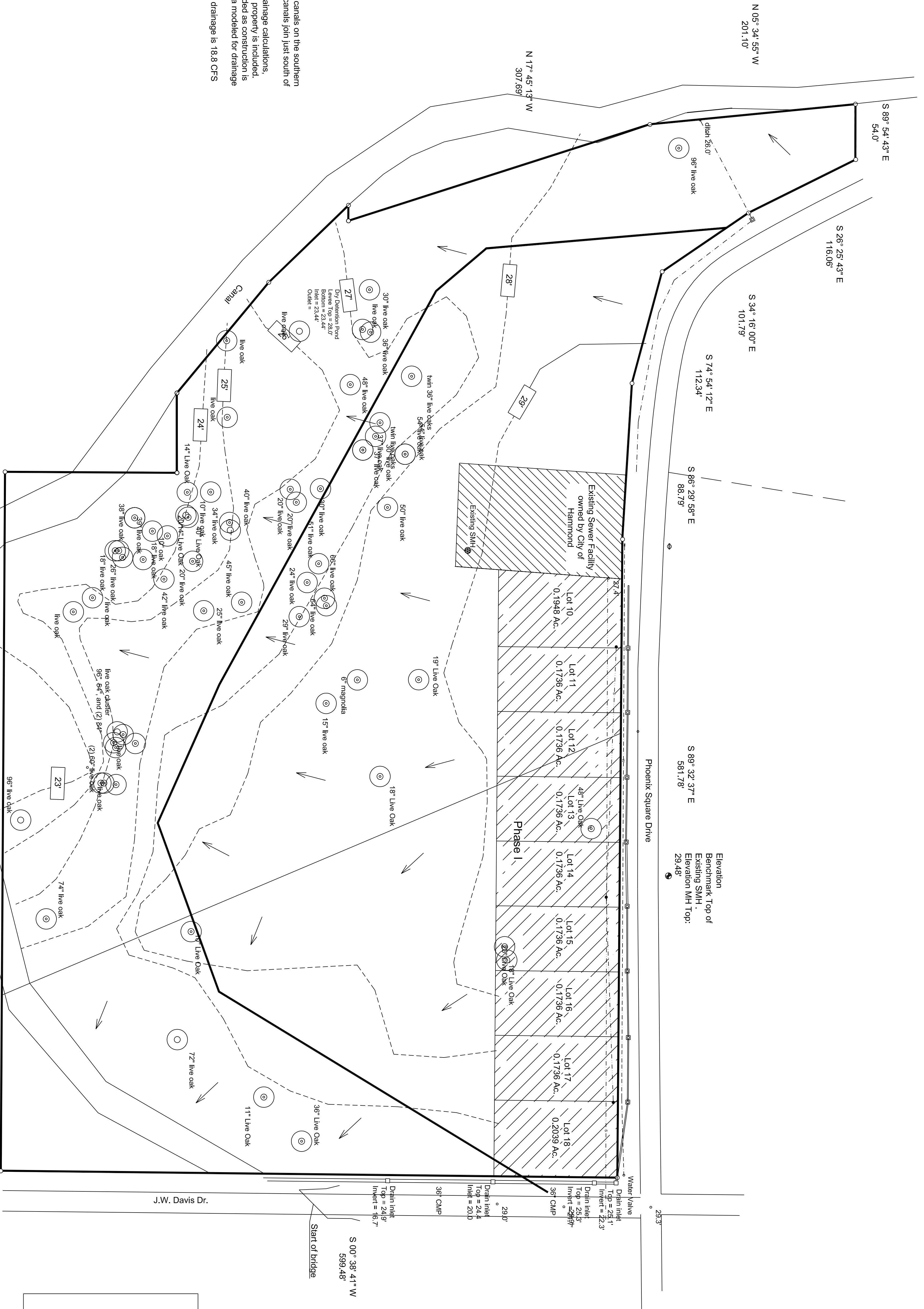
Barilleaux & Associates, Inc. Surveyors - Engineers		Phoenix Square Subdivision Phase II	
Scale: 1" = 50'	Date: August 28th, 2007		
Drawn by: <i>RCS</i>	Revision Date: November 30, 2015		
42333 Pelue Plaza Ste 8 Hammond, LA 70403 Mark T. Combs, Surveyor Robert C. Barilleaux, Engineer		Pre-development Topographical Plat	
Sheet 2 of 8			



n/E Ethel Mae Spears
8201 W. Davis Dr.,
Hammond LA 70403

n/E Financial Holding Corp of LA
PO Box 1207
Geonzales, LA 70707

Barilleaux & Associates, Inc.		Phoenix Square Subdivision Phase II	
Surveyors - Engineers		Scale: 1" = 50'	Date: August 28th, 2007
42333 Deluxe Plaza Ste 8 Newport News, VA 70405 Robert C. Barilleaux, Engineer		Drawn by: 	Revision Date: November 30, 2015
Sheet 3 of 8		Pre-development Topographical Plat With Lot Overlay and Proposed Road Elevations	



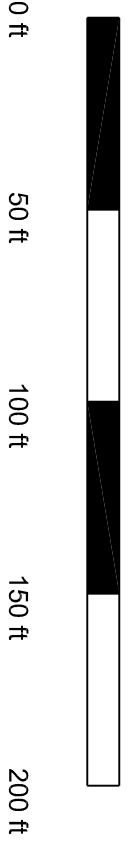
Drainage Notes:

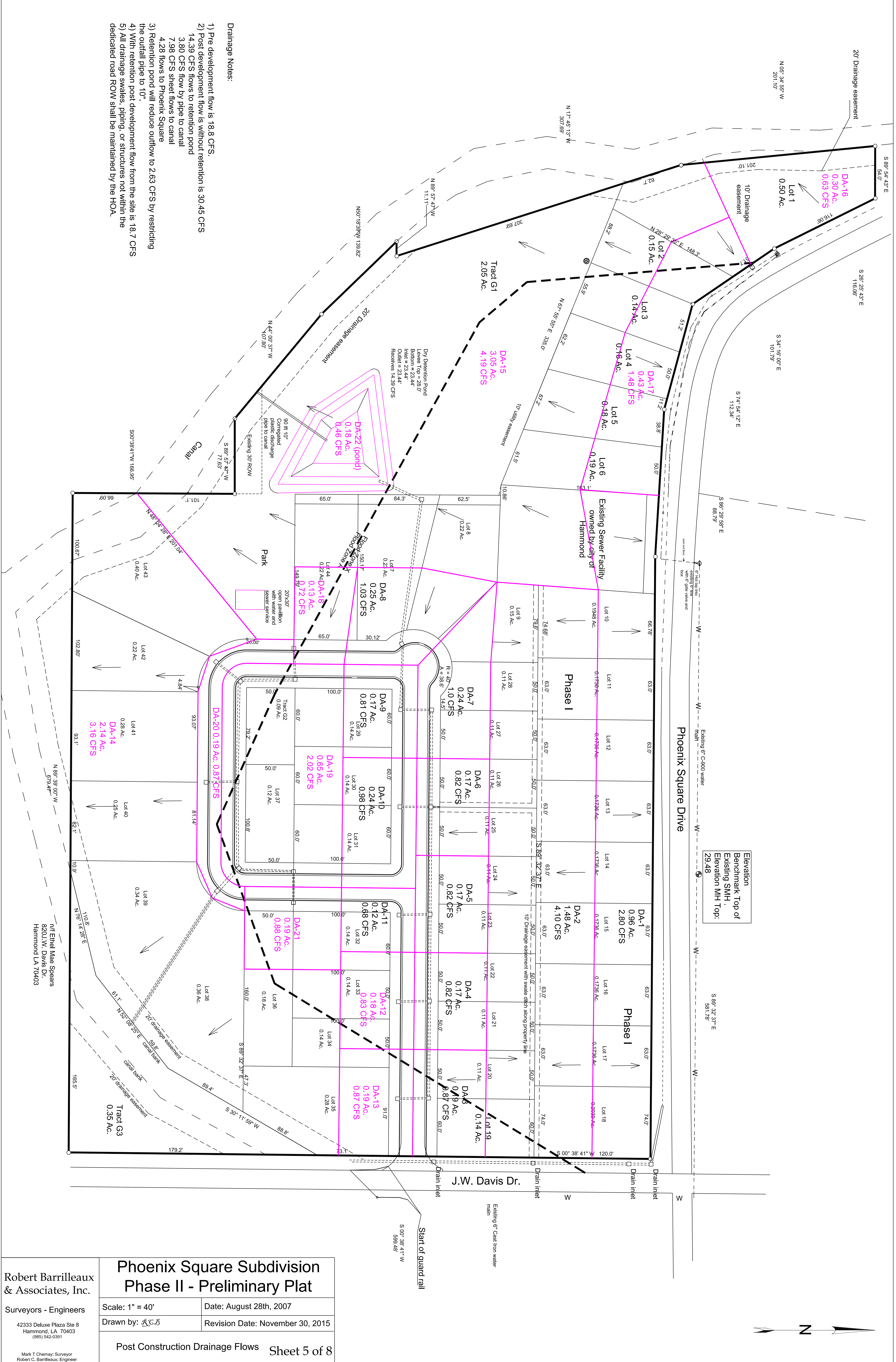
1) All water from site flows to the two large canals on the southern and western sides of the property. These canals join just south of the property as shown.

2) Phase 2 area is 10.63 Acres. For the drainage calculations, the Phase 1 area and the city of Hammond property is included. All property south of the canals is not included as construction is not planned for these areas. Therefore area modeled for drainage is 11.8 Acres

2) As per EBR model the pre-development drainage is 18.8 CFS

n/E Ethel Mae Spears
8201 W. Davis Dr.,
Hammond LA 70403





Robert Barrilleaux
& Associates, Inc.

Surveyors - Engineers

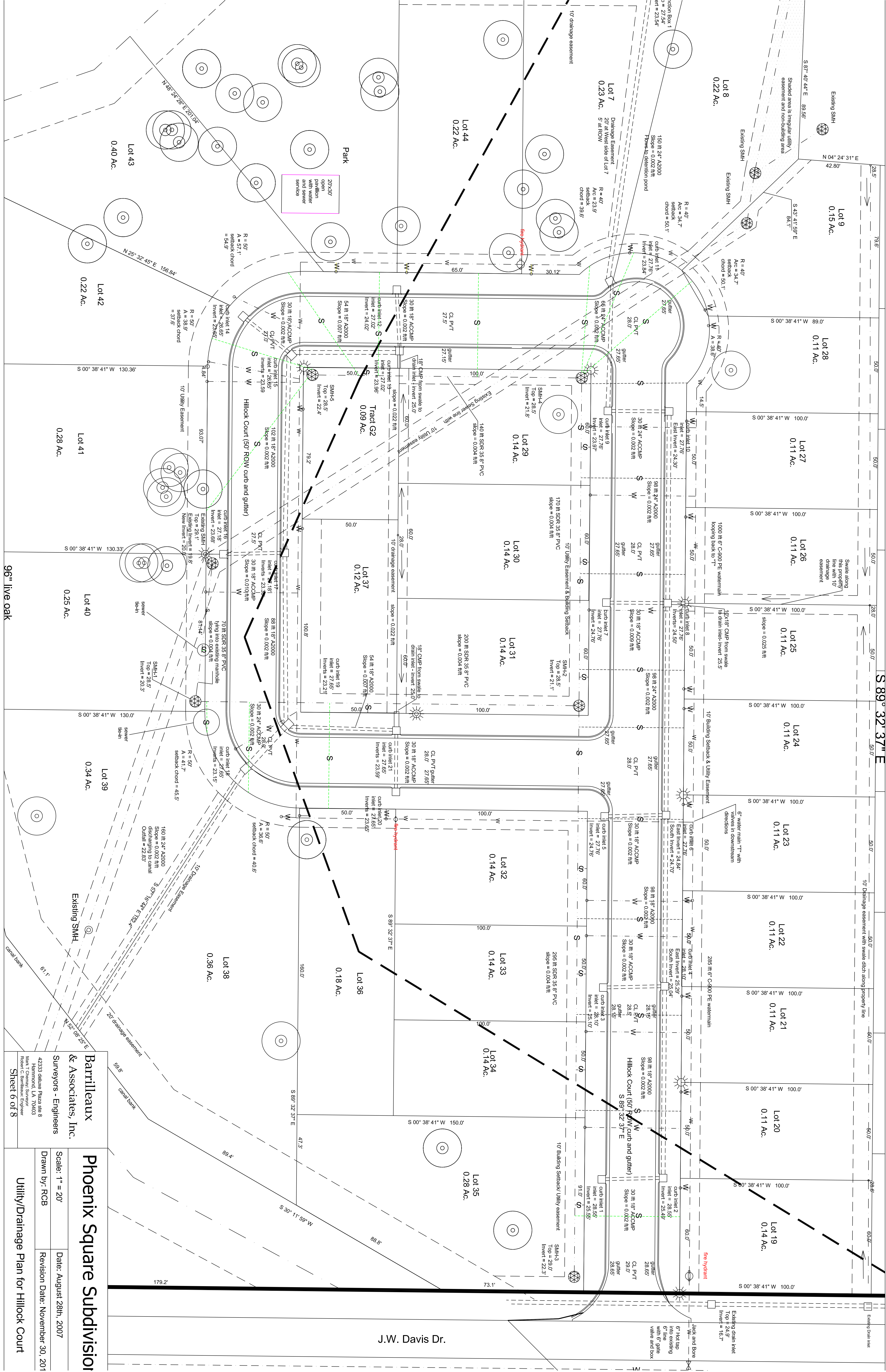
42333 Deluxe Plaza Ste 8
Hammond, LA 70403
(985) 542-0391

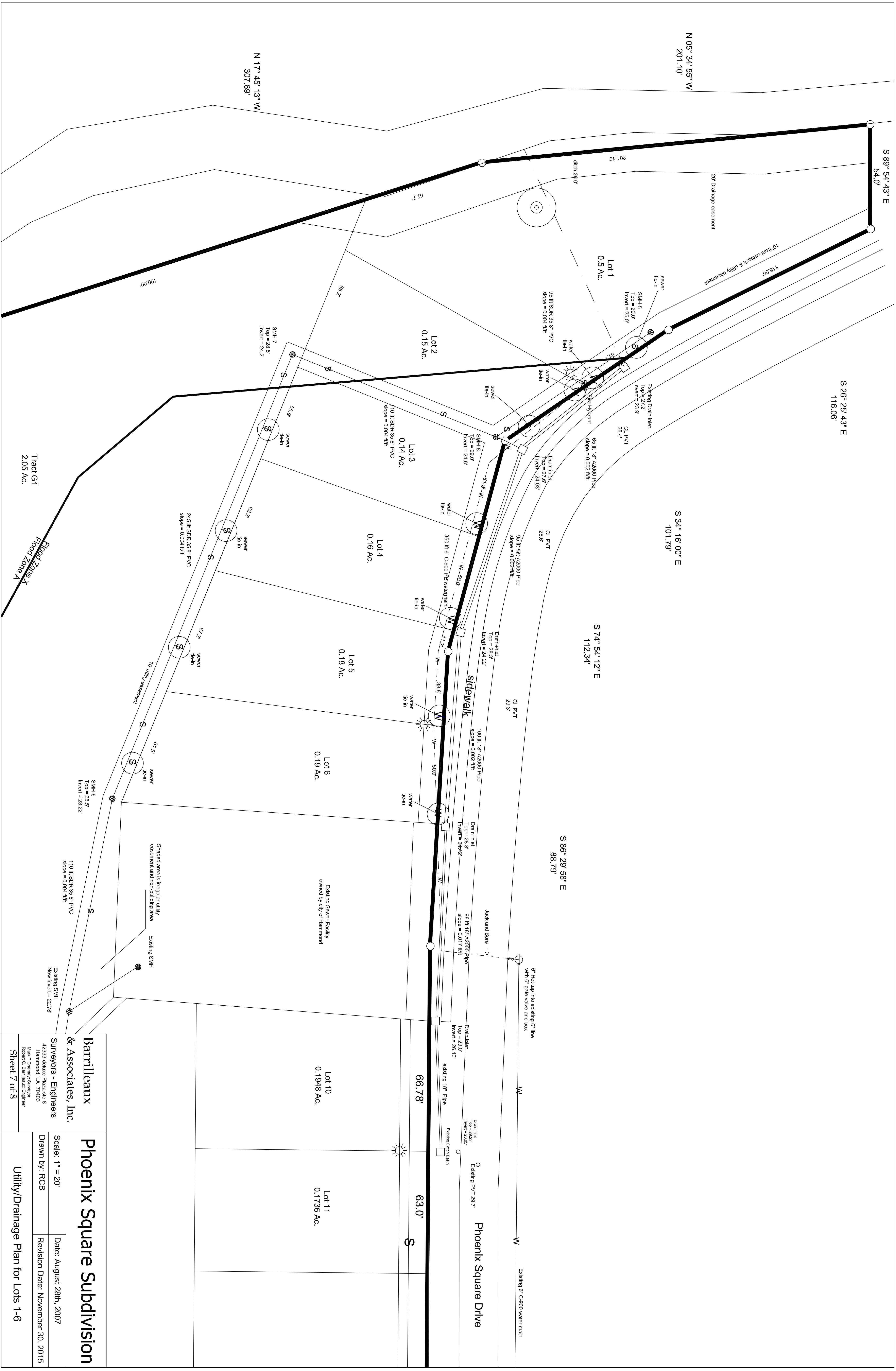
Mark T Chemay, Surveyor
Robert C. Barrilleaux, Engineer

Phoenix Square Subdivision Phase II - Preliminary Plat

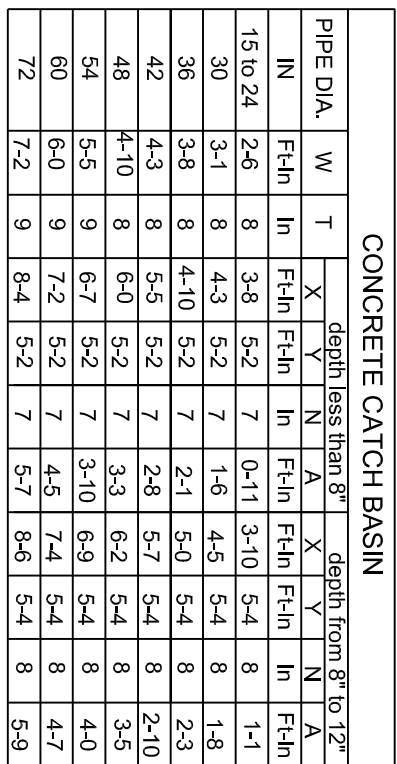
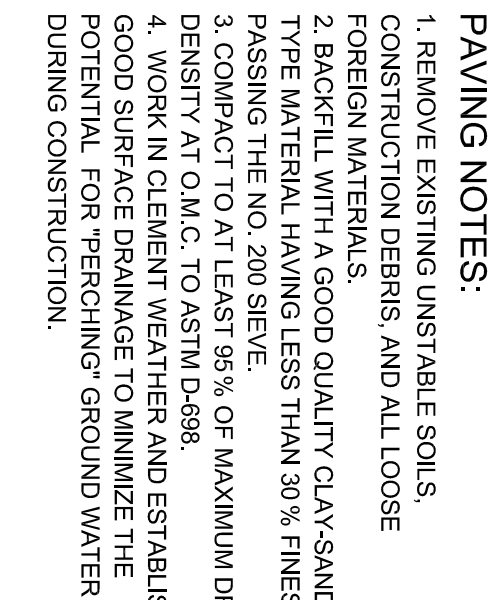
Scale: 1" = 40'	Date: August 28th, 2007
Drawn by: <i>ACB</i>	Revision Date: November 30, 2015

Post Construction Drainage Flows Sheet 5 of 8

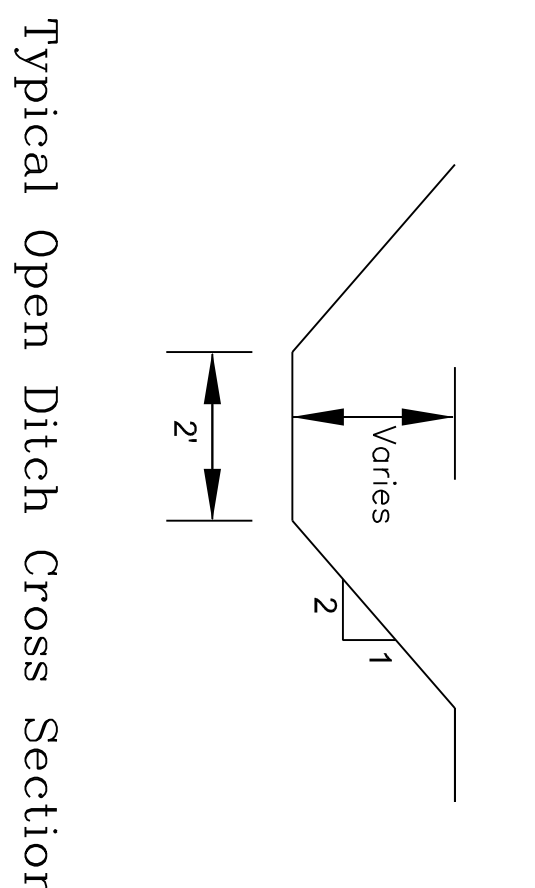




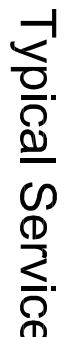
ROW



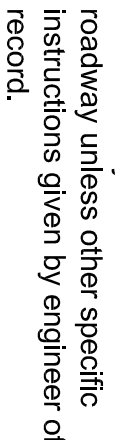
PIPE DIA.	W	T	depth less than 8"				depth from 8" to 12"			
			X	F	N	A	X	F	N	A
IN	F	F	F	F	F	F	F	F	F	F
15	2.6	8	3.9	5.2	7	0.17	3.10	5.4	8	1.8
30	3.1	8	4.3	5.2	7	0.66	4.5	5.4	8	1.5
36	3.8	8	4.10	5.2	7	2.1	5.0	5.4	8	2.3
42	4.3	8	5.0	5.2	7	2.8	5.7	5.4	8	2.0
48	4.10	8	6.0	5.2	7	3.3	6.2	5.4	8	3.0
54	5.5	9	6.7	5.2	7	3.10	6.9	5.4	8	4.0
60	6.2	9	7.4	5.2	7	4.5	7.6	5.4	8	5.9
72	7.2	9	8.4	5.2	7	5.7	8.6	5.4	8	6.7



Typical Open Ditch Cross Section



1. ALL HANDICAP PARKING SPACES AND STRIPPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ALL DIRECTIONS.
2. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE ENTIRE LENGTH OF SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.



Detail Sheet

Surveyors - Engineers

Mark T. Chemay: Surveyor
Robert C. Barrilleaux: Engineer

Number 30, 2011

City of Hammond
Tangipahoa Parish, Louisiana

Sheet 8 of 8





SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION
CITY OF HAMMOND
219 E. ROBERT ST., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX (985) 277-5638

FILING DATE: 10/05/2015

PERMIT# SUB-2015-10-00027

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

This Application for: ☐ Minor Subdivision ☐ Administrative Subdivision ☒ Major Subdivision

PARCEL # 04MD000001204 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: Phoenix Square Dr. & JW Davis Dr.

Where did you get this address? ☐ Post Office ☐ City Building Dept. ☐ 911 Office ☐ Other

List all current property owners:

PROPERTY OWNER: GCHP-Hammond, LLC

PHONE (504) 525-2505

ADDRESS: 1610A Oretha Castle Haley Blvd; New Orleans, LA 70113

Street or PO Box City State Zip
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Kathy Laborde

First Name MI Last Name

COMPANY NAME: Gulf Coast Housing Partnership, LLC

☐ Owner ☐ Contractor ☒ Other

Applicant Mailing Address: 1610A Oretha Castle Haley Blvd; New Orleans, LA 70113

Applicant Telephone: (504) 525-2505 City State Zip
Applicant Fax: (504) 525-2599

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

of Acres: 10.693 # of Proposed Lots: 35

NAME OF DEVELOPMENT: Phoenix Square

EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L

RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

CURRENT USE OF LAND: unused

INTENDED USE OF LAND:

☒ Single Family Residential ☐ Condominium/Townhouse ☐ Multi-Family ☐ Commercial
☐ Industrial ☐ Other (explain)

DESIGN ENGINEER/ARCHITECT Robert Barrilleaux & Associates, Inc PHONE (985) 542-0391

Will ☐ PROCEDURE "A" (with bond) ☒ PROCEDURE "B" (without bond) BE USED?

ATTENTION: APPLICANT

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

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

x [Signature]
APPLICANT SIGNATURE

10-5-15
DATE

x [Signature]
OWNER SIGNATURE

10-5-15
DATE

x _____
CITY PLANNER

DATE

***** OFFICIAL USE *****
Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ 475.00
[Fees for Minor Subd. Review:] \$50.00 + \$3.00 for each lot or building = TOTAL DUE \$ _____

AMOUNT PAID: \$ 475.00 CHECK# _____

PAID CASH ☒

DATE PAID 10/5/15 Heather Almoncy

AMOUNT PAID: \$ _____ CHECK# _____

PAID CASH ☐

DATE PAID / /



**City of Hammond
Street Department
Robert Morgan, Street Superintendent**

**Pete Panepinto
Mayor**

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

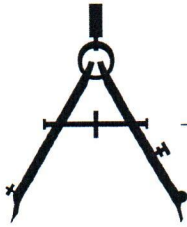
Tracie Schillace
City of Hammond
Planning & Zoning

To Tracie Schillace,

There were no issues with Phoenix Square Subdivision.

Sincerely,

Robert Morgan
Superintendent Street Department



Spangler Engineering, LLC

CONSULTING CIVIL ENGINEERS

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

October 12, 2015

Mr. Josh Taylor, City Building Official/City Planner
City of Hammond
P. O. Box 2788
Hammond, Louisiana 70404

RE: Preliminary Subdivision Review
Phoenix Square Subdivision – Phase II
Sec. 26, T6S, R7E (44 lots)

Dear Mr. Taylor:

We reviewed above-referenced PRELIMINARY plans dated 9/29/2015 (revised) for general compliance with city land use, drainage, and utility standards, and offer the following comments:

General

1. Indicate benchmark location, description, and elevation on Final Plat.
2. Operation and Maintenance responsibility should be clearly spelled out on Final Plat.

Drainage:

1. A dry detention pond is proposed. Dedicated access to the pond should be shown.
2. See comment "2." under "General" above.
3. Sheet "C-3" shows catch basin "D9" outfalling to the Detention Pond; the "Post Development Drainage Plan" sheet shows catch basin "D8" as the outfall CB.
4. The "Drainage Notes" indicates the Detention Pond outlet pipe to be "12 inch" diameter to minimize discharge; the actual drawing shows "18" A2000 outfall pipe" as the Detention Pond outlet pipe.

Streets:

1. No exceptions taken.

Water & Sewer:

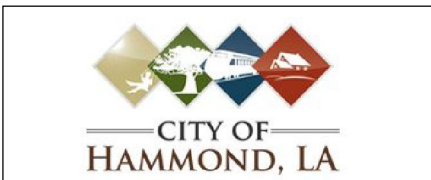
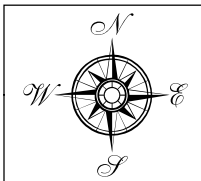
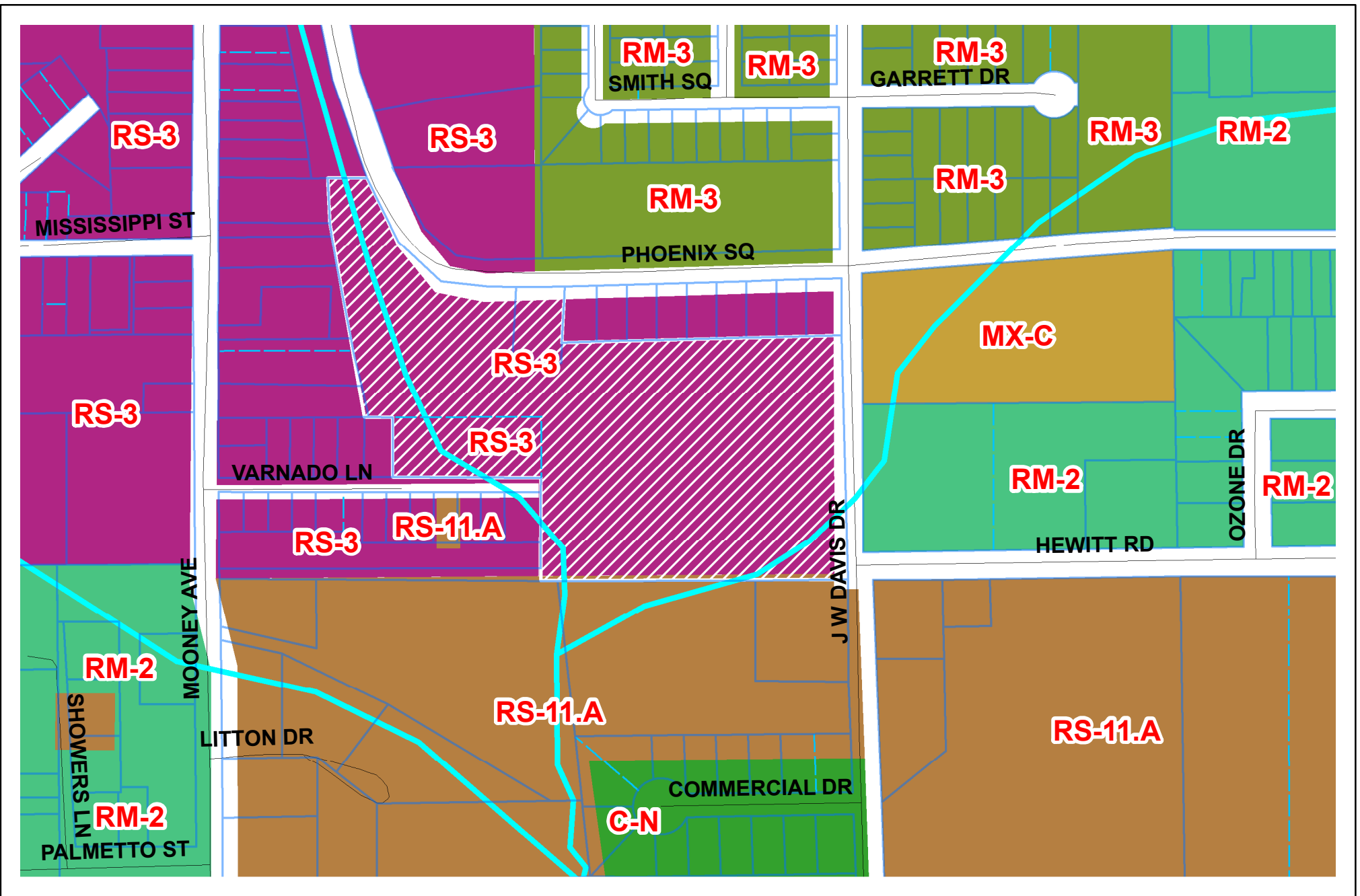
1. The preliminary design as presented is functional.

With the above comments addressed, we recommend approval. If there are any comments or questions, please contact me.

Sincerely,

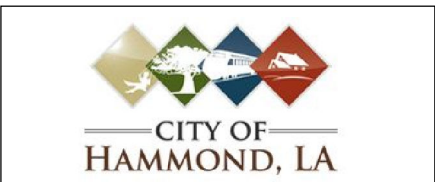
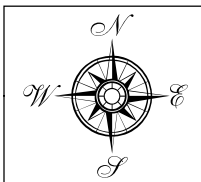
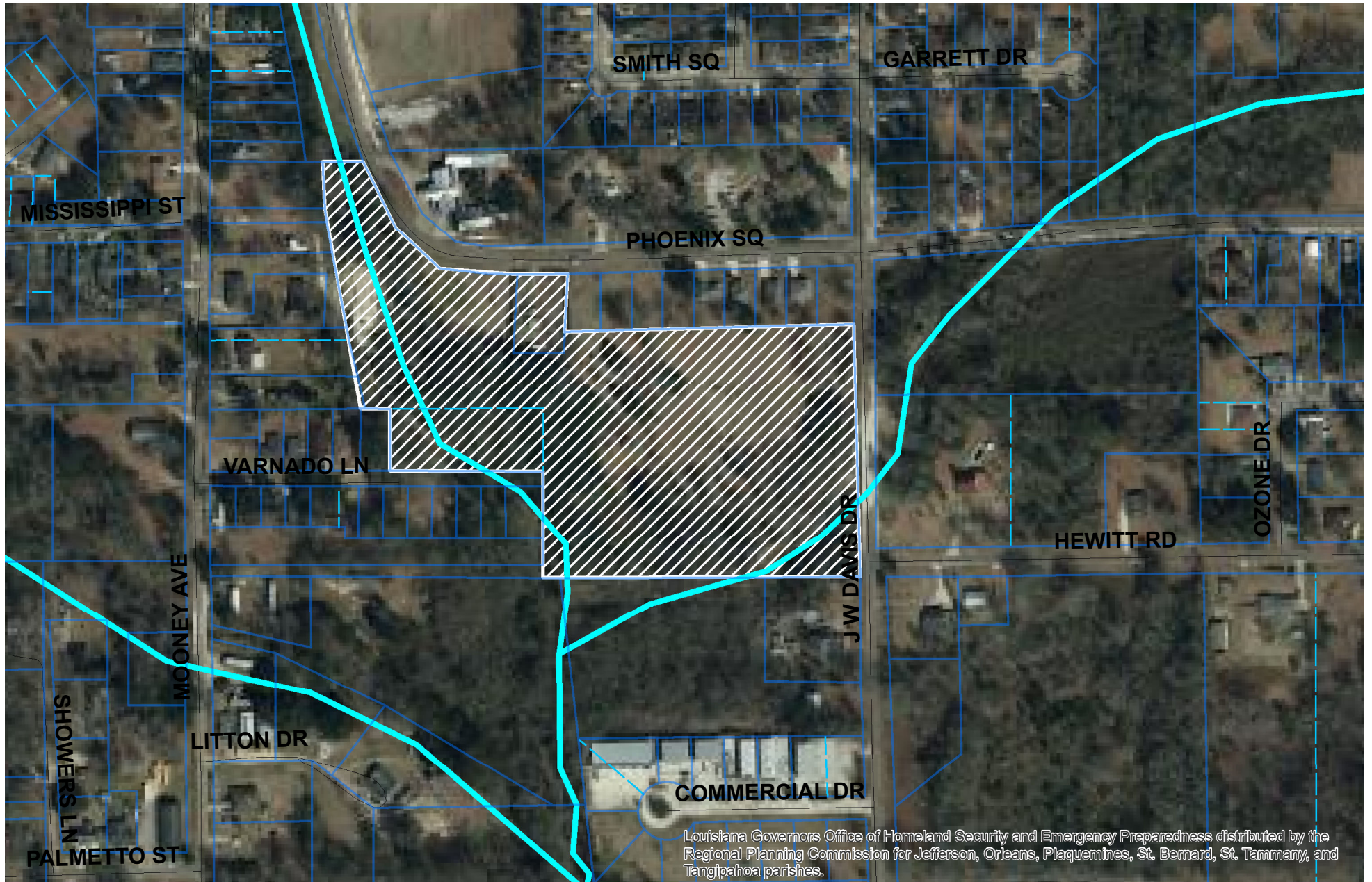
T. C. Spangler, Jr., P.E.

cc: Mayor Pete Panepinto
Mr. Clay Barrilleaux, P.E.



0HMD000001204
 Phoenix Square and JW Davis Drive
 SUB-2015-10-00027

Legend	
	LotOfRecordLines
	Case Parcel
	CANALS



0HMD000001204

Phoenix Square and JW Davis Drive

SUB-2015-10-00027

Legend

- LotOfRecordLines
- Case Parcel
- CANALS