



Staff Report

Subdivision Case#SDF2008-8-2

Planning Commission Public Hearing: Thursday September 5, 2013

City Council: Introduction – 9/17/2013 Final – 10/01/2013

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Final Plat, Letter to request Extension, Ord#12-5319, Letter of Guaranty, Ord#10-5226, Letter of Credit, Ord#08-5121

CITY COUNCIL REQUEST: (Ordinance)

An ordinance to amend ordinance #12-5319 to extend the date of the required completion of construction of the permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge Subdivision Phase II. (SDF2008-8-2) recommend approval for 1 year by the Planning Commission

SITE INFORMATION:

Location (Address): 42526 S. Airport Road

COUNCIL DISTRICT: 3- Bobby Martin

Site Description: Providence Ridge Phase II is located at the end of the existing Dr. John Lambert Drive

Existing Zoning: C3

Proposed Land Use: Commercial

Existing Land Use: Commercial

ADJACENT LAND USE AND ZONING:

Direction:

Land Use/Zoning:

North:

Interstate/I-12

South:

No Zoning Outside City Limits

East:

NO Zoning Outside City Limits

West:

NO Zoning Outside City Limits (across Airport Rd)

ADDITIONAL INFORMATION:

On October 7, 2008 City Council granted the final approval and acceptance of \$40,000 Letter of credit/Performance Bond for Providence Ridge, Phase II with the condition that a permanent cul-de-sac be constructed within 2 years at the end of Dr. John Lambert Drive (Ord#08-5121)

On October 7, 2010 Planning Commission recommended approval and to amend Ord#08-5121 to the City Council to extend the requirements to construct a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge, Phase II, and accept and \$40,000 Letter of Credit/Performance Bond expiring on 9/17/2012.

On November 3, 2010 City Council approved the amendment of Ord#08-5121 to extend the Letter of Credit/Performance Bond (\$40,000) for the construction of cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/2012 (Ord#10-5226)

On September 18, 2021 City Council approved the amendment of Ord#10-5226 to extend the Letter of Guaranty/Performance Bond (\$40,000) for the construction of the cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/3013 (Ord#12-5319)

PUBLIC HEARING (September 5, 2013):

For: None

Against: None

PLANNING COMMISSION RESULTS:

Motion: Sam McClugage to recommend approval of extension for 1 year

For: William Travis, Ralph Ross, Jimmy Meyer

Against: None

Absent: Stanley Young

ORDINANCE TO READ:

WHEREAS, on October 7, 2008 City Council granted the final approval and acceptance of \$40,000 Letter of credit/Performance Bond for Providence Ridge, Phase II with the condition that a permanent cul-de-sac be constructed within 2 years at the end of Dr. John Lambert Drive (Ord#08-5121)

WHEREAS, on October 7, 2010 Planning Commission recommended approval and to amend Ord#08-5121 to the City Council to extend the requirements to construct a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge, Phase II, and accept and \$40,000 Letter of Credit/Performance Bond expiring on 9/17/2012.

WHEREAS, on November 3, 2010 City Council approved the amendment of Ord#08-5121 to extend the Letter of Credit/Performance Bond (\$40,000) for the construction of cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/2012 (Ord#10-5226)

WHEREAS, on September 18, 2021 City Council approved the amendment of Ord#10-5226 to extend the Letter of Guaranty/Performance Bond (\$40,000) for the construction of the cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/3013 (Ord#12-5319)

NOW, THEREFORE, IT BE ORDAINED, the City Council of Hammond, Louisiana hereby approves an amendment to Ordinance #12-5319 to extend Letter of Guaranty in the amount of \$40,000 for the construction of a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge, Phase II expiring on 10/1/2014 (SDF2008-8-2)

From: Josh Taylor, City Planner _____ **Date:** _____

August 13, 2013

Mr. Foster,

Please let this serve as formal notice that we are requesting an extension for an additional two years for the cul de sac on Dr. John Lambert Drive.

Sincerely,



Robert Bruno

Thank you!

- (j) **OFFER OF DEDICATION.** Be accompanied by irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the local government attorney; and the subdivision plat shall be marked in the following fashion:

The owner, or his representative, hereby irrevocably offers for dedication to the local government uses, roads, easements, parks, and required utilities shown in the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____, and recorded in the Parish Clerk of Court's Office.

By: (Owner or Representative)

Date: _____

- (3) Upon formal acceptance of any dedication, and posting of maintenance bond, the City of Hammond will undertake the maintenance of such facilities so dedicated. There upon, the City Council President will sign the subdivision plat as final release to record said plat.

2.7 **SIGNING AND RECORDING OF SUBDIVISION PLAT**

- (1) The Clerk of Court shall not file any final subdivision plat that is not signed by the City Council President and Planning Commission Chairman.
- (2) Before signatures by the Planning Commission Chairman and City Council President are made on the final plat, there shall be proof that the subdivision improvements were installed in a manner satisfactory to the local government, or that proper completion bonds were filed with the City in accordance with these regulations.
- (3) It will be the responsibility of the Planning Commission staff or appointed representatives to insure that the final plat is filed with the Clerk of Court within thirty (30) days of the date of signature of the Council President.

SECTION 3: ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

3.1 **IMPROVEMENTS AND COMPLETION BOND**

- (1) **COMPLETION OF IMPROVEMENTS.** Before the final plat is signed by the City Council President, all applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the Local Review Engineer, all the street, sanitary, and other improvements on the individual lots of the subdivision as required in these regulations,

specified in the final subdivision plat, and as approved by the Planning Commission, and to dedicate same to the local government, free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

(2) **SURETY OR COMPLETION BOND IN LIEU OF IMPROVEMENTS**

(a) The Planning Commission may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plan, and that, as an alternative, the applicant post a bond⁵ at the time of application for final subdivision approval in an amount estimated by the Planning Commission and the Review Engineer, and in form approved by the Commission's attorney, as sufficient to secure to the local government the satisfactory construction, installation, and dedication of any incompleted portion of required improvements. The completion bond shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations.

(b) Such completion bond shall comply with all statutory requirements and shall be satisfactory to the local government attorney as to form, sufficiency, and manner of execution as set forth in these regulations. The 12 month period within which required improvements must be completed shall be specified by the Planning Commission in the resolution or motion approving the final subdivision plat and shall be incorporated in the bond. The period shall be counted as starting with the date of final approval of the plans and plat.

The Planning Commission may, upon proof of difficulty, recommend to the governing body extension of the completion date set forth in such bond for maximum period of one (1) additional year. The governing body may at any time during the period of such bond accept a substitution of principal or sureties on the bond upon recommendation of the Planning Commission.

(3) **COSTS OF IMPROVEMENTS.** All required improvements shall be made by the applicant, at his expense, without reimbursement by the local government or an improvement district therein.

(4) **FAILURE TO COMPLETE IMPROVEMENTS.** For subdivisions for which no completion bond has been posted, if the improvements are not completed within the period specified by the Planning Commission in the resolution approving the plat, the approval shall be deemed to have expired. In those cases where completion bond has been posted and required

⁵An escrowed cash fund may be set up in lieu of the completion bond.



**CITY OF HAMMOND
ORDINANCE N° 08-5121 C.S.**

**Major Subdivision Case # SDF 2008-8-2
Providence Ridge Subdivision**

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:

An ordinance has being approved to authorize a Major Subdivision – Final Approval of Providence Ridge Subdivision, Phase 2 with dedication of street and utilities zoned C-3 requested by Tangi East L.L.C [Michael Saucier] Case# SDF 2008-8-2 was recommended for approval by the Planning and Zoning Commission on September 4, 2008 under the following recommendations:

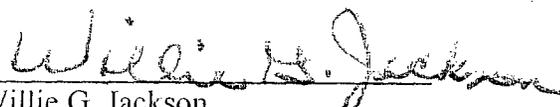
1. Acceptance of the dedication of Dr. John Lambert Drive and public utilities as depicted and described on the Revised Final Plat of Providence Ridge- Phase II Tracts A, B, C, D & E by SJB Group, LLC, Mickey L. Robertson, Surveyor, Sheet 1 and 2, revision date 09-17-2008.
2. Acceptance of the two-year Maintenance Bond (43BCSEQ7272) in the mount of \$58,279.18 (Expiration February 21, 2010) for improvements in the Dr. John Lambert Drive right-of-way.
3. Acceptance of the \$40,000.00 Letter of Credit/Performance Bond from Whitney Bank (SB54229) expiration date August 14, 2009 for the street lighting work in Providence Ridge.
4. Acceptance of the \$40,000.00 Letter of Credit/Performance Bond from Whitney Bank (SB54270) expiration date February 17, 2010 for the construction of a permanent cul-de-sac, if the extension of Dr. John Lambert Dr. onto Tract D is not underway within two years.

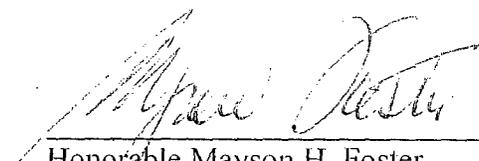
The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **September 16, 2008** of the Hammond City Council and discussed at a public meeting held on **October 7, 2008**; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by Mike Williams and Second by Johnny Blount, the foregoing ordinance was hereby declared adopted on **October 7, 2008** by the following roll call vote:

Votes: Johnny Blount (Y) Jason Hood (Y) Willie Jackson (Y) Kathy Montecino (Y) Mike Williams (Y)
Motion to carried.

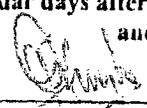
WHEREFORE the above and foregoing ordinance was declared duly adopted on this 7 day of **October, in the year 2008**, at Hammond, Tangipahoa Parish, Louisiana.

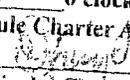

Willie G. Jackson
President, Hammond City Council


Honorable Mayson H. Foster
Mayor, City of Hammond


Anette A. Kirylo, Clerk
Hammond City Council

CERTIFICATE OF DELIVERY
In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 8 day of October, in the year 2008 at 12:30 o'clock 2.m. said delivery being within three (3) calendar days after adeption, exclusive of weekends and state holidays.


Anette Kirylo, Clerk of Hammond City Council

Recordation of Receipt Received from the Mayor of the City of Hammond on the 4 day of October in the year 2008 at 9:15 o'clock 3.m., in accordance with Home Rule Charter Article II, Section 2-12 (B)

Anette Kirylo, Clerk
Hammond City Council


CLERK
OF THE COUNCIL, DO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF ORDINANCE # 08-5121 ADOPTED BY THE HAMMOND CITY COUNCIL



CITY OF HAMMOND
ORDINANCE N° 10-5226 C.S.

Tangi East, LLC
Providence Ridge Subdivision Phase II
Cul-de-sac Construction Extension

WHEREAS, on October 7, 2010 the Planning Commission recommended approval of the request by Tangi East, LLC to extend until 9-17-2012 the requirement to construct a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge Subdivision Phase II, if the construction of Dr. John Lambert Drive onto Tract D is not underway; and acceptance of the \$40,000 Letter of Credit/Performance Bond from Whitney Bank (SB702801) expiration date 9-17-2012, as assurance for the construction of the permanent cul-de-sac (P&Z Case SDF2008-8-2); and

WHEREAS, the October 7, 2010 recommendation of the Planning Commission in regard to Case SDF2008-8-2 has been forwarded to the Hammond City Council for approval;

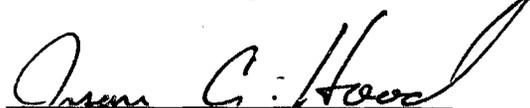
NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves an amendment to Ordinance #08-5121 C.S. item #4 to approve the request by Tangi East, LLC to extend until 9-17-2012 the requirement to construct a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge Subdivision Phase II, if the extension of Dr. John Lambert Drive onto Tract D is not underway; and to accept the \$40,000 Letter of Credit/Performance Bond from Whitney Bank (SB702801) expiration date 9-17-2012, as assurance for the construction of the permanent cul-de-sac (P&Z Case SDF2008-8-2)

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **October 19th, 2010** of the Hammond City Council and discussed at a public meeting held on **November 3rd 2010**; after motion and second was submitted to the official vote of the Hammond City Council.

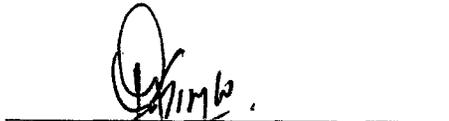
On motion by Kathy Montecino and Second by Johnny Blount the foregoing ordinance was hereby declared adopted on **November 3rd 2010** by the following roll call vote:

Votes: Johnny Blount (Y) Jason Hood (Y) Willie Jackson (Y) Kathy Montecino (Y) Mike Williams (Y) Motion carried approved.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this **3rd Day of November, in the year 2010**, at Hammond, Tangipahoa Parish, Louisiana.

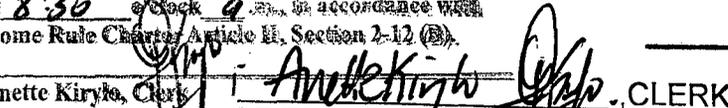

Jason C. Hood
President, Hammond City Council


Honorable Mayson H. Foster
Mayor, City of Hammond


Anette A. Kirylo, Clerk
Hammond City Council

CERTIFICATE OF DELIVERY
In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 4th day of November, in the year 2010 at 2:30 o'clock P.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.

Recordation of Receipt Received from the Mayor of the City of Hammond on the 5th day of November in the year 2010 at 8:30 o'clock 9 a.m. in accordance with Home Rule Charter Article II, Section 2-12 (B).


Anette Kirylo, Clerk
Hammond City Council


Anette Kirylo, Clerk of Hammond City Council

OF THE COUNCIL, DO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF ORDINANCE # 10-5226 C.S. ADOPTED BY THE HAMMOND CITY COUNCIL.



Whitney National Bank

International Department
228 St. Charles Avenue
(MO320)
New Orleans, LA 70130
Tel: (504) 586-7301
Fax: (504) 299-5059
SWIFT: WHITUS44

**Irrevocable
Standby Letter of Credit No.: SB70280L**

Issue Date: September 17, 2010

Beneficiary:
City of Hammond
Attn: Mayson Foster, Mayor
310 East Charles Street
Hammond, LA 70401
United States

Currency/Amount: USD 40,000.00
Not Exceeding

Expiry Date: September 17, 2012
Expiry Place: New Orleans, LA

Gentlemen:

We hereby irrevocably authorize you to draw on Whitney National Bank not exceeding in the aggregate U.S. \$40,000.00 (Forty Thousand Dollars), available by your draft(s) at sight for the account of Tangi East, L.L.C. No. 1 c/o Bruno Brothers Mgt. and Dev. Co., 70325 Highway 1077, Suite 101, Covington, LA 70433 for the construction of a permanent cul-de-sac at Providence Ridge Subdivision Phase II in Hammond, La.

Draft(s) must be presented at our office in September 17, 2012 Louisiana, on or prior to two (2) year from the date of this letter, and must bear, upon the face, the clause "Drawn under Whitney National Bank, New Orleans, LA, Irrevocable Standby Letter of Credit No. SB70280L, dated September 17, 2010."

Draft(s) must be accompanied by:

(1) This original Letter of Credit, and

ORIGINAL



WHITNEY

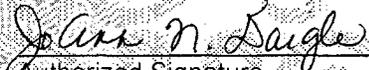
Whitney National Bank
International Department

- (2) Request for payment hereunder purportedly signed by the Mayor of the City of Hammond, substantially in the form of the Sight Draft attached hereto as Exhibit A, and
- (3) Certificate purportedly signed by the Mayor of the City of Hammond, certifying that Tangi East, L.L.C. is in default of its obligation to the City of Hammond for the completion of construction of a permanent cul-de-sac at Providence Ridge Subdivision Phase II in accordance with the City of Hammond plans and specifications.

We hereby agree with you that draft(s) drawn under and in compliance with the terms of this Letter of Credit will be duly honored on delivery of specified documents not later than 2:00 P.M. to Whitney National Bank, International Banking Department, 201 Camp Street, New Orleans, LA 70130, if presented on or before the above mentioned date.

This Letter of Credit is not transferable.

This credit is subject to International Standby Practices, ISP98 a published by the Institute of International Banking Law & Practice, bearing International Chamber of Commerce (ICC) Publication No. 590.


Authorized Signature

ORIGINAL

Exhibit "A"

DRAFT

\$ _____

(insert date)

At SIGHT

Payable to the order of City of Hammond

the amount of _____ Dollars (\$ _____)

Drawn under Whitney National Bank, New Orleans, Louisiana, Irrevocable Standby
Letter of Credit Number _____ dated _____

To: Whitney National Bank
New Orleans, Louisiana

City of Hammond

By: (Drawer Signature) _____
Mayor

Letter of Guaranty

To: City of Hammond
P. O. Box 2788
Hammond, LA 70404

Re: Guaranty to Tangi East, LLC No 1

To the City:

I personally and individually hereby issue this Letter of Guaranty to the City of Hammond in the amount of forty thousand dollars (\$40,000.00) issued for the benefit of Tangi East, LLC No. 1. This guaranty is issued for the construction of a permanent cul de sac at Providence Ridge Subdivision Phase II in Hammond, Louisiana, in accordance with the City of Hammond plans and specifications.

This guaranty may be exercised and called upon to me upon the following conditions:

1. Certification that Tangi East, LLC, No. 1, its successors or assigns, has failed to complete the construction as indicated above after being notified to do so by the City of Hammond.
2. Request for payment to me by the Mayor of the City of Hammond, said request may be by certified letter to me at the following address:

Mr. Robert Bruno
c/o Bruno Brothers Management and Development Co.,
70325 Highway 1077, Suite 101
Covington, LA 70433

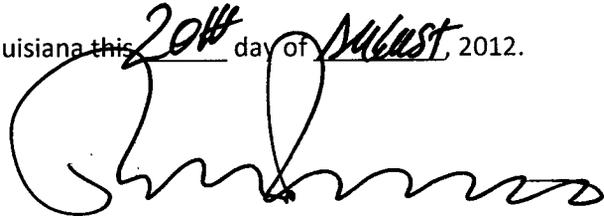
I understand that this Guaranty is a continuing guaranty effective from the date of execution hereof until such time as the above cul-de-sac is completed and accepted by the City of Hammond, or unless released by the City of Hammond.

Thus signed in Covington, Louisiana this 20th day of August, 2012.

WITNESS:

Jamie M. Butts
Jamie M. Butts

A. Monleu
Alicia M. Monleu



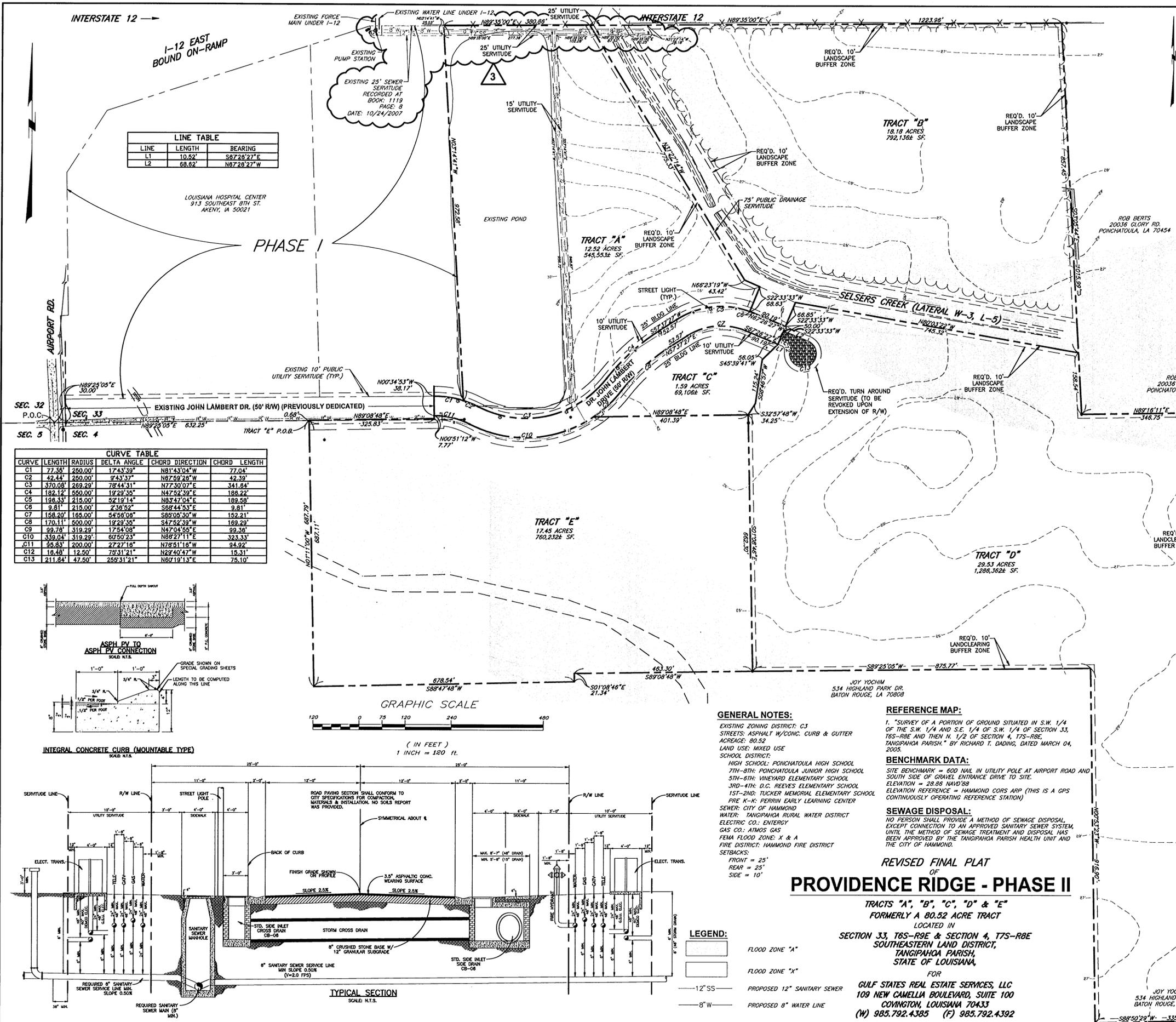
Robert Bruno

Sworn to and subscribed before me this 20th day of August, 2012.



Notary Public

NOTARY PUBLIC
MARK M. DENNIS
BAR No. 04878



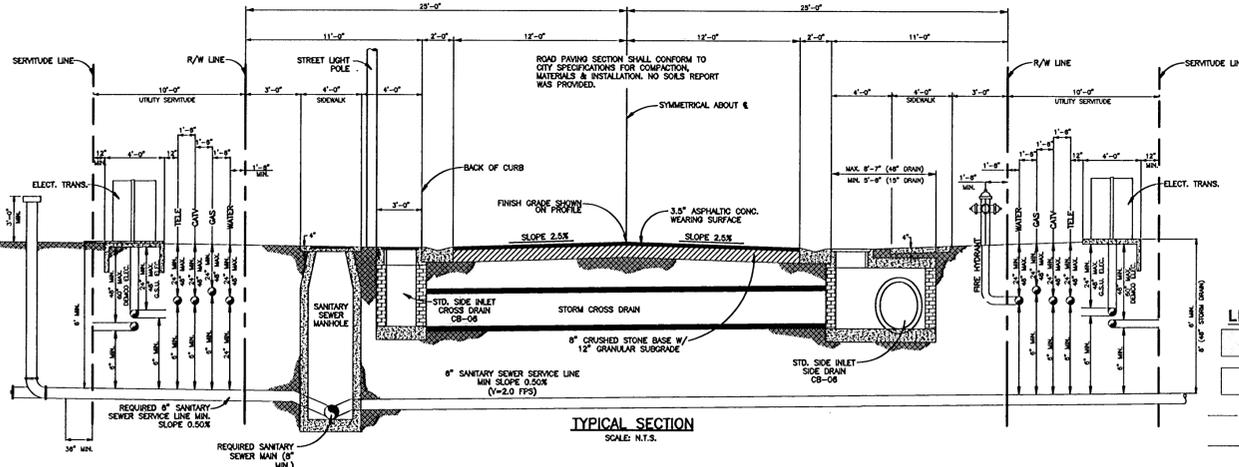
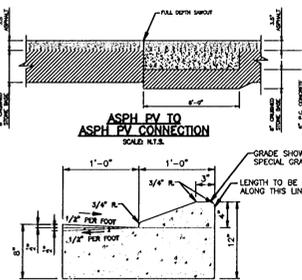
LINE TABLE

LINE	LENGTH	BEARING
L1	10.52'	S87°28'27"E
L2	68.52'	N67°28'27"W

LOUISIANA HOSPITAL CENTER
913 SOUTHEAST 8TH ST.
AKENY, IA 50021

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	77.35'	260.00'	17°43'39"	N81°43'04"W	77.04'
C2	42.44'	260.00'	9°43'37"	N87°59'28"W	42.39'
C3	370.68'	269.23'	78°44'31"	N77°30'07"E	341.84'
C4	182.12'	550.00'	19°29'35"	N47°52'39"E	188.22'
C5	196.33'	215.00'	52°19'14"	N83°47'04"E	189.58'
C6	9.81'	215.00'	2°38'52"	S88°44'53"E	9.81'
C7	158.20'	165.00'	84°58'08"	S85°05'30"W	152.21'
C8	170.11'	500.00'	19°29'35"	S47°52'39"W	169.29'
C9	99.78'	319.29'	17°54'08"	N47°04'55"E	99.38'
C10	339.04'	319.29'	67°50'23"	N58°27'11"E	323.33'
C11	35.83'	200.00'	27°27'16"	N78°51'16"W	34.92'
C12	16.48'	12.50'	75°31'21"	N29°40'47"W	15.31'
C13	211.84'	47.80'	255°31'21"	N50°19'13"E	75.10'



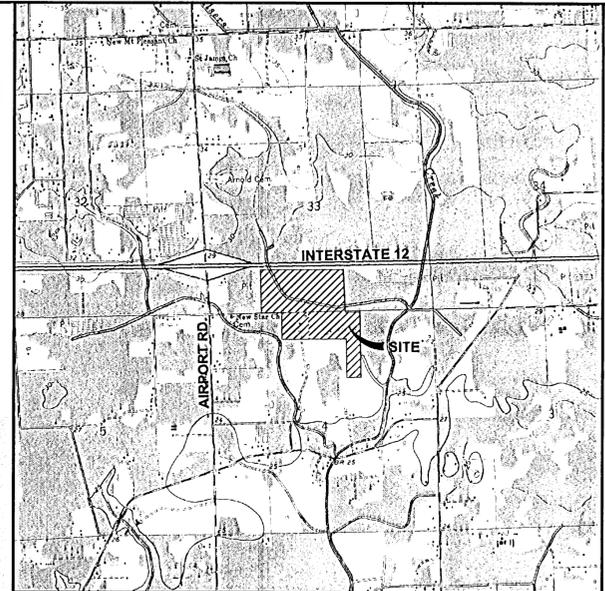
GENERAL NOTES:
EXISTING ZONING DISTRICT: C3
STREETS: ASPHALT W/CONC. CURB & GUTTER
ACREAGE: 80.52
LAND USE: MIXED USE
SCHOOL DISTRICT:
HIGH SCHOOL: PONCHATOLA HIGH SCHOOL
7TH-8TH: PONCHATOLA JUNIOR HIGH SCHOOL
5TH-6TH: VINEYARD ELEMENTARY SCHOOL
3RD-4TH: D.C. REEVES ELEMENTARY SCHOOL
1ST-2ND: TUCKER MEMORIAL ELEMENTARY SCHOOL
PRE-K-K: PERRIN EARLY LEARNING CENTER
SEWER: CITY OF HAMMOND
WATER: TANGIPAHOA RURAL WATER DISTRICT
ELECTRIC CO.: ENERGY
GAS CO.: ATMOS GAS
FEMA FLOOD ZONE: X & A
FIRE DISTRICT: HAMMOND FIRE DISTRICT
SETBACKS:
FRONT = 25'
REAR = 25'
SIDE = 10'

REFERENCE MAP:
1. "SURVEY OF A PORTION OF GROUND SITUATED IN S.W. 1/4 OF THE S.W. 1/4 AND S.E. 1/4 OF S.W. 1/4 OF SECTION 33, T6S-R8E AND THEN N. 1/2 OF SECTION 4, T7S-R8E, TANGIPAHOA PARISH," BY RICHARD T. DADING, DATED MARCH 04, 2005.
BENCHMARK DATA:
SITE BENCHMARK = 600 NAIL IN UTILITY POLE AT AIRPORT ROAD AND SOUTH SIDE OF GRAVEL ENTRANCE DRIVE TO SITE.
ELEVATION = 28.88 NAVD'83
ELEVATION REFERENCE = HAMMOND CORP ARP (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE TANGIPAHOA PARISH HEALTH UNIT AND THE CITY OF HAMMOND.

REVISED FINAL PLAT
OF
PROVIDENCE RIDGE - PHASE II
TRACTS "A", "B", "C", "D" & "E"
FORMERLY A 80.52 ACRE TRACT
LOCATED IN
SECTION 33, T6S-R8E & SECTION 4, T7S-R8E
SOUTHEASTERN LAND DISTRICT,
TANGIPAHOA PARISH,
STATE OF LOUISIANA,
FOR
GULF STATES REAL ESTATE SERVICES, LLC
109 NEW CAMELLIA BOULEVARD, SUITE 100
COVINGTON, LOUISIANA 70433
(W) 985.792.4385 (F) 985.792.4392

LEGEND:

[Symbol]	FLOOD ZONE "A"
[Symbol]	FLOOD ZONE "X"
[Symbol]	PROPOSED 12" SANITARY SEWER
[Symbol]	PROPOSED 8" WATER LINE



DESIGN ENGINEER'S CERTIFICATION & SEAL:
I HEREBY CERTIFY THIS PROPERTY DESCRIPTION IS TRUE & CORRECT & THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED GOVERNING SAME.
MICKEY L. ROBERTSON
NAME
REG. No. 29921
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
REG. No. 4869
REGISTERED PROFESSIONAL LAND SURVEYOR
MICKEY L. ROBERTSON
SIGNATURE
9/30/08
DATE

PLANNING COMMISSION CERTIFICATION:
① PROCEDURE "A" WITH BOND.
② PRELIMINARY APPROVED _____ DATE _____
③ FINAL APPROVAL _____; THE INDEX OF PLAN SHEETS _____
NUMBERED _____ THRU _____ AND OTHER PLANS ARE HEREBY APPROVED AND BY REFERENCE SHALL BE PART OF THE RECORDED PLATS.
④ SIGNATURE OF FINAL PLANS _____ DATE 10/20/08
COMMISSION CHAIRMAN
⑤ PROOF OF PERFORMANCE BOND; DATE SUBMITTED & APPROVED _____

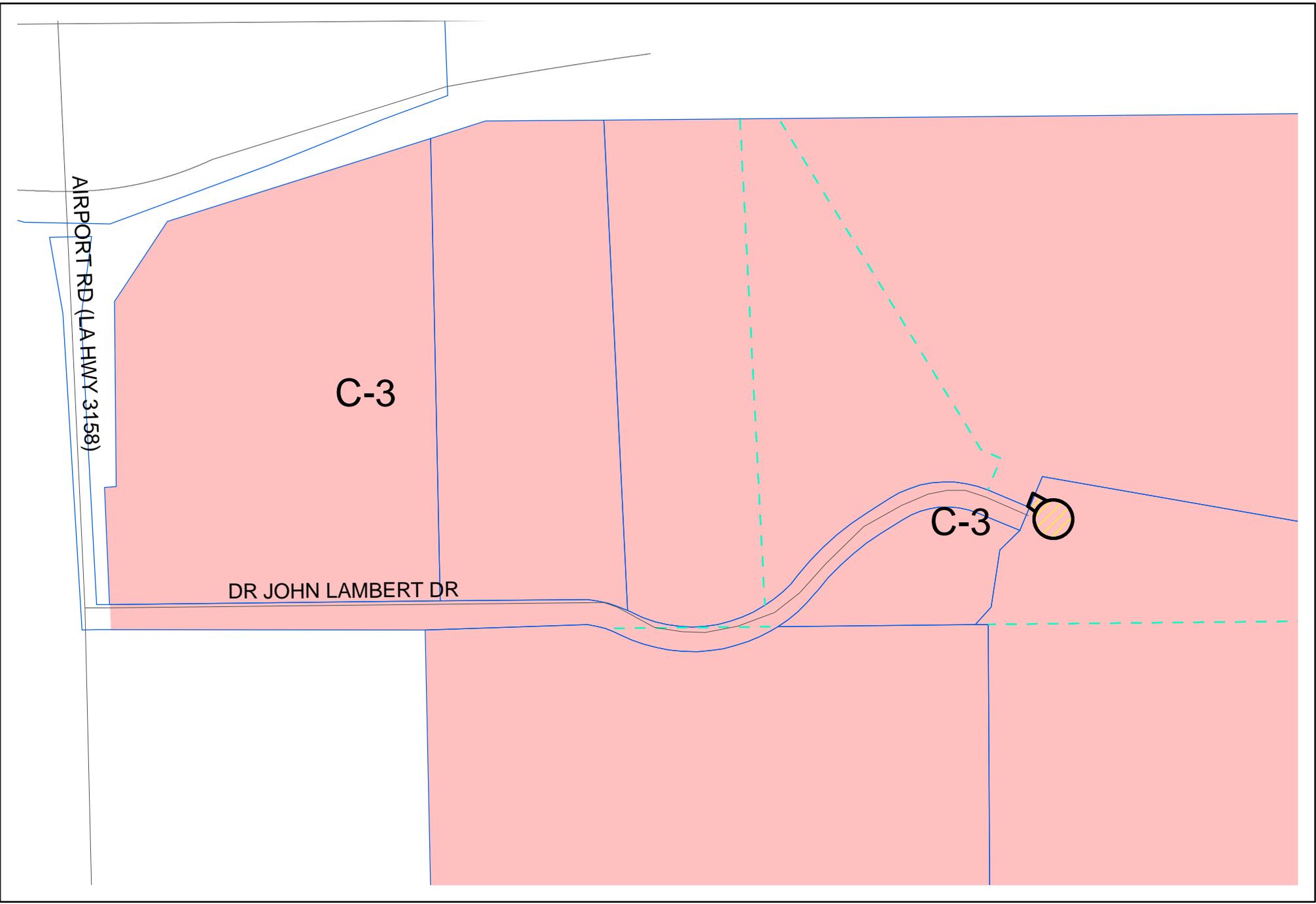
SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION APPROVED FINAL PLAT:
OWNER/DEVELOPER _____ DATE _____
DESIGN ENGINEER Mickey L. Robertson DATE 9/30/08
REVIEW ENGINEER _____ DATE 10/8/08
BOND ACCEPTANCE _____ DATE _____
CITY ATTORNEY _____
CITY COUNCIL PRESIDENT Willie H. Jackson DATE 10-24-08
NOT ACCEPTANCE OF DEDICATIONS

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 HAMMOND PLANNING COMMISSION AND DESIGNATED AS PROVIDENCE RIDGE SUBDIVISION - PHASE II.
OWNER/DEVELOPER _____ DATE _____

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE:
THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAY, PARKS, & REQUIRED UTILITIES IN PROVIDENCE RIDGE SUBDIVISION - PHASE II. 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 & LIGHTING _____ DATE 10-30-08
WATER _____ DATE 10-8-08
SEWAGE _____ DATE 10-8-08
DRAINAGE _____ DATE 10-30-08
OTHER _____ DATE _____
COUNCIL PRESIDENT Willie H. Jackson DATE 10-24-08
RECORDING INFORMATION:
RECORDATION Justin 794361 B1163 P647
RECORDED BY: _____ DATE 11-13-08

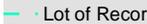
SHEET NUMBER	1
PARISH/COUNTY	TANGIPAHOA
CITY	HAMMOND
PROJECT	10991.0
PROVIDENCE RIDGE - PHASE II	
AIRPORT RD. @ INTERSTATE 12	
HAMMOND, LOUISIANA	
FINAL PLAT	
DESIGNED	MLR
CHECKED	MLR
DETAILED	MS
DRWN	MLR
DATE	AUGUST 28, 2008
SHEET	1 OF 2
JOB	
DATE	
BY	





This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

42526 S. Airport Rd.
Major Subdivision SDF2008-8-2

- Legend**
-  Case Parcel
 -  Lot of Record
 -  City Tax Parcels

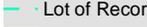
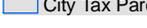


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community



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42526 S. Airport Rd. Major Subdivision SDF2008-8-2

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