



# Staff Report

## Major Subdivision A

Case #: SUB-2020-10-00138

### Attachments:

Staff Report, Plat and Construction Plans, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, January 7, 2021

City Council Introduction: Tuesday, March 9, 2021

City Council Final: Tuesday, March 23, 2021

### City Council Request (Ordinance):

Introduction for an Ordinance to accept final subdivision plat and construction plans for "PS-2" Major Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson dated revised 12/23/2020, and acceptance of 1 year performance bond in the amount of \$428,520.00 request by Gulf Coast Housing Partnership, Inc. located at 1105 Hewitt Rd; Zoned RS-11.A (SUB-2020-10-00138)

### Site Information:

**Location (Address):** 1105 Hewitt Rd

**Council District:** City Council District 3

**Existing Zoning:** RS-11

**Future Land Use:** Low Density Residential

**Existing Land Use:** Undeveloped

### Site Description:

Property located near corner of Hewitt and Phoenix Square.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant/RS-11.A
South	Single Family/RM-2
West	Single Family/RS-11.A
East	Undeveloped/RS-11.A

### Public Hearing:

**For:** David Harms (Gulf Coast Housing)

**Against:** NONE

### Commission Recommendation:

**Motion:** Recommend approval

**For:** Jeffrey Smith, Jimmy Meyer, William Travis, Matt Sandifer

**Against:** NONE

**Abstain:** Kylan Douglas

**Absent:** NONE

### Ordinance to Read:

WHEREAS, on January 7, 2021 the Hammond Planning Commission held a public hearing on Major Subdivision "PS2" a 22 lot single family subdivision, and recommended acceptance of dedication of all public improvements, acceptance of 1-year performance bond for the construction of all public improvements in accordance with plat by John E. Bonneau & Associates, Inc. and construction plans by Webb M. Anderson located at 1105 Hewitt Rd; Zoned RS-11. A (SUB-2020-10-00138)

NOW THEREFORE BE IT ORDAINED, that the Hammond City Council accepts the dedication of all public improvements for Major subdivision PS2, and acceptance of 1-year performance bond in the amount of \$428,520.00 for the construction of all public improvements in accordance with plat by John E. Bonneau & Associates, Inc. and construction plans by Webb M. Anderson located at 1105 Hewitt Rd.



# CONSTRUCTION PLANS AND FINAL PLAT

FOR

## "PS - 2"

# MAJOR SUBDIVISION

for the

## CITY OF HAMMOND, LOUISIANA

Pete Panepinto, Mayor

COUNCIL:

Carlee White Gonzales, President

Kip Andrews

Sam DiVittorio

Steve Leon

Devon Wells

Tonia Banks, Clerk of the Council

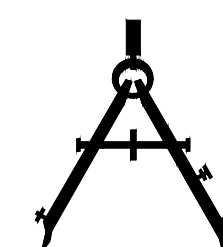
## NOVEMBER 19, 2020

## REV. DECEMBER 23, 2020

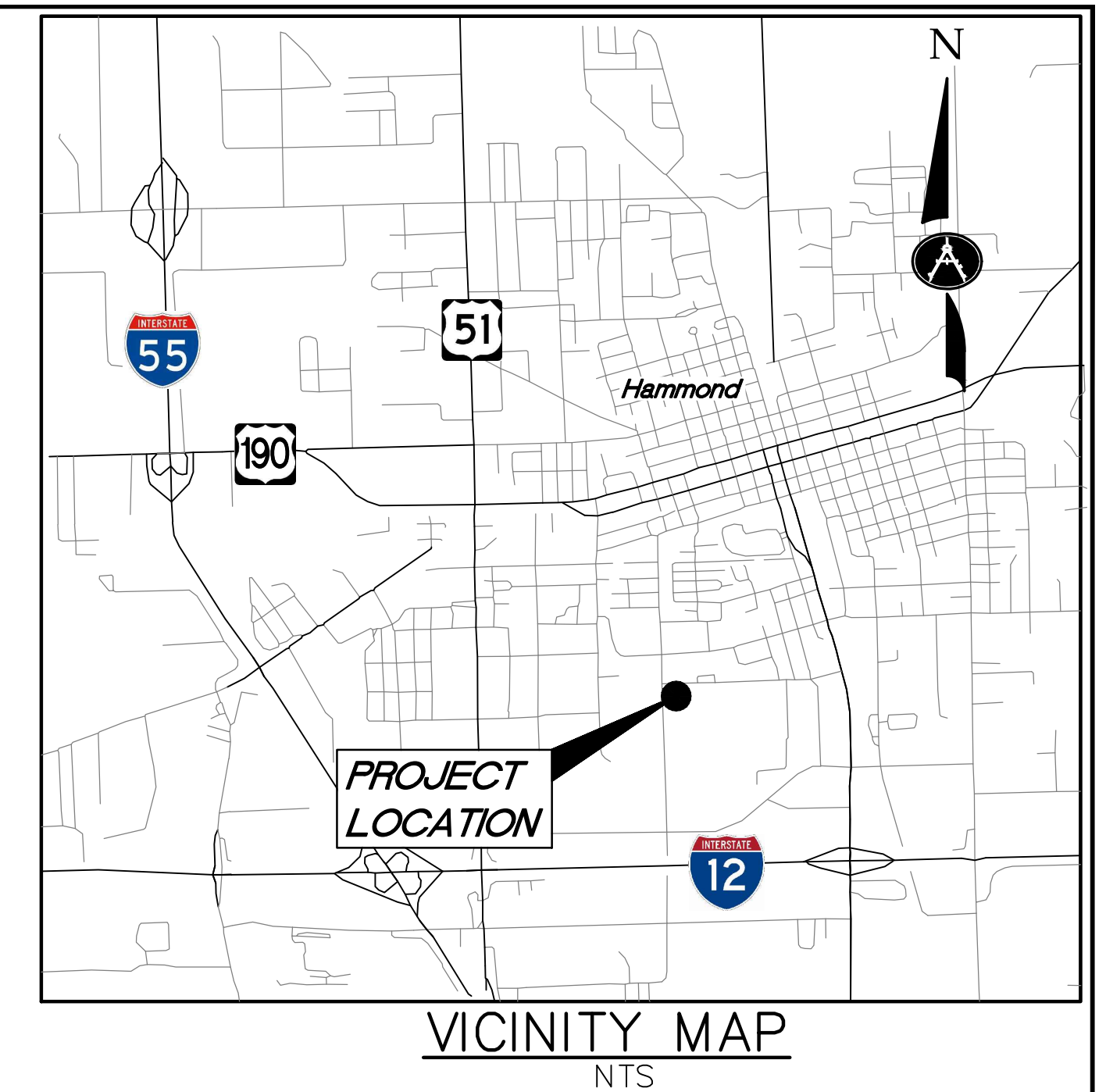
Prepared by:

### Spangler Engineering, LLC

Consulting Civil Engineers



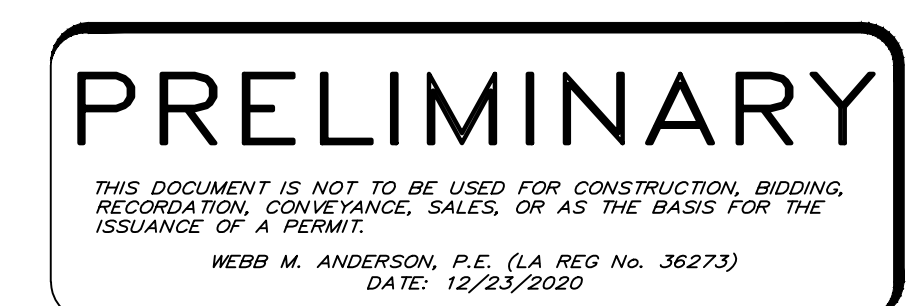
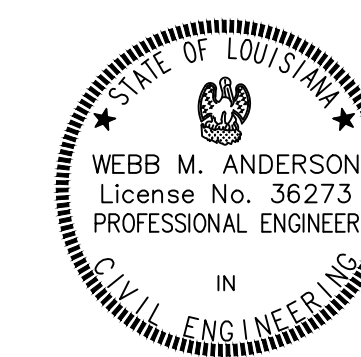
214 S.W. RAILROAD AVENUE  
P.O. BOX 1374  
HAMMOND, LOUISIANA 70404  
(985) 542-8665 FAX: (985) 542-0046



VICINITY MAP  
NTS

### INDEX

TITLE	1
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UTILITY PLAN	3
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EROSION CONTROL	5
SEWER DETAILS	6
WATER DETAILS	7
STANDARD DETAILS	8
ELECTRICAL / LIGHTING	E1



Recommended: WEBB M. ANDERSON, P.E. Date \_\_\_\_\_

SET NO. \_\_\_\_\_

**SURVEYOR'S 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 \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATION:**

- PROCEDURE "A" WITH BOND - PROCEDURE "B" WITHOUT BOND.
- PRELIMINARY APPROVED \_\_\_\_\_ DATE \_\_\_\_\_
- FINAL APPROVAL \_\_\_\_\_: THE INDEX OF PLAN SHEETS OFFICIAL SUBMITTAL DATE \_\_\_\_\_
- NUMBERED \_\_\_\_\_ THROUGH \_\_\_\_\_ 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 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, 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**ACCEPTANCE OF CITY OF OFFER TO DEDICATE:**

THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAY 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 \_\_\_\_\_
- CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

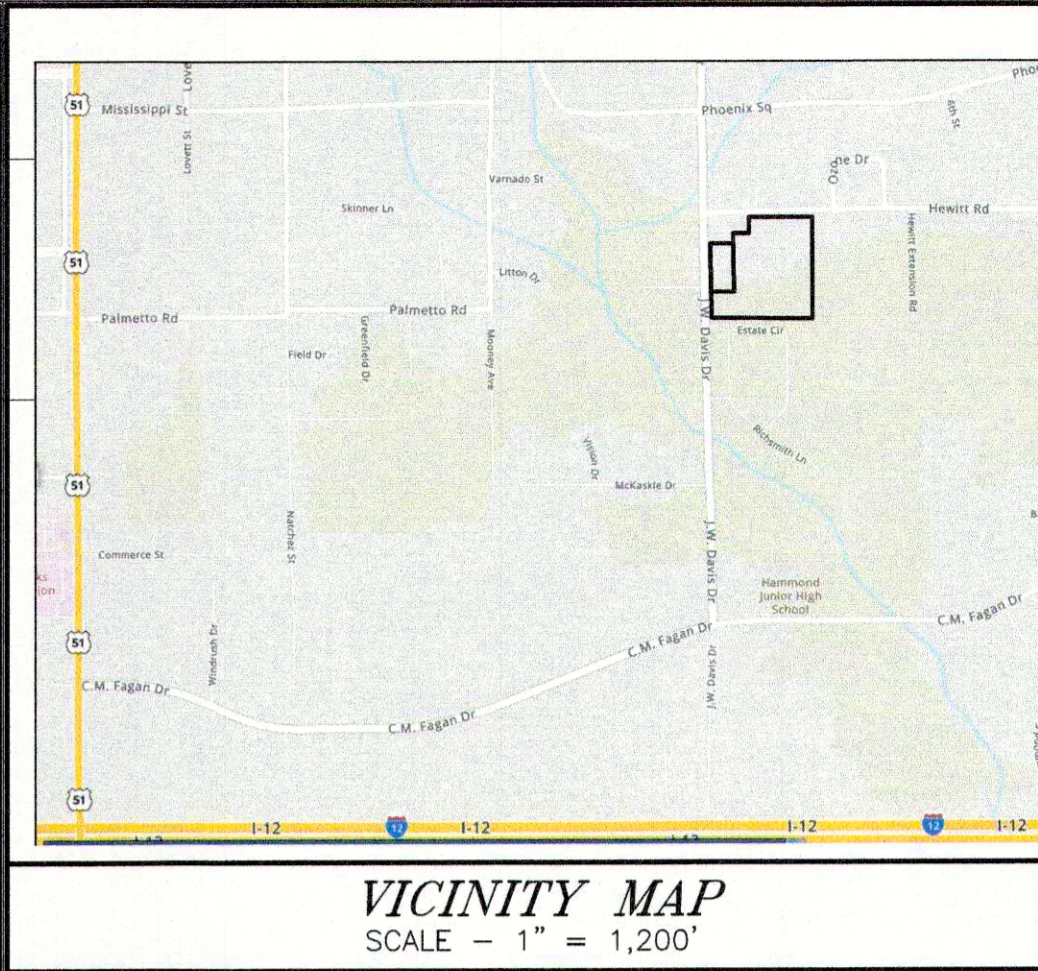
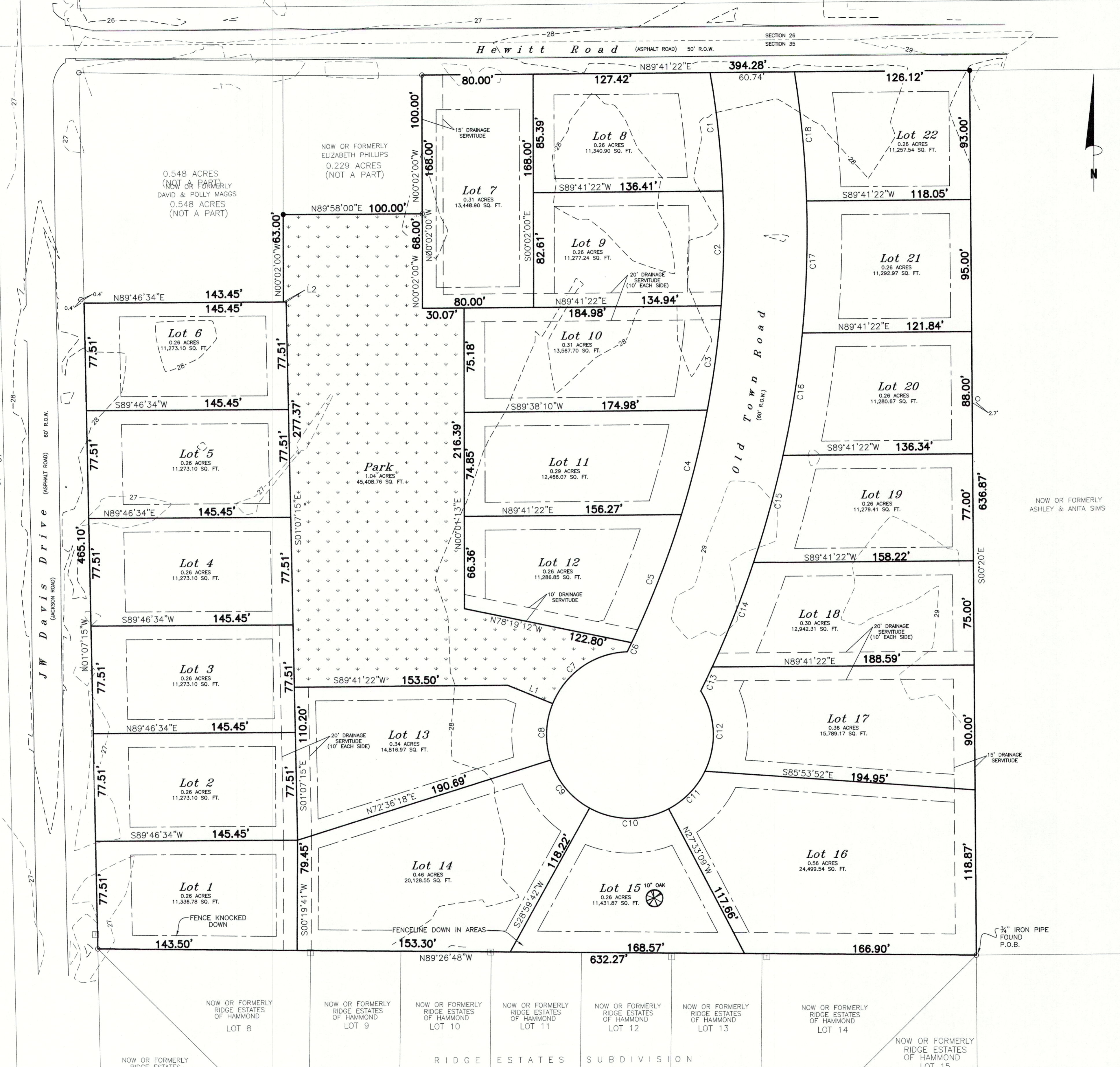
**RECORDING INFORMATION:**

RECORDATION \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

- PROPERTY IS ZONED BS-11A (SINGLE FAMILY RESIDENTIAL-AGRICULTURE)
- TOTAL AREA OF THE PROPERTY IS 8.466 ACRES
- TOTAL NUMBER OF LOTS - 22
- ELECTRIC COMPANY - ENTERGY
- SCHOOL DISTRICT - HAMMOND
- GAS COMPANY - ATMOS ENERGY
- NEAREST 100 YEAR FLOOD ELEVATION - 28'
- FIRM DATE - JULY 22, 2010
- FEMA FLOOD ZONE - X
- FIRM - 2210SC 0430.F
- MAXIMUM INUNDATION LEVEL -
- 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'
- BUILDING SETBACK LINES: FRONT - 25', SIDE - 10', REAR - 15', SIDE STREET - 15'
- PARK AND DETENTION POND WILL BE MAINTAINED BY PROPERTY OWNER/HOMEOWNERS ASSOCIATION.

**A FINAL PLAT FOR  
PS-2 MAJOR SUBDIVISION  
SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 EAST**



**JEB**

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DRAWN BY: SPH  
DATE: 07/28/20

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

CHECKED: JEB  
SCALE: 1" = 40'  
SURVEY #: 20201291

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S87°41'20"E	35.00'
L2	S89°46'34"W	2.00'

CURVE TABLE			
NO.	RADIUS	ARC LENGTH	CHORD LENGTH
C1	686.04'	85.87'	506°02'56"E 85.82'
C2	686.04'	82.68'	S00°59'33"W 82.63'
C3	686.04'	75.77'	S07°38'24"W 75.74'
C4	686.04'	77.48'	S14°50'19"W 77.42'
C5	686.04'	98.96'	S21°22'20"W 98.87'
C6	686.04'	7.28'	S26°03'44"W 7.28'
C7	60.00'	69.09'	S55°18'00"W 65.31'
C8	60.00'	41.58'	S02°27'36"W 40.75'
C9	60.00'	45.67'	S39°12'07"E 44.56'
C10	60.00'	59.22'	S89°16'44"E 56.84'
C11	60.00'	38.16'	N44°13'33"E 37.52'
C12	60.00'	60.43'	N02°50'36"W 57.91'
C13	746.04'	19.06'	N25°33'12"E 19.06'
C14	746.04'	80.94'	N21°42'48"E 80.90'
C15	746.04'	80.06'	N15°31'48"E 80.04'
C16	746.04'	89.24'	N09°01'42"E 89.18'
C17	746.04'	95.14'	N01°56'54"E 95.07'
C18	746.04'	93.41'	N05°17'31"W 93.35'

**GENERAL NOTES**

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTE" BEFORE DIGGING: (1-800-272-3020)
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PROVIDED BY THE UNDERSIGNED.
- REFERENCE SURVEY: A SURVEY OF SUBJECT PROPERTY PROVIDED BY OWNER. SURVEYOR, JOB NUMBER AND DATE IS UNKNOWN AS IT IS CUT OFF OF THE PROVIDED COPY.
- BASIS FOR BEARINGS IS THE REFERENCE SURVEY.
- THE P.O.B. IS THE S.E. CORNER OF THE N.W. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 35, T-6-S, R-7-E.

**SURVEYOR'S CERTIFICATION**

I do hereby certify that, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of certain geographic features relating to a portion of ground in Section 35, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana.

*John E. Bonneau*  
JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL  
LAND SURVEYOR  
07/28/20

JOHN E. BONNEAU  
Registered Professional Land Surveyor  
Louisiana Registration No. 4423

**LEGAL DESCRIPTION**

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 35, T-6-S, R-7-E, TANGIPAHOA PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE N.W. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 35, T-6-S, R-7-E, WITH SAID POINT BEING THE POINT OF BEGINNING, RUN NORTH 89 DEGREES 26 MINUTES 48 SECONDS WEST (NORTH 89 DEGREES 20 MINUTES 22 SECONDS WEST - TITLE) FOR A DISTANCE OF 632.27 FEET (631.86 FEET - TITLE) TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF J.W. DAVIS DRIVE, THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 01 DEGREE 07 MINUTES 15 SECONDS WEST (NORTH 01 DEGREE 02 MINUTES 32 SECONDS WEST - TITLE) FOR A DISTANCE OF 465.10 FEET TO A POINT, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 143.45 FEET TO A POINT, THENCE RUN NORTH 02 DEGREES 02 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.00 FEET TO A POINT, THENCE RUN NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT, THENCE RUN NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HEWITT ROAD, THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 41 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 394.28 FEET TO A POINT, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 636.87 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 8.466 ACRES MORE OR LESS.

**SURVEYOR'S INFORMATION**

**JOHN E. BONNEAU & ASSOCIATES, INC.**

**JEBCO**  
A LOWE COMPANY

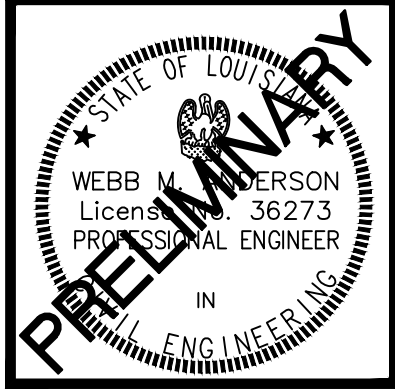
Professional Land Surveyors - Planners - Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34, MONROVILLE, LA 70471  
(985) 845-1012 • (985) 845-1013 • FAX NO.: (985) 845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

Survey for: GCHP - HAMMOND TWO, LP

Property: A PRELIMINARY SUBDIVISION MAP OF PHOENIX SQUARE, PHASE 2, SITUATED IN SECTION 35, T-6-S, R-7-E CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA.

SHEET NUMBER 2



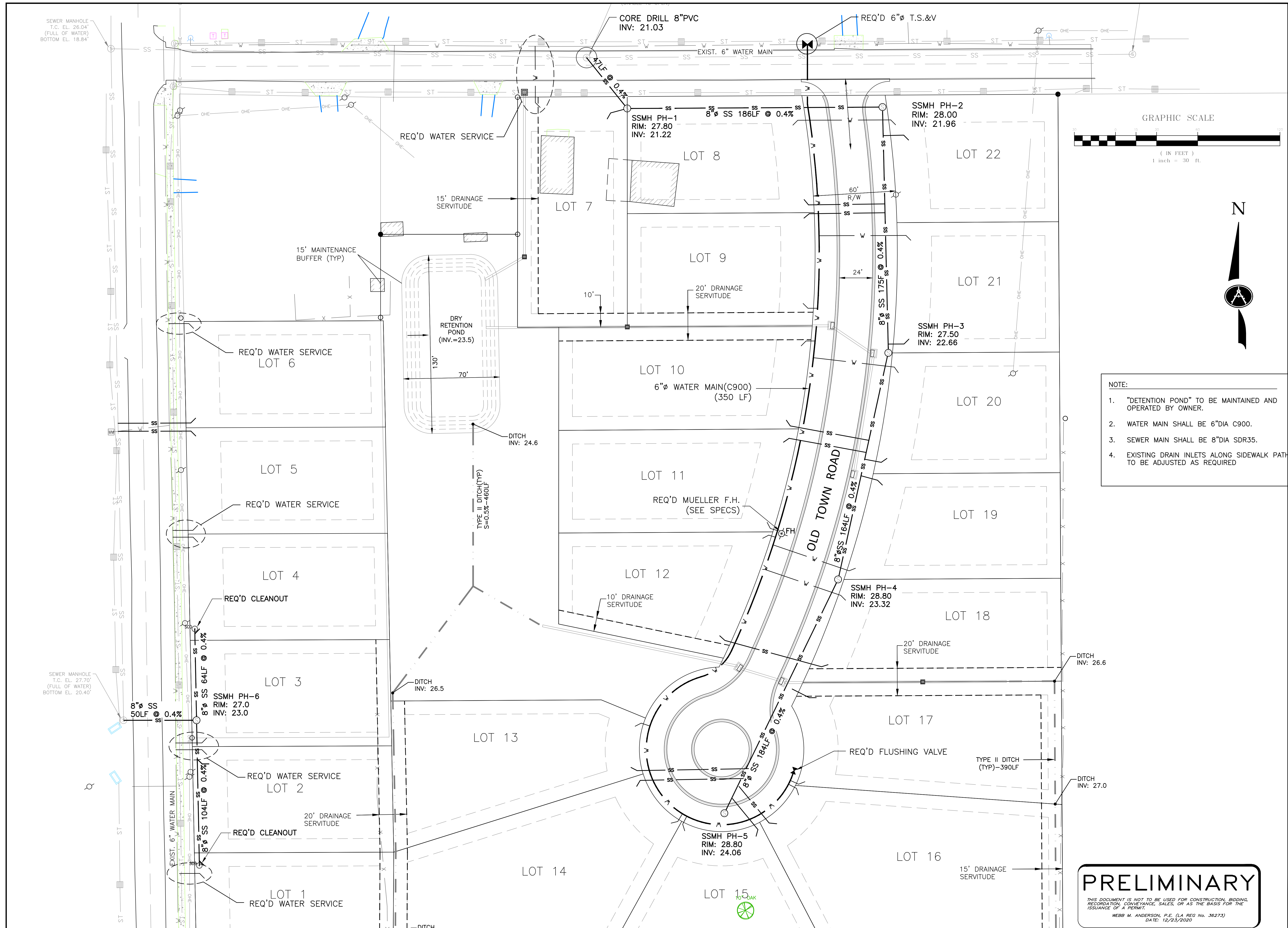
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DATE: 11/19/2020  
DRAWN: M.F.H.  
CHECKED: W.M.A.  
REV: 12/23/2020

UTILITY PLAN

"PS-2"  
MAJOR SUBDIVISION  
for  
CITY OF HAMMOND

**Spangler Engineering, LLC**  
CONSULTING CIVIL ENGINEERS  
214 S.W. RAILROAD AVENUE  
P.O. BOX 1374  
HAMMOND, LOUISIANA 70404  
(985) 542-8665 FAX: (985) 542-0046

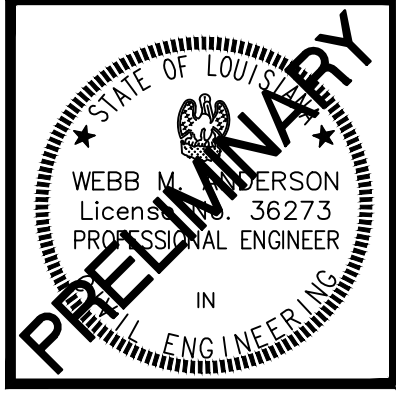
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**3**



- NOTE:
- "DETENTION POND" TO BE MAINTAINED AND OPERATED BY OWNER.
  - WATER MAIN SHALL BE 6" DIA C900.
  - SEWER MAIN SHALL BE 8" DIA SDR35.
  - EXISTING DRAIN INLETS ALONG SIDEWALK PATH TO BE ADJUSTED AS REQUIRED

**PRELIMINARY**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
WEBB M. ANDERSON, P.E. (LA REG No. 36273)  
DATE: 12/23/2020

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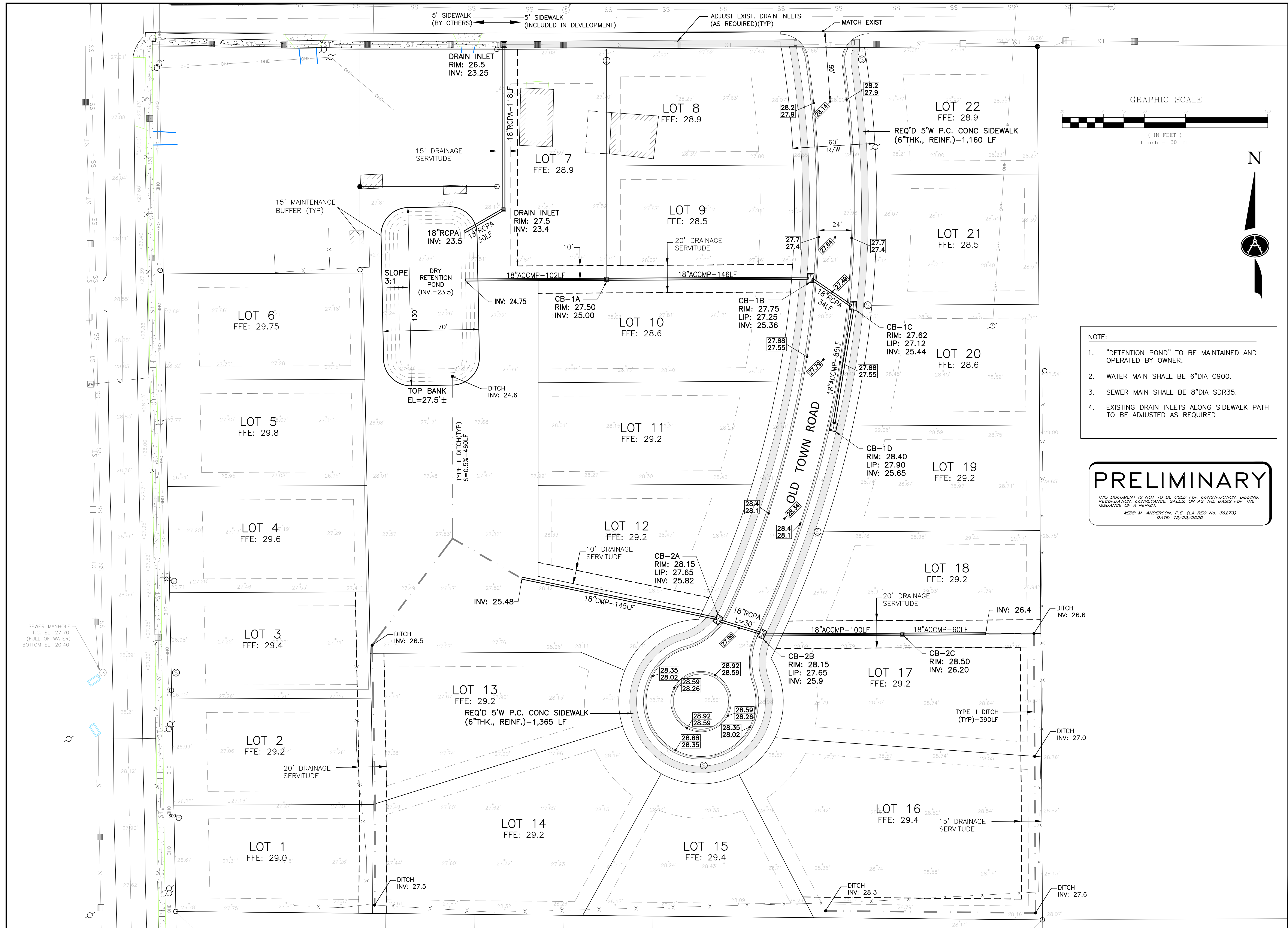
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DRAWN: M.F.H.  
CHECKED: W.M.A.  
REV: 12/23/2020

# DRAINAGE PLAN

## "PS-2" MAJOR SUBDIVISION for CITY OF HAMMOND

**Spangler Engineering, LLC**  
CONSULTING CIVIL ENGINEERS  
214 S.W. RAILROAD AVENUE  
P.O. BOX 1374  
HAMMOND, LOUISIANA 70404  
(985) 542-8665 FAX: (985) 542-0046

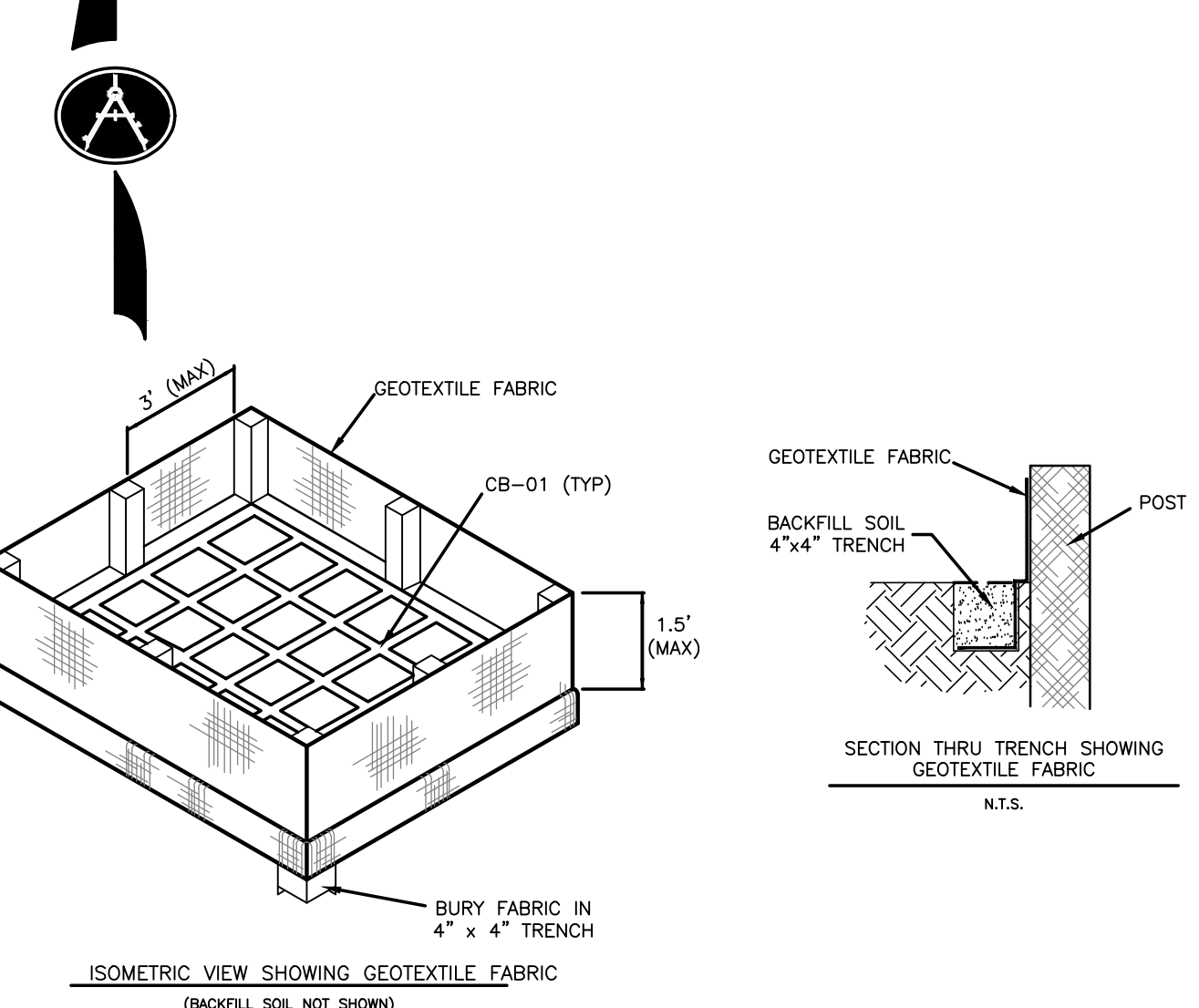
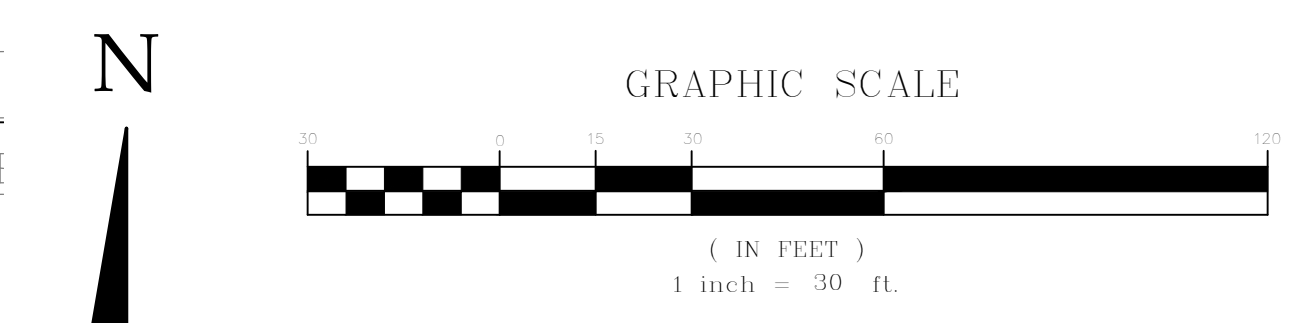
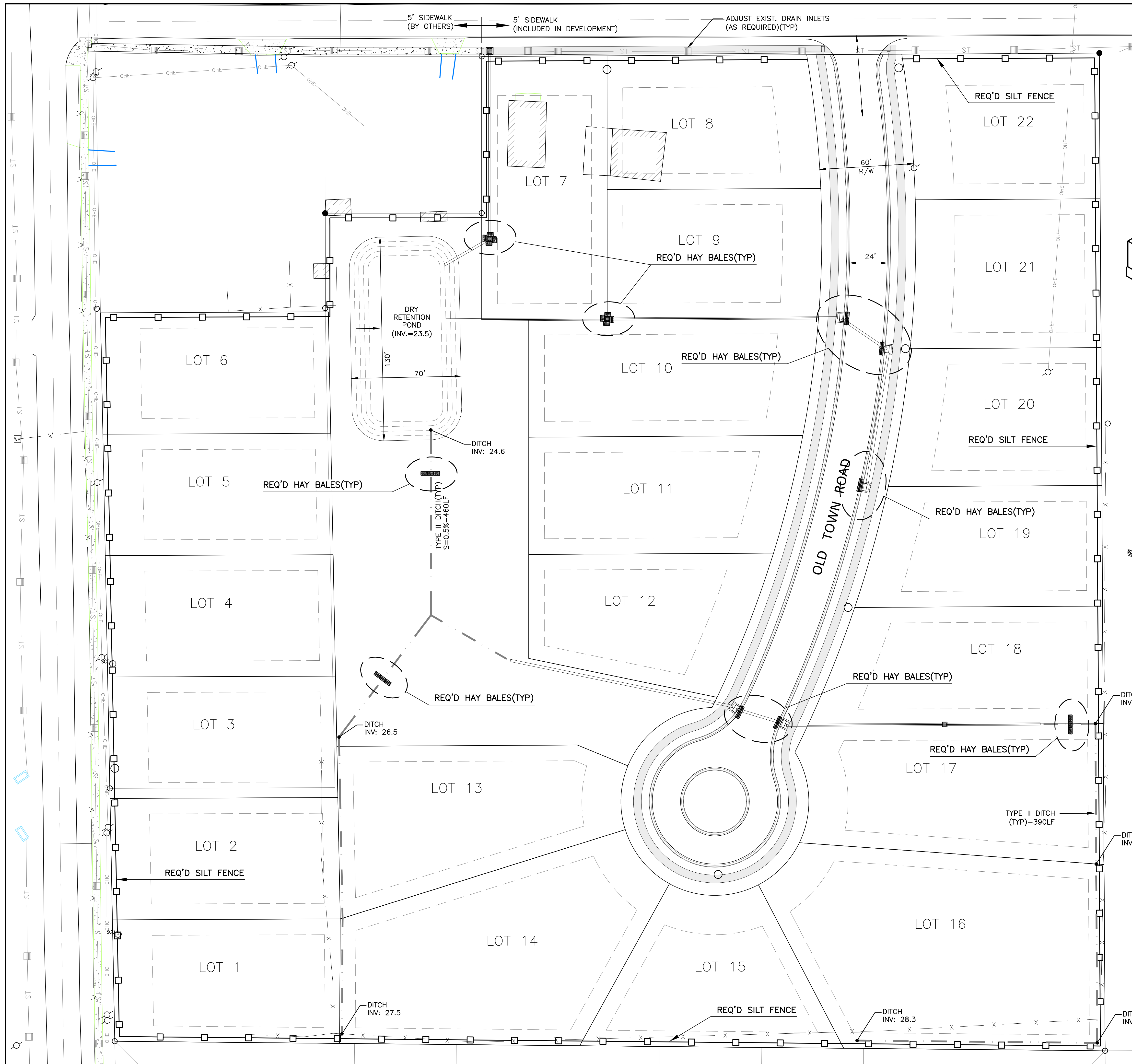
SHEET  
**4**



- NOTE:
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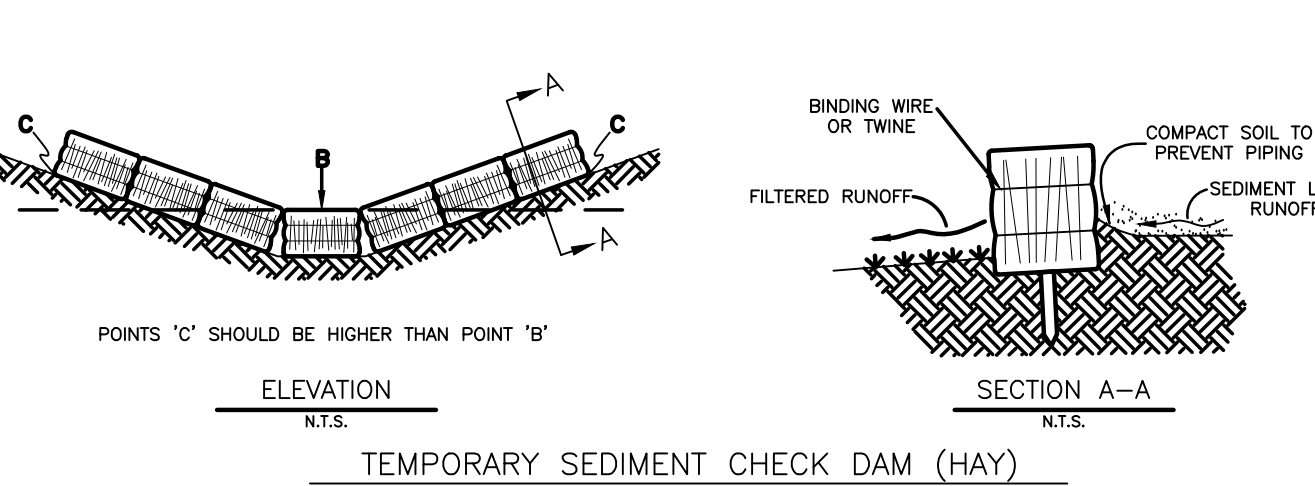
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**TEMPORARY INLET SILT TRAP**  
N.T.S.

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. THE GEOTEXTILE FABRIC SHALL CONFORM TO SECTION 1019 (TYPE G) OF THE LA DOTD STANDARD SPECIFICATIONS.
2. WOODEN STAKES SUPPORTING THE FABRIC SHALL BE 2" x 2" OR 2" x 4" WITH A MINIMUM LENGTH OF 3 FEET. THE STAKES SHALL BE SPACED AROUND THE INLET AT A MAXIMUM SPACING OF 3 FEET.
3. 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 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 ANCHORED IN THE GROUND.



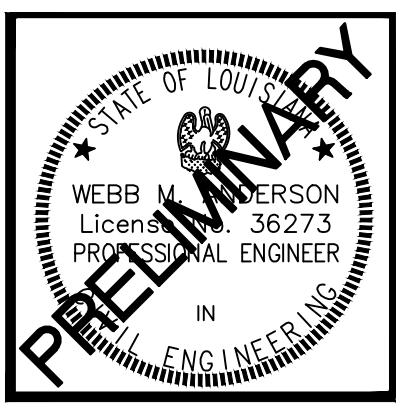
NOTES:  
A HAY BALE BARRIER IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF ENTRENCHED AND ANCHORED BALES OF STRAW OR HAY. THE HAY BALE BARRIER IS ALSO USED AS A CHECK DAM TO REDUCE THE VELOCITY IN SMALL DITCHES OR SWALES. THE HAY BALES SHALL BE IN ACCORDANCE WITH LA DOTD STANDARD SPECIFICATIONS, SECTION 204. 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 FILL 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 OR IN SWALES DITCHES WHERE THERE IS A POSSIBILITY OF A WASHOUT.

**EROSION AND SEDIMENT CONTROL NOTES:**

1. EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSTALLED BEFORE GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF THE PROJECT.
2. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT DEPOSITION HAS REACHED THE HALF WAY POINT OF THE FENCE HEIGHT.
3. ALL DROP INLETS, CATCH BASINS, OR PIPE INLETS SHALL BE PROTECTED AGAINST SILT TRANSPORT WITH SILT FENCES OR HAY BALES. PROPERLY INSTALLED SILT FENCE IS PREFERRED OVER HAY BALES.
4. EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTROL MEASURES SHOWN MAY NEED TO BE ADJUSTED TO FIT THE FIELD CONDITIONS. ADDITIONAL DEVICES MAY ALSO BE NECESSARY FOR ADEQUATE EROSION AND SEDIMENT CONTROL OR AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
6. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS SHEET MAY REQUIRE MODIFICATION ACCORDING TO FIELD CONDITIONS DURING CONSTRUCTION TO MINIMIZE SEDIMENTATION TRANSPORT OFFSITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND ABIDING BY THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND OBTAINING AND MAINTAINING A LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
8. SEEDING OPERATIONS OF ALL DISTURBED AREAS SHALL COMMENCE AS SOON AS POSSIBLE UPON COMPLETION OF THE FINAL GRADING OPERATIONS, AND SHALL BE IN ACCORDANCE TO LA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (SECTION 717 AND 718), 2006 EDITION, AND LATEST REVISIONS, OR AS AMENDED IN THE PROJECT SPECIFICATIONS.
9. SILT FENCING MAY BE RELOCATED AS NECESSARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
10. CONTRACTOR SHALL PERIODICALLY FLUSH SILT FROM DRAIN LINES DURING PROCESS OF CONSTRUCTION AND A FINAL FLUSH AT TIME OF FINAL ACCEPTANCE.

**PRELIMINARY**  
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WEBB M. ANDERSON, P.E. (LA REG No. 36273)  
DATE: 12/23/2020



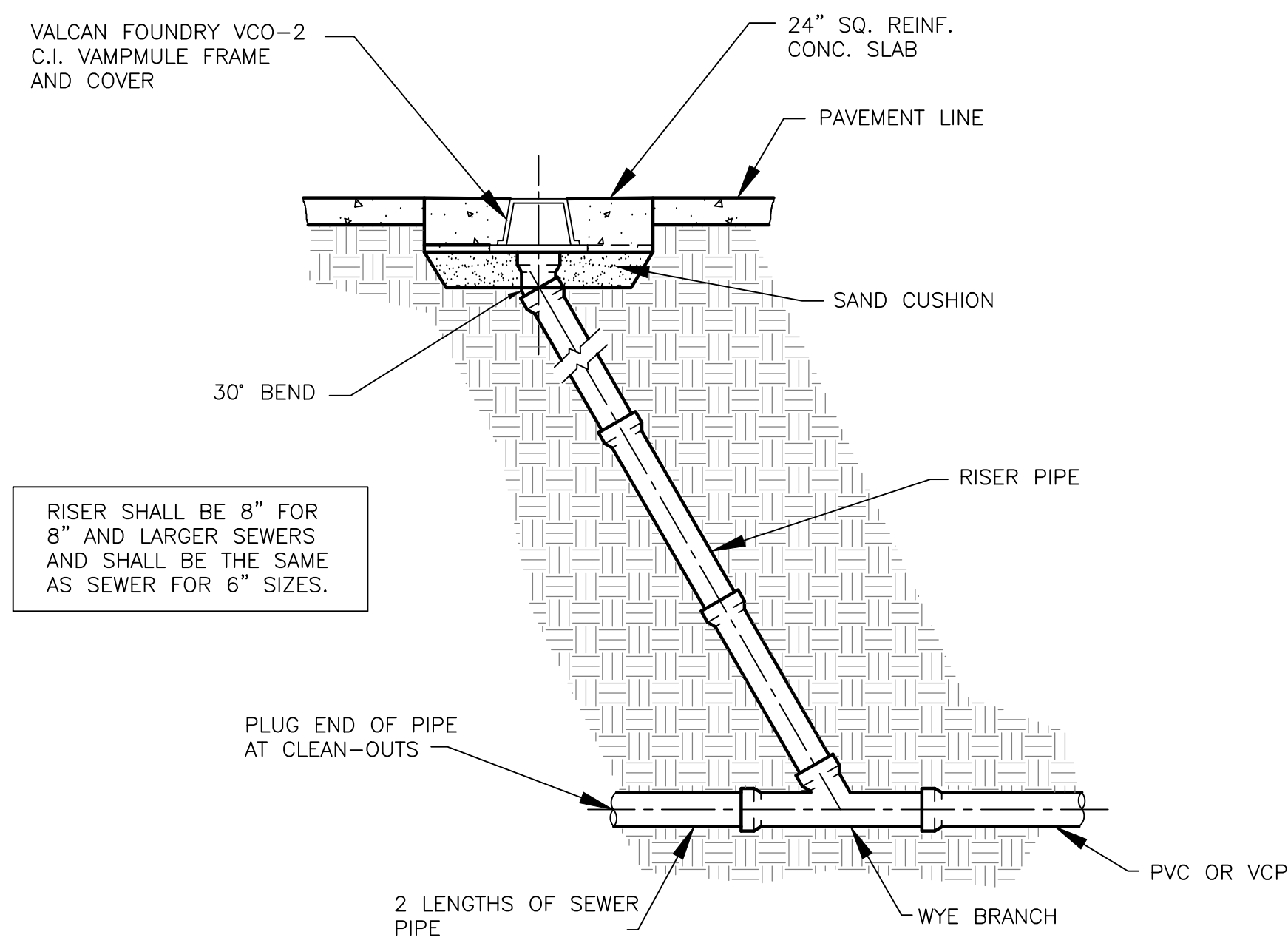
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**EROSION CONTROL**

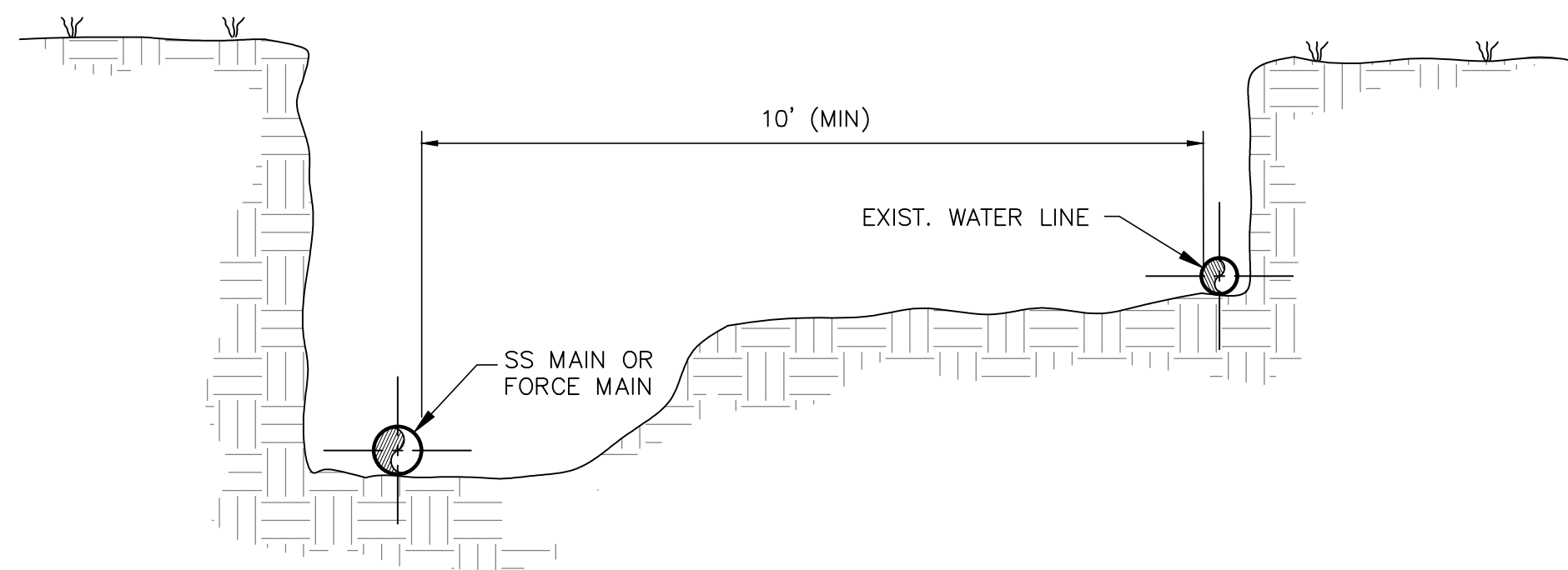
**"PS-2" MAJOR SUBDIVISION**  
for  
CITY OF HAMMOND

**Spangler Engineering, LLC**  
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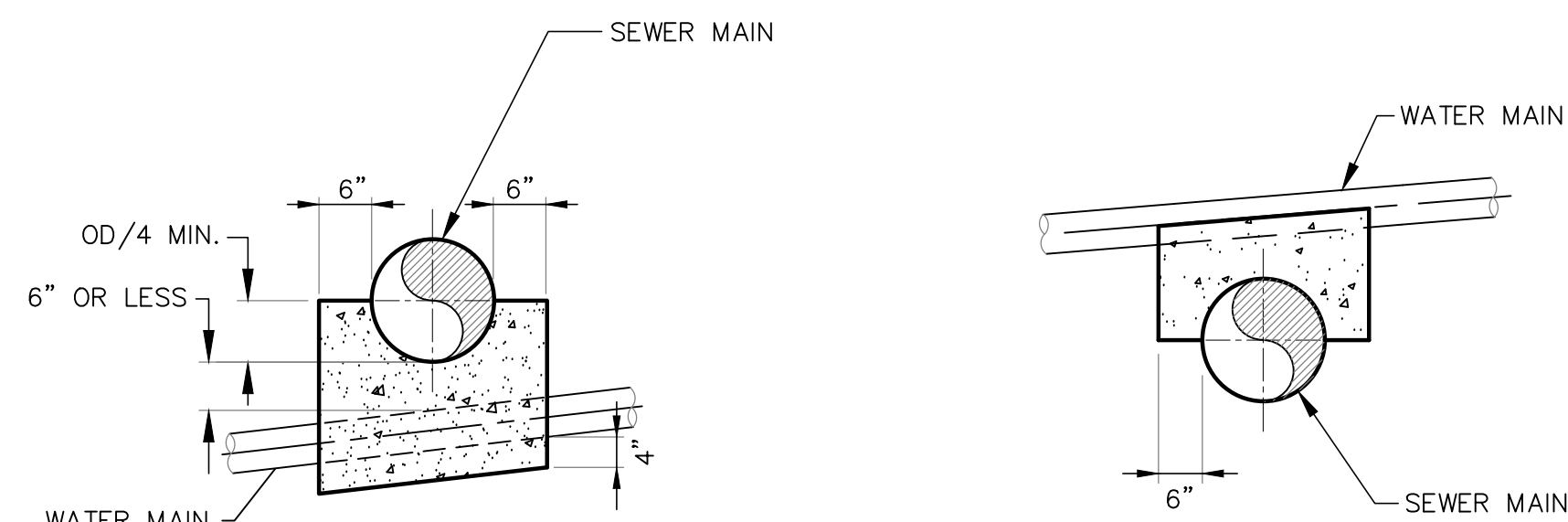
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**5**



**A SANITARY SEWER CLEANOUT**  
 N.T.S.

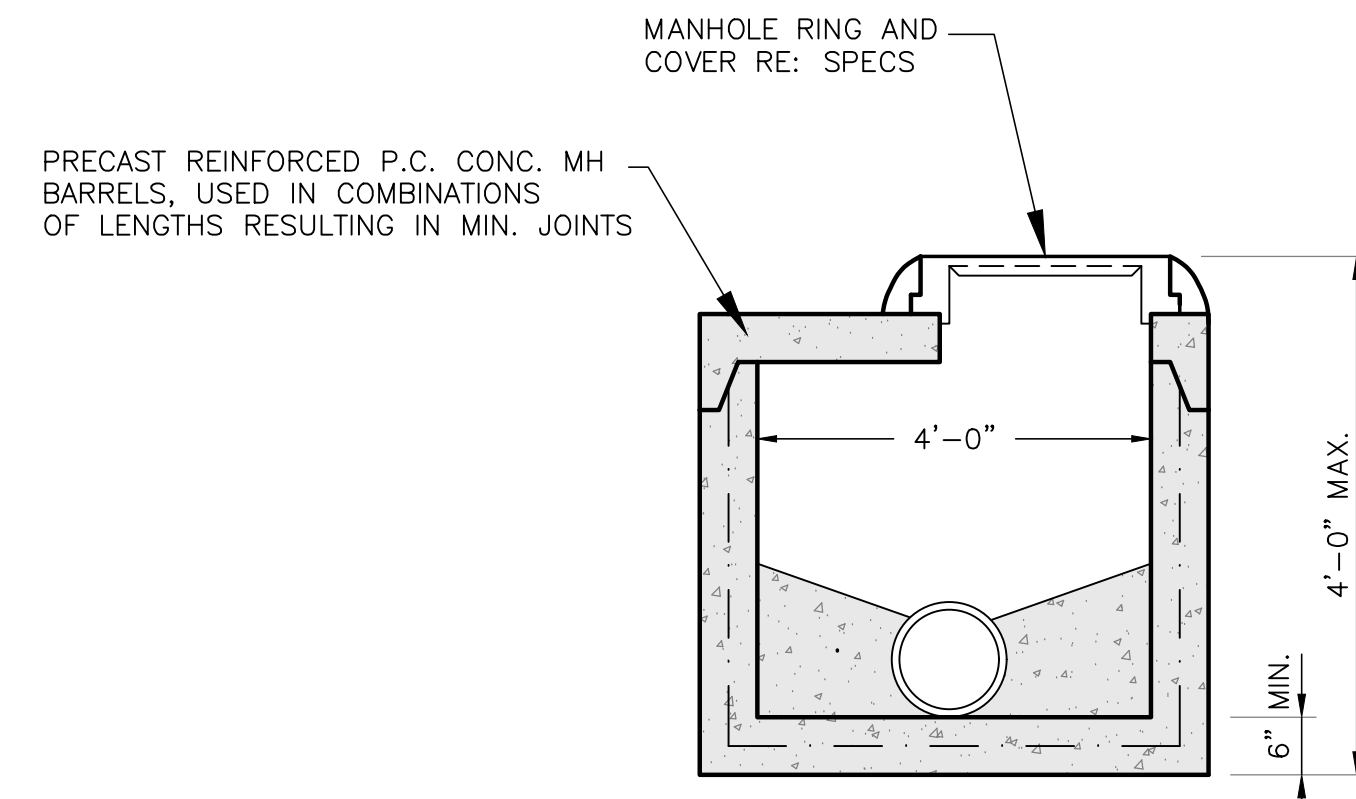


**B SEWER LINE PARALLELING WATER LINE**  
 N.T.S.

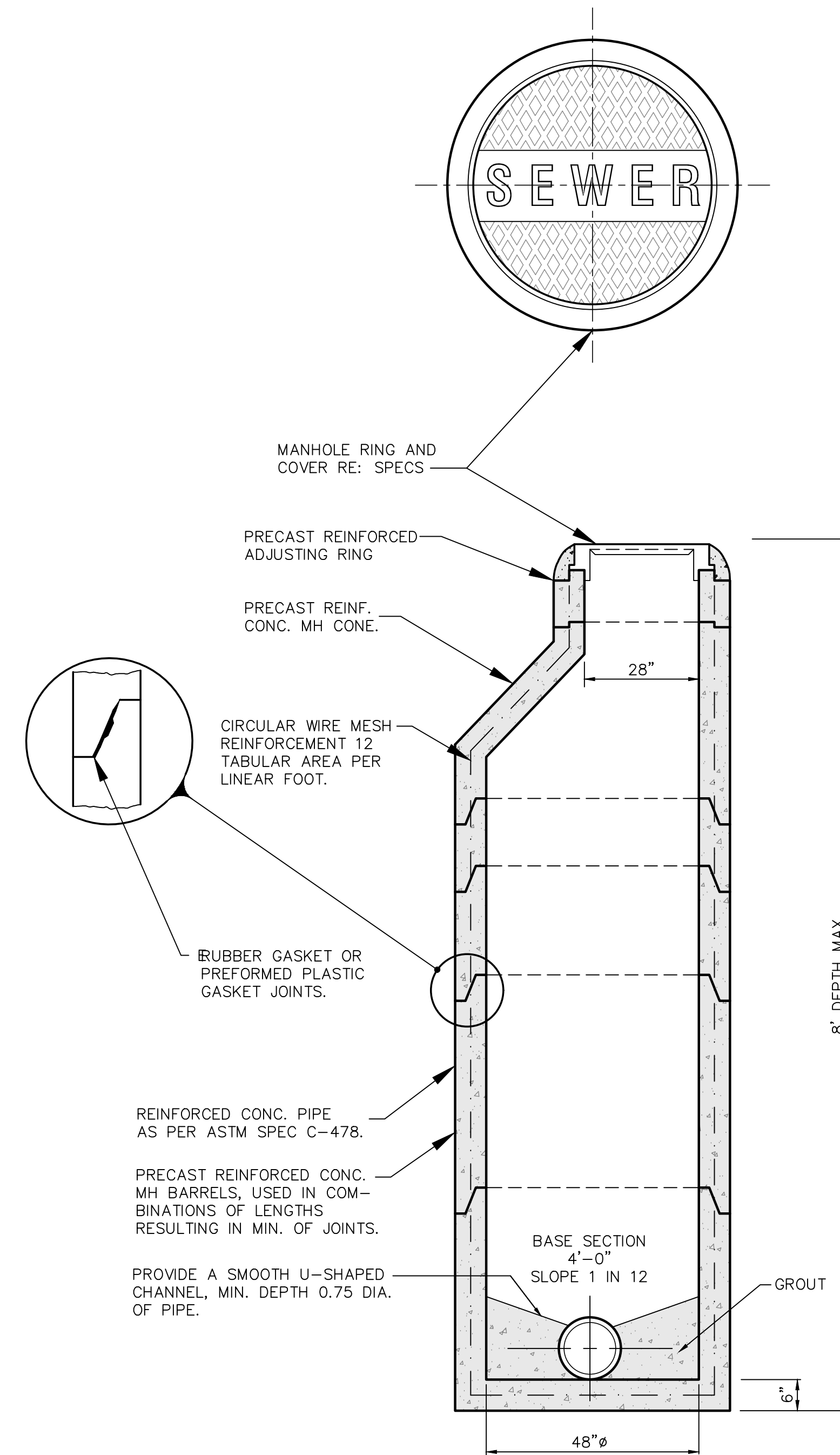


**C CROSSING BELOW SEWER CROSSING ABOVE SEWER**  
 N.T.S.

NOTE: WHERE A WATERLINE CROSSES OVER A SEWER LINE, OR IS LESS THAN 18" BELOW BOTTOM OF A SEWER LINE, THE WATER LINE SHALL BE ENCASED IN CONC. THE PIPE SHALL BE POSITIONED IN THE LINE SO THAT NO JOINT IS NEARER THAN 6' FROM THE SEWER LINE.

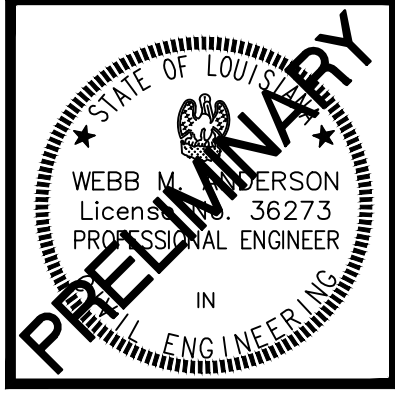


**D SHALLOW MANHOLE**  
 N.T.S.



**E PRECAST P.C. CONC. DETAIL WITH MONOLITHIC BASE**  
 N.T.S.





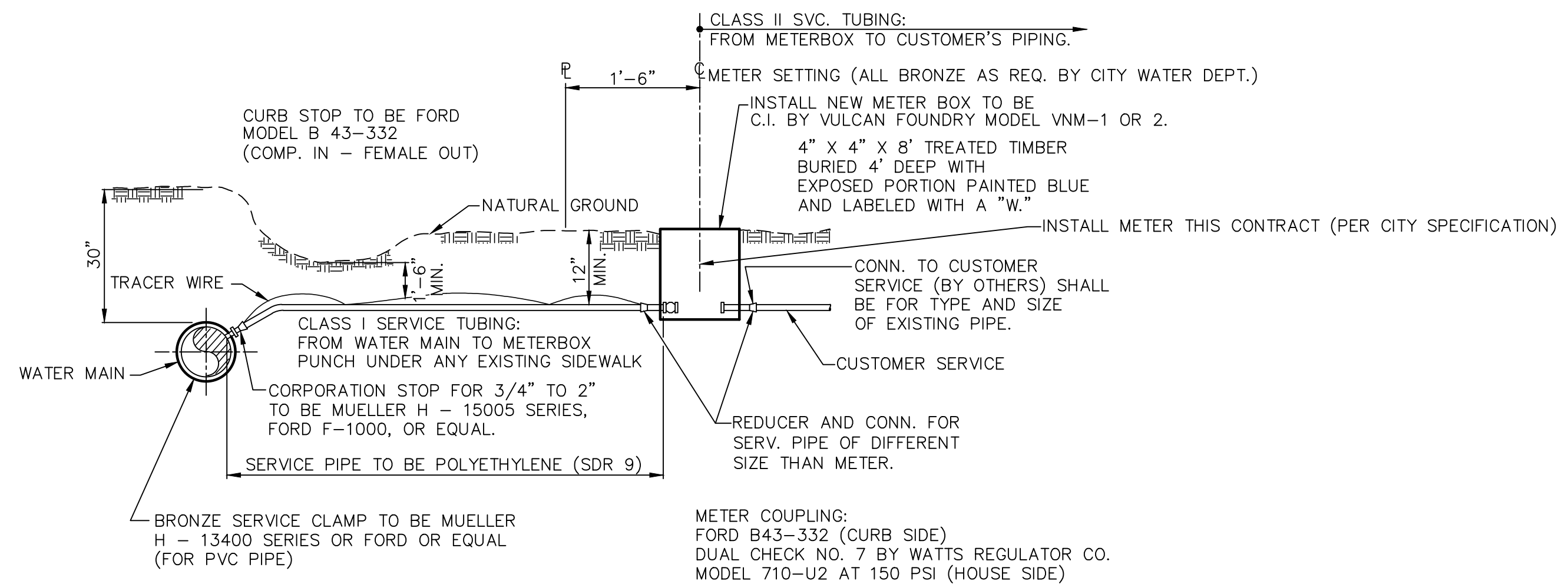
SCALE: AS SHOWN  
 DATE: 11/19/2020  
 DRAWN: M.F.H.  
 CHECKED: W.M.A.  
 REV: 12/23/2020

WATER DETAILS

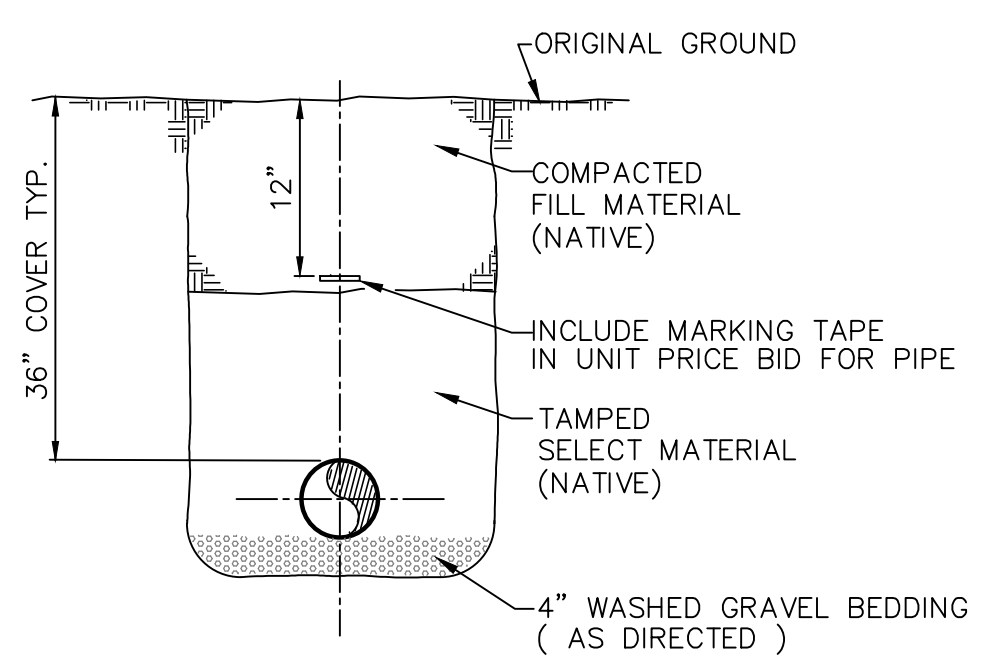
"PS-2"  
 MAJOR SUBDIVISION  
 for  
 CITY OF HAMMOND

Spangler Engineering, LLC  
 CONSULTING CIVIL ENGINEERS  
 214 S.W. RAILROAD AVENUE  
 P.O. BOX 1374  
 HAMMOND, LOUISIANA 70404  
 (985) 542-8665 FAX: (985) 542-0046

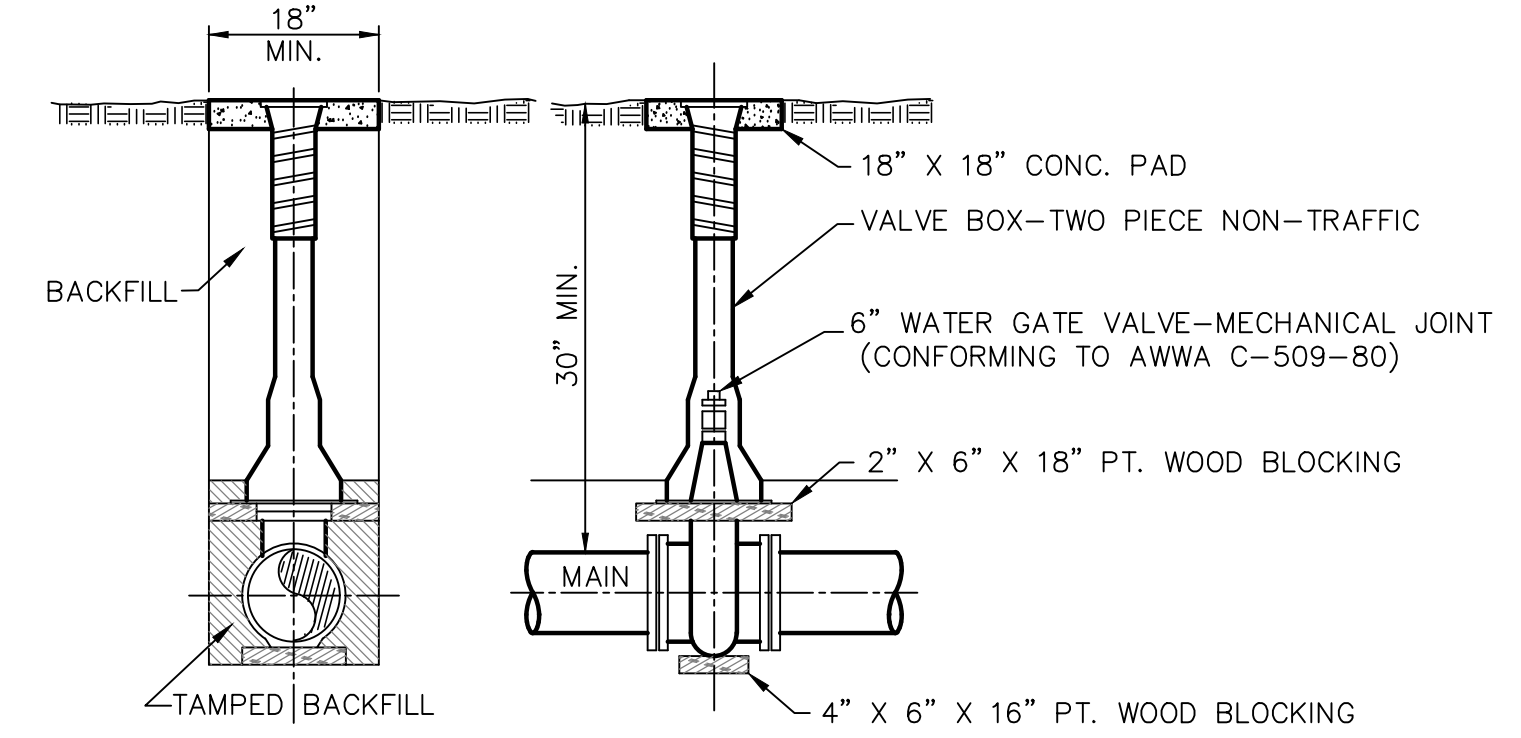
SHEET  
 7



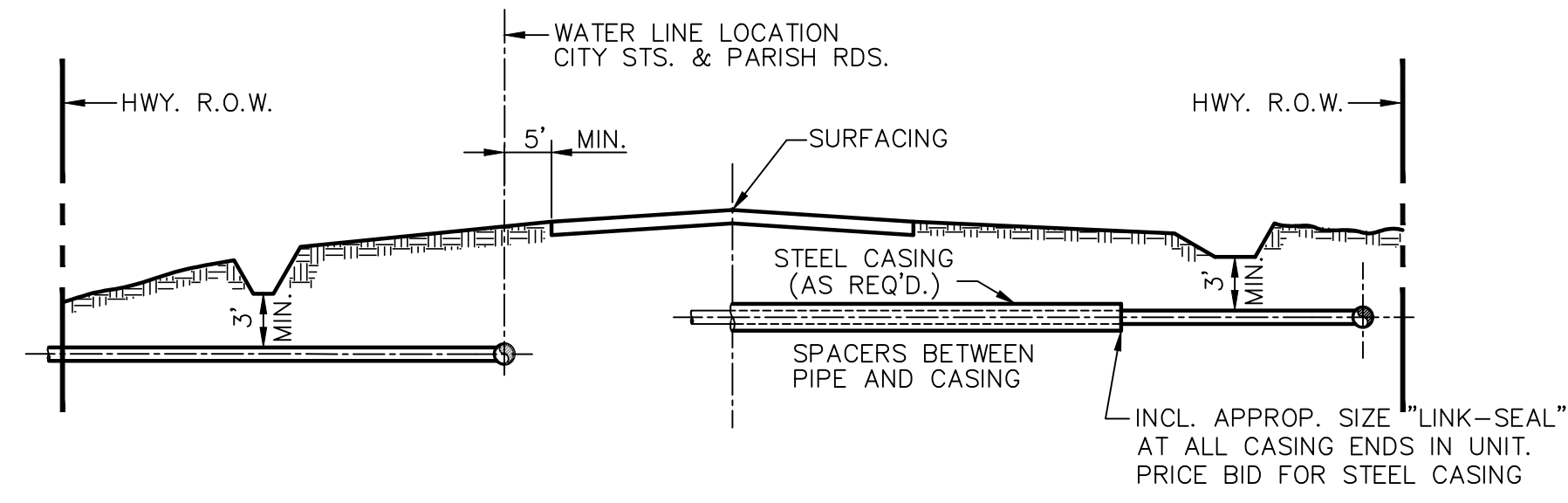
**A TYPICAL SERVICE ASSEMBLY**  
 N.T.S.



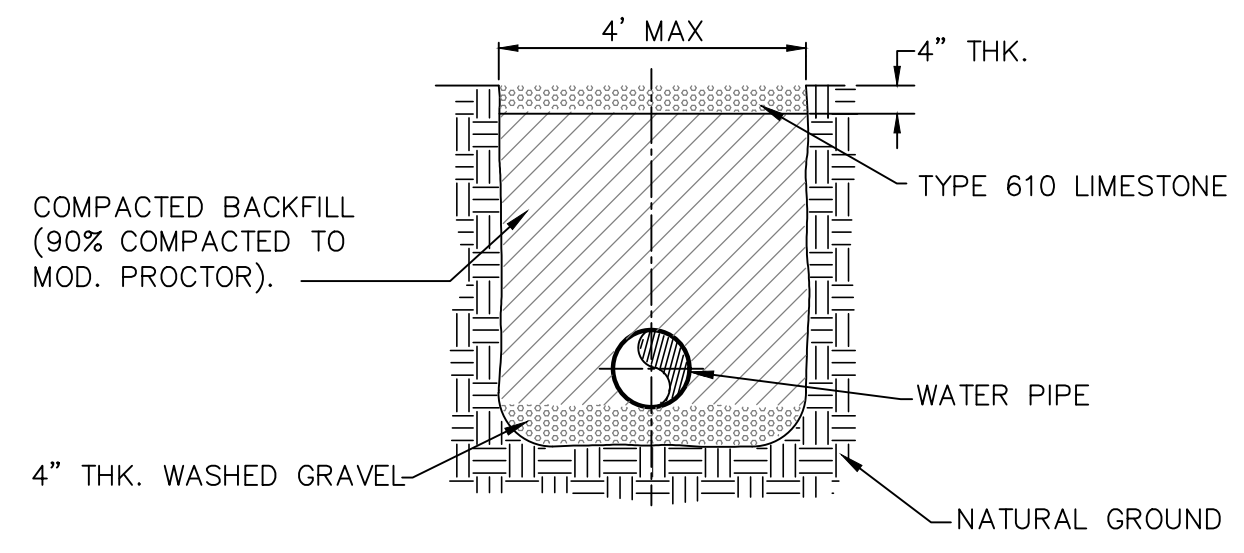
**B TYPICAL TRENCH BEDDING & BACKFILL REQUIREMENTS FOR WATER PIPE**  
 N.T.S.



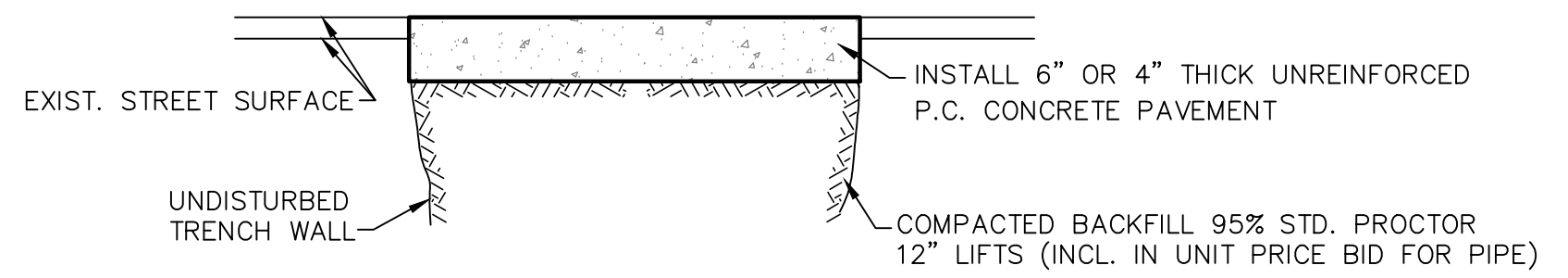
**C WATER VALVE DETAIL**  
 N.T.S.



**D STREET CROSSING DETAILS**  
 N.T.S.



**E REMOVE + REPLACE GRAVEL DRIVEWAY**  
 N.T.S.



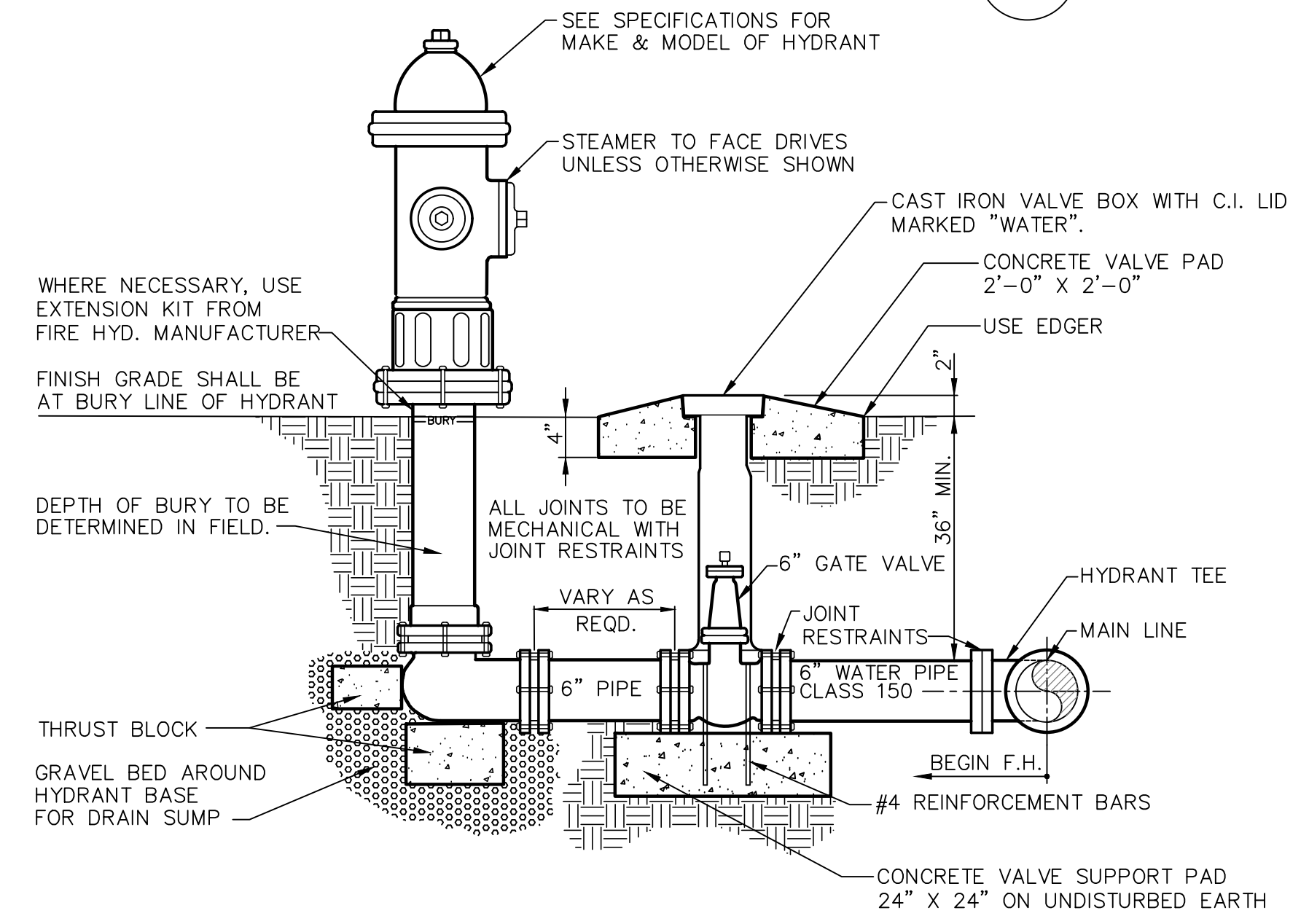
**F UNREINFORCED CONCRETE**  
 N.T.S.

**PRELIMINARY**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
 WEBB M. ANDERSON, P.E. (LA REG. NO. 36273)  
 DATE: 12/23/2020

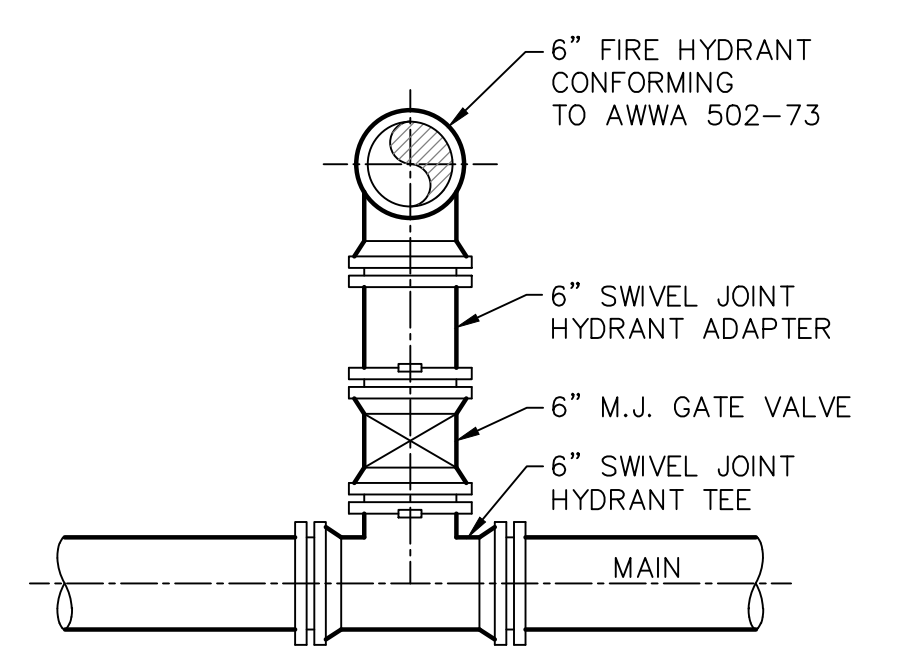
PIPE DIAMETER	"R" FOR 11 1/4" BEND	"R" FOR 22 1/2" BEND	"R" FOR 45" BEND	"R" FOR 90" BEND	"R" FOR TEE
4"	3	9	18	42	42
6"	4	12	24	59	59
8"	5	15	33	77	77
10"	6	18	36	81	81
12"	7	21	45	107	107
14"	8	24	48	111	111
16"	9	27	54	126	126
18"	10	30	60	144	144
20"	11	33	66	153	153
24"	13	39	78	189	189
30"	15	45	90	225	225
36"	17	51	102	252	252
42"	20	60	120	288	288
48"	21	63	126	306	306
54"	23	69	138	336	336

- NOTES:  
 1. RESTRAINED JOINT PIPE SHALL BE USED AT ALL BENDS.  
 2. THE LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND SHALL BE NOT LESS THAN THE "R" DISTANCES GIVEN ABOVE.  
 3. THE FIRST JOINT OF THE PIPE BEYOND THE DISTANCE "R" ESTABLISHED ABOVE SHALL BE RESTRAINED ALONG WITH ALL JOINTS WITHIN THE DISTANCE "R".  
 4. INCREASE "R" DISTANCE BY A FACTOR OF 1.5 WHEN EITHER PVC OR POLYETHYLENE WRAPPED DUCTILE IRON PIPE IS USED.

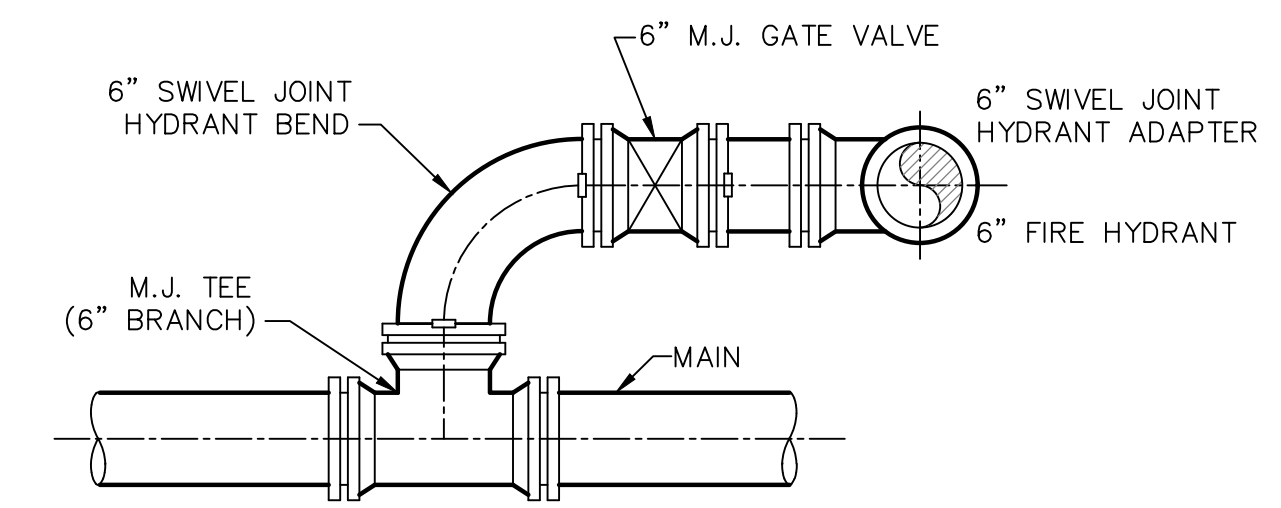
**G RESTRAINED JOINT DETAIL**  
 ( N.T.S. )



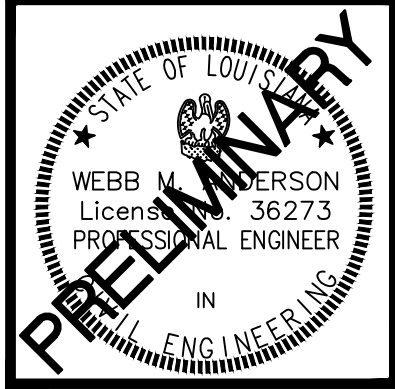
**H FIRE HYDRANT ELEVATION**  
 ( N.T.S. )



**I FIRE HYDRANT DETAIL (PLAN)**  
 N.T.S.



**J FIRE HYDRANT DETAIL (SWIVEL JOINT)**  
 ( N.T.S. )



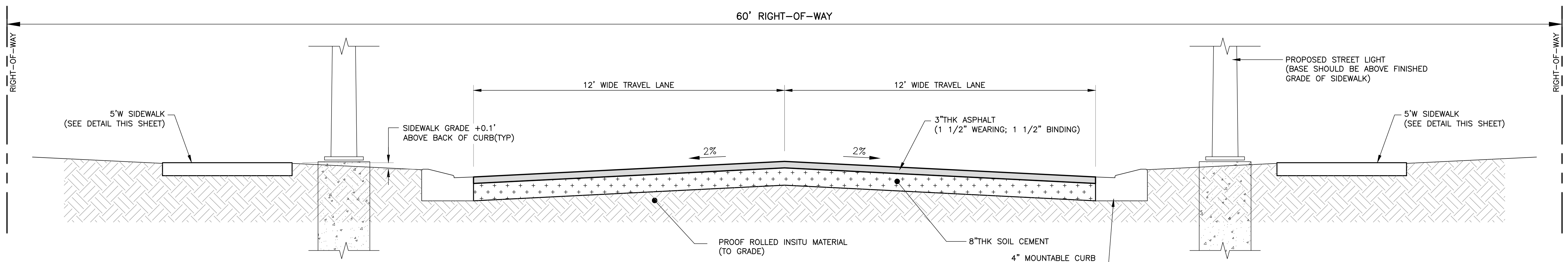
SCALE: AS SHOWN  
 DATE: 11/19/2020  
 DRAWN: M.F.H.  
 CHECKED: W.M.A.  
 REV: 12/23/2020

STANDARD DETAILS

"PS-2"  
 MAJOR SUBDIVISION  
 for  
 CITY OF HAMMOND

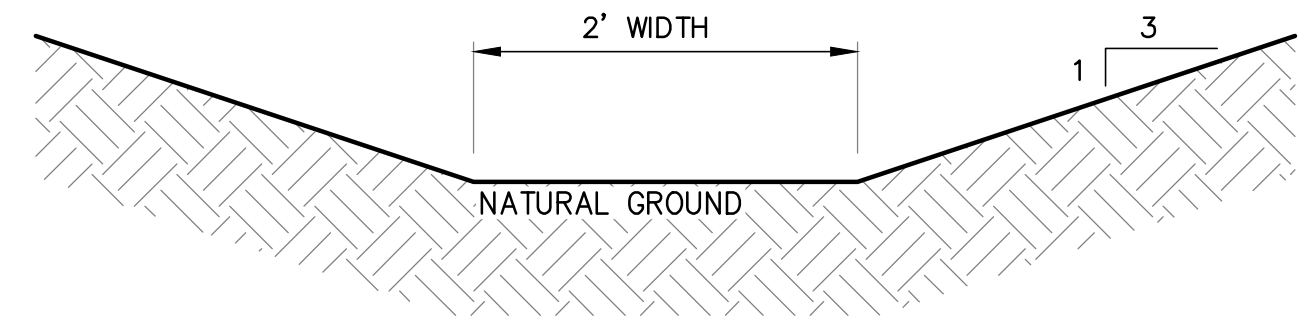
Spangler Engineering, LLC  
 CONSULTING CIVIL ENGINEERS  
 214 S.W. RAILROAD AVENUE  
 P.O. BOX 1374  
 HAMMOND, LOUISIANA 70404  
 (985) 542-8665 FAX: (985) 542-0046

SHEET  
 08

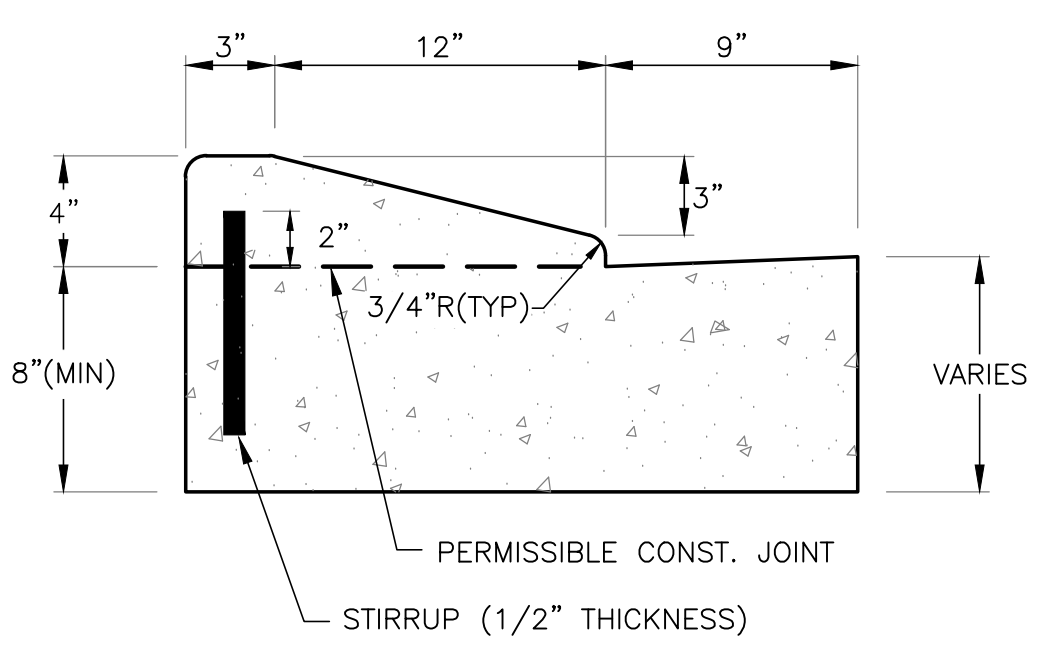


**A TYPICAL ASPHALT STREET SECTION**  
 SCALE: 1" = 2'

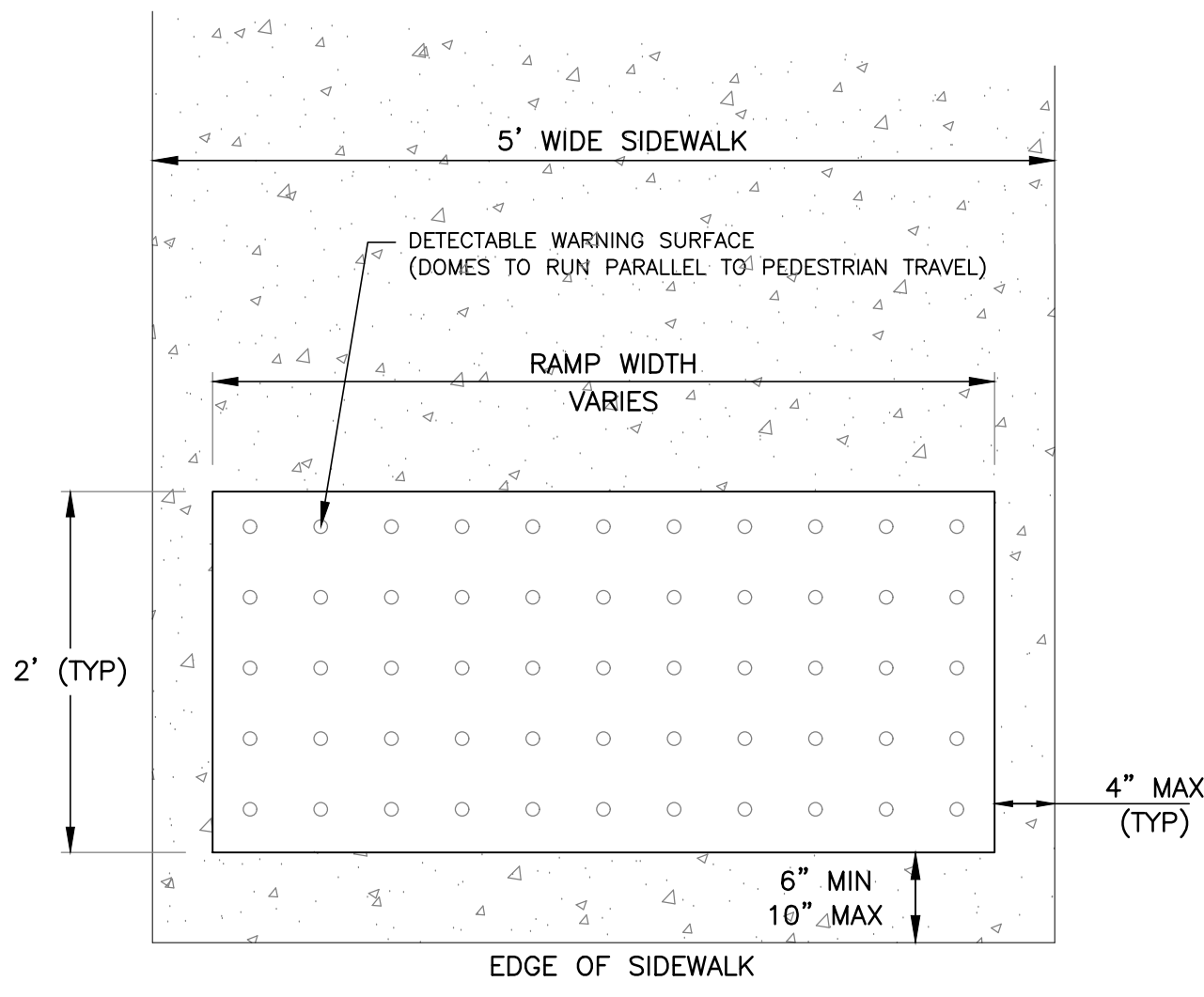
**PRELIMINARY**  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONTRACTS, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
 WEBB M. ANDERSON, P.E. (LA REG No. 36273)  
 DATE: 12/23/2020



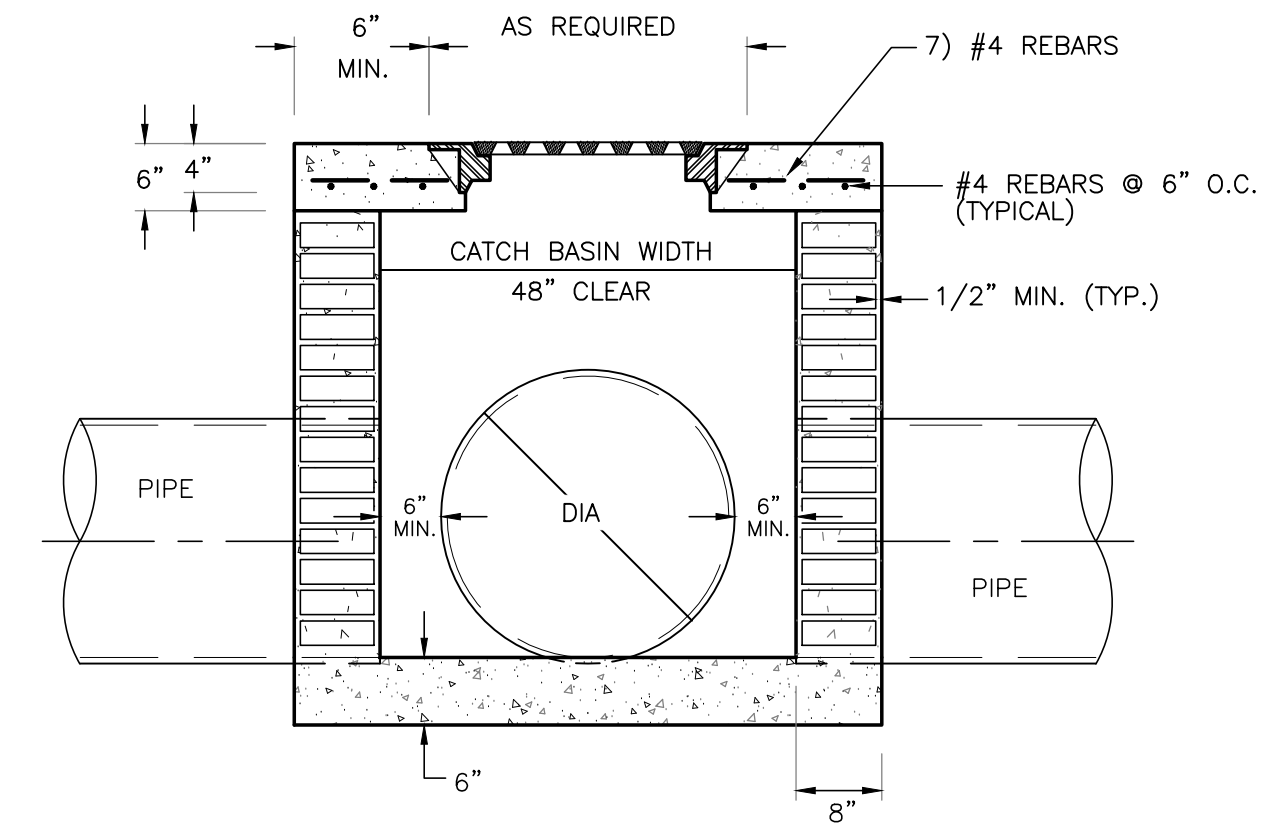
**B TYPE II DITCH**  
 N.T.S.



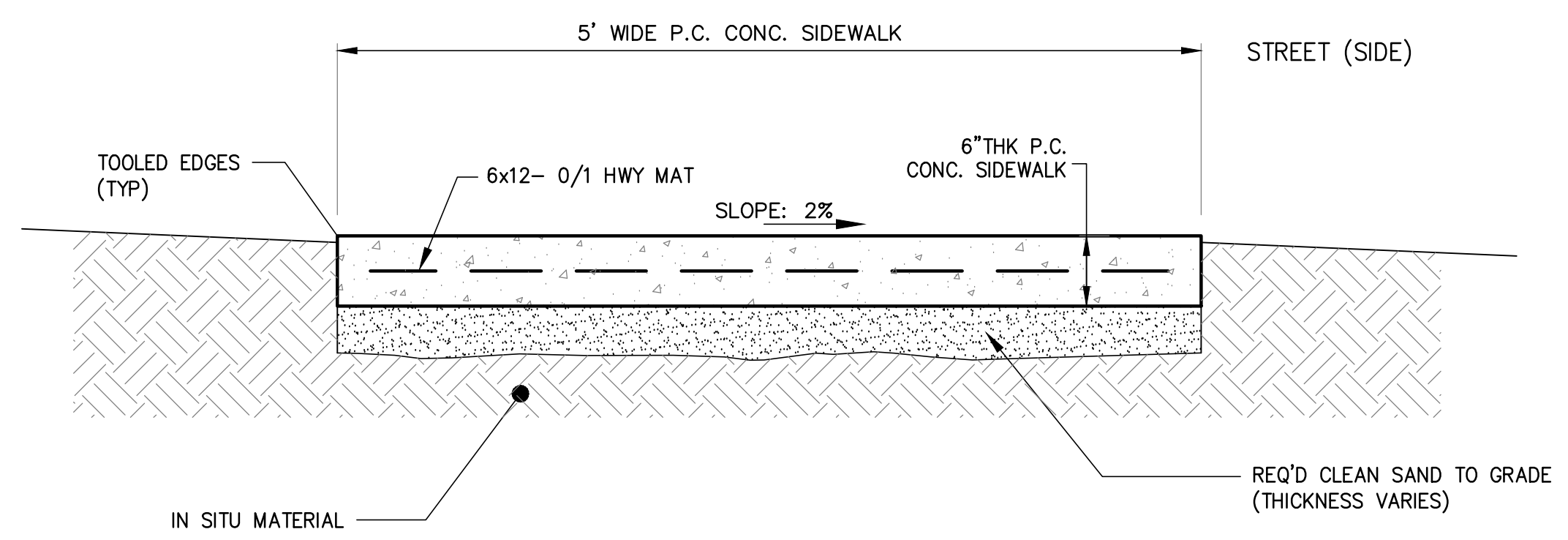
**C P.C. CONCRETE MOUNTABLE CURB**  
 N.T.S.



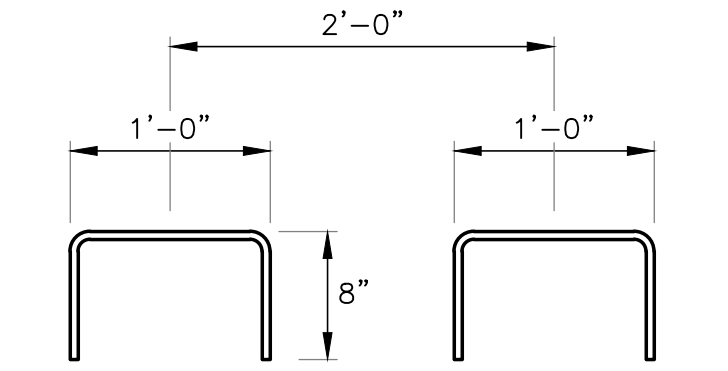
**E DETECTABLE WARNING DETAIL**  
 N.T.S.



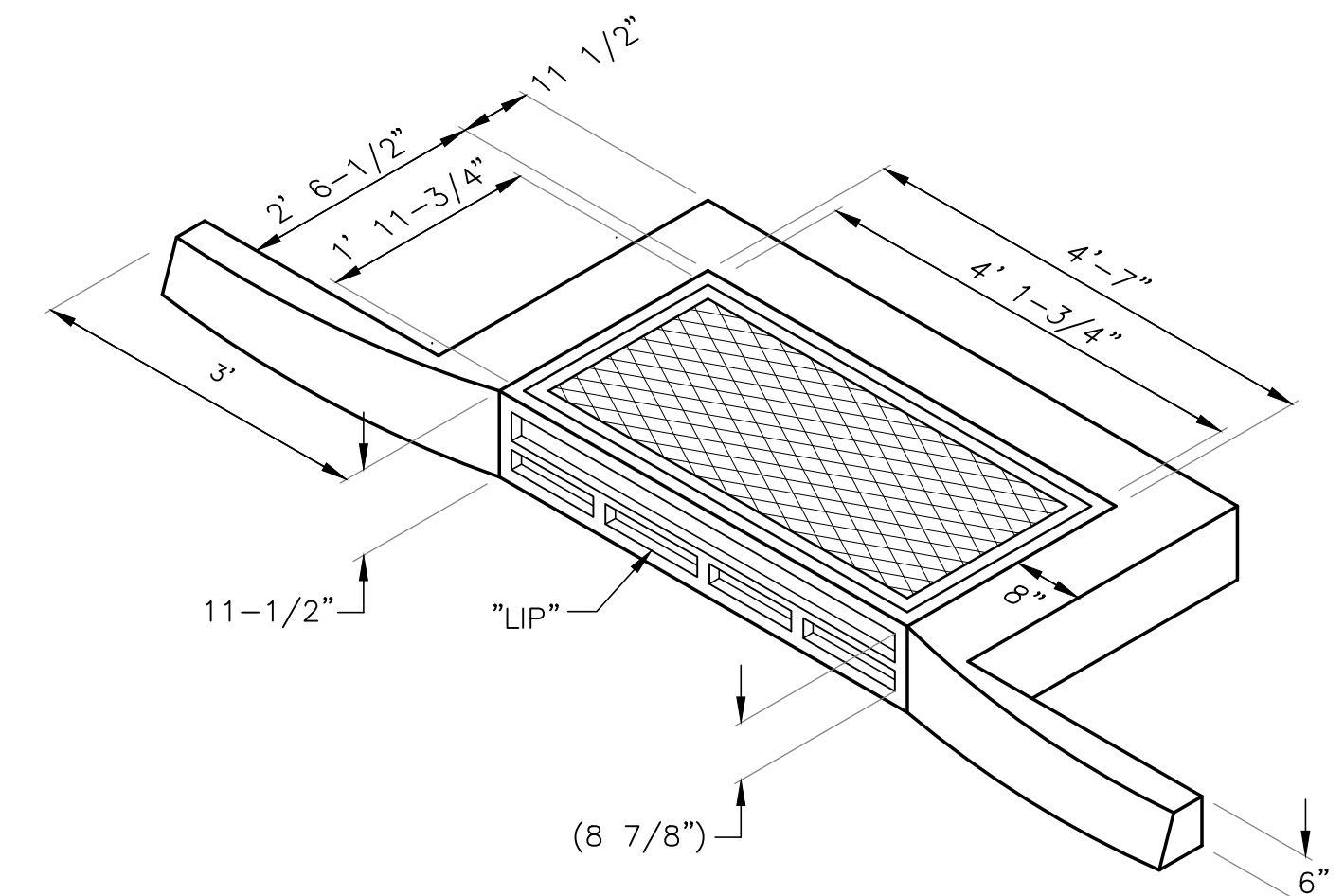
**G CATCH BASIN DETAIL**  
 N.T.S.  
 DESCRIPTION OF CB CASTINGS REQUIRED THIS PROJECT:  
 TYPE II - VULCAN V-4311-1 (FORMERLY SSI N.O. 1)  
 TYPE V - VULCAN V-5766 (F. VFG-24K36)  
 TYPE VI - VULCAN RCB-3 MOD. (28 1/4 X 40 GALV.)  
 TYPE VIII - VULCAN V-5726 (F. VFG 24 X 24)  
 TYPE X - VULCAN V-5736 (F. VFG 36X36)  
 (TYPES III, IV, V, VI, VII, VIII, IX, & X)



**D SIDEWALK DETAIL**  
 N.T.S.



**F STIRRUP DETAIL**  
 N.T.S.

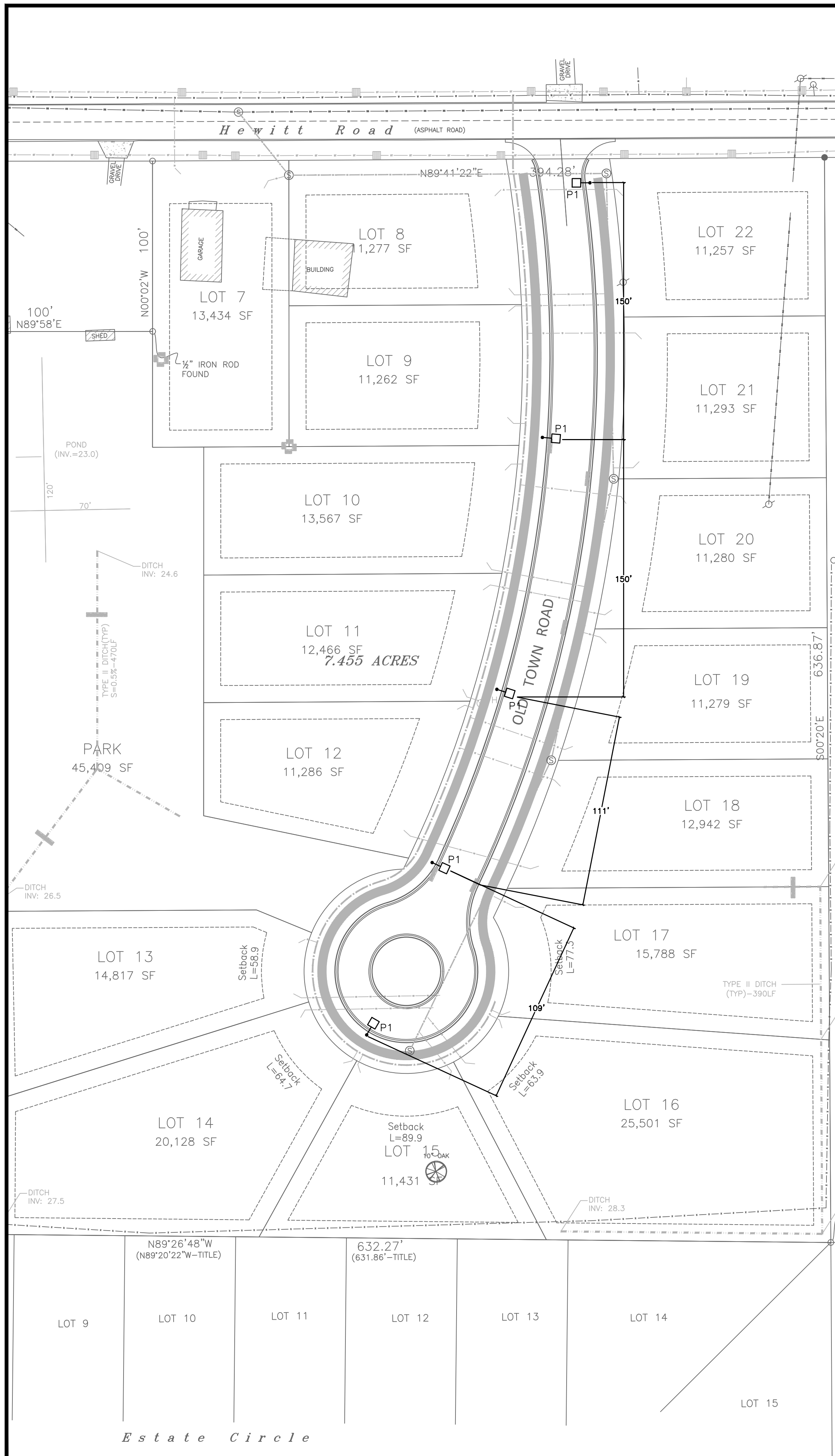


**H SIDE INLET DETAIL (TYPE II C.B.)**  
 N.T.S.

K:\2020 LAND PROJECTS\HAMMOND - Phoenix 2\phoenix eq 2.dwg, 12/23/2020 11:23:38 AM

NOTE:  
 1. DUMMY (TOOLED) JOINT @ 6' O.C., EXPANSION JOINT @ 24' O.C.  
 2. LT. BROOM FINISH

NO. 4 DEFORMED STEEL STIRRUPS @ 24" O.C.  
 CURB BARS SHALL BE PLACED WITHIN 6" OF CONTRACTION OR EXPANSION JOINTS



**PHOENIX SQUARE 2 -ELECTRICAL PLAN**

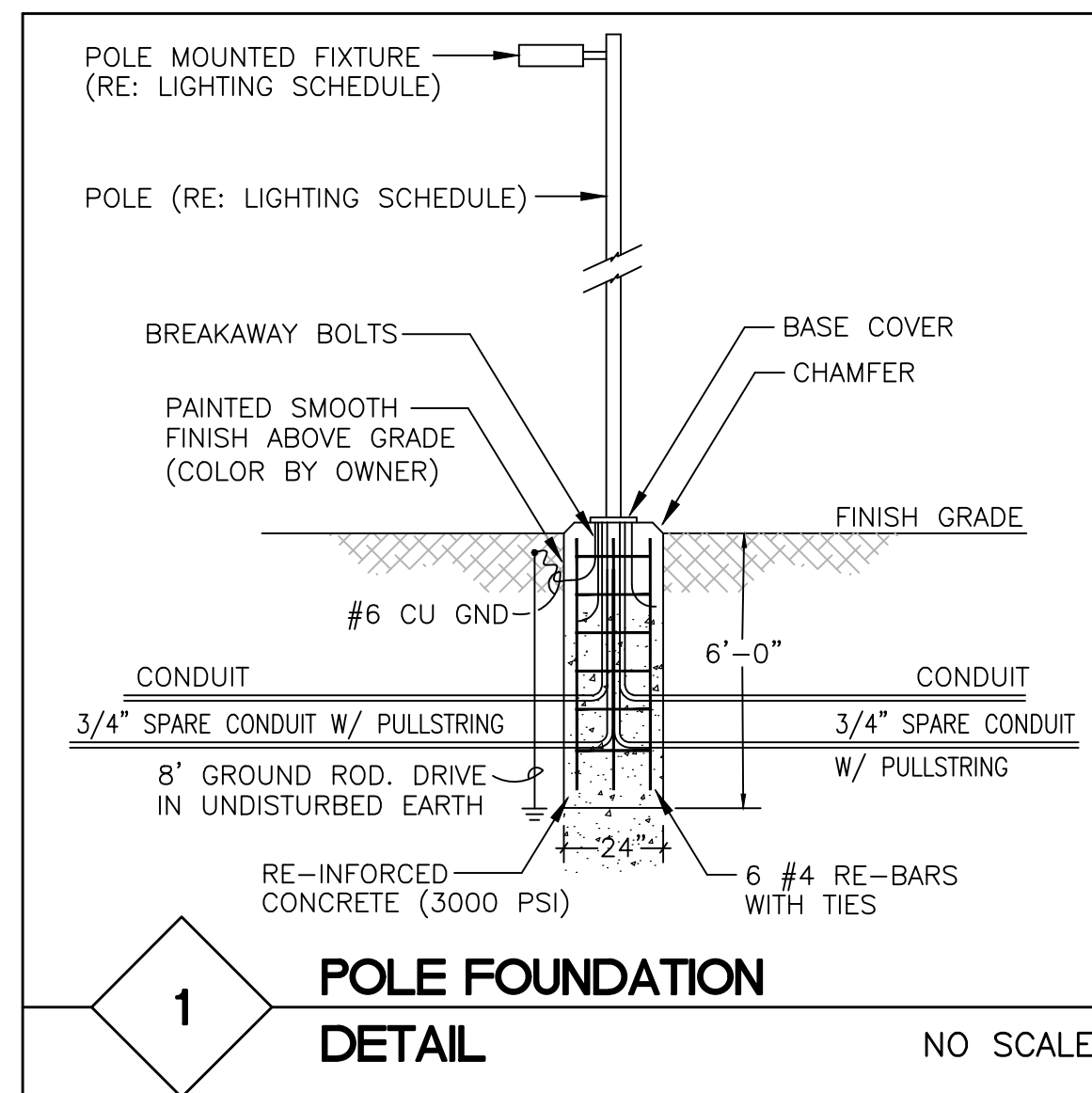
SCALE: 1"=40'-0"

LIGHTING FIXTURE AND POLE SCHEDULE						
SYMBOL	MARK	DESCRIPTION	POLE			NOTES
			LENGTH	MATERIAL	CATALOG NUMBER	
□	P1	25' SINGLE-HEAD POLE LIGHT W/ ROUND, TAPERED, ALUMINUM POLE.	25'-0"	ALUMINUM	LITHONIA: KAX1 LED P4 40K R3 MVOLT RPA FINISH	FINISH BY OWNER/ARCHITECT. POLES AND ACCESSORIES TO BE 100MPH RATED PLUS 1.3 GUST FACTOR.

ELECTRICAL LEGEND	
SYMBOL	LIGHTING DESCRIPTION
□	ELECTRICAL PANEL SURFACE MOUNTED
○ HH	ELECTRICAL HAND HOLE - REFER TO LUS STANDARDS FOR HAND HOLE REQUIREMENTS
— UGE —	UNDERGROUND ELECTRICAL CIRCUIT
→	HOMERUN TO ELECTRIC PANEL BOARD (INDICATED NUMBER OF CIRCUIT BY NUMBER OF ARROWS)

**GENERAL NOTES:**

- 1.) PANELS, FIXTURES, POLES, FOUNDATIONS, TRENCHING, CONDUIT, HAND HOLES, ETC. SHALL CONFORM TO CITY OF HAMMOND STANDARDS FOR LOCAL STREET LIGHTING.
- 2.) ALL DRIVEWAYS AND ROADS MUST BE BORED.
- 3.) ALL DRAINAGE STRUCTURES MUST BE BORED WHEN MINIMUM CLEARANCE AND COVER CANNOT BE MET.
- 4.) ENTERGY TO COORDINATE FUSE CONNECTION/DISCONNECT DETAILS WITH CITY OF HAMMOND.
- 5.) ENTERGY TO COORDINATE TRANSFORMER LOCATIONS WITH CITY OF HAMMOND.
- 6.) CONDUIT AND CONDUCTORS SHALL BE SIZED BY A LICENSED ENGINEER.
- 7.) ALL ELECTRICAL WORK SHALL BEEN N.E.C. 2014 REQUIREMENTS.



**ELECTRICAL LEGEND, SCHEDULES, AND DETAILS**

SCALE: NONE

**KAX LED Size 1 LED Area Luminaire**

**Specifications**

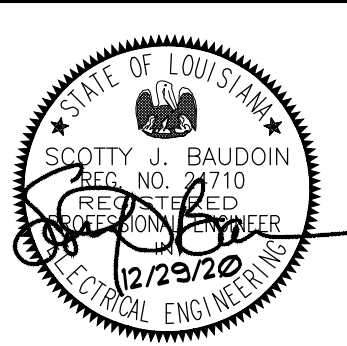
EPA: 0.7 ft<sup>2</sup> (0.07 m<sup>2</sup>)  
Length: 25" (640 mm)  
Width: 13-1/4" (340 mm)  
Height: 7-3/4" (200 mm)  
Weight (max): 26 lbs (11.8 kg)

**Ordering Information**

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
KAX1 LED	P1	50K 3000K	R3 Type 3	MVOLT	Shipped included
	P2	50K 4000K	R4 Type 4	120V	SK Square pole mounting
	P3	50K 5000K	R5 Type 5	208V	RPA Round pole mounting (includes round and square mounting)
	P4			240V	
				277V	
				347V	
				480V	

**Shipped installed**

PER: REAR-halo lock receptacle only (Controls order separate) 10"	HS: Round-rod shield 11"	DOB0: Dark bronze
PER5: Five-wire receptacle only (Controls order separate) 10"	SF: Single-face (120, 277, 347V) 1"	DBAL0: Black
PER7: Seven-wire receptacle only (Controls order separate) 10"	DF: Double-face (208, 240, 480V) 1"	DNAT0: Natural aluminum
PER8: 8i-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K 11"	DTL: Tit arm	DWH0: White
PER9: 8i-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K 11"	TS: Tit arm	DBR0: Textured dark bronze
PER10CV: 8i-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16 11"	SS: Shipped separately	DBLK0: Textured black
PER10CVY: 8i-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16 11"	BS: Bird spikes 11"	DNAT0: Textured natural aluminum
FA0: Field adjustable output 1"	ECS: External glare shield 11"	DNW0: Textured white



SCALE: ON THIS SHEET  
DATE: 11/19/2020  
REVISED: 12/29/2020  
DRAWN: K.B.R.  
CHECKED: S.J.B.

**PHOENIX SQUARE 2 ELECTRICAL PLAN**

**PHOENIX SQUARE 2**  
for  
**CITY OF HAMMOND**

**Spangler Engineering, LLC**  
CONSULTING CIVIL ENGINEERS  
214 S.W. RAILROAD AVENUE  
P.O. BOX 1374  
HAMMOND, LOUISIANA 70404  
(985) 542-8665 FAX: (985) 542-0046

SHEET  
**E1**

1304 BERTRAND DRIVE SUITE F7  
LAFAYETTE, LOUISIANA 70506  
(337) 234-7474 • FAX (337) 234-7774

Electrical Contact: Scotty Baudoin, PE  
scotty@meconsulting.com

PROJECT No.: 2012000



McLin Taylor, Inc.

Engineering and Land Surveying

Lester A. McLin, Jr., P.L.S.  
William L. "Billy" Taylor, II, P.E., P.L.S.

November 24, 2020

City of Hammond  
Planning Department  
219 E. Robert Street  
Hammond, LA 70401  
Attn: Ms. Tracie Schillace, Planning Coordinator

Re: Phoenix Square Phase 2

Dear Ms. Schillace:

The preliminary plans and drainage calculations submitted for the above referenced project have been received and reviewed to ensure compliance with the requirements of the City of Hammond and various recognized engineering practices and standards. We offer No Objection to the latest submittal as civil review comments have been addressed. It was also noted that the street light plan will be provided by others, the surveyor is in the process of updating the plat to add servitudes and benchmark information, and that capacity letters and DHH approval will be provided upon receipt.

This review shall not be substituted as a permit from the City of Hammond; nor shall any contents or lack of contents in this document waive the owner of any requirements of the City of Hammond, Tangipahoa Parish Government, State of Louisiana, or any other governing jurisdictions.

Please feel free to call or contact our office if you have any further questions or comments.

Sincerely,

William L. Taylor, II, P.E., P.L.S.  
McLin Taylor, Inc.

**Opinion of Probable Cost**  
**Phoenix II**  
Gulf Coast Housing Development

2-Dec-2020

Bid Item	Description	Estimated Quantity		Engineer's Estimate	
				Unit Price	Extension
1.	Mobilization	1	EA	\$ 30,000.00	\$ 30,000.00
2.	Miscellaneous Clearing & Sitework	1	EA	20,000.00	20,000.00
3.	Install/Maintain Construction & Traffic Signage	1	EA	7,500.00	7,500.00
4.	Erosion control/SWMMP	1	EA	10,000.00	10,000.00
5.	Install SSMH - complete	5	EA	3,000.00	15,000.00
6.	Install/Open Cut SS Main (8") (SDR35)	756	LF	20.00	15,120.00
7.	Directional Bore/ Jack & Bore (8") (SDR35)	50	LF	80.00	4,000.00
8.	Install/Open Cut 6" PVC Main (C-900)	350	LF	100.00	35,000.00
9.	Directional Bore/ Jack & Bore 6" PE (SDR11)	50	LF	80.00	4,000.00
10.	Install 6"x Tapping Sleeve & Valve	1	EA	6,000.00	6,000.00
11.	Install 3-way Fire Hydrant Assy. (incl flushing valve)	2	EA	4,000.00	8,000.00
12.	Install Type II Ditch	960	LF	10.00	9,600.00
13.	Install 18" ACCMP	638	LF	35.00	22,330.00
14.	Install 18" RCPA	212	LF	50.00	10,600.00
15.	Install Catch Basin (Type II)	5	EA	3,500.00	17,500.00
16.	Install Catch Basin (Type VIII)	4	EA	2,500.00	10,000.00
17.	Install Hot Mix Asphalt (3" thk.)(Level A)	1,875	SY	22.00	41,250.00
18.	Install Soil Cement Stabilized Base (8" thk. - 10%)	1,875	SY	12.00	22,500.00
19.	Install Mountable Curb (4")	1,136	LF	30.00	34,080.00
20.	Install Sidewalk (6" thk. - reinforced)(5'W)	634	SY	60.00	38,040.00
21.	Excavation - Retention Pond (4'Depth-3H:1V)	1,500	CY	12.00	18,000.00
22.	Installation of Street Lighting	1	EA	50,000.00	50,000.00
Construction Cost Estimate [items "1." - "22."]:					\$ 428,520.00
<b>TOTAL Opinion of Probable Cost:</b>					<b>\$ 428,520.00</b>



## **PERFORMANCE BOND** **(Subdivision Improvements)**

**Bond No. :**  
**Premium:**

**WHEREAS**, (herein designated as “Principal”), and (herein designated as “Obligee ”) have entered into an agreement whereby Principal agrees to install and complete certain designated Subdivision Improvements, which said agreement, dated , and identified as project , is hereby referred to and made a part hereof; and,

**WHEREAS**, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

**NOW, THEREFORE**, we, the Principal and , as surety, are held and firmly bound unto the Obligee in the penal sum of dollars (\$ ) lawful money of the United States, for the payment of which sum well and truly be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Obligee , its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect. This bond will remain in effect until the Principal has performed all obligations required by Obligee in connection with said improvements.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney’s fees, incurred by Obligee in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications, however, the Surety shall not be liable for a greater sum than the amount specified in the bond.

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on \_\_\_\_\_ ,

**Principal**

---

By: \_\_\_\_\_

**Surety**

---

By: \_\_\_\_\_  
\_\_\_\_\_, Attorney-In-Fact

**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: 10/6/2020

PERMIT# SUB-2020-10-00138

The next Planning Commission Meeting will be held on November 5, 2020, 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 #** \_\_\_\_\_ (Please verify address w/City of Hammond GIS Dept.)

**SITE LOCATION OR LEGAL DESCRIPTION:** 2 adjacent parcels: (a) 1.0 acre and (b) 7.45 acres near Hewitt and JW Davis

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

**List all current property owners:**

PROPERTY OWNER: Robert DePaula et al PHONE(\_\_\_\_) \_\_\_\_\_

ADDRESS: c/o Margaret Picou, Gardner Realtors, mpicou@gardnerrealtors.com  
 Street or PO Box \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 (List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

**APPLICANT/DEVELOPER:** David Harms  
 First Name \_\_\_\_\_ MI \_\_\_\_\_ Last Name \_\_\_\_\_

**COMPANY NAME:** Gulf Coast Housing Partnership  Owner  Contractor  Other

Applicant Mailing Address: 1626 Oretha Castle Haley Blvd; New Orleans, LA 70113  
 Street or PO Box \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Applicant Telephone: ( 504 ) 525-2505 Applicant Fax: ( \_\_\_\_\_ ) \_\_\_\_\_

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

# of Acres: 8.45 # of Proposed Lots: 23

NAME OF DEVELOPMENT: PS2

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-11A S-1 S-2 SC

CURRENT USE OF LAND: Vacant

INTENDED USE OF LAND:  
 Single Family Residential  Condominium/Townhouse  Multi-Family  Commercial  
 Industrial  Other (explain) \_\_\_\_\_

DESIGN ENGINEER/ARCHITECT Webb Anderson w/ Spangler Engineers PHONE ( 985 ) 542-8665

Will  PROCEDURE "A" (with bond) OR  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] 10/6/2020  
 APPLICANT SIGNATURE DATE

x \_\_\_\_\_ DATE

x [Signature] 10/6/2020  
 OWNER SIGNATURE DATE

x \_\_\_\_\_ DATE

x [Signature] \_\_\_\_\_  
 CITY PLANNER DATE

\*\*\*\*\* OFFICIAL USE \*\*\*\*\*

Fees for **Preliminary and Final Review:** \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ 415  
 [Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ \_\_\_\_\_

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AMOUNT PAID: \$ 418.00 CHECK# pd CC PAID CASH  DATE PAID \_\_\_/\_\_\_/\_\_\_

AMOUNT PAID: \$ \_\_\_\_\_ CHECK# \_\_\_\_\_ PAID CASH  DATE PAID \_\_\_/\_\_\_/\_\_\_



### Phoenix Square Two Legal Description

Commencing at a point which is the southeast corner of the northwest quarter of the northeast quarter of the northeast quarter of Section 35, T6S-R7E of Tangipahoa Parish, Louisiana, which is the point of beginning

Proceed North 89 degrees 26 minutes 48 seconds west 632.27 feet to the northbound right-of-way of Jackson Road, thence

Proceed North 1 degree 7 minutes 15 seconds west 465.10 feet along the right-of-way, thence

Proceed North 89 degrees 46 minutes 34 seconds east 143.45 feet, thence

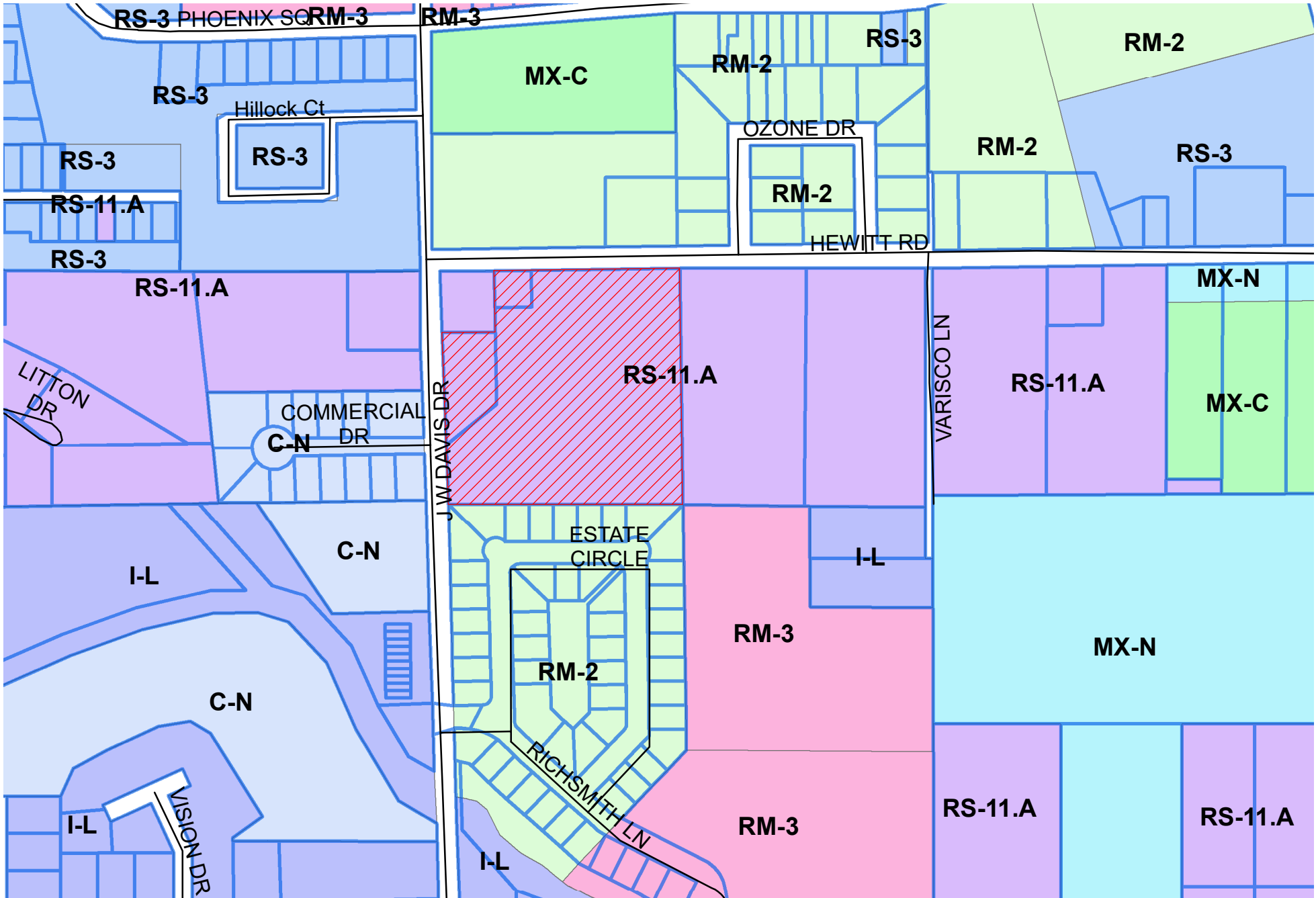
Proceed North 0 degrees 2 minutes 0 seconds west 63 feet, thence

Proceed North 89 degrees 58 minutes 0 seconds east 100 feet, thence

Proceed North 0 degrees 2 minutes 0 seconds west 100 feet to a point on the eastbound right-of-way of Hewitt Road, thence


Proceed North 89 degrees 41 minutes 22 seconds east 394.28 feet along the right-of-way, thence

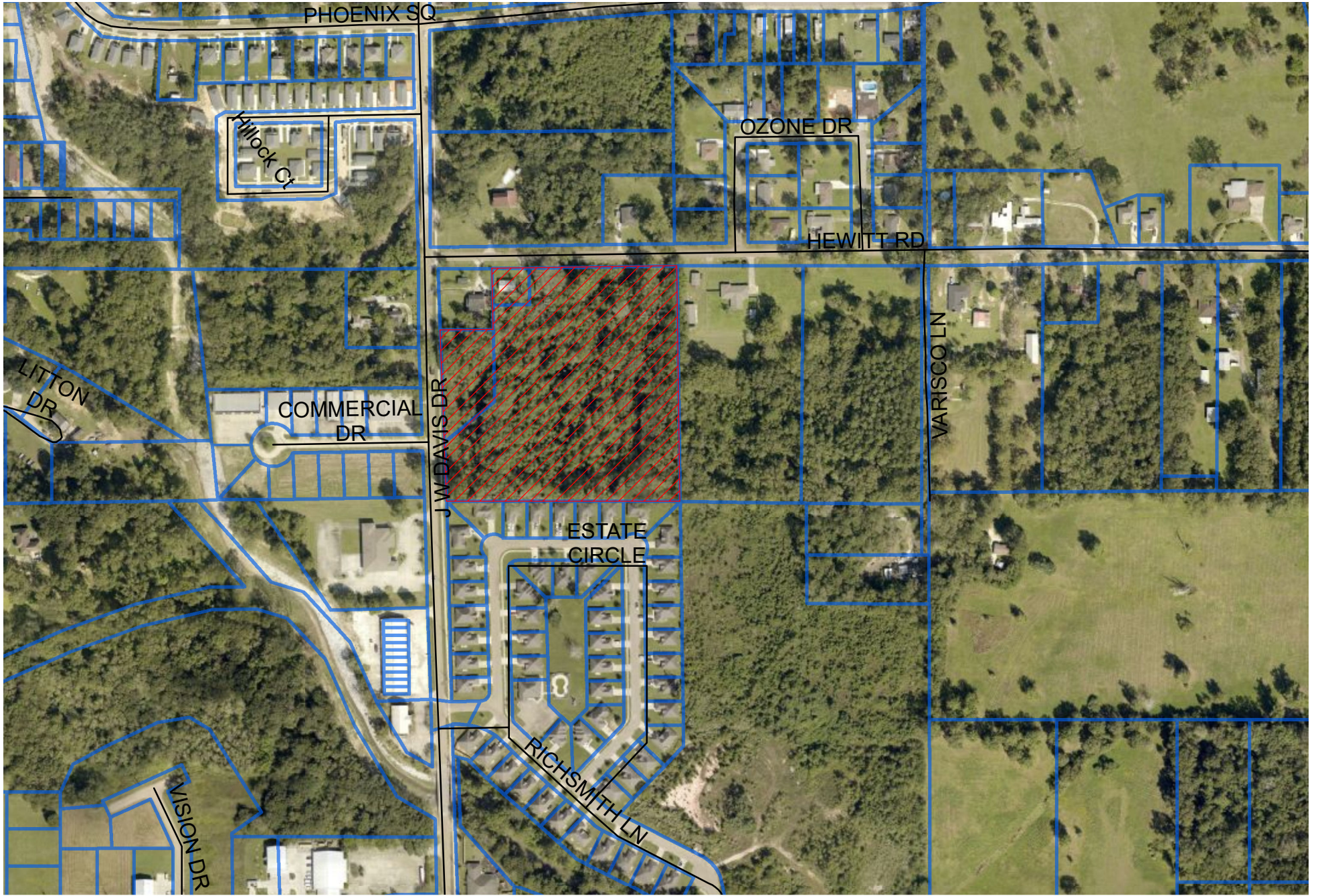
Proceed South 0 degrees 20 minutes 0 seconds east 636.87 feet to a point, which is the point of beginning.



Major Subdivision  
 700 Phoenix Sq  
 SUB-2020-10-00141


**Legend**

 Case Parcel



Major Subdivision  
700 Phoenix Sq  
SUB-2020-10-00141

**Legend**

 Case Parcel