



Staff Report

Major Subdivision Case#SDF2014-7-1

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Final Plat, As Built, Ord#06-4031, PC Minutes, 2007 1-yr maintenance bond

Planning Commission Public Hearing: Thursday August 7, 2014

City Council: Introduction 8/19/2014 – Final 9/2/2014

CITY COUNCIL REQUEST: (Ordinance)

Request for final subdivision approval for Pelican Professional Business Park Subdivision (Lots 1, 2A, and 4-11), acceptance of dedication of Pelican Professional Park (50' right of way & cul-de-sac) in accordance with final plat by Stanley K. Turner dated June 27, 2014, and acceptance of dedication of all public utilities in accordance with As Built (pgs. 4-9 of 13) by T.C. Spangler, Jr. P.E. dated 1/19/2006 located at 15521 Club Deluxe Rd; Zoned C-H (**SDF2014-7-1**) Recommended approval by Planning Commission

SITE INFORMATION:

Location (Address): 15521 Club Deluxe Rd.

COUNCIL DISTRICT: 3- Bobby Martin

Site Description: Located off Club Deluxe Road. Pelican Professional Business Park consists of 10 lots some that are undeveloped and other that are medical facilities

Existing Zoning: C-H

Proposed Land Use: Commercial

Existing Land Use: Commercial

ADJACENT LAND USE AND ZONING:

Direction:

Land Use/Zoning:

North:

Undeveloped/C-H (across I-12)

South:

Undeveloped/C-N (across Club Deluxe Rd)

East:

Vacant-Fun Farm/No Zoning outside City Limits

West:

Parish Government Offices/No Zoning Outside City Limits

ADDITIONAL INFORMATION:

January 6, 2006: The Planning Commission recommended approval of an annexation for Pelican Professional Park and gave preliminary approval for construction of this business park.

February 21, 2006: City Council approved annexation by Ord#06-4031

February 24, 2006: Preliminary plat was recorded pre-maturely without proper signatures.

March 28, 2007: Developer provided a 1-year maintenance bond for all improvements

PUBLIC HEARING:

For: None **Against:** None

PLANNING COMMISSION RECOMMEDATION:

Motion: William Travis to recommend approval

For: Stanley Young, Ralph Ross, Sam McClugage

Abstain: Jimmy Meyer

ORDINANCE TO READ:

WHEREAS, the Hammond Planning Commission approved preliminary subdivision and construction of Pelican Professional Business Park on January 6, 2006;

WHEREAS, the Hammond City Council annexed approximately 21 acres for Pelican Professional Park by Ordinance#06-4031; and

WHEREAS, the Hammond Planning Commission recommends final subdivision approval of Pelican Professional Business Park Subdivision, Acceptance of Dedication of Pelican Professional Park (50' right of way & cul-de-sac) in accordance with final plat by Stanley K. Turner dated June 27, 2014, and Acceptance of Dedication of all public utilities in accordance with As Built (pgs. 4-9 of 13) by T.C. Spangler, Jr. P.E. dated 1/19/2006 (SDF2014-7-1)

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the following in accordance with final plat of Pelican Professional Business Park Subdivision (Lots 1, 2A, & 4-11) by Stanley K. Turner dated June 27, 2014 (attached hereto and made a part hereof) and As Built Plans (pgs4-9 of 13) by T.C. Spangler, Jr. P.E. dated 1/19/2006:

Section 1: Approval of final plat for Pelican Professional Business Park

Section 2: Acceptance of Dedication of Pelican Professional Park a 50' right of way and cul-de-sac;

Section 3: Acceptance of Dedication of all public utilities

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

PUBLIC NOTICE
-- A PUBLIC MEETING OF THE
HAMMOND PLANNING AND ZONING COMMISSION

AGENDA for Thursday January 5th, 2006, 5:00 p.m.
MEETING TO BE HELD AT 312 E. CHARLES ST., City Council Meeting Room
CALL MEETING TO ORDER: 5:00 p.m.

OLD BUSINESS

1. Approval of minutes from Dec. 1st, 2005 meeting
2. Final subdivision review for Christian Wagner, Rond-Point Du Parc Subdivision
1.14 acres off of E. Clark St. zoned R-5
3. Final plan review for HAEIDD Business Park, Phase 1, located on Airport Road.

NEW BUSINESS

1. Minor subdivision request from La. Hospital Center to divide one 19 acre lot into 2 lots, 42570 S. Airport Rd.
2. Preliminary subdivision review for 601 Pride Ave., for Didevo Hammond, Inc. for 42 acre parcel (84 Lumber)
3. Preliminary subdivision review for Providence Ridge located off of S. Airport Road, for Tangi East, Inc. (and discussion of zoning)
4. Review of annexation of approximately 49 acres on S. Holly Street.
5. Preliminary subdivision review for Maurin I, LLC, Darryl Smith development of 84 single family lots in Phase 1 of Holly Gardens on 1501 S. Holly Street.
6. Preliminary sub approval for the creation of 5 single family lots for Kip Rosenblum at the end of S. Elm Street.
7. Preliminary subdivision approval for Jimmy Stire for Holly Parc Apartments on South Holly St.
8. Annexation of approx. 2 acres off of Range Road and E. Morris Ave. for Central Progressive Bank, to be zoned C-2.
9. Annexation of approx. 10 acres off of Club Deluxe Road for the proposed Pelican Professional Park to be zoned C-2.
10. Preliminary review of Pelican Park subdivision.

Hammond Planning and Zoning Commission
MINUTES
JANUARY 5, 2006

Meeting was held at 312 E. Charles St., City Council Meeting Room.
Called to order 5:10 p.m.

Roll Call: Stanley Young (P) Jim Meyer (P) Ron Matthews (A) Jarrod Goudeau (P)
Louise Bostic (P)

OLD BUSINESS:

1. Approval of minutes from Dec. 1st. 2005. After a review of the minutes it was motioned by Stanley Young and seconded by Jim Meyer to accept the minutes without any corrections needed. All members were in favor.
2. Final subdivision review for Christian Wagner, Rond-Pont Du Parc Subdivision 1.14 acres off of E. Clark St. zoned R-5. John Dardis, City Planner, presented his recommendations. Mr. Dardis stated that it was his understanding that everything was in order except the questions he had about the drainage. The drainage of the cul-de-sac was a concern. The floor was opened for opposition and there was no one present in opposition at that time. It was motioned by Stanley Young the Rond-Point Du Parc subdivision 1.14 acres be approved subject to the City Planner recommendations be attached to the minutes and the items of concern be addressed, and the street address will be for the East Clark frontage and that a sign with their subdivision name on it at the front entrance will be allowed; Jarrod Goudeau seconded the motion. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.
3. Final plan review for HAEIDD Business Park, Phase 1, located on Airport Road. Chuck Spangler, City Engineer, spoke in favor of the project. Mr. Spangler stated that one purpose of the project was to spur interest in developing the business park. This will be an ambitious project with concrete boulevards with upwards of \$800,000 dollars in construction cost, but with one or two tenants or land purchases the cost will be recouped. After a lengthy discussion of the City Engineer and the Board, the floor was opened for opposition and there was no one present in opposition at that time. It was motioned by Jarrod Goudeau and seconded by Stanley Young that the final plan for Phase 1 of the HAEIDD Business Park be approved. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.

NEW BUSINESS:

1. Minor subdivision request from La. Hospital Center to divide one 19 acre lot into 2 lots. 42570 S. Airport Rd. Present and representing the La. Hospital Center was attorney Leslie Bolner. Ms. Bolner stated that they were attempting to create two lots out of one lot. John Dardis, City Planner, stated that this was a minor subdivision because they were just splitting a lot, but the property was not small enough to be done administratively and there were no concerns with utilities. The City Planner recommended that the item be approved as submitted. The floor was opened for opposition and there was no one present in opposition at that time. It was motioned by Stanley Young and seconded by Jarrod Goudeau that the request from La. Hospital Center to divide one 19 acre lot into two lots be approved. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.
2. Preliminary subdivision review for 601 Pride Ave. for Didevo Hammond, Inc. for 42 acre parcel (84 Lumber). Mr. Jeff Macinno, was present and representing Didevo Hammond, Inc. John Dardis, City Planner, stated that the Board had in their packet of information a copy of a letter from Evans Graves Engineering Co. addressing the recommendations from the City reviewers. City Planner John Dardis, stated that he believed that all the city's concerns were addressed. The

floor was opened for opposition and there was no one present in opposition at that time. The City Planner, John Dardis, recommended approval. It was motioned by Stanley Young and seconded by Jarrod Goudeau to approve the subdivision request. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.

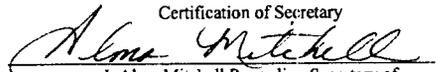
3. Preliminary subdivision review for Providence Ridge located off of S. Airport Road, for Tangi. East, Inc (and discussion of zoning). Mike Saucier, representing Gulf States and Providence Ridge was present and requested to have the item tabled. It was motioned by Stanley Young and seconded by Jarrod Goudeau to table the item. All members were in favor. Tabled
4. Review of annexation of approximately 49 acres on S. Holly Street. This property is located south of Old Covington Hwy and includes Holly Garden Cemetery and the National Guard building off of Minnesota Park Rd. The City has three signatures for annexation and other property owners are waiting for final details. There is at least one property owners that do not wish to be annexed. The City is in favor of the annexation. The issue of who is paying for water/sewer cost will have to be worked out. The City Planner recommended the annexation. This was a discussion only and no action was taken at that time.
5. Preliminary subdivision review for Maurin I, LLC, Darryl Smith development of 84 single-family lots in Phase 1 of Holly Gardens on 1501 S. Holly Street. Chuck Spangler represented the development. Chuck Spangler stated that the sewer will go to the south of the project. Bill Bodin, Engineer, added comments to the Board about the project. After a review and discussion by the Board the floor was opened for opposition and there was no one present in opposition at that time. Board member Louise Bostic raised the concern of additional congestion small lots, and traffic in the area. It was motioned by Stanley Young and seconded by Jarrod Goudeau to table this item until more is known about the utility costs and plan. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.
6. Preliminary sub. approval for the creation of 5 single-family lots for Kip Rosenblum at the end of S. Elm Street. Bill Bodin, Project Engineer, was present and spoke in favor of the project. The positioning of the road will be such that the road will be turned so that it is completely on the owner's property, but the map must be amended to indicate this. Winn Welford, owner at 1725 S. Elm St., spoke as a neighboring property owner that he did not want the road on his property. Mr. Ben Bickham was also present as an adjacent neighbor to the project. It was motioned by Stanley Young and seconded by Goudeau to table the item until there are better plans about water/sewer extensions. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.
7. Preliminary subdivision approval for Jimmy Stire of Holly Parc Apartments on South Holly St. Project engineer Bill Bodin was present for the project. The floor was opened for opposition and there was no one present in opposition at that time. It was motioned by Stanley Young and seconded by Jarrod Goudeau to table this item, also related to the need for water/sewer plans. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.
8. Annexation of approx. 2 acres off of Range Road and E. Morris Ave. for Central Progressive Bank, to be zoned C-2. After review of the issue by the Board it was motioned by Stanley Young and seconded by Louise Bostic to approve the annexation of the bank's property. Votes: Stanley Young (Y) Louise Bostic (Y) Jim Meyer (Y) Jarrod Goudeau (Y). Motion carried.

At this time Board member Jim Meyer removed himself from the Board because of ownership conflict with the next project.

9. Annexation of approx. 10 acres off of Club Deluxe Road for the proposed Pelican Professional Park to be zoned C-2. Stanley Young asked to have items 9 & 10 discussed together since they are inter-related. All members were in favor. Project engineer Chuck Spangler spoke in favor of the project. There are future plans by the Parish to widen Club Deluxe road to help handle traffic. This new subdivision and annexation will be a project creating eleven lots for office space. Jerry Hubanger, owner of the Fun Farm was present and was not sure that he wanted his property also annexed. He is considering annexation. Louise Bostic asked about the current tree line being let as a buffer where possible and Chuck Spangler stated that, where allowable, they would leave the trees. After the Board review and discussed the project, it was motioned by Louise Bostic and seconded by Jarrod Goudeau to approve the annexation. Votes: Stanley Young (Y) Louise Bostic (Y) Jarrod Goudeau (Y). Motion carried.
10. Preliminary review of Pelican Park subdivision. John Dardis, City Planner, asked to send the subdivision plan to the City Council along with the annexation, and not separately. It was motioned by Louise Bostic and seconded by Jarrod to approve the subdivision plans and forward to the City Council with the above annexation for Pelican Park. Votes: Stanley Young (Y) Louise Bostic (Y) Jarrod Goudeau (Y). Motion carried.

Stanley Young motioned to adjourn. All members were in favor.

Certification of Secretary



I, Alma Mitchell Recording Secretary of
The Hammond Zoning and Planning Commission
do hereby certify that the above and foregoing

Is a true and correct recitation of the business transacted at the
regular meeting of the Hammond Zoning & Planning Commission
held on January 5, 2006

ORDINANCE NO. 06- 4031 , C. S.

AN ORDINANCE ANNEXING
PELICAN PROFESSIONAL PARK

BE IT ORDAINED by the City of Hammond that:

SECTION 1. To annex the following described property:

Pelican Professional Park Annexation

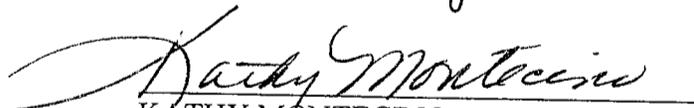
A certain piece or portion of land, more particularly described as follows;
Beginning at a point 20 feet North and 2664 feet West of the Southeast corner of
the Southwest quarter of Section 36, Township 6 South, Range 7 East, Tangipahoa
Parish, Louisiana;
Thence, N00°43'44"W, 1068.46 Feet;
Thence, N89°32'27"E, 432.17 Feet;
Thence, S00°43'44"E, 1068.07 Feet;
Thence, S89°29'20"W, 432.17 Feet back to the Point of Beginning, containing 10.60
Acres, all located in Sections 35 and 36, Township 6 South, Range 7 East,
Tangipahoa Parish, Louisiana.

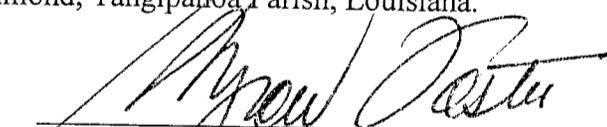
SECTION 2. Said annexed property will be Zoned C-3

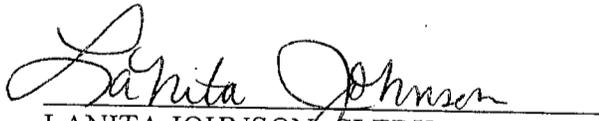
SECTION 3. Said annexed property will be added to Council District 3.

The above and foregoing ordinance having been duly submitted to the Hammond City
Council in writing; introduced at a public meeting of the Hammond City Council discussed at the
said public meeting; after motion and second was submitted to the official vote of the Hammond
City Council.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 21st
day of February year 2006, at Hammond, Tangipahoa Parish, Louisiana.


KATHY MONTECINO, PRESIDENT
HAMMOND CITY COUNCIL


HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND


LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL

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

CONSULTING CIVIL ENGINEERS
214 SOUTHWEST RAILROAD AVENUE
POST OFFICE BOX 1374
HAMMOND, LOUISIANA 70404

LETTER OF TRANSMITTAL

To: **Mr. Jimmy Meyer**

Project: **ONE-YEAR MAINTENANCE BOND
Pelican Professional Park**

Date: 6 March 2007

We are sending you: Attached Under separate cover via _____
 Shop Drawings Prints Samples
 3.5" Diskette Specifications "Notice to Bidders"
 Change Order No. _____ Other **See below** _____

No. Copies	Number	Dated	Description
1	N/A	2/28/2007	"One-Year Maintenance Bond" & Power of Attorney Hartford Casualty Insurance Co. for Lawson-Bonet Const.

These are transmitted for the following action:

- For Approval Approved as submitted
 For your information only Approved as corrected
 For your review and comment Disapproved/resubmit promptly
 For your processing/signature(s) Notify this office if extra costs/time extension requested
 Remarks **Please deliver to John Dardis**

Copy of Transmittal sent to: Mark Nettles

Copy of Attachment(s) sent to: Ronnie Fugarino

Signed: _____


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

Date: 6 March 2007

(985) 542-8665

FAX (985) 542-0046

HARTFORD CASUALTY INSURANCE COMPANY
HARTFORD PLAZA, HARTFORD, CT 06115

Know all men by these presents, That we, LAWSON-BONET CONSTRUCTION, INC., 2391 HIGHWAY 190 E,
HAMMOND, LA 70401

hereinafter called the Principal), and HARTFORD CASUALTY INSURANCE COMPANY, an Indiana corporation (hereinafter called the Surety), are held and firmly bound unto CITY OF HAMMOND, 310 EAST CHARLES STREET, HAMMOND, LA 70403 (hereinafter called the Obligee), in the full and just sum of TWENTY ONE THOUSAND EIGHT HUNDRED SEVENTY SIX AND 00/100(\$ 21,876.00) Dollars, lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

Whereas, said Principal has entered into a certain contract with the Obligee dated _
for: ONE YEAR MAINTENANCE BOND FOR PELICAN PROFESSIONAL PARK SUBDIVISION
which contract has been or is about to be completed and accepted.

And Whereas, specifications and contract provided LAWSON-BONET CONSTRUCTION, INC. should guarantee the project free from defects caused by faulty workmanship and materials for a period ofOne (1)..... year, general wear and tear excepted.

Now, Therefore, if the said project shall be free from defects of workmanship and materials, general wear and tear excepted, for a period of One (1)..... year, then this obligation shall be null and void, otherwise to remain in full force and effect.

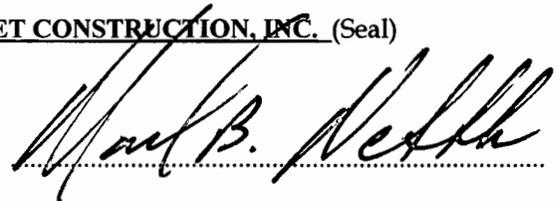
Signed, sealed and delivered February 28th, 2007

LAWSON-BONET CONSTRUCTION, INC. (Seal)

Witness as to

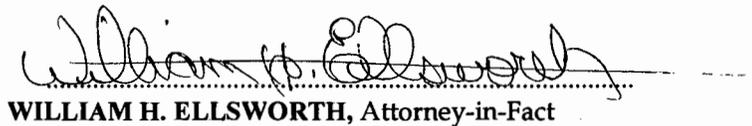
Principal

.....(Seal)



HARTFORD CASUALTY INSURANCE COMPANY




WILLIAM H. ELLSWORTH, Attorney-in-Fact

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-4

690 ASYLUM AVENUE

HARTFORD, CONNECTICUT 06115

call: 888-266-3488 or fax: 860-757-5835

Agency Code: 43-480815

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of unlimited:**

*William H. Ellsworth, Ralph J. LeBlanc, Alexander J. Ellsworth, Catherine R. Froeba,
William F. Wunderlich, Charles F. Coward, Anthony Carrera, Lamar B. Plauche*
of
Metairie, LA

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on July 21, 2003 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Paul A. Bergenholtz

Paul A. Bergenholtz, Assistant Secretary

David T. Akers

David T. Akers, Assistant Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 4th day of August, 2004, before me personally came David T. Akers, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hampden, Commonwealth of Massachusetts; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Scott E. Paseka

Scott E. Paseka
Notary Public

My Commission Expires October 31, 2007

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **FEBRUARY 28, 2007**

Signed and sealed at the City of Hartford.



Gary W. Stumper

Gary W. Stumper, Assistant Vice President

LEGEND

- — — — — DRAIN CULVERT
- — — — — POWER POLE / OVERHEAD LINES
- — — — — ELECTRIC, TELEPHONE, CABLE TV
- — — — — TELEPHONE PEDESTAL
- — — — — WATER METER
- — — — — SEWER MANHOLE
- — — — — STREET LIGHT
- — — — — TREE
- — — — — FENCE
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
- ▲ 60d NAIL SET UNLESS OTHERWISE STATED
- ▲ BENCHMARK

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

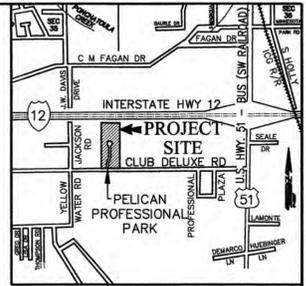
I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. I. A. ZONE: "X"
 BASE FLOOD ELEVATION: NONE
 COMMUNITY PANEL NO. 225206 0225 E
 EFFECTIVE DATE: AUGUST 23, 2000

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

**RESUBDIVISION
 OF
 PELICAN PROFESSIONAL PARK**
 SECTION 35 & 36, T 6 S, R 7 E
 461,667 SQ. FT (10.60 ACRES)
 FOR
 PELICAN PROFESSIONAL PARK, LLC
 106 SOUTH MAGNOLIA STREET
 HAMMOND, LA 70403
 [JIMMY MEYER, GENERAL PARTNER]

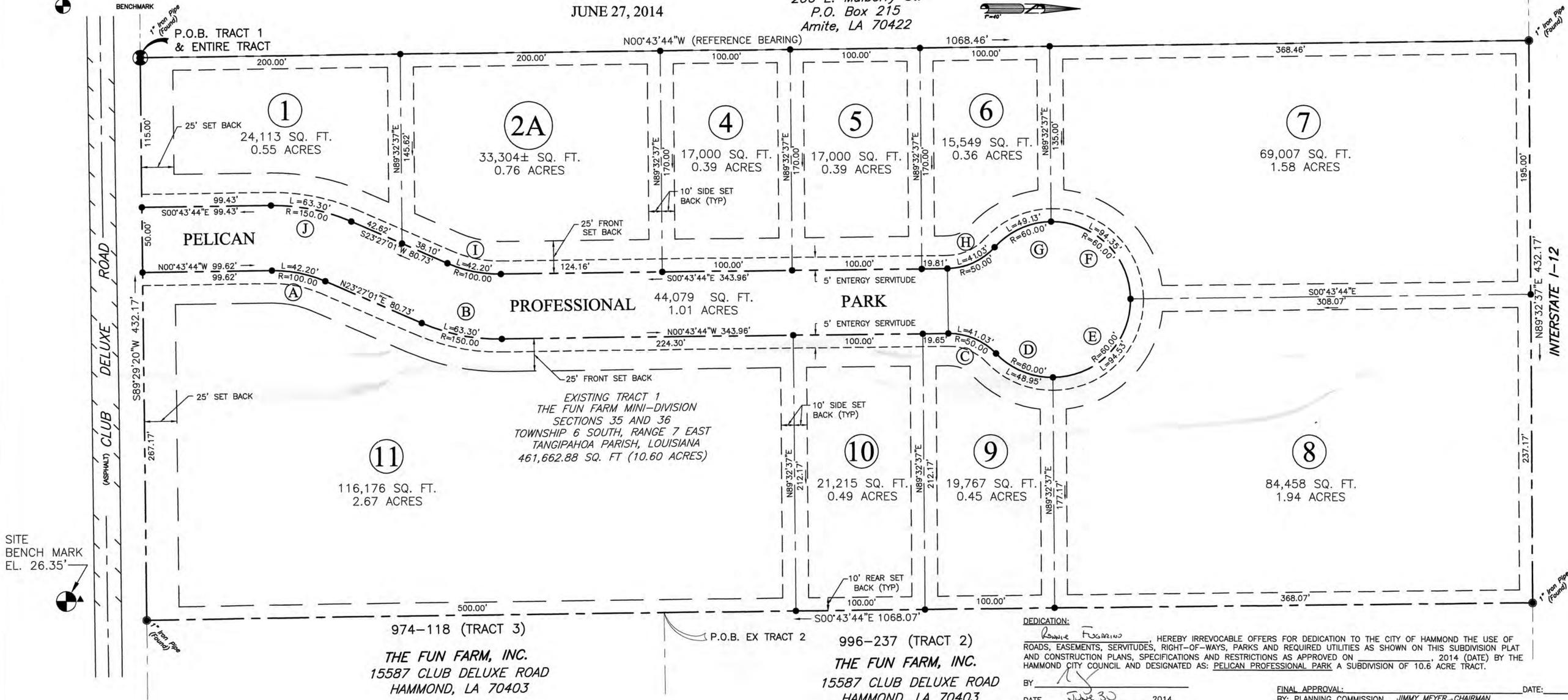
CURVE DATA										
CURVE LABEL	A	B	C	D	E	F	G	H	I	J
CENTRAL ANGLE	24°10'45"	24°10'45"	47°00'51"	46°44'30"	90°16'21"	90°06'00"	46°54'51"	47°00'51"	24°10'45"	24°10'45"
DEGREE OF CURVE	57°17'45"	38°11'50"	114°35'30"	95°29'35"	95°29'35"	95°29'35"	95°29'35"	114°35'30"	57°17'45"	38°11'50"
RADIUS	100.00'	150.00'	50.00'	60.00'	60.00'	60.00'	60.00'	50.00'	100.00'	150.00'
TANGENT	21.42'	32.13'	21.75'	25.93'	60.29'	60.11'	26.04'	21.75'	21.42'	32.13'
ARC LENGTH	42.20'	63.30'	41.03'	48.95'	94.53'	94.35'	49.13'	41.03'	42.20'	63.30'
CHORD LENGTH	41.89'	62.83'	39.89'	47.60'	85.05'	84.93'	47.77'	39.89'	41.89'	62.83'
CHORD BRG	N11°21'38"E	N11°21'38"E	N22°46'41"E	N22°54'52"E	N45°35'34"W	S44°13'16"W	S24°17'09"E	S24°14'09"E	S11°21'38"W	S11°21'38"W



VICINITY MAP
 1"=2,000' (±)

JUNE 27, 2014

740-127
 206 E. Mulberry St.
 P.O. Box 215
 Amite, LA 70422



GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD 88).
 B.M. = BENCHMARK, EL. = ELEVATION

REFERENCE BENCH MARKS: 1LSU, HAMM & COVG CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION USING OPUS SOLUTION.

SITE BENCH MARK = 60d NAIL IN NORTH FACE OF A POWER POLE ON THE SOUTH R.O.W. OF CLUB DELUXE ROAD 20' WEST OF THE PROJECTION OF THE EAST SUBDIVISION LINE, 1/2 MILE WEST OF THE INTERSECTION OF THE RAILROAD AND CLUB DELUXE ROAD.
 EL. 26.35' N.A.V.D.

REFERENCE SURVEY: SURVEY PLAT FOR FUN FARM MINI-DIVISION, BY BODIN AND WEBB, INC. ENGINEERS & SURVEYORS, DATED JUNE 30, 2004.

FLOOD ZONE:
 FLOOD ZONE "X"
 MAP NO. 22105C0430F
 EFFECTIVE DATE: JULY 22, 2010

ZONING CLASSIFICATION:
 C-3

STREET CLASSIFICATION:
 LOCAL (MINOR)

UTILITIES:
 SEWER: CITY OF HAMMOND
 WATER: CITY OF HAMMOND
 ELECTRICAL: ENERGY
 GAS: LOUISIANA GAS SERVICE

974-118 (TRACT 3)
THE FUN FARM, INC.
 15587 CLUB DELUXE ROAD
 HAMMOND, LA 70403

996-237 (TRACT 2)
THE FUN FARM, INC.
 15587 CLUB DELUXE ROAD
 HAMMOND, LA 70403

ACCEPTANCE:

THE CITY OF HAMMOND ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES IN THE PELICAN PROFESSIONAL PARK. THIS ACCEPTANCE IS SUBJECT TO FINAL ACCEPTANCE OF CONSTRUCTION BY THE CITY.

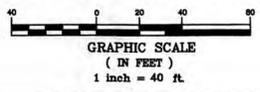
TRACT 1 - LEGAL DESCRIPTION
 FUN FARM MINI-DIVISION

A 10.60 ACRE PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 20 FEET NORTH AND 2864 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 EAST, TANGIPAHOA PARISH, LOUISIANA;
 THENCE N00°43'44"W A DISTANCE OF 1068.46 FEET;
 THENCE N89°32'27"E A DISTANCE OF 432.17 FEET;
 THENCE S00°43'44"E A DISTANCE OF 1068.07 FEET;
 THENCE S89°29'20"W A DISTANCE OF 432.17 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 10.60 ACRES, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 7 EAST, TANGIPAHOA PARISH, LOUISIANA, AS SHOWN ON THE SURVEY OF FUN FARM MINI-DIVISION BY BODIN AND WEBB, INC., DATED JUNE, 30, 2004.



TURNER SURVEYS, LLC
 15732 E. HOFFMAN ROAD
 PONCHATOULA, LA 70454
 Phone: (985)386-2358
 Fax: (985)386-2359
 Turnersurveys@turnersurveys.net

Stanley K. Turner
 STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753
 REGISTERED PROFESSIONAL LAND SURVEYOR



DEDICATION:
 I, Jimmy Meyer, HEREBY IRREVOCABLE OFFERS FOR DEDICATION TO THE CITY OF HAMMOND THE USE OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES AS SHOWN ON THIS SUBDIVISION PLAT AND CONSTRUCTION PLANS, SPECIFICATIONS AND RESTRICTIONS AS APPROVED ON _____, 2014 (DATE) BY THE HAMMOND CITY COUNCIL AND DESIGNATED AS: PELICAN PROFESSIONAL PARK A SUBDIVISION OF 10.6 ACRE TRACT.

BY: [Signature]
 DATE: June 30, 2014

FINAL APPROVAL: _____ DATE: _____
 BY: PLANNING COMMISSION JIMMY MEYER, CHAIRMAN
OWNER/DEVELOPER: _____ DATE: 6-30-14
DESIGN ENGINEER: [Signature] DATE: 27 JUNE 2014
 T.C. SPANGLER, JR., P.E.
REVIEW ENGINEER: _____ DATE: _____
CITY COUNCIL PRESIDENT: BOBBY MARTIN DATE: _____
STREETS AND LIGHTING: _____ DATE: _____
HOWARD G. (BUDDY) RIDGEL
WATER & SEWER: _____ DATE: _____
GARRY KNIGHT
RECORDING INFORMATION: _____ DATE: _____
RECORDING: _____ DATE: _____
RECORDED BY: _____ DATE: _____





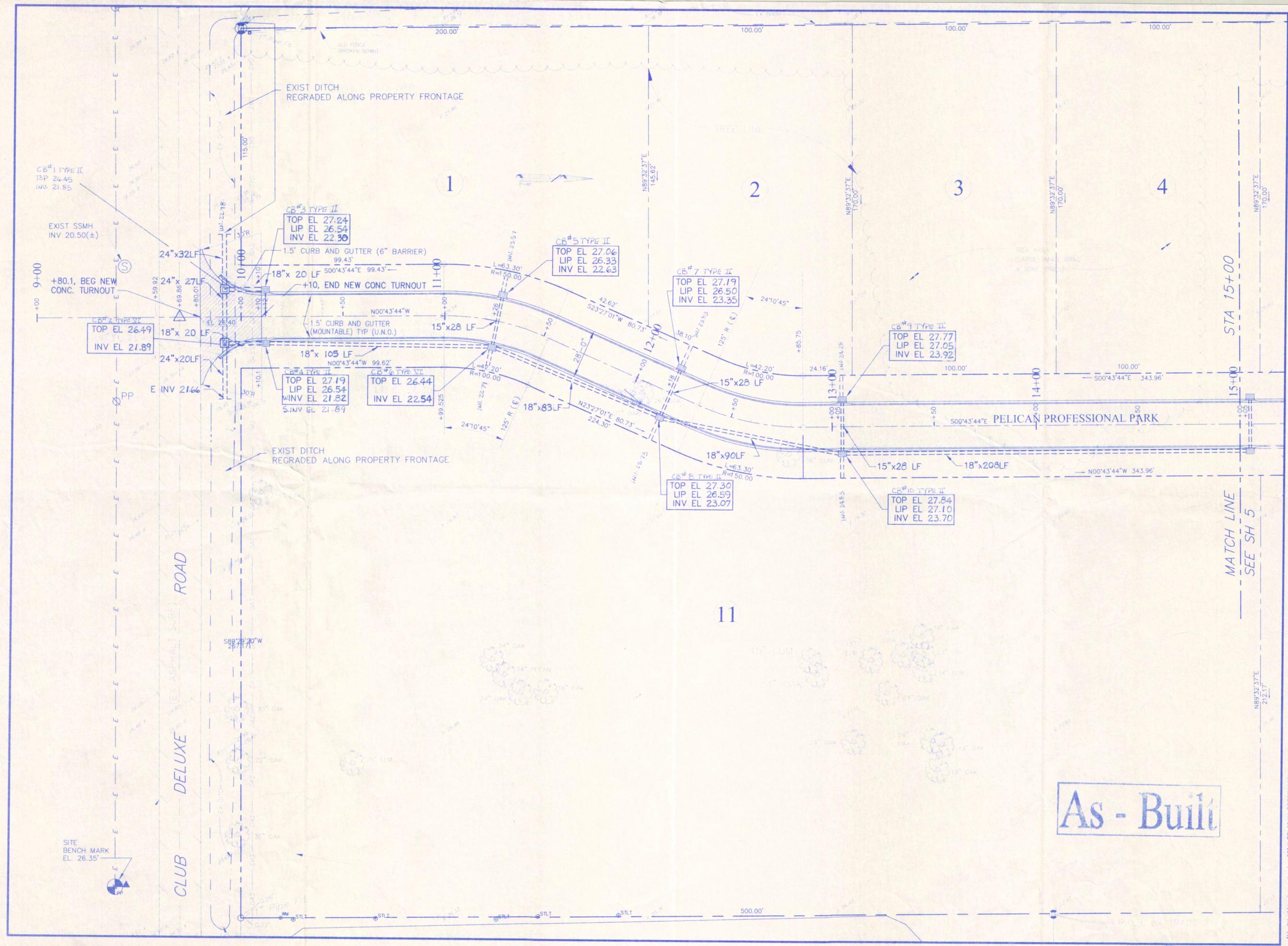
SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
 REVISED: 6/08/06

STREET &
 DRAINAGE LAYOUT
 SH 1 OF 2

PELICAN PROFESSIONAL PARK
 FOR
 PELICAN PROFESSIONAL PARK, LLC
 106 SOUTH MAGNOLIA STREET
 HAMMOND, LA 70403
 [JIMMY MEYER, GENERAL PARTNER]

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

SHEET
4 REV
 OF 13



As - Built

M:\Projects\2004\PELICAN PROFESSIONAL PARK\dwg\STREET.dwg 1/31/2007 8:23:03 AM CST



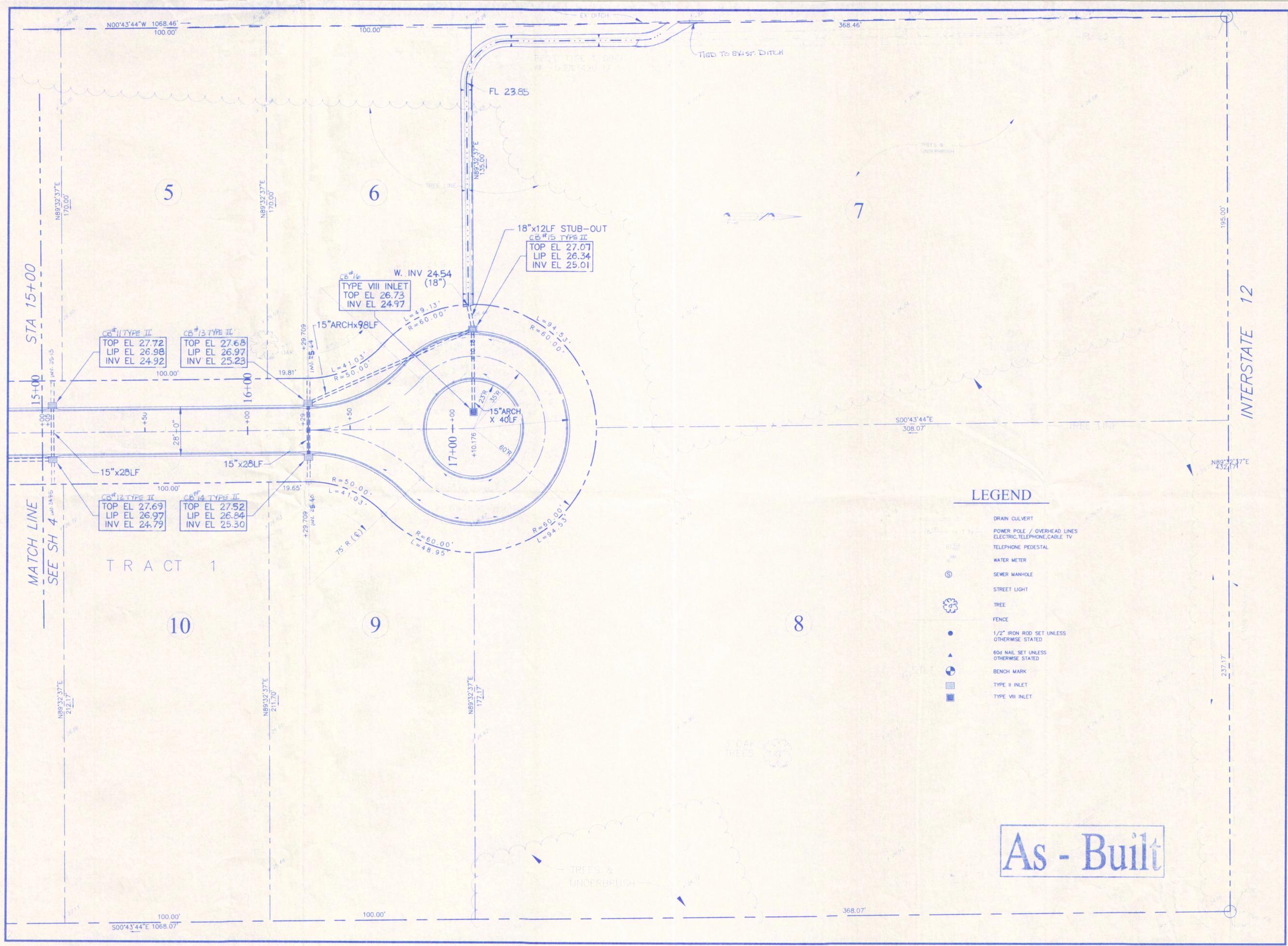
SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
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STREET &
 DRAINAGE LAYOUT
 SH 2 OF 2

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SHEET
5 REV
 OF 13

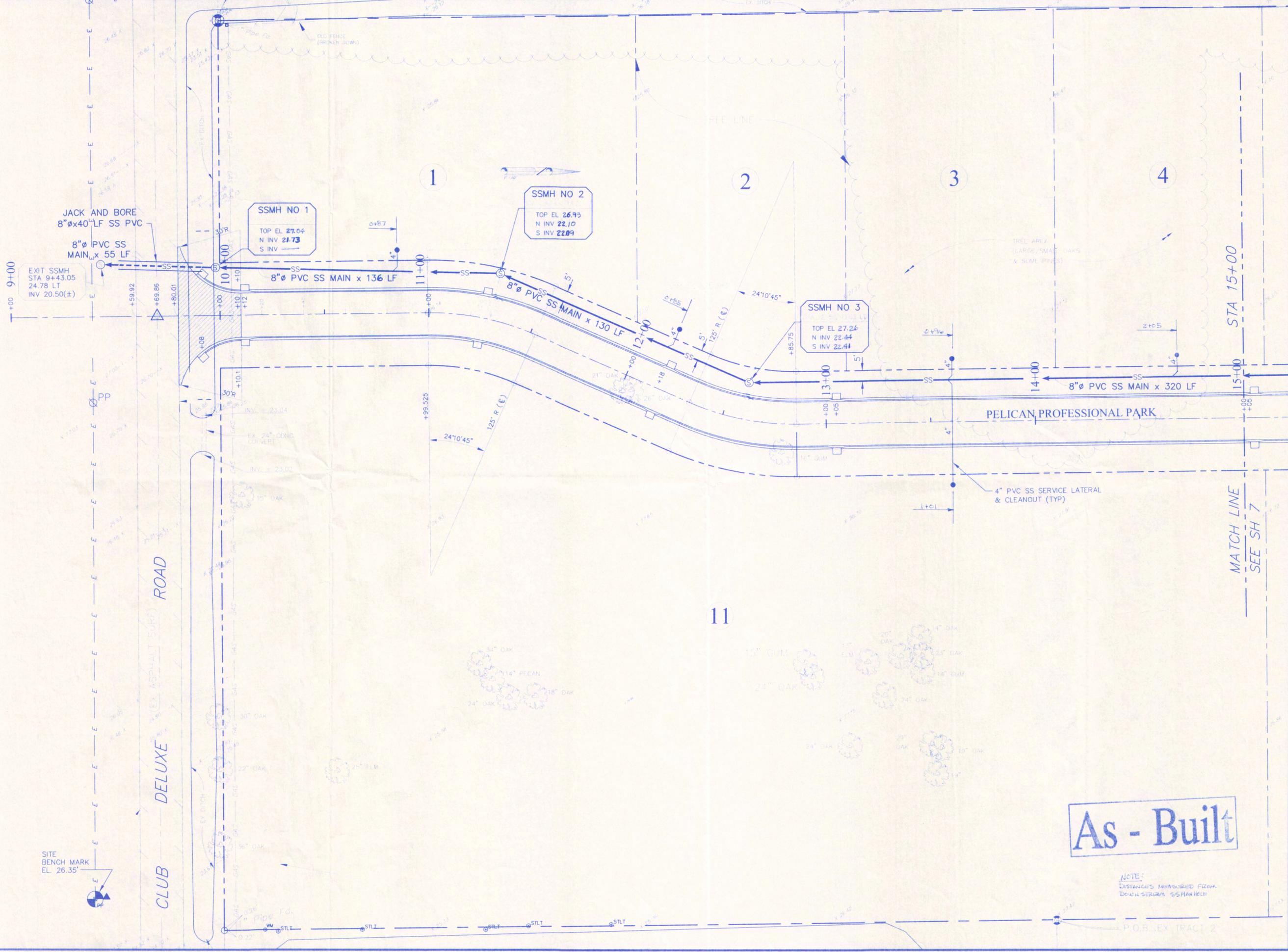


LEGEND

- DRAIN CULVERT
- POWER POLE / OVERHEAD LINES
ELECTRIC, TELEPHONE, CABLE TV
- TELEPHONE PEDESTAL
- WATER METER
- SEWER MANHOLE
- STREET LIGHT
- TREE
- FENCE
-
- 60d NAIL SET UNLESS OTHERWISE STATED
- BENCH MARK
- TYPE II INLET
- TYPE VIII INLET

As - Built

N:\willc\land_projects\2004\PELICAN PROFESSIONAL PARK\DWG\STREET.LDWG 1/31/2007 8:49:57 AM CST



SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
 REVISED:

SANITARY
 SEWER LAYOUT
 SH 1 OF 2

PELICAN PROFESSIONAL PARK
 FOR
 PELICAN PROFESSIONAL PARK, LLC
 106 SOUTH MAGNOLIA STREET
 HAMMOND, LA 70403
 [JIMMY MEYER, GENERAL PARTNER]

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 HAMMOND, LOUISIANA 70404
 (985) 542-8665 FAX: (985) 542-0046

SHEET
6
 OF 13

As - Built

NOTE:
 DISTANCES MEASURED FROM
 DOWNSTREAM SSMH INLET

N:\M\land projects 2004\PELICAN PROFESSIONAL PARK.dwg SEWER 1.dwg 1/31/2007 8:29:21 AM CST



SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
 REVISED:

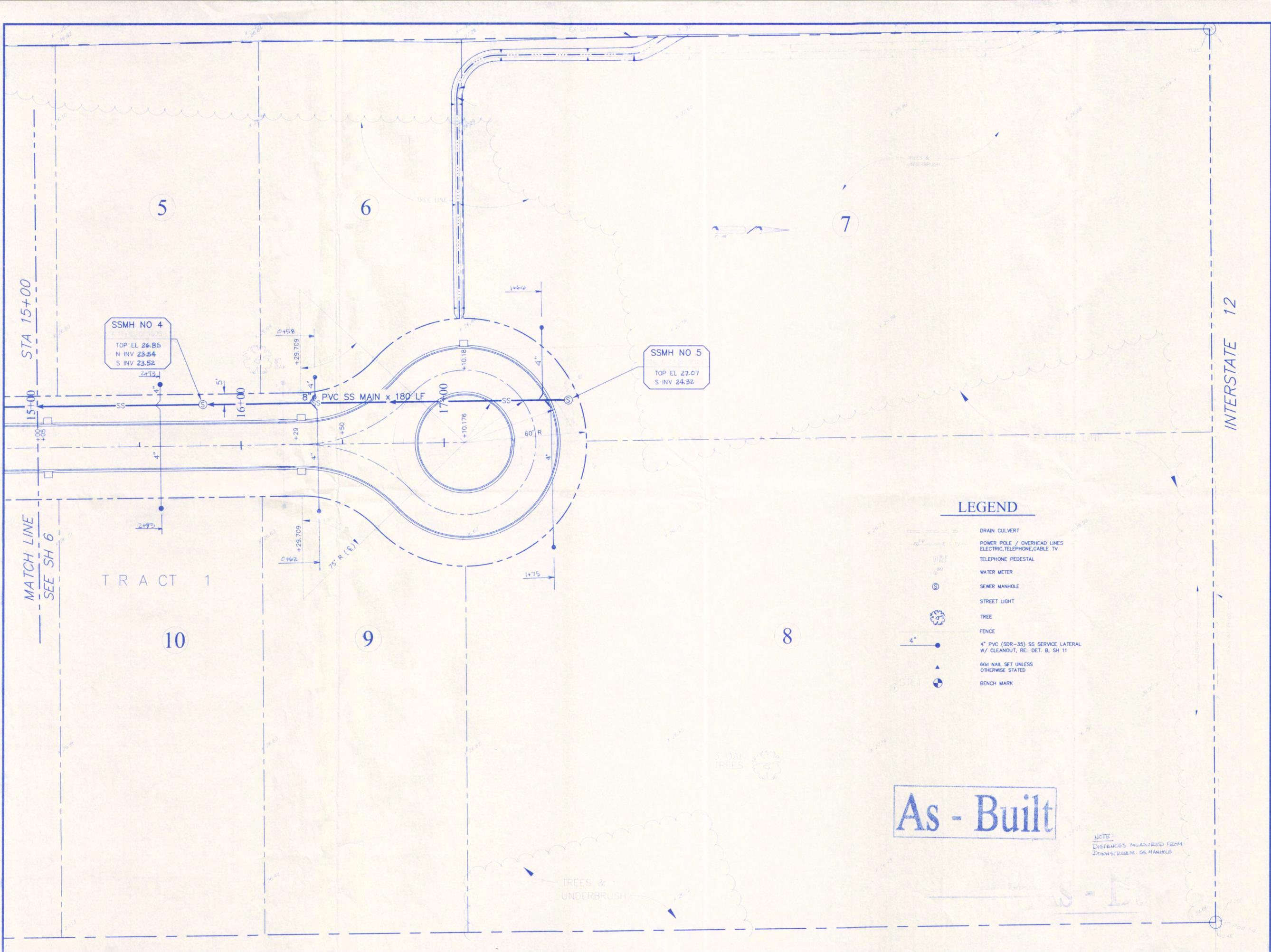
SANITARY
 SEWER LAYOUT
 SH 2 OF 2

FOR
PELICAN PROFESSIONAL PARK
 PELICAN PROFESSIONAL PARK, LLC
 106 SOUTH MAGNOLIA STREET
 HAMMOND, LA 70403
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SHEET
7
 OF 13



LEGEND

- DRAIN CULVERT
- POWER POLE / OVERHEAD LINES
ELECTRIC, TELEPHONE, CABLE TV
- TELEPHONE PEDESTAL
- WATER METER
- SEWER MANHOLE
- STREET LIGHT
- TREE
- FENCE
- 4" PVC (SDR-35) SS SERVICE LATERAL
W/ CLEANOUT, RE. DET. B, SH 11
- 60d NAIL SET UNLESS
OTHERWISE STATED
- BENCH MARK

As - Built

NOTE:
 DISTANCES MEASURED FROM
 DOWNSTREAM SS MANHOLE

MATCH LINE
 SEE SH 6

INTERSTATE 12

TRACT 1

5

6

7

10

9

8

STA 15+00

16+00

17+00

SSMH NO 4
 TOP EL 26.85
 N INV 23.54
 S INV 23.52

SSMH NO 5
 TOP EL 27.07
 S INV 24.32

8" PVC SS MAIN x 180' LF

75' R (6')

60' R

TREES &
 UNDERBRUSH

3' OAK TREES

As - Built



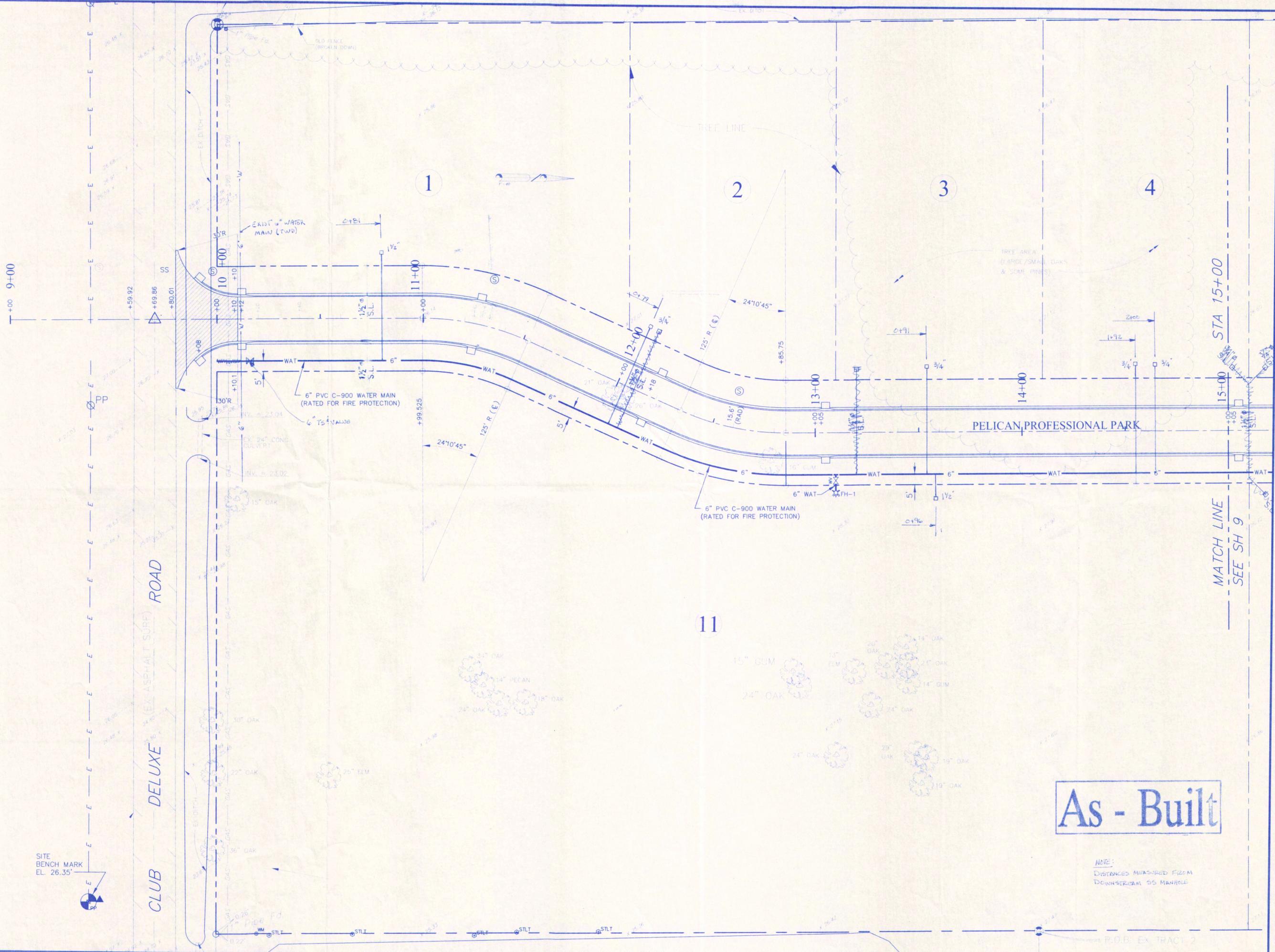
SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
 REVISED:

WATER LAYOUT
 SH 1 OF 2

FOR
PELICAN PROFESSIONAL PARK
 PELICAN PROFESSIONAL PARK, LLC
 106 SOUTH MAGNOLIA STREET
 HAMMOND, LA. 70403
 [JIMMY MEYER, GENERAL PARTNER]

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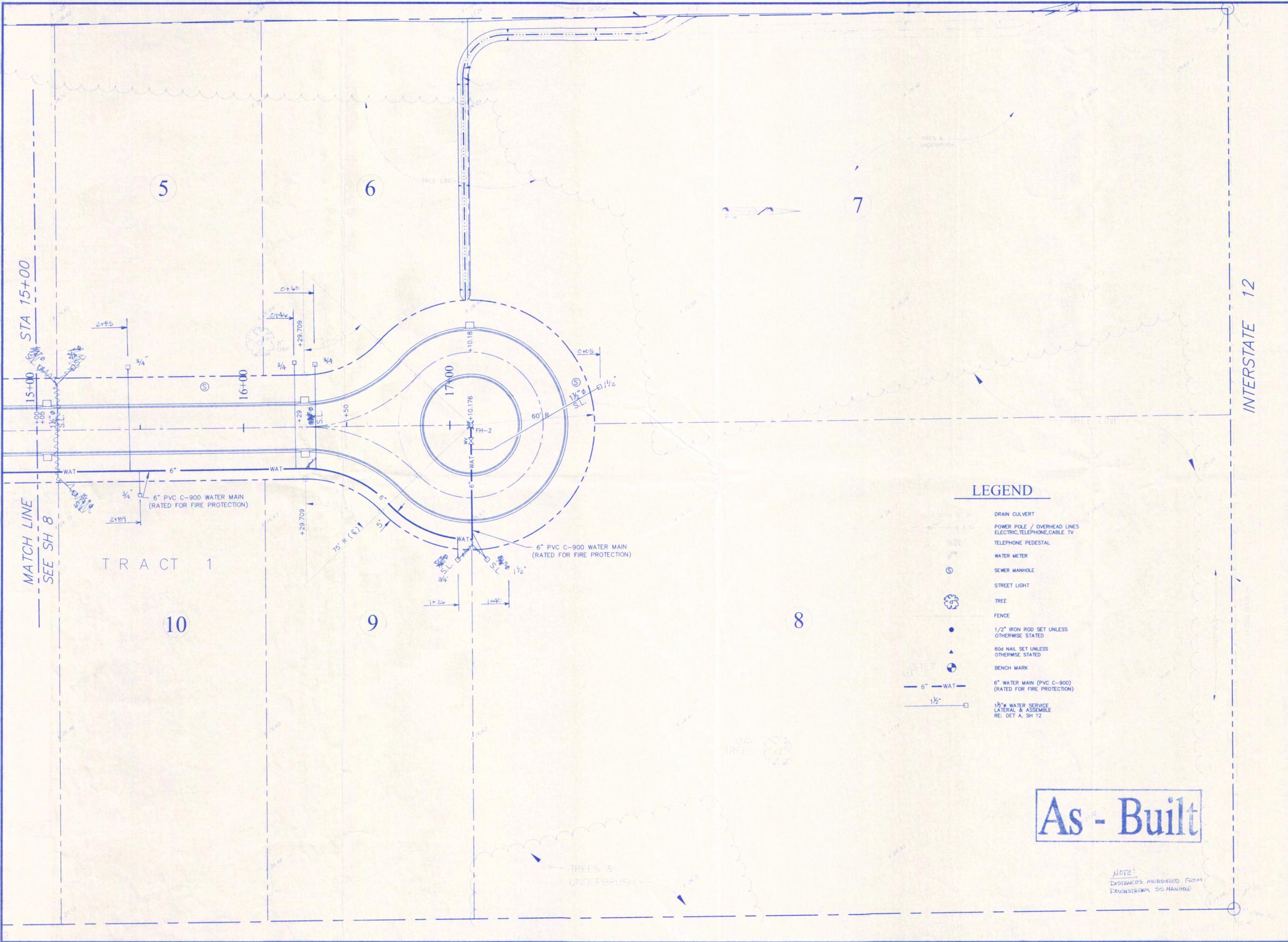
SHEET
8
 OF 13



As - Built

NOTE:
 DISTANCES MEASURED FROM
 DOWNSTREAM SS MANHOLE

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SCALE: 1"=20'
 DATE: 1/19/06
 DRAWN: WC
 CHECKED: TCS
 REVISED:

WATER LAYOUT
 SH 2 OF 2

PELICAN PROFESSIONAL PARK
 FOR
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SHEET
9
 OF 13

LEGEND

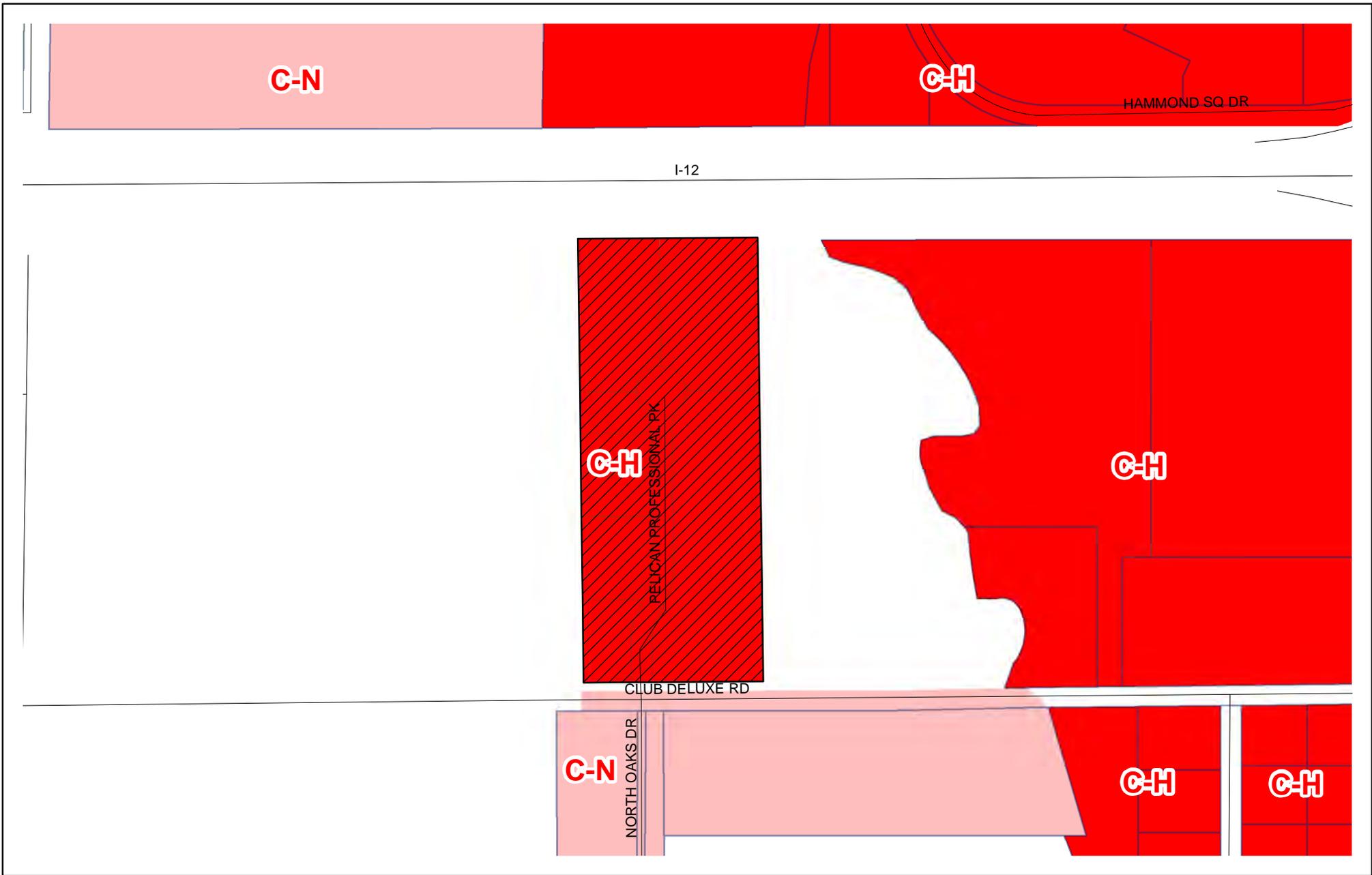
- DRAIN CULVERT
- POWER POLE / OVERHEAD LINES
ELECTRIC, TELEPHONE, CABLE TV
- TELEPHONE PEDESTAL
- WATER METER
- SEWER MANHOLE
- STREET LIGHT
- TREE
- FENCE
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
- 60d NAIL SET UNLESS OTHERWISE STATED
- BENCH MARK
- 6" WATER MAIN (PVC C-900) (RATED FOR FIRE PROTECTION)
- 1/2" WATER SERVICE LATERAL & ASSEMBLY RE: DET. A, SH 12

As - Built

NOTE:
 DISTANCES MEASURED FROM
 DOWNSTREAM SS MANHOLE

N:\M\land projects 2004\PELICAN PROFESSIONAL PARK\DWG\WATER 1.dwg 1/31/2007 8:27:19 AM CST





15521 Club Deluxe Road

SDF2014-7-1



Legend
 Case Parcel



15521 Club Deluxe Road

SDF2014-7-1

Legend

 Case Parcel