Staff Report

Major Subdivision A

Case #: SUB-2015-05-00015

Planning Commission Public Hearing: Thursday, November 5, 2015

City Council Introduction: Tuesday Feb. 23, 2016

City Council Final: TBD

Attachments:

Staff Report, Photos (11/2015), Construction Plans, Draft Bond/Letter of Credit, Est. of Construction Costs, Streets Dept Approval Letter, Water /Sewer Letter, Planning Approval Letter with Conditions, LS Flood Suction Email with Specifications, Stop Work Notice, Letter of Fines, Extension of Sewer Line Approved Survey, Approval Letter for Minor Subdivision to include Drainage Pond in Providence Ridge Major Subdivision & Survey, Letter from City Attorney for Testing Requirements, Application, Property Information Sheet, Zoning Map, Aerial Map

City Council Request (Ordinance):

Introduction of an Ordinance to approve a Major Final Subdivision for Providence Ridge Subdivision (Lots 1-101 & Greenspace), acceptance of dedication of water, sewer, and right of way improvements, acceptance of 1 year performance bond/letter of credit in the amount of $1,950,000 for the construction of all public improvements in accordance with final plat and construction drawings by Barrilleaux and Associates Inc. (Sheets 1 to 11) dated revised 11/30/2015 as requested by Tangi East LLC at Temp Add# 17; Zoned RS-5 (Case#SUB-2015-05-00015) Recommended approval with conditions by Planning Commission (Josh Taylor)

Site Information:

Location (Address): TempAdd17 Dr John Lambert Dr

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Undeveloped 29.53 acres at the end of Dr. John Lambert Drive

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Undeveloped/C-H
South	Undeveloped/Outside City Limits
West	Undeveloped/C-H
East	Undeveloped/outside city limits

Additional Information:

July 1, 2015: Public hearing was held and commission voted to table this request.
July 28, 2015: City of Hammond removed this request from the agenda do to lack of information that is required per the UDC.
November 5, 2015: Planning Commission recommends approval conditioned that Planning Dept receives final approval from all city depts before forwarding the request to City Council.
January 12, 2016: City Engineer sent required Flooded Lift Station Specifications to owners of Providence Ridge.
January 22, 2016: Stop work order was issued by Building Official.
January 25, 2016: Official Notice of Violation with fines was sent to Tangi East LLC from Building Official.
February 2, 2016: Sewer Dept. approved the 8" sewer line extension for Providence Ridge (Bill Bodin Engineer).
February 4, 2016: Planning Commission approved a minor subdivision to include required drainage pond into the Major Subdivision of Providence Ridge. (John Cummings Surveyor).
February 18, 2016: Letter from Andre Coudrain to Providence Ridge about testing requirements.

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion of hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Clay Barrilleaux (Engineer)

Against: NONE

Commission Recommendation:

Motion: Ralph Ross to recommend approval conditioned upon planning receiving approval from all city depts before forwarding the request to the City Council

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

Against: None

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

TBD

From: Josh Taylor, City Planner _____







Providence Ridge Subdivision

Section 33, T.6S., R.8E. Section 4, T.7S., R.8E.

City of Hammond
Tangipahoa Parish, Louisiana

Sheet 1 - Pre Construction Elevation
Sheet 2 - Grading Plan Showing Finished Contours
Sheet 3 - Preliminary Plat - Lot Layout
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Shhet 5a - City of Hammond Lift Station Specifications
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Sheet 8 - Drainage Plan Section 2
Sheet 9 - Drainage Plan Section 3
Sheet 10 - Drainage Plan Section 4
Sheet 11 - Detail Sheet

Robert Barrilleaux
and Associates, Inc.

Engineers - Land Surveyors
Wetlands Consultants
(985) 542-3091
42333 Deluxe Plaza Suite 8 Hammond, LA 70403

November 30th, 2015

North

S01°01'28"E 1570.80'

N89°15'15"E 947.06'

S88°57'48"W 934.67'

N00°55'56"W 916.03'

S03°01'39"W 158.82'

4.64 Acres
6.56 CFS

4.32 Acres
6.12 CFS

12.31 Acres
16.65 CFS

8.73 Acres
12.0 CFS

Existing Drainage Canal
S80°04'12"E 745.29'

Dr. John Lambert Drive
(50' R.O.W.)

N22°35'55"E 66.89'

N22°34'01"E 50.10'

N45°57'48"E 55.97'

N08°27'14"E 115.16'

N33°57'52"E 34.68'

N01°08'46"W 481.2'

S89°24'06"W 112.14'

S89°24'06"W 112.14'

29.0'
30.0'
31.0'
28.0'
21.0'

Jay Yoon
254 Highland Park Drive
Baton Rouge, LA 70806

Robert Barrilleaux
and Associates, Inc.

Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE 28869
(985) 542-0591
42333 Deluxe Plaza Ste B, Hammond, LA 70403

Providence Ridge Subdivision
Pre-Development Drainage and Topographic Contours

Scale : 1" = 60'	Date : November 30, 2015
Drawn By : ATR	Sheet 1

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

North

S01°01'28"E 1570.80'

S88°57'48"W 934.67'

N00°55'56"W 916.03'

N89°15'15"E 947.06'

S03°01'39"E 158.82'

S80°04'12"E 745.29'

Existing Drainage Canal

Dr. John Lambert Drive (50' R.O.W.)

N22°35'55"E 66.89'

N22°34'01"E 50.10'

N45°57'45"E 55.97'

N08°27'14"E 115.16'

N53°57'52"E 34.68'

N01°08'46"W 481.2'

S89°24'08"W 112.14'

S89°24'08"W 112.14'

Jay Yoder
954 Highland Park Drive
Baton Rouge, LA 70806

Legend

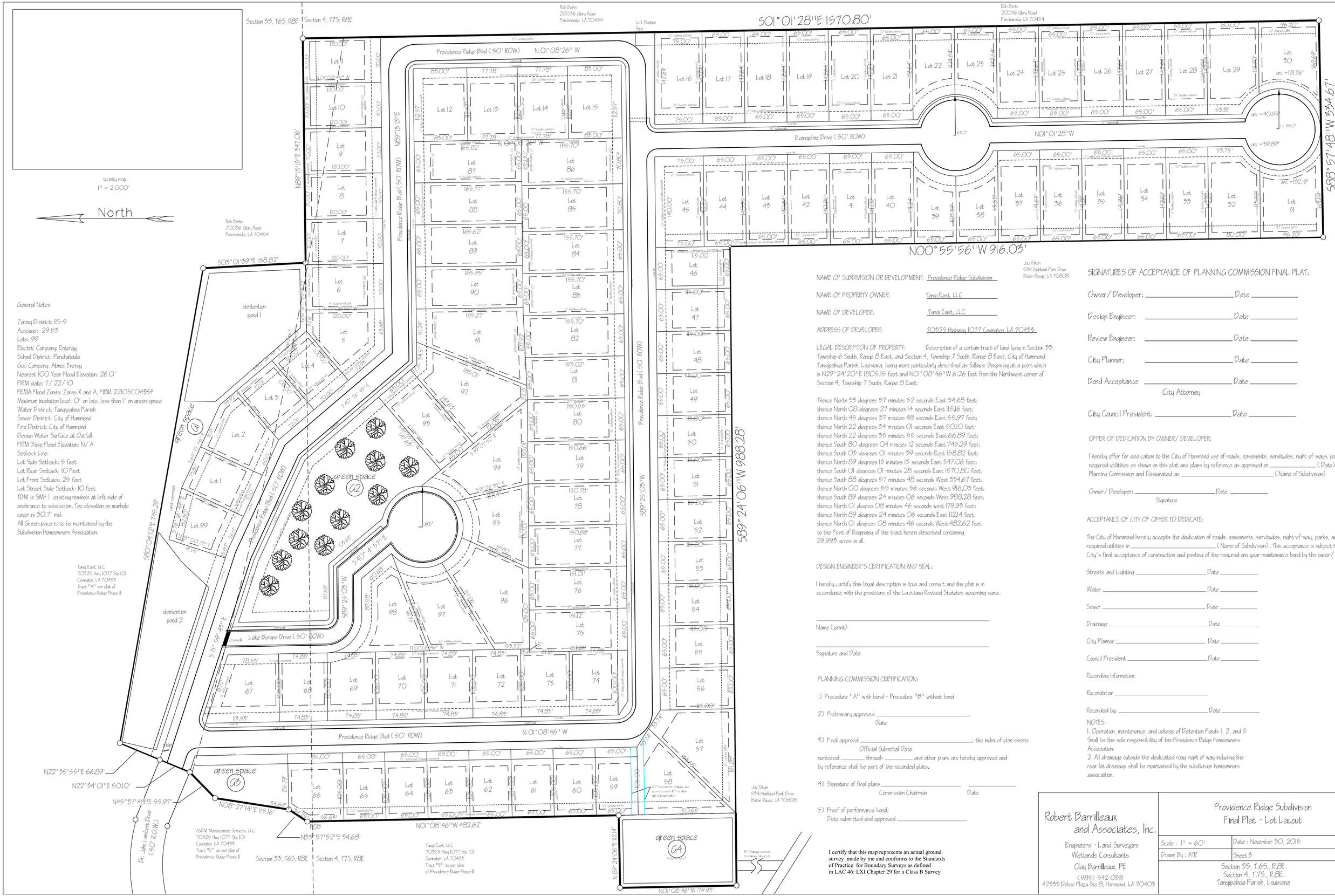
Original contour that will not change ----------

New contour — — — — —

New grade elevation

Finished pavement elevation

Robert Barrilleaux and Associates, Inc. Engineers - Land Surveyors Wetlands Consultants Clay Barrilleaux, PE 28869 (985) 542-0591 42333 Deluxe Plaza Ste B, Hammond, LA 70403	Providence Ridge Subdivision Grading Plan Showing Finished Contours
	Scale : 1" = 60' / Date : November 30, 2015
	Drawn By : ATR / Sheet 2
	Section 33, T.6S., R.8E. Section 4, T.7S., R.8E. Tangipahoa Parish, Louisiana



General Notes:

Zoning District: RS-5
Acreage: 29.53
Lots: 99
Electric Company: Entergy
School District: Ponchatoula
Gas Company: Atmos Energy
Nearest 100 Year Flood Elevation: 26.0'
FIRM date: 7/22/10
FEMA Flood Zones: Zones X and A, FIRM 22105C0435F
Maximum Inudation level: 0' on lots, less than 1' on green space
Water District: Tangipahoa Parish
Sewer District: City of Hammond
Fire District: City of Hammond
Design Water Surface at Outfall:
FIRM Base Flood Elevation: N/A
Setback Line:
Lot Side Setback: 5 feet
Lot Rear Setback: 10 Feet
Lot Front Setback: 25 feet
Lot Street Side Setback: 10 feet
TBM is SMH 1, existing manhole at left side of endtrance to subdivision. Top elevation on manhole cover is 30.7' msl.
All Greenspace is to be maintained by the Subdivision Homeowners Association.

NAME OF SUBDIVISION OR DEVELOPMENT: Providence Ridge Subdivision

NAME OF PROPERTY OWNER: Tanal East, LLC

NAME OF DEVELOPER: Tanal East, LLC

ADDRESS OF DEVELOPER: 70525 Highway 1077 Covington, LA 70433

LEGAL DESCRIPTION OF PROPERTY: Description of a certain tract of land lying in Section 33, Township 6 South, Range 8 East, and Section 4, Township 7 South, Range 8 East, City of Hammond, Tangipahoa Parish, Louisiana, being more particularly described as follows: Beginning at a point which is N29°24'20"E 1805.15 feet and N01°08'46"W 6.26 feet from the Northwest corner of Section 4, Township 7 South, Range 8 East:

Thence North 33 degrees 57 minutes 52 seconds East 34.68 feet;
thence North 08 degrees 27 minutes 14 seconds East 115.16 feet;
thence North 45 degrees 57 minutes 48 seconds East 55.97 feet;
thence North 22 degrees 34 minutes 01 seconds East 50.10 feet;
thence North 22 degrees 35 minutes 55 seconds East 66.89 feet;
thence South 80 degrees 04 minutes 12 seconds East 745.29 feet;
thence South 03 degrees 01 minutes 39 seconds East 158.82 feet;
thence North 89 degrees 15 minutes 15 seconds East 347.06 feet;
thence South 01 degrees 01 minutes 28 seconds East 1570.80 feet;
thence South 88 degrees 57 minutes 48 seconds West 334.67 feet;
thence North 00 degrees 55 minutes 56 seconds West 916.03 feet;
thence South 89 degrees 24 minutes 06 seconds West 988.28 feet;
thence North 01 degree 08 minutes 46 seconds west 179.99 feet;
thence North 89 degrees 24 minutes 06 seconds East 112.14 feet;
thence North 01 degrees 08 minutes 46 seconds West 482.62 feet
to the Point of Beginning of the tract herein described containing 29.993 acres in all.

DESIGN ENGINEER'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:

1) Procedure "A" with bond - Procedure "B" without bond.

2) Preliminary approved _____
Date

3) Final approval _____; the index of plan sheets
Official Submittal Date
numbered _____ thrausb _____ and other plans are hereby approved and by reference shall be part of the recorded plats.

4) Signature of final plans _____ _____
Commission Chairman Date

5) Proof of performance bond:
Date submitted and approved _____

I certify that this map represents an actual ground survey made by me and conforms to the Standards of Practice for Boundary Surveys as defined in LAC 46: LXI Chapter 29 for a Class B Survey

SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION FINAL PLAT:

Owner/ Developer: _____ Date _____

Design Engineer: _____ Date _____

Review Engineer: _____ Date _____

City Planner: _____ Date _____

Bond Acceptance: _____ Date _____
City Attorney

City Council President: _____ Date _____

OFFER OF DEDICATION BY OWNER/ DEVELOPER:

I hereby offer for dedication to the City of Hammond use of roads, easements, servitudes, right-of-ways, parks and required utilities as shown on this plat and plans by reference as approved on _____ (Date) by the Planning Commission and Designated as _____ (Name of Subdivision)

Owner/ Developer: _____ Date: _____
Signature

ACCEPTANCE OF CITY OF OFFER TO DEDICATE:

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

Streets and Lighting _____ Date _____

Water _____ Date _____

Sewer _____ Date _____

Drainage _____ Date _____

City Planner _____ Date _____

Council President _____ Date _____

Recording Information:

Recordation _____

Recorded by: _____ Date _____

NOTES:
1. Operation, maintenance, and upkeep of Detention Ponds 1, 2, and 3 Shall be the sole responsibility of the Providence Ridge Homeowners Association.
2. All drainage outside the dedicated road right of way including the rear lot drainage shall be maintained by the subdivision homeowners association.

Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE
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42333 Deluxe Plaza Ste B, Hammond, LA 70403

Providence Ridge Subdivision
Final Plat - Lot Layout

Scale : 1" = 60'	Date : November 30, 2015
Drawn By : ATR	Sheet 3

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

North

Gravity Sewer Line
Water Main
Fire Hydrant
Contour Line 28.0'
Sewer Force Main SFM
Storm Drain Inlet
Finished Paving Elevation Pvt. 29.0'
street light
sewer wye

S01°01'28"E 1570.80'

400 lft 4" PVC SDR 26 Sewer force main

365 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

SMH 11 Top = 29.5' West Invert =19.1' North Invert = 24.1'

35 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

Providence Ridge Blvd (50' ROW) N 01108'26" W

20'x50' Lift Station Site (6' wood board fence with lockable 5' gate)

Dry Well Side of Lift Station Top = 30.0' Invert 15.0' Bottom = 14.0' Capacity = 100 gpm @ 26 ft.

Wet Well Side of Lift Station Top = 30.0' Invert =15.0' Bottom = 19.0'

SMH 12 Top = 31.0' Invert = 25.8'

Lot 11 Lot 10 Lot 9 Lot 8 Lot 7 Lot 6 Lot 5 Lot 4 Lot 3 Lot 2 Lot 1 Lot 99

Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20 Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30

Fire Hydrant

375 lft 6" PE C-900 water main

125 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

6" 90° bend with thrust block

149 lft 6" PE C-900 water main

400 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

SMH 7 Top = 29.5' South Invert = 22.2' East Invert =19.6'

SMH 8 Top = 32.5' Invert = 25.8'

400 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

270 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

SMH 9 Top = 31.0' Invert = 25.4'

SMH 10 Top = 30.5' Invert = 26.5'

arc =131.36'

S88°57'48"W 334.67'

N89°15'15"E 347.06'

200 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

SMH 13 Top = 31.0' Invert = 26.4'

440 lft 4" PVC SDR 26 Sewer force main

Providence Ridge Blvd (50' ROW) N89°15'15"E

Evangeline Drive (50' ROW) W

N01°03'28"W

65.0'

6" "T" with valve and fire hydrant

1012 lft 6" PE C-900 water main

S03°01'39"E 158.82'

270 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

SMH 14 Top = 31.5' Invert = 27.5'

455 lft 6" PE C-900 water main

165 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

SMH 6 Top = 29.5' Invert = 20.3'

385 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

6" 45° bend with thrust block

210 lft 4" PVC SDR 26 Sewer force main

S40°28'40"E

SMH 15 Top = 32.0' Invert = 28.5'

S39°07'52"E

SMH 17 Top = 33.5' Invert = 29.5'

595 lft 6" PE C-900 water main

225 lft 8" PVC SDR 35 gravity sewer slope = 0.008 ft/ ft

295 lft 6" PE C-900 water main

850 lft 6" PE C-900 water main

SMH 5 Top = 28.5' Invert = 21.5'

S89°25'05"W

525 lft 4" PVC SDR 26 Sewer force main

S80°04'12"E 745.29'

SMH 16 Top = 30.5' South Invert = 26.7' East Invert = 27.3'

190 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

SMH 16 Top = 31.0' Invert = 27.5'

400 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

170 lft 8" PVC SDR 35 Gravity Sewer Slope = 0.004 ft/ ft

S71°59'45"E

Lake Barone Drive (50' ROW)

6" "T" with valves each way

6" 90° bend with thrust block

225 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

260 lft 6" PE C-900 water main

100 lft 6" PE C-900 water main

700 lft 6" PE C-900 water main

100 lft 6" PE C-900 water main

Providence Ridge Blvd (50' ROW) N 01°08'46" W

N22°36'55"E 66.89'

TBM SMH 1 - Existing Top = 30.27' Bottom = 21.0' New Pipe Invert = 25.8'

N22°34'01"E 50.10'

N45°57'45"E 55.97'

Existing Fire Hydrant

N08°27'14"E 115.16'

N55°57'52"E 34.68'

SMH 2 Top = 29.5' Invert = 25.5'

340 lft 8" PVC SDR 35 gravity sewer slope = 0.004 ft/ ft

SMH 3 Top = 29.5' Invert = 24.1'

SMH 4 Top = 29.5' Invert = 25.4'

N01°08'46"W 482.62'

Dr. John Lambert Drive (50' R.O.W.)

AGEM Management Services, LLC 70529 Hwy 1077 Ste 101 Covington, LA 70435 Tract "C" as per plat of Providence Ridge Phase II

N89°24'06"E 1121.14'

N01°08'46"W 179.93'

S89°24'06"W 988.28'

N00°55'56"W 916.03'

green space G1

detention pond 1

green space G2

green space G3

green space G4

detention pond 3

detention pond 2

Mueller Super Centurion 200 fire hydrant or equivalent

4-1/2" Pumper Nozzle

16 3/4" Min.

Loose Wrap with 8 Mil Polyethylene Film Where Required. Punch Holes in Film Prior to Backfill

Shell Fill shall be gravel

Varies

Flanged Joint

Clamps

Mechanical Joint Compact Shell (2 X 2 X 8)

6" Flange X 6" Mechanical Joint Valve

Drain Holes 3" Shell Above Drain Hole

4 X 12" X 2'6" concrete

2' 5" X 12" X 2 X 6 " concrete thrust block

Note : All hydrants to face roadway unless other specific instructions given by engineer of record.

Typical Hydrant Setting

Street Pavement

4" 30 Degree Bend

4" DIA. PVC House Connection

Straight Sections

30 Degree Bend

Note: The end of each connection shall be plugged with a round plug of the same material as the pipe. Each plug shall be securely held in place and the opening around the plug effectively sealed with hot poured bituminous material.

PLAN FOR ABS AND PVC HOUSE CONNECTIONS (Only Single Service Allowed)

Water Line

8" Sanitary Sewer

Single pipe with cleanout(see plan) plug all ends with stoppers and place green painted 2x4 at end extending 2' above ground to mark connection location

4" Diameter house connection MIN. slope 1/8" per foot

Single pipe with cleanout (see plan) plug all ends with stoppers and place green painted 2x4 at end extending 2' above ground to mark connection location

TYPICAL SEWER HOUSE CONNECTION

Frame and over clay and bailey No. 2236 neenah R - 1974 with solid cover.

1' - 4"

2' - 0" square

4" Concrete pad 3000 PSI concrete

4" plug

4" - 45° bend

Compacted Native Backfill

Compacted granular backfill

Trench Line

6" plug

Note: Do not cover plug with concrete.

4" Pipe (Fit to suit)

Note: Cleanouts to be installed in service lines.

DETAIL OF CLEANOUT IN SERVICE LINE

6" ground

ground

2'

4'

5"

8" inlet

6"

Notes:
1) Manhole shall be 4000 psi minimum compressive strength concrete.
2) Concrete shall be reinforced with welded wire mat and #4 rebar as needed to meet requirements of ASTM C-478
3) Joints shall be sealed with press-seal rubber gaskets. (ASTM-C443)
4) inlets shall be sealed with rubber gaskets or non-shrink grout so that no water infiltration can occur.
5) Minimum section is 4' in height, but riser sections may be used of 1'-3' may be used as top section to ensure proper height.
6) 6" Grade rings may be used.
7) Manhole shall set on undisturbed earth or 6" gravel backfill.

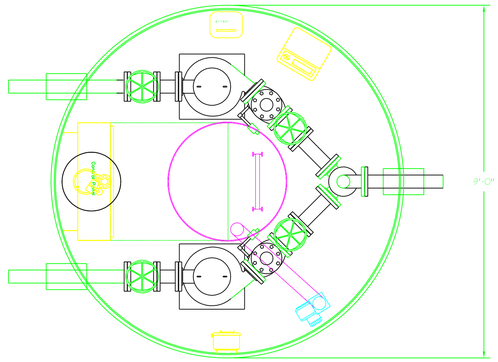
Manhole Detail

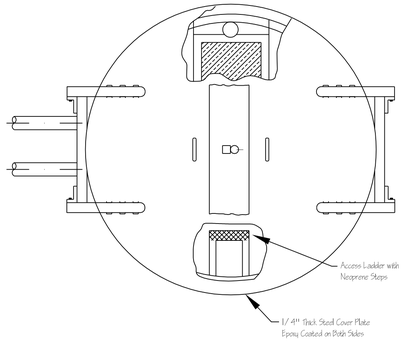
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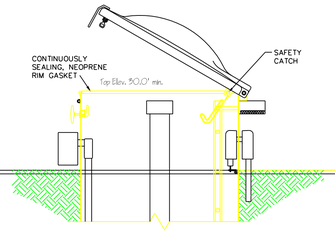
Providence Ridge Subdivision Sewer/ Water Plan

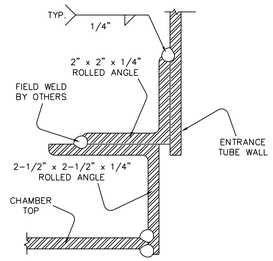
Scale : 1" = 60'	Date : November 30, 2015
Drawn By : ATR	Sheet 4

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

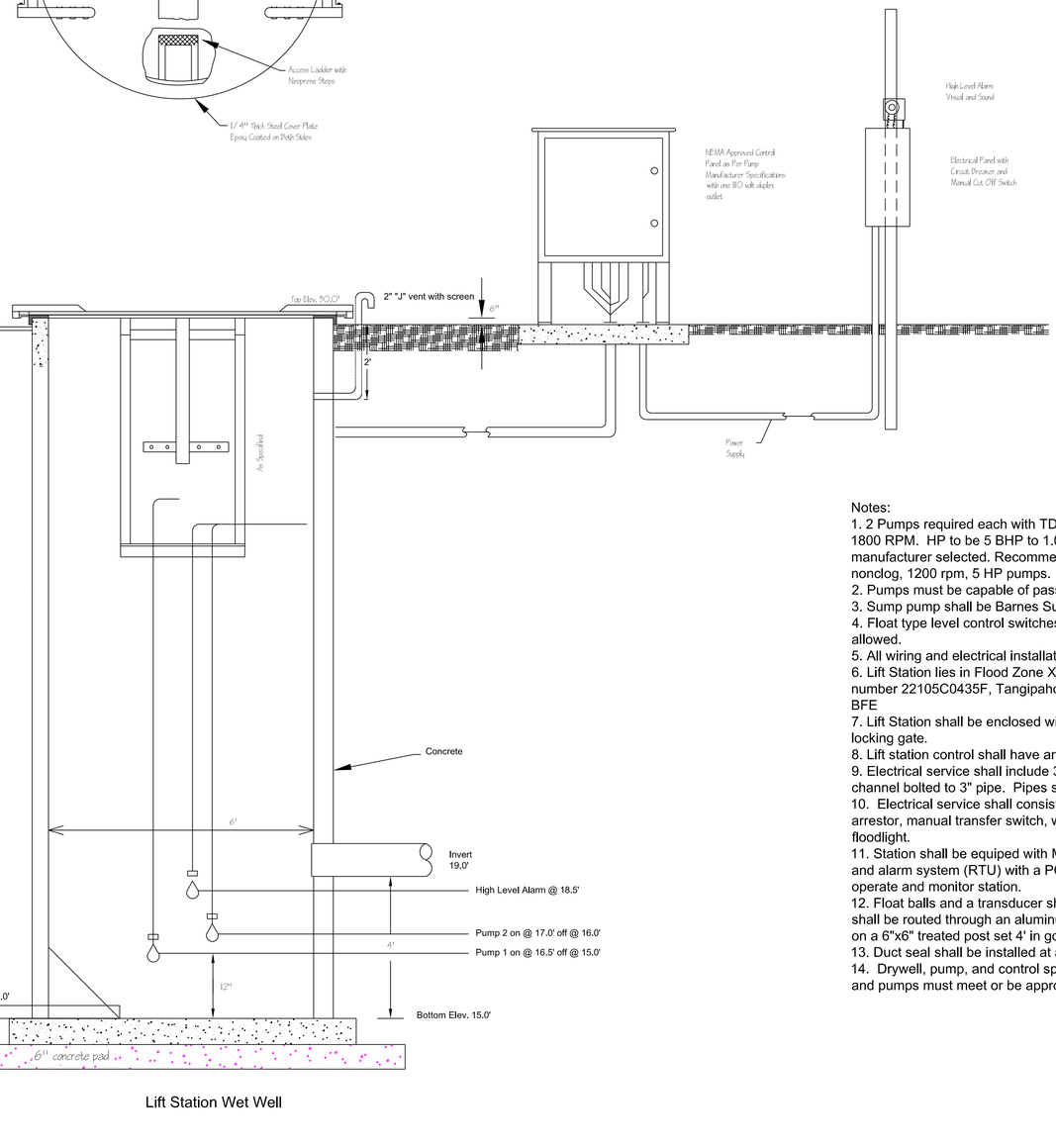




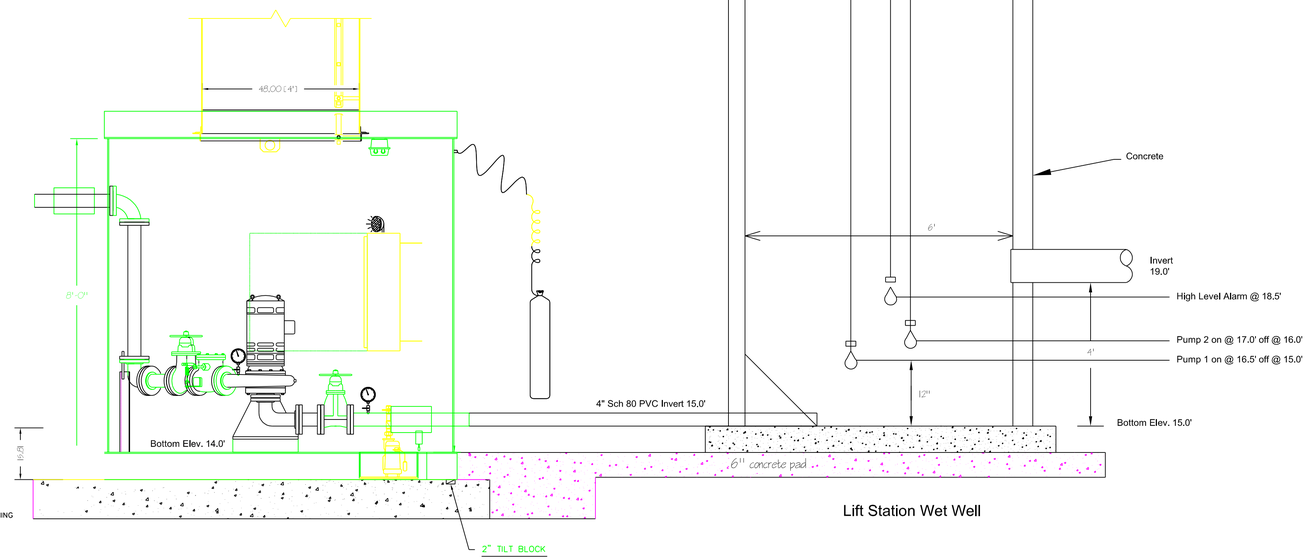




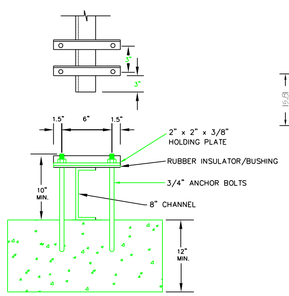
ENTRANCE TUBE MOUNTING DETAIL



Lift Station Wet Well



Lift Station Dry Well



ANCHOR DETAIL
NTS

Bottom Slab May Be Paved Separately or Structure May Be Monolithic

Notes:
1. 2 Pumps required each with TDH of 30 ft at 100 gpm with RPM not to exceed 1800 RPM. HP to be 5 BHP to 1.0 BHP, with actual value being dictated by manufacturer selected. Recommeded pumps shall be 4" Deming 7100 Drypit nonclog, 1200 rpm, 5 HP pumps.
2. Pumps must be capable of passing 3" solids, grinder type pump not allowed.
3. Sump pump shall be Barnes Sump Pump 1-A - UT17, 15 gpm @ 7 ft head.
4. Float type level control switches required as shown. Ball floats shall not be allowed.
5. All wiring and electrical installation shall meet current NEMA standards.
6. Lift Station lies in Flood Zone X as per FEMA map/panel number 22105C0435F, Tangipahoa Parish, dated 07/22/10 and therefore has no BFE
7. Lift Station shall be enclosed within a 6' tall wooden privacy fence with locking gate.
8. Lift station control shall have anode test panel with 4 anode pack.
9. Electrical service shall include 3" galvanized pipi for rack with 3" glavanized channel bolted to 3" pipe. Pipes shall be capped.
10. Electrical service shall consist of meter pan, disconnect switch with lighting arrestor, manual transfer switch, weatherproof receptacle, HOA switch, and floodlight.
11. Station shall be equiped with Misson Model M-110 series wireless monitoring and alarm system (RTU) with a PC-3000 pump controller and all equipment to operate and monitor station.
12. Float balls and a transducer shall be installed for monitoring wet well level and shall be routed through an aluminum N4 junction box with terminal blocks miunted on a 6"x6" treated post set 4' in gorund.
13. Duct seal shall be installed at all conduits.
14. Drywell, pump, and control specifications are as per City of Hammond. Drywell and pumps must meet or be approved equivalent of these specifications.

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Providence Ridge Subdivision
Lift Station Detail

Scale : 1" = 60'	Date : November 30th, 2015
Drawn By : ATR	Sheet 5

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

SPECIFICATIONS FOR HAMMOND, LOUSIANA

SCOPE: The contractor shall furnish and install one factory built automatic sewage pumping station. The station shall be complete with all equipment factory installed in a welded steel chamber with a welded steel access tube. The pump station shall be as manufactured by DAKOTA PUMP INCORPORATED, Mitchell, South Dakota. Dakota Pump is represented by Mr. Tom Singelmann with Johnson Equipment, (504) 455-3216. The principal items of equipment shall include two vertical non-clog, motor driven sewage pumps; valves; sump pump; internal piping; ventilating system; dehumidifier; heater; automatic central control panel; and all internal wiring.

In these specifications and on the accompanying drawings, there is specified and shown material and equipment deemed most suitable for the equipment and service anticipated. This is not done, however, to eliminate manufacturers equally as admirable and efficient. Contractors shall prepare their bid on basis of particular equipment and materials that is specified. Award of contract shall constitute contractual obligation to furnish specified equipment and materials unless the contractor desires to execute the following procedures:
Alternate equipment shall be considered if a full submittal package (6 copies) on the pump station is furnished to the engineer 14 days prior to the bid date and approved by the engineer in writing. The submittals shall include detailed information on the pump station components and scaled drawings specific of the station chamber, pumps, piping, and electrical. Alternate manufacturers not submitted and approved by the engineer 14 days prior to the bid date will not be considered.

After execution of contract, substitution of equipment of makes other than those named in the contract shall be considered for one reason only; the equipment proposed for substitution is superior in construction and/or efficiency to that named in the contract and that high quality, low maintenance and satisfactory service have been demonstrated by at least 15 years of service in prefabricated booster installations.

In the event the contractor obtains engineer's approval on equipment other than that which was specified, contractor shall, at his own expense, make any changes in structures, buildings or piping necessary to accommodate equipment.

It will be assumed that cost to contractor of equipment proposed to be substituted is less than that of the equipment in the contract, and if a substitution is approved, the contract price shall be reduced by an amount equal to savings.
Acceptable manufactures must have a minimum of five package installation for Hammond Louisiana in service for the past ten years.

Equipment submittals shall be bound in a minimum of six copies. The submittals shall contain a minimum of two full size (24"x36") drawings. One drawing shall cover the station chamber with equipment and one drawing with the electrical control schematic. The station drawing shall be to scale and be specific to this project with a minimum of three different views and illustrate the National Electrical Code (NEC) clearances. The submittal booklets will be complete with data sheets covering all individual components that make up the package station and the UL file number under which the manufacture is listed and shall be complete with the manufactures standard warranty policy. Each submittal shall be complete with a full size copy of the manufactures UL / manufacture logo Package Pumping Systems label.

EQUIPMENT CHAMBER: The package pump station shall be built in two major sections for ease in handling, shipment and installation, and shall consist of the pump chamber and the entrance tube. These two sections shall be welded together at the jobsite to form a complete installation. This weld shall be adequately cleaned and wire brushed prior to application of an epoxy coating, which is supplied with the station.

The chamber side shell shall be rolled from 1/4-inch minimum thickness ASTM A36 steel plate to a nominal outside diameter of 9 feet. The clear inside height shall be 8 feet and shall be adequate to permit the use of a chain or cable hoist for pump disassembly. A lifting hook shall be welded to the ceiling over each pump to facilitate service work.

The equipment chamber top shall be fabricated from 3/8-inch minimum thickness ASTM A36 steel plate. It shall be welded to the side shell on both the inside and the outside with fillet welds of adequate section to insure the structural integrity of the completed unit. The pump station manufacturer shall determine the chamber top reinforcement. The size and location of these beams shall be determined to adequately resist the loads imposed by the depth of bury of the chamber. Reinforced lifting holes, in four locations near the beam-ends, shall be provided to support the entire weight of the finished chamber with all appurtenances. The top shall be provided with a 48 inch diameter access hole, which shall be fitted with a 2 1/2 x 2 1/2 x 1/4 inch rolled angle. This angle shall be welded to the head so that the entrance tube is plumb when the station is installed with the floor sloping to the sump, for proper drainage, in accordance with the manufacturer's installation instructions.

The equipment chamber floor shall be 3/8-inch minimum thickness ASTM A36 steel plate. It shall be welded to the side shell on both the inside and the outside with fillet welds of adequate section to insure the structural integrity of the completed unit. The pump station manufacturer shall determine the chamber bottom reinforcement. The size and location of these beams shall be determined to adequately resist the loads imposed by the depth of bury of the chamber.

An 18" diameter x 8' deep sump shall be provided in the chamber floor. This sump shall be fabricated from 1/4 inch steel plate. Where steel pipes pass through the chamber walls, a continuous watertight weld shall be made on both sides of the wall. All non-weld piping required to pass through the chamber wall will be housed in a 1/4 inch steel sleeve. The space between the pipe and the sleeve shall be filled with mechanical link seals and grout to prevent leaks. If used, mechanical joint wall sleeves shall have two compression joints with rubber gaskets.

ACCESS TUBE: The access tube shall be provided complete with a cover, locking assembly, ladder, conduit entrances, and ventilation tubes. It shall be a 48 inch diameter vertical cylinder, rolled from 1/4 inch minimum thickness steel plate and shall be long enough to place the cover at a minimum of 2 feet above the final grade at the pump station.

The top of the tube shall be stiffened with a 1/4 x 1 inch bar, rolled to match the diameter of the tube and continuously welded thereto. A silicone rubber gasket shall be provided around the top of the access tube to protect those entering the station. The bottom of the tube shall have a 2 x 2 x 1/4 inch angle rolled to the diameter of the tube and continuously welded thereto. This angle will be field welded to the angle on top of the chamber head. The tube shall be provided with two lifting lugs to facilitate handling and installation of the tube.

The access tube cover shall be of fiberglass construction, and reinforced with a steel framework that incorporates two ladder rungs and forms an extension of the access ladder when it is locked in the open position. The cover shall have a 1 3/4 inch drip lip around the edge. The cover shall be hinged and counter balanced or spring loaded as needed to permit easy opening. A hold open device shall be included as part of the cover framework.
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A five disc tumbler T-handle locking assembly shall be provided to secure the cover from unauthorized entry. This lock shall allow the cover to be opened from the inside, without outside aid or the aid of a key. Two keys shall be provided on a keyring, imprinted with the manufacturer's address and phone number.

The ladder shall be fabricated of aluminum with side rails of 3 inch extruded I-Beams The rungs shall be 1 1/4" diameter serrated aluminum tubing, double crimped to the side rails. The ladder shall meet the requirements of OSHA for Type I Heavy Duty service, and ANSI A14.2. The ladder shall be easily removable. Install on the ladder below the roof scuttle a Bilco Model LU-1 Ladder-UP safety post. The Ladder-UP safety post shall be manufactured of high strength steel with telescoping tubular section that locks automatically when fully extended. Upward and downward movement shall be controlled by a stainless steel spring balancing mechanism. Finish shall be black enamel. Unit shall be completely assembled with fasteners for securing to the ladder rungs in accordance with the manufacturer's instructions.

Fresh air shall enter the access tube 18 inches above grade through a 15 square inch weather-protected screened opening. Exhaust air shall also be discharged 18 inches above grade through a 15 inch screened opening. Vent tubes in the access tube shall be 4-inch diameter epoxy coated steel ducts. The discharge vent tube in the chamber shall be polyethylene, spiral wire-reinforced ducting.

WELDING: All steel members shall be joined by electric arc welding with welds of adequate section for the joint involved. All welds shall be of first class workmanship and shall be continuous and watertight. All chamber and entrance tube shell joints shall be welded on both the inside and the outside.

CORROSION PROTECTION: After all welding has been completed, all inside and outside surfaces of the structure shall be factory blasted to remove all rust, mill scales and weld slag. All weld spatter and surface roughness shall be removed by grinding. Surface preparation will comply with SSPC-SP10 specifications. The blast profile on the steel should be 1.5 to 2.5 mils in depth and be of a sharp, jagged nature. Surfaces must be free of grit dust.

Following the cleaning, all weld areas shall coated by hand brushing using Devoe High Performance Coatings Bar-Rust 235 multi-purpose epoxy coating. Following the hand coating, the balance of the structure shall be coated per the attached specification.

The structure and other exposed metal shall receive a 4-8 mils dry or 5.9 to 11.7 mils wet coating of Devoe High Performance Coatings Bar-Rust 235 multi-purpose epoxy coating. The high solids coating shall be an advance technology epoxy and have exceptional corrosion protection. The coating shall be suitable for salt and fresh water immersion. Solids by volume shall be 68 % +/- 2%.

Following the factory blasting, the exterior portions of the chamber and access way which are buried, shall have a 12-mil coating of a one coat, high build polyamide cured Sher-Tar epoxy enamel containing 24 % pigment by weight / 76% vehicle by weight.

A touch-up kit containing epoxy coatings, as specified above, shall be provided for the coating of all field welds and for repair of any scratches or abrasions that have occurred during shipment or installation.

Four 17# packaged magnesium anode packs with heavy copper wire shall be provided for cathodic protection. They shall be placed at the extreme limits of the excavation, prior to backfilling. The #12 wire anode leads shall be run into a 3/4" conduit, provided through the access tube wall, then down into the anode test box located in the pump chamber. The anode test box shall have a 0-30 milliamp gauge and a selector switch to monitor the performance of each anode. The anode test box shall be housed in a NEMA 1 enclosure.

The walkway area shall be covered with industrial, rubber safety matting. The mat shall be a heavy duty, ½" minimum thickness compounded of open slot design with a safety patter to promote sure footing. The underside of the mat shall include a pattern to permit aeration and drainage. The floor mat shall not be glued to the floor.

PUMPS: The pump station shall be equipped with two vertical dry pit, non-clog type sewage pumps.

Each sewage pump shall be capable of delivering 100 gallons per minute of raw, unscreened wastewater against a total dynamic pumping head of 30 feet. The pumps shall have a maximum speed of 1200 R.P.M., and the minimum rated horsepower of each motor shall be 5. All openings and passages shall be large enough to permit passage of a 3-inch diameter sphere and any trash or stringy material that can pass through a 4" diameter collection system.

Pumps manufactured with oversized pump shafts that do not require the use of stainless steel shaft sleeves is NOT be accepted.

Pump volutes, impellers, suction elbows, and motor stands shall be cast of high-density cast iron. Pump bases may be either of cast iron or fabricated steel. Pump shafts shall be high-grade steel, protected in the seal area by stainless steel sleeves. These sleeves shall be field replaceable.

A double mechanical seal shall seal the pump shaft against leakage. This seal shall have carbon and ceramic faces with stainless steel metal parts. The seal shall be pressurized with water filtered from the pump discharge, to maintain a higher pressure inside the seal than in the pump case. The filter shall be corrosion resistant and shall screen out all solids larger than 50 microns.

Each pump shall be equipped with an enclosed, non-clog type, two port, cast iron impeller, statically and dynamically balanced. The impeller shall be securely fastened to the steel shaft. Pumps shall have inspection handholes in the volutes and the suction elbows.

Each pump shall be bolted to a steel sub-base that is welded to the chamber floor. This base shall be fabricated from minimum 3 x 3 x 1/4 inch angles, to provide 3 inches of clearance under the pump stands.

MOTORS: Each pump shall be driven by a vertical solid shaft, normal thrust, squirrel cage induction motor, of open drip proof construction. Each motor shall be 5 horsepower, 1200 R.P.M., single phase, 60 hertz, 230 volt. Motors shall be NEMA Design B with Class B insulation, 40 degrees C ambient, and a 1.15 service factor. Motors shall be manufactured by nationally recognized manufacturers, and shall be available through local motor suppliers.

CONTROL SYSTEM: The power distribution center and electrical controls shall be mounted in a common NEMA Type 1 gasketed fabricated steel enclosure. The enclosure shall have a full opening door, mounted on heavy piano hinges. Suitable type latching devices shall be provided on the door. Starters, breakers, relays, timers and wiring raceway shall be neatly arranged on a removable steel back plate. All circuit breaker operators, selector switches, indicating lights, and single phase items shall be mounted on or through die cut openings in the enclosure door. A duplex grounding type convenience outlet shall be mounted in die cut openings on the side of the enclosure, for operation of 115-volt devices. It shall not be necessary to open this enclosure, except for adjustment of controls. Additional enclosures may be used as necessary to meet power and control requirements.

The control panel shall conform to the National Electrical Code specifications and shall be UL listed and labeled in accordance with UL standard No. 508 for Industrial Control Panels. In accordance with U.L. procedures, a U.L. label shall be affixed to the control panel.

Properly sized, heavy duty, molded case thermal-magnetic air circuit breakers shall be provided for branch circuit disconnect service and for over-current protection of all control, motor and auxiliary circuits. Properly sized open frame, across the line, NEMA rated magnetic motor starters shall be provided for the pump motors. Motor starters will be provided with these standard features; dual voltage, dual frequency coils, overload test feature, front removable auxiliary interlocks, straight through wiring with large silver cadmium contacts which are easily replaceable without removing starter from its mounted position. All NEMA rated starters will be provided with a solid state overload block which provides under voltage and overload protection, true phase loss protection; and trips within 3 seconds. Overload is self protected against short circuits, is self-powered and requires no hard wiring or separate power source. Starters will be U.L. listed 508 and CSA certified.

An automatic alternator shall be provided to change the sequence of operation of the pumps upon completion of each pumping cycle. The alternator shall be provided with an on/off switch.

Six digit, non-resettable elapsed time meters shall be provided to record the running time of each pump motor. These devices shall be mounted in die cut openings in the enclosure door.

To protect the electrical system and equipment from damage due to excessive line surges caused by lightning or other circuit disturbances, a secondary surge arrester shall be supplied with the pump station controls. The arrester shall comply with ANSI standard C62.11-1987. The arrester shall be available in a one-pole, two-pole or three-pole version, and be suitable for both indoor and outdoor use. The arrester shall be permanently sealed in a LEXAN housing. The arrester shall have a maximum continuous operating voltage rating of 650 volts rms. The permissible line-to-line voltage of the system to which the arrester is applied depends on the circuit configuration, grounding, and voltage regulation. The secondary surge arrester shall be a Sq D SDSA3650 for three phase and SDSA1175 for single phase applications.

Each check valve shall be supplied with a limit switch for pump fail indication. The limit switch all be mounted on and activated by the external arm of the discharge check valve of each pump to detect failure of the pump to deliver normal operation flow. An auxiliary time delay relay shall be provided to provide an alarm signal and shut pump down when pump fail occurs.

For water on the floor indication, a level switch shall be provided. The level switch stem, float, mounting and other wetted shall be all CPVC. The electrical termination shall be 18 gauge PVC jacketed lead wires. The sensor shall be supplied with a ¼" NPT connection, have an operating temperature of -40 degrees F to +180 degrees F and a PSI pressure maximum of 15. The switch shall be recognized under File #E45168.

To control the operation of the sewage pumps, in response to variations in sewage level in the wet well, direct acting float switches shall be supplied. The float switches shall have polyurethane foam resin bodies, encapsulating mercury tube switches. The float switches shall be rated 20 amps at 115 volts with type SJO power cords. Five float switches shall be provided for high wet well indication, low wet well indication, lead, lag and shut-off pump activations.

The level control system shall operate the pumps in the following manner: The lead pump shall be started when the liquid level in the wet well reaches a predetermined elevation. The lag pump shall be started in parallel with the lead pump when the liquid level in the wet well reaches an elevation above the lead pump on elevation. Upon decrease in wet well level, to an elevation below the lead pump on elevation, both pumps shall be shut down.

The pump station shall be supplied with a Mission Communications M-110 series M113 communication system. A year monitoring fee shall be included. Additional monitoring fees by the owner. The system shall be supplied with 50' of antenna cable. Antenna is provided and installed by others.

To provide a local indication of an alarm condition, a complete alarm system shall be provided. The flashing red beacon light and horn is UL listed 120 VAC and approved for outdoor weatherproof installation. Features include shatter resistant Lexan lens and acrylic dome with stainless steel clamping rings. The lamp shall be easily replaced with bayonet base type bulbs. The cast zinc base may also be used as a junction box for ½" pipe mounting or mounting on a 4" octagon box.

WIRING: Wiring of the pump station shall be in accordance with the National Electrical Code (NEC). All internal wiring shall be run in conduit, and conduit shall be run up the entrance tube to receive power entrance and auxiliary wiring. An SLB fitting shall be provided on the inside of the tube, and shall terminate with a threaded nipple. The pump station interior shall be completely wired at the factory, except for power entrance wiring and external connections. Entrance tube wiring for the lights and blower control shall be included for field connection. The pump station shall be wired for single phase, 60 hertz, 230 volt power.

The 115-volt electrical equipment shall be supplied with suitable lengths of 660 volt, #14 AWG 3-wire rubber covered cord, and shall plug directly into electrical outlets. These outlets shall be identified with engraved laminated plastic nameplates. One duplex outlet shall be provided on the side of the control panel for operation of 115-volt hand tools, lights, etc.

All wiring in the control panel shall be color-coded. All wiring from the control panel to the junction boxes adjacent to the served electrical equipment shall be in conduit. Short leads of flexible polyvinyl covered steel conduit, with compatible grounding fittings, shall be used between the junction boxes and the pump motors. All conduit and wires shall be adequately sized for the maximum anticipated loads. All conduits shall be neatly arranged and securely clamped to slotted steel channel, welded to the pump station structure.

A self-resetting momentary contact switch shall be located at the top of the access tube to automatically operate the blower and lights when the cover is raised. A manual switch shall be provided for operation of the blower and lights when the cover is closed, due to inclement weather.

VENTILATION BLOWER: As specified in the ACCESS TUBE section above, the ventilation system shall work to exhaust air from the chamber and draw air into the chamber through the access tube. The ventilator shall be direct driven by a shaded pole, 1 phase, 60-hertz, 115-volt motor. The ventilator shall be a high efficiency type blower with a capacity of 232 cubic feet per minute at 0.2 inches static pressure.

LIGHTS: The package shall be supplied with 32 watt vaportite fluorescent light fixtures. The fixtures shall be mounted to illuminate the station interior. The light shall incorporate a fill metal fixture liner inside a reinforced fiberglass housing with a high impact diffuser. The fiberglass housing shall be reinforced polyester and self-extinguishing (ASTM-D635-74) plastic. A watertight hum for ½" conduit entry shall be provided at each end of the housing. A polyurethane gasket shall be formed in the housing providing a continuous seamless seal for the diffuser. The unit shall have a full metal liner secured by brass internal/external molting studs for positive grounding and maximum protection and rigidity. Ballasts shall be CBM/ETL Class "P" certified suitable to plus 50 degrees F. A manual switch located near the doorway shall operate the lights.

In addition to the florescent light, a 100-watt incandescent light shall be mounted on top of the control panel to illuminate both the control panel and the station interior. The light shall have a glass globe and protecting guard. Additional 100-watt light fixtures shall be mounted on the station ceiling, as required by chamber size.

DEHUMIDIFIER: A dehumidifier, incorporating a fan to circulate air over the evaporator coils, shall control Humidity in the pump station. It shall be provided complete with a humidistat and a thermostat that will de-energize the chilling mechanism and allow the fan to operate, if the humidity and temperature conditions are such that the condensor coils freeze. The dehumidifier shall have a minimum rating of 30 pints per day at 80 degrees Fahrenheit and 60% relative humidity. Condensate shall be piped to the sump, using 1/2" polyethylene tubing.

HEATER: A 1500-watt electric space heater with a minimum capacity of 5120 BtuH and controlled by an adjustable thermostat shall be provided to regulate the temperature in the pump station. The heater shall have a fan to provide even heat distribution throughout the chamber.

SUMP PUMP: A submersible sump pump shall be installed in the chamber sump pit. It shall have a heavy duty, oil filled, close-coupled motor, in a cast iron housing and shall operate on 1 phase, 60 hertz, 115 volt power. The minimum capacity of the sump pump shall be 1200 gallons per hour at 20' total dynamic head. A mercury float switch, capable of operation in the depth of the sump pit, shall control the sump pump. The sump pump shall have a minimum 1 1/4 inch discharge.

PIPING: The pump suction lines shall be 4 inch Class 53 ductile iron pipe, terminating outside the chamber with plain ends. 4 inch resilient wedge gate valves shall be provided on each pump suction. The discharge line from each pump shall include a 4 inch iron body, bronze mounted check valve and a 4 inch resilient wedge gate valve. The check valves shall have external levers and springs to allow for back flushing of the suction lines. The common discharge line shall be 4 inch Class 53 ductile iron pipe, terminating outside the chamber with a plain end.

The isolation valves used shall be a non-rising stem resilient wedge gate valve. The valve shall conform to the latest revision of AWWA Standard C-509 covering resilient seated gate valves. The wedge shall be of cast iron completely encapsulated (except for guide and stem nut areas) with polyurethane rubber. The polyurethane sealing rubber shall be permanently bonded to the cast iron wedge to meet ASTM tests for rubber to metal bond ASTM D429. Stems shall be cast bronze with integral collars. The stuffing box shall be the o-ring seal type with two rings located above thrust collar; the two rings shall be replaceable with valve fully open and subject to full rated working pressure. There shall be two low torque thrust bearings located above and below the stem collar. The stem nut shall be independent of wedge and shall be made of solid bronze. There shall be a smooth unobstructed waterway free of all pockets, cavities and depressions in the seat area. Prior to shipment from the factory, each valve shall be tested by hydrostatic pressure equal to twice the specified working pressure. The valve shall be manufactured by Clow Valves or approved equal.

The flanged check valves shall be of swing type and meet the material requirements of AWWA specifications C508. The valve shall be iron body, bronze mounted, single gate for non-shock working pressure 175 psi and hydrostatically tested at double the working pressure. The valve shall be so constructed that by simply unbolting and lifting off the cover, the internal working parts may easily be removed and replaced without removing the valve from the line. The valve shall be furnished with outside lever and spring or outside lever and weight. The check valves shall have a stainless steel hinge pin. The hinge pin shall operate in bronze support bearings. The valve shall be manufactured by Clow Valves or approved equal.

The sump pump discharge piping shall be 1 1/4 inch Schedule 40 PVC pipe, and shall include two check valves and one isolation valve within the station. The sump pump discharge piping shall pass through the side of the entrance tube and shall terminate with a 1 1/4 inch welded steel threaded nipple.

The dehumidifier condensate shall be piped to the sump pit using 1/2 inch polyethylene tubing, and brass fittings.

PRESSURE GUAGES: Four pressure gauges are required. Gauges will be 4 ½" in diameter per ASME B40.100 and shall be graduated in psi. Rated accuracy will be ± .5% of full scale and the operating temperature shall be -40°F to +150°F. Additional error when temperature changes from referenced temperature of 60°F ±0.4% for every 18°F rising or falling (percentage of span). Standard features shall include a black fiberglass-reinforced thermoplastic case, black aluminum pointer, white aluminum with black lettering, dampened movement option, copper alloy C-type bourdon tube, copper alloy (0.6 mm) restrictor, copper alloy with ¼" NPT lower mount pressure connection with M4 internal tap and be weather resistant (NEMA 3 / IP54).

The ¼" high pressure ball isolation valve standard features shall include a one piece brass body (UNI 5705-65), PTFE correct of□□□t□oself-lubricating seats with flexible-lip design, double seal system to all the valve to be operated in both directions, chrome plated brass ball, blowout-proof brass stem with Viton O-ring, nylon black wedge handle that clearly shows ball position, and NPT taper ANSI B.1.20.1 connections.

SPARE PARTS: A complete spare double mechanical pump seal shall be provided with the pump station. A pump volute gasket and a seal water filter cone shall also be furnished as spares.

FACTORY TEST: The pump station shall be operationally tested at the manufacturer's plant before shipment. All electrical equipment and controls shall be tested for correct operation. The pumps and piping shall be pressure tested with water to insure that no leaks exist. As test stand limitations permit, a full running test of the pumps shall be made, simulating the actual field design conditions. This test shall include capacity, head, amperage draw and R.P.M. checks at various points along the pump curve.

INSTALLATION AND SERVICE INSTRUCTIONS: Installation of the pump station shall be in accordance with the written installation instructions furnished by the manufacturer, and as recommended by the Engineer. In addition to these installation instructions, the manufacturer shall furnish six complete and detailed Operation and Maintenance manuals. These manuals shall cover the initial start-up, operating procedures, maintenance and servicing procedures on the major components in the pump station. One manual shall be shipped in the station, the rest shall be sent directly to the contractor.

START-UP: The manufacturer shall provide the services of a factory-trained representative for a maximum period of one day, to assist the contractor with the initial start-up of the pump station. It shall be the responsibility of the contractor to inform all parties of this initial start-up, and to insure their attendance. The manufacturer's representative shall instruct all personnel attending the start-up in the correct and required operation, maintenance and service procedures for the pump station.

GUARANTEE: The manufacturer shall guarantee the pump station to be free from defects in materials and workmanship for a period of one year from the date of start-up or for a period of fifteen months from the date of shipment. All consumable parts such as pump seals, filters, light bulbs, oil, grease, etc., shall be considered part of routine maintenance and shall not be covered under the terms of the manufacturer's warranty.

GENERAL: The contractor is hereby notified that responsibility for the complete and satisfactory operation or function of all equipment and materials, is definitely a part of this contract, regardless of the manufacturer's guarantee on any item furnished. It is the contractor's responsibility to place all equipment in operation, furnish all lubrication, packing and other accessories necessary for initial operation, and to see that proper operating and maintenance instructions are prepared and followed.

Note:
These specifications were provided by the City of Hammond as an example of what they require for lift station construction. Any lift station must meet these specifications or be an approved equivalent.

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Providence Ridge Subdivision
City of Hammond Lift Station Specifications

Scale : 1" = 60'	Date : November 30th, 2015
Drawn By : AJR	Sheet 5

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

North

Light: ⊕



LIGHTING NOTES:

1. Aluminum or fiberglass street light standards shall be approximately 25 to 30 feet in length and shall be furnished with a pole cap, anchor base bottom, and designed for mounting on a concrete base with anchor bolts.
2. All pole and light standards shall be pre-approved by the City of Hammond Subdivision Review Committee.
3. Standard wattage shall be 175 watt metal halide or 150 watt high pressure sodium and shall be 120 or 240 volt. Bulbs shall be encased in an approved deflector head to direct light downward.
4. All wiring shall be installed in non-rigid 3/ 4" to 2" pipe, schedule 40 PVC (below ground). Copper wire shall be installed a minimum of 24" underground. Schedule 80 PVC shall be shall be used in above ground cases.
5. All wiring and underground work shall be installed before paving of streets to prevent street cuts.
6. Notice shall be given to the City of Hammond Utility Department before any part of wiring is buried, concealed, or placed in service so that an inspector can inspect and approve such work.
7. The service equipment shall consist of a service entrance conduit fitting a 30 ampere weatherproof fuse switch/ junction box of suitable size to connect service wires with underground feeder wires. Service equipment shall be properly grounded.
8. There shall be one standard installed at each intersection, and spacing of standards shall not exceed 150 feet and shall not be less that 100 feet. Standards shall be at property lines when feasible.
9. All lighting shall be shielded so as to direct lighting downward. Lighting shall comply with Airport Ordinance 820.

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Providence Ridge Subdivision
Lighting Plan

Scale : 1" = 60'	Date : November 30, 2015
Drawn By : ATR	Sheet 6

Section 33, T.6S., R.8E.
Section 4, T.7S., R.8E.
Tangipahoa Parish, Louisiana

North

S01°01'28"E 1570.80'
(Called S 01°01'00" E 1570.64')

ditch 27.0'

4ft lft 18" A-2000 PVC Storm Drain

DI-17
curb = 28.75'
Invert = 25.25'
Flow Rec = 21.18CFS
Pipe dia = 30"

Lot 16

Lot 17

Lot 18

Lot 19

Lot 20

Lot 21

Lot 22

Lot 23

Lot 24

Lot 25

Lot 26

Lot 27

Lot 28

Lot 29

Lot 30

112 lft 30" A-2000 PVC Storm Drain

DI-16
curb = 28.75'
Invert = 25.47'
Flow Rec = 19.31CFS
Pipe dia = 30"

DI-14
curb =31.25 '
Invert = 25.74'(W) , 26.08(S)'
Flow Rec = 18.74CFS
Pipe dia = 30"

DI-12
curb = 31.25'
Invert = 26.20'
Flow Rec = 6.68 CFS
Pipe dia = 15"

Swale ditch Slope = 0.0016 Ft/ Ft
matches slope of receiving culvert

ditch 28.9'

ditch 29.7'

DI-10
curb = 31.25'
Invert = 26.45'
Flow Rec = 5.57CFS
Pipe dia = 15"

10' Utility and Drainage easement

125 lft 18" A-2000 PVC Storm Drain

Swale ditch Slope = 0.0056 Ft/ Ft
matches slope of receiving culvert

DI-8
curb = 32.0'
Invert = 26.75'
Flow Rec = 7.35 CFS
Pipe dia = 18"

10' drainage easement

DI-6
curb = 31.25'
Invert = 27.02'
Flow Rec = 5.61CFS
Pipe dia = 15"

DI-4
curb = 30.5'
Invert = 27.25'
Flow Rec = 2.42CFS
Pipe dia = 15"

DI-2
curb = 30.0'
Invert = 27.50'
Flow Rec =1.13CFS
Pipe dia = 15"

ditch 25.4'

Swale ditch

10' drainage easement

Invert 28.2'

DI-1
curb = 30.0'
Invert = 27.50'
Flow Rec = 2.62 CFS
Pipe dia = 18"

10 lft 18" A-2000 PVC Storm Drain

159 lft 30" A-2000 PVC Storm Drain

61 lft 18" A-2000 PVC Storm Drain

126 lft 18" A-2000 PVC Storm Drain

126 lft 18" A-2000 PVC Storm Drain

Pvt. 29.0'

Pvt. 30.5'

25 lft 24" RCCMP

Pvt. 31.5'

Pvt. 31.5'

Pvt. 31.5'

Pvt. 31.5'

DI-5
curb = 31.25'
Invert = 26.75'
Flow Rec = 4.45 CFS
Pipe dia = 18"

Pvt. 31.5'

Pvt. 31.5'

Pvt. 31.0'

Pvt. 30.75'

Pvt. 30.5'

Pvt. 30.25'

Pvt. 30.0'

Pvt. 30.25'

5-4 lft 18" RCCMP

70 lft 18" A-2000 PVC Storm Drain

150 lft 18" A-2000 PVC Storm Drain

125 lft 24" A-2000 PVC Storm Drain

126 lft 24" A-2000 PVC Storm Drain

DI-11
curb = 31.25'
Invert = 26.29'
Flow Rec = 9.04 CFS
Pipe dia = 24"

DI-9
curb = 31.25'
Invert = 26.55'
Flow Rec = 7.88CFS
Pipe dia = 24"

125 lft 18" A-2000 PVC Storm Drain

DI-7
curb = 30.75'
Invert = 26.80'
Flow Rec = 7.06CFS
Pipe dia = 18"

126 lft 18" A-2000 PVC Storm Drain

10' Utility and Drainage easement

DI-3
curb = 30.25'
Invert = 27.06'
Flow Rec = 5.9 CFS
Pipe dia = 18"

116 lft 18" A-2000 PVC Storm Drain

Lot 45

Lot 44

Lot 43

Lot 42

Lot 41

Lot 40

Lot 39

Lot 38

Lot 37

Lot 36

Lot 35

Lot 34

Lot 33

Lot 32

Lot 31

DI-18
curb = 28.75'
Invert = 26.25'
Flow Rec = 0.69 CFS
Pipe dia = 18"

DI-15
curb = 31.25'
Invert = 25.79'
Flow Rec = 11.24 CFS
Pipe dia = 24"

DI-13
curb = 31.25'
Invert = 26.03'
Flow Rec = 10.13 CFS
Pipe dia = 24"

130 lft 18" A-2000 PVC Storm Drain
Slope = 0.0056 Ft/ Ft

Invert 26.7'

10' drainage easement

Swale ditch Slope = 0.0056 Ft/ Ft
matches slope of receiving culvert

10' drainage easement

ditch 30.15'

ditch 27.7'

Swale ditch Slope = 0.0056 Ft/ Ft
matches slope of receiving culvert

ditch 27.4'

DI-65
curb = 28.5'
Invert = 25.97'
Flow Rec = 4.19CFS
Pipe dia = 15"

Lot 46

Lot 47

DI-66
curb = 27.75'
Invert = 25.70'
Flow Rec = 5.84CFS
Pipe dia = 15"

Lot 48

Lot 49

Swale ditch Slope = 0.0056 Ft/ Ft
matches slope of receiving culvert

N 00°55'56" W 916.03'
(Called N00°53'23"W 916.90')

Notes:
1) Drain piping is PVC A-2000 pipe. Any piping under road shall be asphalt coated CMP.
2) See grading plan for water flow direction.
3) Drain inlets for 18" to 36" shall be type LA DOTD CB-01. For 42-48" they shall be LA DOTD CB-02. See detail drawing for more information
4) After road base construction, curb elevations for drain inlets will be field verified by engineer.
5. All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association.

Gravity Sewer Line	S
Water Main	W
Fire Hydrant	
Contour Line	28.0'
Sewer Force Main	FM
Storm Drain Inlets and Piping	
Finished Paving Elevation	Pvt. 29.0'

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Wetlands Consultants
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42333 Deluxe Plaza Ste B, Hammond, LA 70403

Providence Ridge Subdivision
Drainage Plan Section 1

Scale : 1" = 30'	Date : November 30, 2015
Drawn By : ATR	Sheet 7

Drainage Sheet 1

North

Gravity Sewer Line	S
Water Main	W
Fire Hydrant	o
Contour Line	28.0'
Sewer Force Main	SFM
Storm Drain Inlets and Piping	
Finished Paving Elevation	Pvt. 29.0'

Notes:
1) Drain piping is PVC A-2000 pipe. Any piping under road shall be asphalt coated CMP.
2) See grading plan for water flow direction.
3) Drain inlets for 18" to 36" shall be type LA DOTD CB-01. For 42-48" they shall be LA DOTD CB-02. See detail drawing for more information
4) After road base construction, curb elevations for drain inlets will be field verified by engineer.
5. All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association.

N 89°13'13"E 347.06'
(Called N89°16'11"E 346.75')

S 03°01'39" E 158.82'
(Called S03°05'44"E 158.54')

Lift Station
Top = 30.0'
South Invert = 19.6'
West Invert = 26.1'
Bottom = 15.7'

Detention pond 1
Receives 37.6 CFS flow from pipe and 2.8 CFS from lots 4,5,6,7 for total of 40.4 CFS
Inlet Invert = 25.5'
Outlet invert = 25.0'
Overflow weir = 28.5'
Bank/ Top of Levee = 29.0'
Surface Area = 13400 SF (normal water level)
= 18900 SF (at overflow level)
Capacity = 88829 cubic feet
Depth < 20.0' (at least 5' continuous water level)
Peak Outflow during 10 year event = 7.18 CFS
Level Rise = 4.25'

Concrete over flow weir and 15" outfall pipe

Top of Levee
Normal Water Level
Bottom
Top of Levee

Lot 11
Lot 10
Lot 9
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
Lot 45
Lot 46
Lot 47
Lot 48
Lot 49
Lot 80
Lot 81
Lot 82
Lot 83
Lot 84
Lot 85
Lot 86
Lot 87
Lot 88
Lot 89
Lot 90
Lot 91
Lot 92
Lot 93

92 lft 30" A-2000 PVC Storm Drain
150 lft 30" A-2000 PVC Storm Drain
115 lft 30" A-2000 Storm Drain
92 lft 30" A-2000 PVC Storm Drain
D1-17 curb = 28.75' Invert = 25.25' Flow Rec = 21.18CFS Pipe dia = 30"
D1-16 curb = 28.75' Invert = 25.47' Flow Rec = 19.51CFS Pipe dia = 30"
D1-20 curb = 29.25' Invert = 24.54' Flow Rec = 25.17CFS Pipe dia = 30"
D1-19 curb = 29.25' Invert = 24.72' Flow Rec = 24.08CFS Pipe dia = 30"
D1-18 curb = 28.75' Invert = 25.02' Flow Rec = 22.63CFS Pipe dia = 30"
105 lft 30" A-2000 PVC Storm Drain
10 lft 18" A-2000 PVC Storm Drain
10 lft 18" A-2000 PVC Storm Drain
5' each way of swale shall be plastic lined with rip rap to prevent erosion
10' Utility and Drainage easement
10' drainage easement
10' drainage easement
D1-21 curb = 30.25' Invert = 24.35' South Invert = 26.0' Flow Rec = 26.26CFS Pipe dia = 30"
Swale ditch Slope = 0.01 ft/ ft matches slope of receiving culvert
D1-71 curb = 28.75' Invert = 26.25' Flow Rec = 1.17 CFS Pipe dia = 18"
ditch 28.00'
Swale ditch Slope = 0.01 ft/ ft matches slope of receiving culvert
158 lft 18" A-2000 PVC Storm Drain
124 lft 30" A-2000 PVC Storm Drain
D1-70 curb = 28.75' Invert = 26.25' Flow Rec = 0.69 CFS Pipe dia = 18"
140 lft 18" A-2000 PVC Storm Drain
D1-25 curb = 30.75' Invert = 24.08' Flow Rec = 28.08CFS Pipe dia = 30"
125 lft 36" A-2000 PVC Storm Drain
D1-69 curb = 28.75' Invert = 25.97' Flow Rec = 5.07 CFS Pipe dia = 18"
126 lft 18" A-2000 PVC Storm Drain
D1-68 curb = 28.25' Invert = 25.75' Flow Rec = 4.19CFS Pipe dia = 18"
125 lft 18" A-2000 PVC Storm Drain
D1-26 curb = 30.75' Invert = 26.48' Flow Rec = 2.36CFS Pipe dia = 18"
66 lft 18" A-2000 PVC Storm Drain
D1-28 curb = 30.75' Invert = 26.35'(E), 28.98'(W), 25.78'(S) Flow Rec = 57.61 CFS Pipe dia = 36"
140 lft 36" ACCMP Storm Drain
D1-25 curb = 30.75' Invert = 25.85'(E), 28.97'(W) Flow Rec = 33.35 CFS Pipe dia = 36"
25 lft 36" ACCMP
56 lft 18" A-2000 PVC Storm Drain
71 lft 18" A-2000 PVC Storm Drain
D1-30 curb = 31.25' Invert = 29.09' Flow Rec = 1.98 CFS Pipe dia = 18"
79 lft 18" A-2000 PVC Storm Drain
D1-27 curb = 31.25' Invert = 29.11' Flow Rec = 5.27CFS Pipe dia = 18"
D1-67 curb = 27.75' Invert = 25.72' Flow Rec = 4.89 CFS Pipe dia = 18"
Swale ditch Slope = 0.008 ft/ ft matches slope of receiving culvert
126 lft 18" A-2000 PVC Storm Drain
D1-66 curb = 27.75' Invert = 25.25' Flow Rec = 5.64CFS Pipe dia = 18"
D1-32 curb = 31.75' Invert = 29.25' Flow Rec = 0.71 CFS Pipe dia = 18"
72 lft 18" A-2000 PVC Storm Drain
D1-29 curb = 31.75' Invert = 29.25' Flow Rec = 1.57CFS Pipe dia = 18"
ditch 30.00'
D1-65 curb = 27.75' Invert = 25.47' Flow Rec = 6.66 CFS Pipe dia = 18"
10' drainage easement
10' Utility and Drainage easement
10' Utility and Drainage easement
Pvt. 29.5'
Pvt. 29.0'
Pvt. 29.75'
Pvt. 30.5'
Pvt. 31.0'
Pvt. 31.5'
Pvt. 32.0'
Pvt. 28.5'
Pvt. 28.0'

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Providence Ridge Subdivision
Drainage Plan for Section 2

Scale : 1" = 30'	Date : November 30, 2015
Drawn By : ATR	Sheet 8

Drainage Sheet 2

North

N01°08'46"W 662.55'
(Called 662.30')

Detention pond 3
Receives 29.7 CFS flow from pipe and 0.68 CFS from road
for total of 30.38 CFS
Inlet Invert = 25.75'
Outlet Invert = 25.5'
Overflow weir = 27.5'
Bank/ Top of Levee = 28.0'
Surface Area = 8130 SF (normal water level)
= 11760SF (at overflow level)
Capacity = 54640 cubic feet
Depth < 20.6' (at least 5' continuos water level)
Peak Outflow during 10 year event = 13.86 CFS
Level Rise = 3.64'

S 89°24'06"W 112.14'

Lot 64
Lot 63
Lot 62
Lot 61
Lot 60
Lot 59
Lot 58
Lot 57
Lot 56
Lot 55
Lot 54
Lot 53
Lot 52
Lot 51
Lot 50
Lot 49
Lot 48
Lot 47
Lot 46
Lot 70
Lot 71
Lot 72
Lot 73
Lot 74
Lot 75
Lot 76
Lot 77
Lot 78
Lot 79
Lot 80
Lot 81
Lot 82
Lot 83
Lot 84
Lot 97
Lot 96
Lot 95
Lot 94
Lot 93
Lot 92
Lot 91
Lot 90
Lot 89

Pvt. 29.0'

DI-54
curb = 28.75'
Invert = 26.25'
Flow Rec =1.36 CFS
Pipe dia = 18"

125 lft 18"
A-2000 PVC
Storm Drain

DI-56
curb = 28.75'
Invert = 26.00'
Flow Rec = 2.72 CFS
Pipe dia = 18"

107 lft 18"
A-2000 PVC
Storm Drain

DI-57
curb = 28.00'
Invert = 25.75'(ND),
24.48'(E), 24.04'(S)
Flow Rec =30.84 CFS
Pipe dia = 36"

slope = .001 ft/ ft

DI-51
curb = 28.75'
Invert = 26.25
Flow Rec =1.45 CFS
Pipe dia = 18"

145 lft 18"
A-2000 PVC
Storm Drain

5' each way of swale
shall be plastic lined
with rip rap to
prevent erosion

DI-53
curb =28.75'
Invert = 25.96'
Flow Rec =1.12 CFS
Pipe dia = 18"

89 lft 18"
A-2000 PVC
Storm Drain

DI-55
curb = 28.00'
Invert = 25.5' (ND), 24.52' (E)
Flow Rec =15.68 CFS
Pipe dia = 30"

DI-59
curb = 27.75'
Invert = 24.72'
Flow Rec =15.01 CFS
Pipe dia = 24"

Swale ditch Slope = 0.005ft/ ft
matches slope of receiving culvert

10' drainage easement

ditch 29.0'

Swale ditch Slope = 0.023 ft/ ft
matches slope of receiving culvert

DI-61
curb = 27.75'
Invert = 24.97'
Flow Rec =11.71 CFS
Pipe dia = 24"

ditch 29.25'

Swale ditch Slope = 0.0026 ft/ ft

DI-63
curb = 27.75'
Invert = 25.22'
Flow Rec =9.16CFS
Pipe dia = 24"

ditch 30.0'

DI-65
curb = 27.75'
Invert = 25.47'
Flow Rec =6.66 CFS
Pipe dia = 18"

Swale ditch Slope = 0.008 ft/ ft
matches slope of receiving culvert

DI-67
curb = 27.75'
Invert = 25.72'
Flow Rec =4.89 CFS
Pipe dia = 18"

DI-69
curb =28.75'
Invert = 25.97'
Flow Rec =5.07 CFS
Pipe dia = 18"

100 lft 24" A-2000 PVC Storm Drain
125 lft 24" A-2000 PVC Storm Drain
125 lft 18" A-2000 PVC Storm Drain
140 lft 18" A-2000 PVC Storm Drain

Top of pipe at swale crossing = 27.0'
Swale bottom = 27.7'

146 lft 36"
ACCMP
Storm Drain

22 lft 30"
ACCMP

42 lft 24"
A- 2000 PVC
Storm Drain

10 lft 18" A-2000 PVC Storm Drain

65 lft 24" A-2000 PVC Storm Drain

DI-58
curb = 28.0'
Invert = 24.12'
Flow Rec =11.44 CFS
Pipe dia = 24"

DI-72
curb = 28.0'
Invert = 24.25'
Flow Rec =10.72 CFS
Pipe dia = 24"

DI-60
curb = 27.75'
Invert = 24.50'
Flow Rec =9.99 CFS
Pipe dia = 24"

DI-62
curb = 27.75'
Invert = 24.75'
Flow Rec =8.54 CFS
Pipe dia = 24"

DI-64
curb = 27.75'
Invert = 25.0'
Flow Rec =7.09CFS
Pipe dia = 18"

DI-66
curb = 27.75'
Invert = 25.25'
Flow Rec =5.64CFS
Pipe dia = 18"

DI-68
curb = 28.25'
Invert = 25.75'
Flow Rec =4.18CFS
Pipe dia = 18"

slope = .001 ft/ ft

Detention pond 3

18" outfall pipe

ditch 27.6'

Invert
26.7'

area around outfall pipe and ditches
flowing into canal will be protected
by a lining of rip-rap.

S 89°24'06"W 876.14'
(Called S89°25'05"W 875.77')

Gravity Sewer Line	S
Water Main	W
Fire Hydrant	
Contour Line	28.0'
Sewer Force Main	SFM
Storm Drain Inlet and Piping	
Finished Paving Elevation	Pvt. 29.0'

Notes:
1) Drain piping is PVC A-2000 pipe. Any piping under road shall be asphalt coated CMP.
2) See grading plan for water flow direction.
3) Drain inlets for 18" to 36" shall be type LA DOTD CB-01. For 42-48" they shall be LA DOTD CB-02. See detail drawing for more information
4) After road base construction, curb elevations for drain inlets will be field verified by engineer.
5. All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association.

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Providence Ridge Subdivision
Drainage Plan Section 3

Scale : 1" = 30'
Date : November 30, 2015
Drawn By : ATR
Sheet 9

Drainage Sheet 3

Detention pond 2
Receives 19.42 CFS flow from pipe and 1.0 CFS from road for totall of 20.42 CFS
Inlet Invert = 29.14'
Outlet invert = 29.9'
Overflow weir = 27.5'
Bank/ Top of Levee = 28.0'
Surface Area = 59151 SF (normal water level)
= 126000 SF (at overflow level)
Capacity = 523580 cubic feet
Depth = 20.9' (at least 5' continuous water level)
Peak Outflow during 10 year event = 10.99 CFS
Level Rise = 2.89'

Concrete over flow weir and 18" outfall pipe

Pond 2

S 80°04'12"E 745.29
(Called S80°03'22"E 745.32')

North

S 03°01'39" E 1982.

Pond 1

ditch 27.7'

ditch 27.2'

swale ditch

green space G1

green space G2

green space G3

Lot 99

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 98

Lot 97

Lot 96

Lot 95

Lot 94

Lot 93

Lot 92

Lot 91

Lot 90

Lot 67

Lot 68

Lot 69

Lot 70

Lot 71

Lot 72

Lot 66

Lot 65

Lot 64

Lot 63

Lot 62

Pvt. 28.75'
Pvt. 28.6'
Pvt. 28.25'
Pvt. 28.0'
Pvt. 28.5'
Pvt. 30.0'
Pvt. 32.0'
Pvt. 30.5'
Pvt. 33.0'
Pvt. 33.2'
Pvt. 29.0'
Pvt. 29.0'
Pvt. 29.0'
Pvt. 29.0'
Pvt. 29.0'
Pvt. 31.0'

D1-46
carb = 28.50'
Invert = 29.59'
Flow Rec = 9.1 CFS
Pipe dia = 24"

115 lft 24" A-2000 PVC Storm Drain

D1-48
carb = 28.50'
Invert = 29.91'(E), 29.82'(S)
Flow Rec = 8.06 CFS
Pipe dia = 24"

92 lft 18" A-2000 PVC Storm Drain

D1-50
carb = 28.75'
Invert = 26.00'
Flow Rec = 2.74CFS
Pipe dia = 18"

125 lft 18" A-2000 PVC Storm Drain

D1-52
carb = 28.75'
Invert = 26.25'
Flow Rec = 1.57 CFS
Pipe dia = 18"

D1-54
carb = 28.75'
Invert = 26.25'
Flow Rec = 1.36 CFS
Pipe dia = 18"

160 lft 24" A-2000 PVC Storm Drain

D1-47
carb = 28.50'
Invert = 29.96'
Flow Rec = 9.32 CFS
Pipe dia = 18"

D1-49
carb = 28.75'
Invert = 26.25'
Flow Rec = 3.52 CFS
Pipe dia = 18"

D1-51
carb = 28.75'
Invert = 26.25
Flow Rec = 1.45 CFS
Pipe dia = 18"

65 lft 30" ACCMP Storm Drain

25 lft 18" ACCMP Storm Drain

60 lft 24" A-2000 PVC Storm Drain

D1-57
carb = 28.25'
Invert = 25.50'(S), 25.70'(E)
Flow Rec = 9.42 CFS
Pipe dia = 18"

120 lft 18" A-2000 PVC Storm Drain

D1-59
carb = 30.25'
Invert = 27.75'
Flow Rec = 1.27 CFS
Pipe dia = 18"

18 lft 18" A-2000 PVC Storm Drain

ditch 27.89'

10' drainage easement

Swale ditch Slope = 0.005 ft./ ft.
matches slope of receiving culvert

slope = .001 ft./ ft.

D1-36
carb = 28.25'
Invert = 25.75'
Flow Rec = 1.31 CFS
Pipe dia = 18"

D1-35
carb = 28.00'
Invert = 25.27'(W), 25.38'(S), 25.39'(E)
Flow Rec = 19.42 CFS
Pipe dia = 30"

156 lft 18" A-2000 PVC Storm Drain

29 lft 18" ACCMP

D1-38
carb = 28.25'
Invert = 25.75'
Flow Rec = 2.89 CFS
Pipe dia = 18"

96 lft 18" A-2000 PVC Storm Drain

D1-40
carb = 30.25'
Invert = 27.25'
Flow Rec = 2.85 CFS
Pipe dia = 18"

88 lft 18" A-2000 PVC Storm Drain

D1-41
carb = 31.75'
Invert = 29.00'
Flow Rec = 2.14CFS
Pipe dia = 18"

65 lft 18" A-2000 PVC Storm Drain

46 lft 18" A-2000 PVC Storm Drain

D1-42
carb = 32.75'
Invert = 29.85'
Flow Rec = 1.91CFS
Pipe dia = 18"

D1-43
carb = 32.75'
Invert = 29.97'
Flow Rec = 1.68 CFS
Pipe dia = 18"

97 lft 18" A-2000 PVC Storm Drain

D1-44
carb = 32.75'
Invert = 30.08'
Flow Rec = 1.14 CFS
Pipe dia = 18"

84 lft 18" A-2000 PVC Storm Drain

D1-45
carb = 32.75'
Invert = 30.25'
Flow Rec = 0.57 CFS
Pipe dia = 18"

D1-37
carb = 28.25'
Invert = 25.70'(E), 25.70'(N)
Flow Rec = 4.17 CFS
Pipe dia = 18"

182 lft 18" A-2000 PVC Storm Drain

25 lft 18" ACCMP

D1-31
carb = 31.75'
Invert = 29.25'
Flow Rec = 0.71 CFS
Pipe dia = 18"

D1-32
carb = 31.75'
Invert = 29.25'
Flow Rec = 0.71 CFS
Pipe dia = 18"

D1-33
carb = 31.75'
Invert = 29.20'
Flow Rec = 2.41 CFS
Pipe dia = 18"

D1-34
carb = 31.75'
Invert = 29.09'
Flow Rec = 1.98 CFS
Pipe dia = 18"

91 lft 18" A-2000 PVC Storm Drain

96 lft 18" A-2000 PVC Storm Drain

D1-29
carb = 31.75'
Invert = 29.25'
Flow Rec = 1.57CFS
Pipe dia = 18"

72 lft 18" A-2000 PVC Storm Drain

D1-27
carb = 31.25'
Invert = 29.11'
Flow Rec = 5.27CFS
Pipe dia = 18"

71 lft 18" A-2000 PVC Storm Drain

140 lft 36" ACCMP Storm Drain

D1-28
carb = 30.75'
Invert = 26.35'(E), 28.98'(W), 28.78'(S)
Flow Rec = 57.61 CFS
Pipe dia = 36"

22 lft 18" ACCMP

25 lft 36" ACCMP

D1-25
carb = 30.75'
Invert = 28.85'(E), 28.97'(W)
Flow Rec = 55.35 CFS
Pipe dia = 36"

28.0'

swale ditch

Gravity Sewer Line
Water Main
Fire Hydrant
Contour Line
Sewer Force Main
Storm Drain Inlets and Piping
Finished Paving Elevation

Notes:
1) Drain piping is PVC A-2000 pipe. Any piping under road shall be asphalt coated CMP.
2) See grading plan for water flow direction.
3) Drain inlets for 18" to 36" shall be type LA DOTD CB-01. For 42-48" they shall be LA DOTD CB-02. See detail drawing for more information
4) After road base construction, curb elevations for drain inlets will be field verified by engineer.
5. All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association.

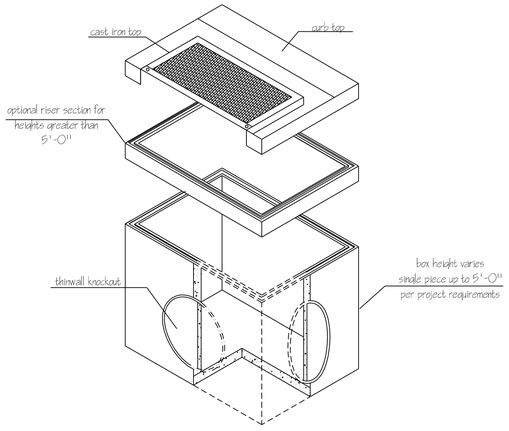
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Providence Ridge Subdivision
Drainage Section 4

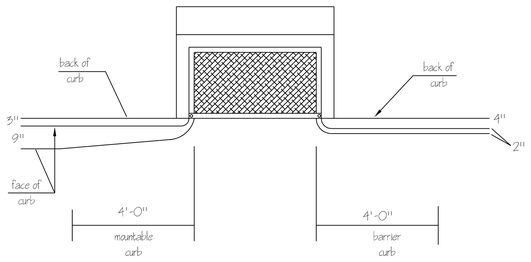
Scale : 1" = 30'	Date : November 30, 2015
Drawn By : ATR	Sheet 10

Drainage Sheet 4

CATCH BASIN DETAIL

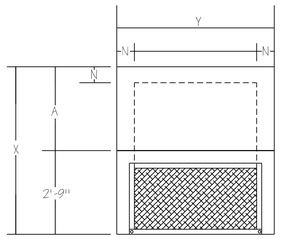


CROSS SECTION

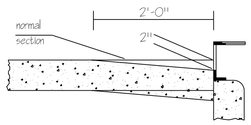


TRANSITION IN CURB WIDTH

(typical)



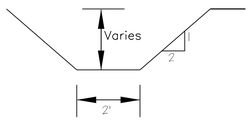
PLAN



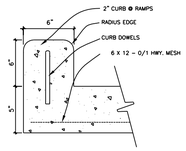
PAVEMENT SUMP

(typical)

CONCRETE CATCH BASIN											
PIPE DIA.	W	t	depths less than 7'0"				depths from 7'0" to 12'0"				
			X	Y	N	A	X	Y	N	A	
IN	Ft-In	In	Ft-In	Ft-In	In	Ft-In	Ft-In	Ft-In	In	Ft-In	
15 to 24	2-6	8	3-5	5-2	7	2-11	3-10	5-4	8	3-11	
30	3-1	8	4-1	5-2	7	1-6	4-5	5-4	8	1-8	
36	3-8	8	4-10	5-2	7	2-1	5-0	5-4	8	2-3	
42	4-3	8	5-5	5-2	7	2-8	5-7	5-4	8	2-10	
48	4-10	8	6-0	5-2	7	3-3	6-2	5-4	8	3-5	
54	5-5	9	6-7	5-2	7	3-10	6-9	5-4	8	4-0	
60	6-0	9	7-2	5-2	7	4-5	7-4	5-4	8	4-7	
72	7-2	9	8-4	5-2	7	5-7	8-6	5-4	8	5-9	

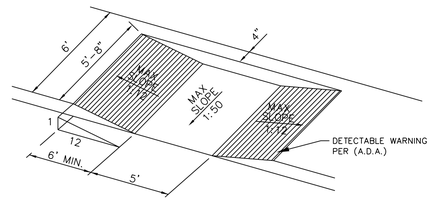


Typical Open Ditch Cross Section



CONC. CURB

NOT TO SCALE



HANDICAP RAMP DETAIL

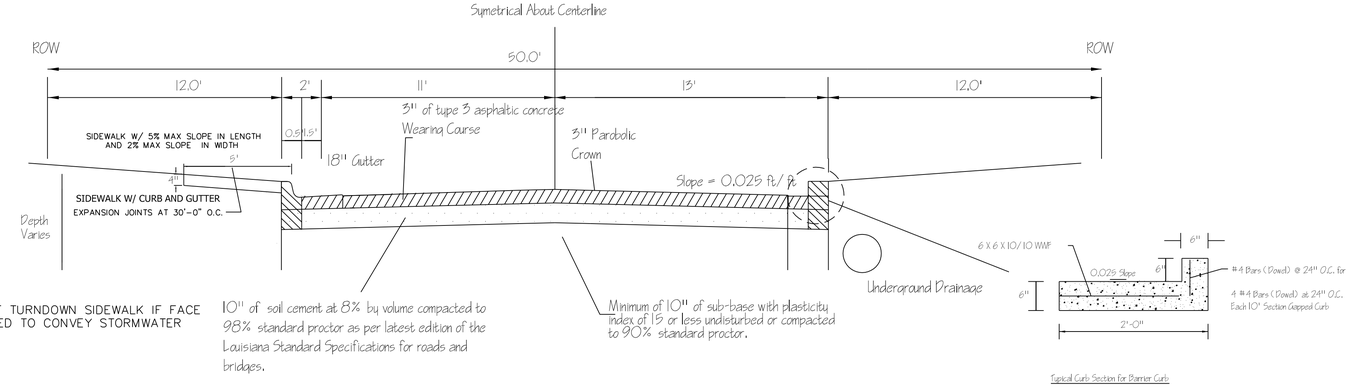
NO SCALE

HANDICAP ACCESS NOTES

1. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILTY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ALL DIRECTIONS.

2. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.

3. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILTY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.



Typical Curb Section for Barrier Curb

NOTES:

1. INSTALL INSTEAD OF TURNDOWN SIDEWALK IF FACE OF SIDEWALK IS USED TO CONVEY STORMWATER

10" of soil cement at 8% by volume compacted to 98% standard proctor as per latest edition of the Louisiana Standard Specifications for roads and bridges.

Minimum of 10" of sub-base with plasticity index of 15 or less undisturbed or compacted to 90% standard proctor.

Typical Road Detail

(NTS)

PAVING NOTES:

1. REMOVE EXISTING UNSTABLE SOILS, CONSTRUCTION DEBRIS, AND ALL LOOSE FOREIGN MATERIALS.
2. BACKFILL WITH A GOOD QUALITY CLAY-SAND TYPE MATERIAL HAVING LESS THAN 30% FINES PASSING THE NO. 200 SIEVE.
3. COMPACT TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT O.M.C. TO ASTM D-698.
4. WORK IN CLEMENT WEATHER AND ESTABLISH GOOD SURFACE DRAINAGE TO MINIMIZE THE POTENTIAL FOR "PERCHING" GROUND WATER DURING CONSTRUCTION.

Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants

Clay Barrilleaux, PE

(985) 542-0591
42333 Deluxe Plaza Ste B, Hammond, LA 70403

Providence Ridge Subdivision
Detail Sheet

Scale : 1" = NTS	Date : November 30, 2015
Drawn By : ATR	Sheet 11



ADDENDUM TO APPLICATION AND AGREEMENT FOR STANDBY LETTER OF CREDIT
FOR ACCOUNT OF: **TANGI EAST, LLC NO. 1**
IN FAVOR OF: **CITY OF HAMMOND**
LETTER OF CREDIT WHEN ISSUED WILL BE WORDED AS FOLLOWS:

IRREVOCABLE STANDBY LETTER OF CREDIT

Issue Date: _____

Beneficiary:
City of Hammond
Attn: Pete Panepinto, Mayor
310 East Charles Street
Hammond, LA 70401

Applicant:
Tangi East, LLC No. 1
c/o Bruno Brothers Mgt. and Dev. Co.
70325 Highway 1077
Suite 300, Covington, LA 70433

Currency/Amount: USD _____
Not Exceeding

Expiry Date: _____
Expiry Place: New Orleans, LA

We hereby irrevocably authorize you to draw on Whitney Bank not exceeding in the aggregate U.S. $_____ (Amount in Words), available by your draft(s) at sight for the account of Tangi East, LLC No. 1, c/o Bruno Brothers Mgt. and Dev. Co., 70325 Highway 1077, Suite 300, Covington, LA 70433 for all public improvements for Providence Ridge Subdivision Phase II in Hammond, LA.

Draft(s) must be presented at our office in _____ in Louisiana, on or prior to _____, and must bear, upon the face, the clause "Drawn under Whitney Bank, New Orleans, LA, Irrevocable Standby Letter of Credit No. _____, dated _____."

Draft(s) must be accompanied by:

(1) This original Letter of Credit; and

(2) Certificate purportedly signed by the Mayor of the City of Hammond, certifying that Tangi East, LLC No. 1 is in default of its obligation to the City of Hammond for all public improvements for Providence Ridge Subdivision Phase II in accordance with the City of Hammond plans and specifications.

insert: as shown on the construction plans prepared by_____ dated____ ...

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 Bank, International Banking Division, 201 Camp Street, New Orleans, LA 70130, if presented on or before the above mentioned date.

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

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Ste. 8
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

October 28th, 2015

Mr. Carl Perkins
Tangi East, LLC
70325 Hwy 1077
Covington, LA 70433

Re: Providence Ridge Estimate for Bond

Mr. Perkins,

Find below my estimation of the required amount for bonding for the infrastructure on this project.

Road	5000 lft	$325,000
Curb&gutter	10000 lft	$125,000
Water main	5000 lft	$60,000
Water services	99 each	$49,500
Fire Hydrants	15 each	$37,500
Sewer main	5000 lft	$80,000
Sewer services	99 each	$49,500
Sewer Manholes	17 each	$42,500
Lift Station	1 each	$150,000
Sewer force main	1575 ft	$20,000
Stormwater pipe	10000 ft	$400,000
Drain Inlets	72 each	$144,000
Lights	32 each	$64,000
Pond construction	55,000 CY	$275,000
Ditching/swales	3900 ft	$25,000
Fencing		$25,000
Contingency		$78,000
Total Cost		$1,950,000

Should you have any questions please contact me at my office.

Sincerely,

Clay Barrilleaux, PE

City of Hammond
Street Department
Robert Morgan, Street Superintendent

Pete Panepinto
Mayor

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

Tracie Schillace
City of Hammond
Planning & Zoning

To Tracie Schillace,

There were no issues with Providence Ridge Subdivision.

Sincerely,

Robert Morgan
Superintendent Street Department

City of Hammond
Water & Sewer Department
Guy Palermo, Superintendent

Pete Panepinto
Mayor

P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5962 • FAX (985) 277-5959

To: Josh Taylor Date: Feb 23,2016
Re; Providence Ridge Subdivision

The following need to be corrected.

1- Extened sewer to lot 3 & 4 property line for laterials for these lots. Needs to be a manhole on the end of the line. Plans show them tying into the sewer force main and that can not be done.
2- Sewer manhole #16 needs to be moved away from pond bank.
3- Need to have 5 foot gates at pumping station for truck access, Not 3 foot gates.

4- They can drop the new force main into the new manhole on lot 3&4 if they would like to. This will keep the force main from so close to the

5- Lift station spec plans dated 11/30/2015 needs to be changed to what we agreed upon in our January meeting with the mayor and Chuck.

6- Lift station detail sheet dated 11/30/2015 needs to be changed to what we agreed upon in our January meeting with the mayor and Chuck.

Guy Palermo, Superintendent

Water & Sewer Department

CITY OF HAMMOND

PLANNING DEPARTMENT
P. O. BOX 2788 • HAMMOND, LOUISIANA 70404-2788
219 East Robert Street – Hammond, LA 70401
Phone (985) 277-5649 Fax (985) 277-5658

MAYOR
Pete Panepinto
panepinto_p@hammond.org

CITY PLANNER
Josh Taylor
taylor_j@hammond.org

November 9, 2015

Tangi East LLC
70325 Hwy 1077, Suite 300
Covington, LA 70433

SUB-2015-05-00015 Major Resubdivision request by Tangi East LLC at Temp Add #17 for final subdivision approval of Providence Ridge Residential Subdivision (Lots 1-101 & Green space), acceptance of dedication of all public improvements, and acceptance of performance bond for the construction of all public improvements in accordance with final plat and construction drawings by Barrilleaux and Associates Inc.; Zoned RS-5

Dear Tangi East LLC,

On November 5, 2015 the Planning Commission voted to recommend approval on your Major Subdivision request in accordance with a plat & construction drawings by Barrilleaux & Associates, Inc. with the following condition; final approval from all city department heads.

We will forward your case to Hammond City Council for final decision once this requirement has been met.

If you have any questions or need additional assistance, please contact me.

Sincerely,

Josh Taylor
City Planner

JT/ha

Tracie Schillace

From: Tracie Schillace
Sent: Tuesday, January 12, 2016 12:50 PM
To: Carl Perkins (cperkins@perkinsplc.com)
Subject: FW: Flooded Suction Lift Sta sample specifications
Attachments: LS Flooded Suction [PS23].pdf

FYI

-----Original Message-----
From: Chuck [mailto:chuck@spanglerengineering.com]
Sent: Tuesday, January 12, 2016 11:52 AM
To: Lacy Landrum; webb@spanglerengineering.com
Cc: Guy Palermo; Pete Panepinto; Tracie Schillace
Subject: Flooded Suction Lift Sta sample specifications

Lacy:
Please fwd to Carl the attached sample specifications (note 3 equal manufacturers are listed for the Westin Oaks Lift Station).

Also note the operating conditions are specific for the Westin Oaks project...the Providence Ridge operating conditions are different; therefore, the pump models would be different.
Chuck

-----Original Message-----
From: Lacy Landrum [mailto:landrum_l@hammond.org]
Sent: Tuesday, January 12, 2016 10:56 AM
To: chuck@spanglerengineering.com; webb@spanglerengineering.com
Subject: Fwd: Providence Ridge Comments

Sent from my iPhone

Begin forwarded message:

From: Tracie Schillace
<schillace_tc@hammond.org<mailto:schillace_tc@hammond.org>>
Date: October 16, 2015 at 12:32:18 PM CDT
To: "clay.1@cox.net<mailto:clay.1@cox.net>"
<clay.1@cox.net<mailto:clay.1@cox.net>>,
"tryan@barrilleaux.net<mailto:tryan@barrilleaux.net>"
<tryan@barrilleaux.net<mailto:tryan@barrilleaux.net>>, "Carl Perkins
(cperkins@perkinsplc.com<mailto:cperkins@perkinsplc.com>)"
<cperkins@perkinsplc.com<mailto:cperkins@perkinsplc.com>>
Cc: Josh Taylor <taylor_j@hammond.org<mailto:taylor_j@hammond.org>>, Chuck Spangler
<chuck@spanglerengineering.com<mailto:chuck@spanglerengineering.com>>, Webb Anderson
<webb@spanglerengineering.com<mailto:webb@spanglerengineering.com>>, Robert Morgan
<morgan_rm@hammond.org<mailto:morgan_rm@hammond.org>>, Guy Palermo

<palermo_gl@hammond.org<mailto:palermo_gl@hammond.org>>, Janice Russo <russo_jm@hammond.org<mailto:russo_jm@hammond.org>>, Lacy Landrum <landrum_l@hammond.org<mailto:landrum_l@hammond.org>>, Pete Panepinto <panepinto_p@hammond.org<mailto:panepinto_p@hammond.org>>
Subject: Providence Ridge Comments

Clay,

I have attached the Planning Dept. comments for Providence Ridge based on the most recent construction plans received on 10/5/2015.
I have also attached the comments from Guy & Janice emailed on 10/13/2015.

We are in the process of reviewing the cost estimates and I will forward any comment as soon as I receive them. We still have not received a copy of the Draft Performance Bond for review.

I have added this project on the Monday morning review meeting.

Thank you,

Tracie Schillace
Planner/GIS Tech
Planning Department

TECHNICAL SPECIFICATIONS

SANITARY SEWERAGE PUMPING STATION
(Flooded Suction Type)

1--GENERAL

The Contractor shall furnish and install two (2) flooded suction-type, automatic, wastewater pumps, installed in the EXISTING STATION ENCLOSURE, and a new P. C. Concrete Wet Well for the **Weston Oaks Lift Station [PS#23]**, as specified herein and shown on the contract drawings.

The principal items of equipment and work included in this project shall include, but not be limited to, the following:

a. TWO (2) vertical, close-coupled, motor-driven, non-clog pumps ["9."];
b. Pump foundations ["9."];
c. Internal piping ["11."];
d. Central control panel ["9."] with circuit breakers;
e. Motor starters ["11."];
f. Wiring of existing pumping level controls ["11."];
g. 2 EA hand-wheel operated GATE VALVES (replacing existing gate valves); and 2 EA SWING CHECK VALVES (replacing existing gate valves) ["10."];
h. Modification of piping to accommodate new pumping equipment and discharge piping ["10."];
i. Installation of bypass pump connection ["10."];
j. Sitework and clearing ["14."];
k. Installation of new 10' diameter cast-in-place P. C. concrete wet well ["8."];
l. Installation of new 18" diameter DI pipe between new wet well and existing wet well ["10."];
m. Associated piping and electrical work to render the station functional and in accordance with these specifications and associated drawings.

These specifications describe equipment as manufactured by Deming Pump, Inc., Fairbanks Morse, or approved equal.

If, prior to the execution of the contract, the Engineer's approval is obtained for alternate equipment, the contractor shall, at his own expense, make any changes in the structures, piping, and electrical necessary to accommodate the equipment; if engineering is required due to substitution of other material, the contractor shall pay the Engineer for the engineering services. Substitution of equipment other than that specified and shown will not be considered after execution of the contract.

2—OPERATING CONDITIONS

The new sewage pumping station shall meet or exceed the following specifications:

WESTIN OAKS LIFT STATION –

Eight-hundred gallons per minute (800 GPM) at SIXTY feet Total Dynamic Head (60' TDH), when operating at the desired speed of 1,180 rpm. Operating efficiency at the selected point shall not be less than **68%**.

The motors shall be TWENTY-FIVE horsepower (25.0 HP) minimum, three phase, 60 cycles, 230 volts.

The pumps shall be equal to one of the following, capable of passing 3" spheres, with the following prior approvals:

Manufacturer	Model	RPM	HP	Impeller	Efficiency
FAIRBANKS-MORSE	4" – B5435	1,180	25.0	TDE13	68%
FAIRBANKS-MORSE	5" – B5434	880	25.0	T5D1A	70%
CRANE-DEMING	7100 – 4x4x9.5x3	1,750	25.0	Per Mfg.	71%
CHICAGO	Type 2111 – 6410	1,760	25.0	4700002	70%

All openings and passages shall be large enough to permit passage of a sphere of 3" in diameter. The anticipated operating head range is from 45 feet to 70 feet maximum.

3—PUMPS

A. CONSTRUCTION: Each pump shall be of standard all iron construction. Castings shall conform to ASTM-A48-64, Class 30 cast iron with tensile strength of 30,000 psi and capable of withstanding hydrostatic test pressure 1 1/2 times maximum working pressure. All assembly points shall be of machine register fit to assure proper pump alignment. Suction and discharge flanges shall be 125 lbs. Flat Face ANSI standard as indicated on the plans.

B. MOUNTING: Fig. 7190 Series Vertical - The pump base shall be designed to support the assembled weight of the pump and accessories and shall safely withstand all stresses imposed on it and all possible direct and eccentric loads. The height of the base shall be such that the flange of the suction elbow will clear the foundation. The base opening shall be large enough to permit easy access to the suction elbow and clean out hand hole. Suction elbow shall conform to the American National Standard flanged fitting dimensions and include contoured hand hole cover.

A motor pedestal shall be furnished to mount the motor on the pump frame. It shall be cast integral with the frame or as a separate casting, with register fit to insure alignment of the motor shaft and pump shaft. Shafts shall be connected with flexible shaft coupling.

C. IMPELLER: The impeller shall be single suction enclosed type, cast in one piece and accurately balanced. Exterior surfaces shall be machined accurately and interior surfaces shall have smooth waterways to prevent clogging. Vanes shall be rounded at the periphery and designed for minimum noise. Pumping vanes on the back shroud shall prevent accumulation of solids behind the impeller. The impeller shall be keyed to a straight fit shaft and secured with a gasketed washer and self-locking impeller screw with o-ring seal. External jackscrews shall be provided for adjustment of the impeller axial clearance without disturbing pump, piping, or driver.

D. CASING: The pump casing shall be of the end suction single volute design, cast in one piece and designed for handling solids. Large handhole cover shall be provided in the discharge nozzle for access to the pump impeller. Prime, vent, drain and gauge connections shall be included. Provision for casing rotation, to facilitate piping and back pull-out of the pump rotation assembly shall be standard construction.

E. SUCTION COVER: The suction cover shall be designed and accurately machined to fit the casing. The inlet contour shall match the impeller entrance to insure maximum performance. Suction cover shall be machined to receive suction elbow and base when used in vertical position.

F. WEAR RINGS: Renewable type wear rings shall be furnished for the impeller and suction cover to maintain pump efficiency. These rings shall be bronze.

G. SHAFT AND SLEEVE: The shaft shall be made of ASTM A193-87 Grade 4140 steel, accurately ground and polished, of sufficient diameter and bearing span to minimize deflection. A renewable shaft sleeve of ANSI 440C, shall protect the shaft against corrosion and wear. Sleeve shall be positioned against a shoulder on the pump shaft and against the impeller hub with a gasket seal between the end of the sleeve and the impeller hub. Sleeve shall be locked to the pump shaft.

H. PACKING BOX COVER: The packing box cover shall be a heavy, one-piece casting with rabbeted flange for positive alignment. It shall be deep enough to accept five rings of packing and lantern ring and have removable split type gland and arranged for grease lubrication. Inlet and outlet connections shall be provided in the packing box cover.

I. POWER FRAME: The power frame shall be high strength one piece construction, precision bored/ machined to assure positive alignment of the rotating assembly. The rotating assembly shall include heavy-duty re-greaseable ball or roller bearings, designed for maximum pump loads and thoroughly protected against dirt and moisture. Outboard bearing shall be double row angular contact type, cartridge mounted, locked in position by bearing lock nut and protected by a bearing cover. Inboard bearings shall be mounted on the shaft and free to move axially.

4—MOTORS

The pump motors shall be not less than **25 horsepower**. Motor size shall be sufficient size to prevent overloading at operating conditions or at the lowest listed head conditions, whichever point requires greater horsepower.

The pump motors shall be vertical, NEMA-base squirrel-cage induction type, suitable for 3 phase, 60 cycle, 120/240-volt electric current. They shall have Class F insulation, suitable for temperatures up to 115°C, but the motors shall have Class B temperature limits of 90°C rise by resistance, at 115% of rated load. The motors shall have normal starting torque and low starting current, as specified for NEMA Design B characteristics. They shall be open drip-proof design with forced air circulation by integral fan. Openings for ventilation shall be uniformly spaced around the motor frame. Leads shall be terminated in a cast connection box and shall be clearly identified.

The motors shall have 1.15 service factor. The service factor shall be reserved for the owner's protection. The motors shall not be overloaded beyond their nameplate rating, at the design condition, nor at any head in the operating range as specified under Operating Conditions.

The motor-pump shaft shall be centered, in relation to the motor base, within 0.005". The shaft run-out shall be limited to 0.003".

The motor shaft shall equal or exceed the diameter specified under pumps, at all points from immediately below the top bearing to the top of the impeller. A bearing cap shall be provided to hold the bottom motor bearing in a fixed position. Bearing housings shall be provided with fittings for lubrication as well as purging old lubricants.

The motor shall be fitted with heavy lifting eyes, each capable of supporting the entire weight of the pump and motor.

The motors shall be manufactured by a nationally recognized manufacturer, and shall be available through local suppliers.

5—PIPING

Included in the lump sums bid for items "9. Install new Pumping Equipment – PS#23" and "10. Yard Piping – PS#23" are the modification of all piping to accommodate the new pumping equipment. The finished product shall be neat and free from irregular bends and connections.

New Pump suction lines shall be Schedule 40 steel or ductile iron

Existing check valves shall be replaced with 2 EA new check valves: check valves shall be of the spring-loaded lever type so that the clapper can be lifted to back-flush the pump and suction line. Straight-through check valves shall have stainless shaft with non-lubricated packing glands. The common discharge riser pipe and the discharge outlet shall be Schedule 40 steel or ductile iron.

6—WIRING

Rewiring of the pump station shall be in accordance with the National Electrical Code (NEC). All internal rewiring shall be run in conduit as noted on the plans. The pump station shall be wired for **4** wire, 3 phase, **60** hertz, **120/240** volt power.

All wiring in the control panel shall be color-coded. All wiring from the control panel to the junction boxes adjacent to the served electrical equipment shall be in conduit. Short leads of flexible polyvinyl covered steel conduit, with compatible grounding fittings, shall be used between the junction boxes and the pump motors. All conduit and wires shall be adequately sized for the maximum anticipated loads. All conduits shall be neatly arranged and securely clamped to slotted steel channel, welded to the pump station structure.

7—DUPLEX PUMP CONTROL PANEL

The power distribution center and electrical controls shall be mounted in a common NEMA Type 1 gasketed fabricated steel enclosure. The enclosure shall have a full opening door, mounted on heavy piano hinges. Suitable type latching devices shall be provided on the door. Starters, breakers, relays, timers, control power transformers, and wiring raceway shall be neatly arranged on a removable steel back plate. All circuit breaker operators, selector switches, indicating lights, and single phase items shall be mounted on or through die cut openings in the enclosure door. A GFI duplex grounding type convenience outlet shall be mounted in die cut openings on the side of the enclosure, for operation of 115-volt devices. It shall not be necessary to open this enclosure, except for adjustment of controls.

The operation of the pump control panel will be by the existing Mercoid pump controller to be reconnected as noted in this addendum.

The control panel shall conform to the National Electrical Code specifications and shall be UL listed and labeled in accordance with UL standard No. 508 for Industrial Control Panels. In accordance with U.L. procedures, a U.L. label shall be affixed to the control panel.

Properly sized, heavy duty, molded case thermal-magnetic air circuit breakers shall be provided for branch circuit disconnect service and for over-current protection of all control, motor and auxiliary circuits. Properly sized open frame, across the line, NEMA rated magnetic motor starters shall be provided for the pump motors. Motor starters will be provided with these standard features: dual voltage, dual frequency coils, overload test feature, front removable auxiliary interlocks, straight through wiring with large silver cadmium contacts which are easily replaceable without removing starter from its mounted position. All NEMA rated starters will be provided with a solid state overload block providing under voltage and overload protection, true phase loss protection; trips within 3 seconds. Overload shall be self protected against short circuits, self-powered and requiring no hard wiring or separate power source. Starters shall be U.L. listed 508 and CSA certified.

Six digit, non-resettable elapsed time meters shall be provided to record the running time of each pump motor. These devices shall be mounted in die cut openings in the enclosure door.

Provide 1 – 20 amp 1 pole breaker with conduit and wiring as required for the existing air compressor, dehumidifier, exhaust fan, sump pump, lights, receptacles, and the Mercoid pump controller 120 volt power. Contractor shall verify all equipment phase, volts, amps and adjust circuit breakers and conduit wiring accordingly.

8—SPARE PARTS

Two (2) complete replacement pump shaft seal assemblies shall be furnished and placed in the dry pit of PS#23. Each spare seal container shall include complete installation instructions. A spare filter element for each seal filter shall also be provided, in the same container as the pump shaft seal. Spare volute gaskets for the two (2) pumps shall also be furnished.

9—GUARANTEE

The Contractor shall provide a WRITTEN EXTENDED guarantee for all work for a period of **TWO (2) years from date of start-up or THIRTY (30) MONTHS from date of shipment, whichever is shorter,** that the structure and all equipment will be free from defects in design, material and workmanship. Warranties and guarantees by the suppliers of various components in lieu of a single source responsibility by the Manufacturer will not be accepted. The pump Manufacturer shall assume prime responsibility for the guarantee of the pumping equipment

In the event a component fails to perform as specified or is proven defective in service during the guarantee period, the Manufacturer shall provide a replacement part without cost to the owner. He shall further provide, without cost, such labor as may be required to replace, repair or modify major components such as the station structure, pumps, pump motors, main piping manifold, etc.

The replacement or repair (including cost of parts and labor) of those items normally consumed in service, such as pump seals, fluorescent tubes, oil, grease, etc., may be considered as part of routine maintenance and station upkeep.

It is not intended that the Manufacturer assume responsibility for contingent liabilities or consequential damages of any nature resulting from defects in design, material, workmanship or delays in delivery, replacement or otherwise.

10—CONCRETE WET WELL

A new cast-in-place concrete wet well shall be installed adjacent to the existing wet well at PS#23 and included in the lump sum bid for item "8. Install new PCC Wet Well – PS#23":

1. Wall thickness: 8" (may be revised if Class IV pre-cast concrete is utilized).
2. Bottom thickness: 12" with built up invert/taper
3. Top thickness: 6"
4. Access Hatch: 24"x30" aluminum with stainless steel hinges (equal to Halliday S1R 2430)
5. Wall Penetrations: Southeast – 18" (incl. "Link Seal" tying into *existing wet well*)
6. Top Penetrations: 1 EA 12" diameter PVC vent with 180° bends and SS insect screen.

Refer to the drawings for more detailed dimensional information.

The interior of the New Wet Well at PS#23 shall be lightly water blasted and cleaned out prior to final acceptance.

Excess excavated material shall be graded to drain:

a. Fine graded as backfill against the new wet well walls; and
b. On site to a depth of not greater than 3' deep.

11—MEASUREMENT AND PAYMENT

Measurement and payment for these items of work shall include all plant, labor, materials, freight, and other costs associated with the completion of work indicated on the Construction Plans, and as indicated herein and in related portions of these specifications. The work shall include all work shown on the applicable plans and details including, but not limited to clearing & grubbing of the site, excavation and installation of the new wet well, electrical work, piping, installation of all new piping, connections, shoring (as required), de-watering (including well-pointing of the new wet well excavation), relocation/rerouting (as necessary) of adjacent conflicting utilities (owned by other utility companies), start-up and demonstration of operation, operation and maintenance manuals, As-Built drawings, testing report certifications, EXTENDED WARRANTY, and other items of work as specified by the Engineer and reasonably implied herein.

Payment shall be based upon the Lump Sum bid for items "8.", and "9.", as applicable, payable as completed in-place and accepted by the Engineer in the following increments of the Lump Sum bid:

Bid item "**8. Install new PCC WET WELL – PS#23; LUMP SUM**"	
TASK	Percentage of Partial Payment
8a. Site Preparation; concrete base	30%
8b. PCC wet well walls	35%
8c. Cast-in-place P. C. Concrete top	10%
8d. Installation/tie-in of piping	10%
8e. Backfill/grading/concrete slab	10%
8f. Correction deficiencies/on-line	5%
Bid item "8.":	100%

Bid item "**9. Install new PUMPING EQUIPMENT – PS#23 - duplex flooded suction pumps capable of 800 gpm @ 60' TDH; LUMP SUM**"	
TASK	Percentage of Partial Payment
9a. Interim/bypass pumping; maintenance of flow	5%
9b. Modifications to piping manifold/new valves	15%
9c. Delivery of pumping equipment to site	40%
9d. Installation of pumping equipment	20%
9e. Completion of piping/electrical work*	5%
9f. Start-up/Demonstration	10%
9g. Correction deficiencies/on-line	5%
Bid item "9.":	100%

* All "Electrical Work" (except item "9.e." above) included in item "11."

NOTICE TO STOP WORK

TO COMPLY WITH CITY OF HAMMOND
ARTICLE see below **SECTION** see below **SPECIFICALLY:**
Article 2.3.4, Article 3.1.2, Article 3.2.1, Article 11.1
OF CHAPTER Unified Development Code **OF**
THE CODE OF ORDINANCES # 14-5364
STATES: No person may subdivide land except in accordance with procedures of 2.3.4; approval must be obtained to subdivide land under 3.2.1; A permit is required for development activity as provided in 3.1.2; Construction plans for public sewage facilities shall be approved by the city Engineer under 11.1.

LOCATION OF VIOLATION:
Providence Ridge
NAME OF PROPERTY OWNER: Tangi East LLC
ADDRESS: 70325 Hwy 1077, Suite #300
CITY: ~~HAMMOND~~ Covington *STATE:* LOUISIANA *ZIP:* ~~70401~~ 70433
CONTRACTOR OR AGENT:

A VISUAL INSPECTION OF THE ABOVE LOCATION WAS MADE BY THE UNDERSIGNED CODE ENFORCEMENT OFFICER, OF THE CITY OF HAMMOND'S BUILDING DEPARTMENT, ON THE FOLLOWING DATE AND TIME: ____/____/____ ____:____ [ ] AM [ ]PM

AS MANDATED BY THE ABOVE REFERENCED ORDINANCES AND IN ACCORDANCE WITH ARTICLE VI, SEC 9-94, STOP WORK ORDER, THE ABOVE NAMED OWNER; CONTRACTOR OR AGENT IS HEREBY ORDERED TO CAUSE THE WORK IN PROGRESS TO BE STOPPED.

DO NOT REMOVE!

REMOVAL OF THIS POSTED ORDER SHALL BE SUBJECT TO PENALTY OF LAW.

CODE ENFORCEMENT OFFICER 1/22/16 **DATE/ TIME**

THE CODE ENFORCEMENT OFFICER MAY BE REACHED AT BUILDING DEPARTMENT CITY OF HAMMOND AT 504/ 543-3220.

CITY OF HAMMOND

PLANNING DEPARTMENT
P. O. BOX 2788 • HAMMOND, LOUISIANA 70404-2788
219 East Robert Street – Hammond, LA 70401
Phone (985) 277-5649 Fax (985) 277-5638

MAYOR
Pete Panepinto
panepinto_p@hammond.org

CITY PLANNER
Josh Taylor
taylor_j@hammond.org

January 25, 2016

Tangi East, LLC No. 1
70325 Highway 1077, Suite 300
Covington, LA 70433

Attention: Robert J. Bruno

RE: Providence Ridge Subdivision

Dear Mr. Bruno:

This correspondence is sent to you as notice of violation of multiple City ordinances in connection with work undertaken on property you own at the Providence Ridge development in the City of Hammond without the necessary authorization, approval and permits. A Notice to Stop Work has been issued for this project.

Under the City of Hammond Unified Development Code Article 2.4.3, any person or company who violates any provisions of the UDC or fails to comply therewith or with any of the requirements thereof, shall be guilty of a misdemeanor and shall be fined not less than $250.00 and not more than $500.00, or be imprisoned for not more than 30 days, for each day that the violation continues and each day such violation shall be permitted to exist shall constitute a separate offense. Under this ordinance the owner and any architect, builder, contractor, person or corporation employed in connection therewith and who may have assisted in the commission of such violation shall be deemed guilty of a separate offense.

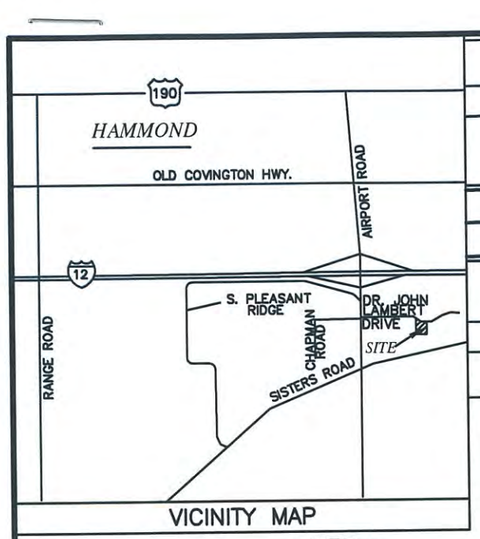
Based on my review of all the circumstances surrounding this matter, I am prepared to impose a fine of $500.00 per day for thirty (30) days which I estimate to be the days the unlawful construction was undertaken. This fine is assessed against you as the owner and your contractor. Therefore, the total fine to you as owner is $15,000.00, and the total fine to your contractor is $15,000.00.

This matter is intended to be submitted to the Hammond City Council for final approval of your construction plans. It will be my recommendation to the Council that this approval be conditioned upon both the payment of all fines as identified herein and verification that all work previously performed fully satisfies all requirements of the City.

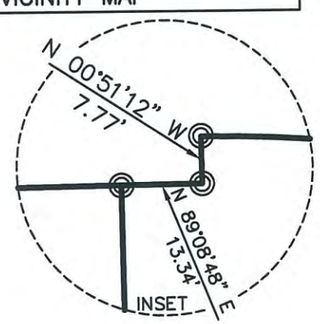
I am giving you an opportunity to meet with me to show why the fine which is to be imposed should not be enforced. Please contact me within three (3) days of your receipt of this letter to schedule any meeting should you wish to do so.

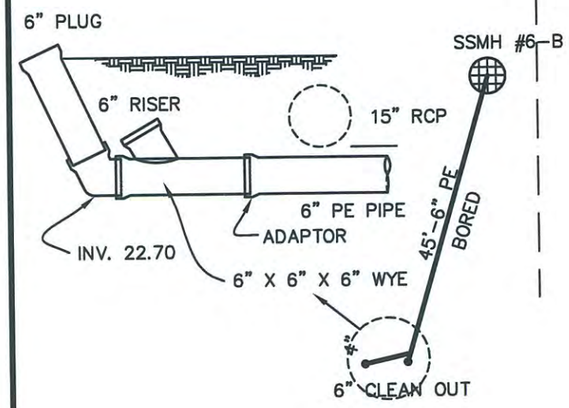
Sincerely,

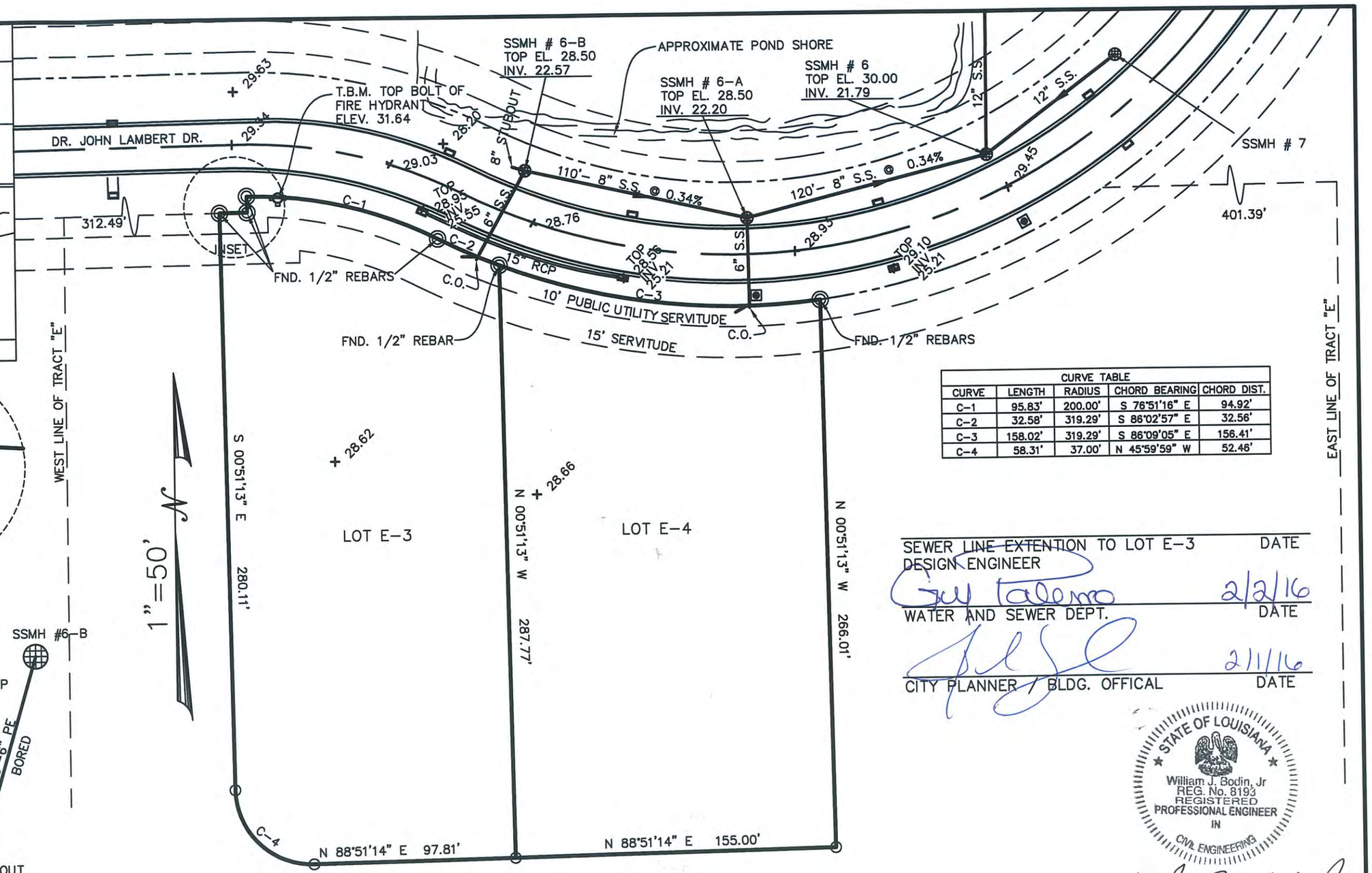
Josh Taylor
City Planner/Building Official



VICINITY MAP







CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C-1	95.83'	200.00'	S 76°51'16" E	94.92'
C-2	32.58'	319.29'	S 86°02'57" E	32.56'
C-3	158.02'	319.29'	S 86°09'05" E	156.41'
C-4	58.31'	37.00'	N 45°59'59" W	52.46'

SEWER LINE EXTENTION TO LOT E-3 DATE

DESIGN ENGINEER

2/2/16

WATER AND SEWER DEPT. DATE

2/1/16

CITY PLANNER / BLDG. OFFICAL DATE

STATE OF LOUISIANA
William J. Bodin, Jr
REG. No. 8193
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Wm. J. Bodin, Jr

BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 SOUTH CYPRESS STREET
HAMMOND, LA. 70403
LA. REG. NO. 4253
(985) 345-3947 (P) (985) 345-0213 (F)
DATE 02/01/16

SURVEY FOR: TANGI. EAST, LLC
SEWER LINE EXTENTION
HAMMOND, LA 70403

TRACT "E"
17.45 ACRES
PROVIDENCE RIDGE PHASE-2
8" SEWER LINE EXTENTION
TO LOT E-3 & E-4
PROJECT NO. 1614

S:\CAD Jobs\JOBS BY YEAR\2015\15277\Providence.dwg, Model, 2/1/2016 9:53:22 AM

CITY OF HAMMOND

PLANNING DEPARTMENT
P. O. BOX 2788 • HAMMOND, LOUISIANA 70404-2788
219 East Robert Street – Hammond, LA 70401
Phone (985) 277-5649 Fax (985) 277-5658

MAYOR
Pete Panepinto
panepinto_p@hammond.org

CITY PLANNER
Josh Taylor
taylor_j@hammond.org

February 5, 2016

Tangi East, LLC
70325 Hwy 1077, Suite 300
Covington, LA 70433

SUB-2015-01-00033 Minor Subdivision request for Tangi East LLC to resubdivide Tract E-1 & Tract D into Tract E-1A &Tract D-1 of Providence Ridge Subdivision located at TempAdd#17 in accordance with survey by John G. Cummings dated 11/24/2015; Zoned RS-3 & C-H

Dear Tangi East, LLC,

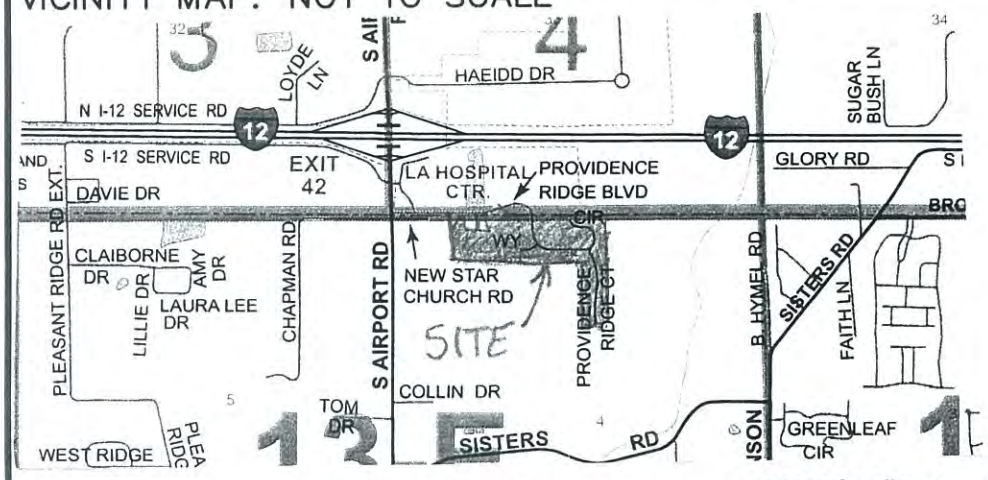
On February 4, 2016 the Planning Commission voted to approve your above request in accordance with a survey by John G. Cummings, PLS dated 11/24/2015.

If you have any questions you may email me at taylor_j@hammond.org

Sincerely,

Josh Taylor
City Planner

VICINITY MAP: NOT TO SCALE



LEGEND

- ◉ = 1-1/2" BOLT FOUND
- ○ = 1/2" IRON PIPE FOUND
- ● = 1" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD FOUND
- ⊗ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

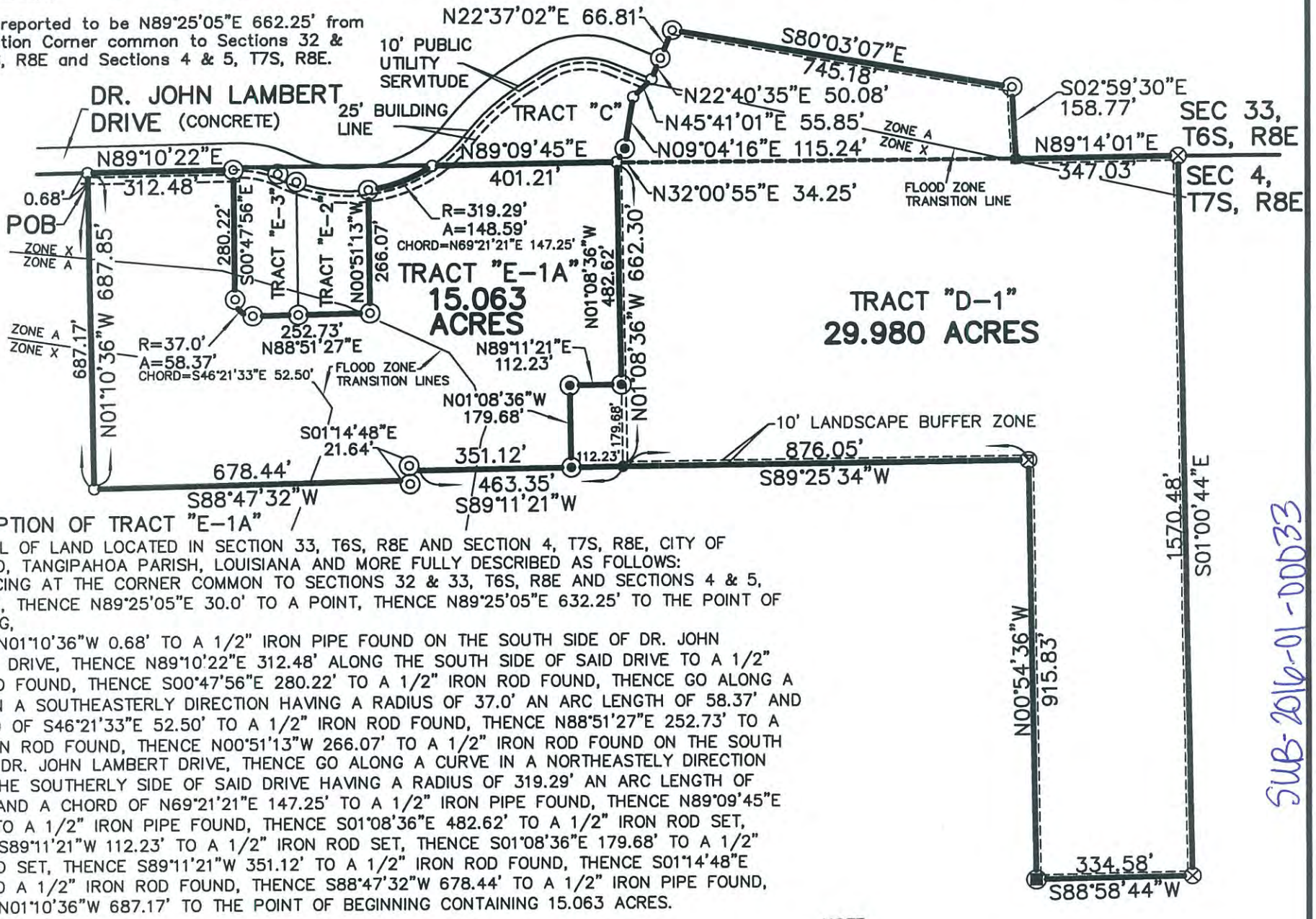
REFERENCE BEARING:
EAST LINE OF TRACT "E-2"
N00°51'13"W
PER REFERENCE SURVEY #2

REFERENCE SURVEYS:

1. PLAT OF PROVIDENCE RIDGE BY SJB GROUP, LLC, DATED MARCH 30, 2007, REVISED JUNE 21, 2007.

2. MINOR SUBDIVISION OF TRACT "E" PROVIDENCE RIDGE BY JOHN E. BONNEAU, SURVEYOR, DATED MARCH 31, 2015.

POB is reported to be N89°25'05"E 662.25' from the Section Corner common to Sections 32 & 33, T6S, R8E and Sections 4 & 5, T7S, R8E.



DESCRIPTION OF TRACT "E-1A"

A PARCEL OF LAND LOCATED IN SECTION 33, T6S, R8E AND SECTION 4, T7S, R8E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CORNER COMMON TO SECTIONS 32 & 33, T6S, R8E AND SECTIONS 4 & 5, T7S, R8E, THENCE N89°25'05"E 30.0' TO A POINT, THENCE N89°25'05"E 632.25' TO THE POINT OF BEGINNING,
THENCE N01°10'36"W 0.68' TO A 1/2" IRON PIPE FOUND ON THE SOUTH SIDE OF DR. JOHN LAMBERT DRIVE, THENCE N89°10'22"E 312.48' ALONG THE SOUTH SIDE OF SAID DRIVE TO A 1/2" IRON ROD FOUND, THENCE S00°47'56"E 280.22' TO A 1/2" IRON ROD FOUND, THENCE GO ALONG A CURVE IN A SOUTHEASTERLY DIRECTION HAVING A RADIUS OF 37.0' AN ARC LENGTH OF 58.37' AND A CHORD OF S46°21'33"E 52.50' TO A 1/2" IRON ROD FOUND, THENCE N88°51'27"E 252.73' TO A 1/2" IRON ROD FOUND, THENCE N00°51'13"W 266.07' TO A 1/2" IRON ROD FOUND ON THE SOUTH SIDE OF DR. JOHN LAMBERT DRIVE, THENCE GO ALONG A CURVE IN A NORTHEASTELY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID DRIVE HAVING A RADIUS OF 319.29' AN ARC LENGTH OF 148.59' AND A CHORD OF N69°21'21"E 147.25' TO A 1/2" IRON PIPE FOUND, THENCE N89°09'45"E 401.21' TO A 1/2" IRON PIPE FOUND, THENCE S01°08'36"E 482.62' TO A 1/2" IRON ROD SET, THENCE S89°11'21"W 112.23' TO A 1/2" IRON ROD SET, THENCE S01°08'36"E 179.68' TO A 1/2" IRON ROD SET, THENCE S89°11'21"W 351.12' TO A 1/2" IRON ROD FOUND, THENCE S01°14'48"E 21.64' TO A 1/2" IRON ROD FOUND, THENCE S88°47'32"W 678.44' TO A 1/2" IRON PIPE FOUND, THENCE N01°10'36"W 687.17' TO THE POINT OF BEGINNING CONTAINING 15.063 ACRES.

DESCRIPTION OF TRACT "D-1"

A PARCEL OF LAND LOCATED IN SECTION 33, T6S, R8E AND SECTION 4, T7S, R8E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CORNER COMMON TO SECTIONS 32 & 33, T6S, R8E AND SECTIONS 4 & 5, T7S, R8E, THENCE N89°25'05"E 30.0' TO A POINT, THENCE N89°25'05"E 632.25' TO A POINT, THENCE S01°10'36"E 678.17' TO A 1/2" IRON PIPE FOUND, THENCE N88°47'32"E 678.44' TO A 1/2" IRON ROD FOUND, THENCE N01°14'48"W 21.64' TO A 1/2" IRON ROD FOUND, THENCE N89°11'21"E 351.12' TO A 1/2" IRON ROD SET BEING THE POINT OF BEGINNING,
THENCE N01°08'36"W 179.68' TO A 1/2" IRON ROD SET, THENCE N89°11'21"E 112.23' TO A 1/2" IRON ROD SET, THENCE N01°08'36"W 482.62' TO A 1/2" IRON PIPE FOUND, THENCE N32°00'55"E 34.25' TO A 1/2" IRON ROD SET, THENCE N09°04'16"E 115.24' TO A 1/2" IRON PIPE FOUND, THENCE N45°41'01"E 55.85' TO A 1/2" IRON PIPE FOUND ON THE EAST SIDE OF DR. JOHN LAMBERT DRIVE, THENCE N22°40'35"E 50.08' ALONG THE EAST SIDE OF SAID DRIVE TO A 1/2" IRON ROD FOUND, THENCE N22°37'02"E 66.81' TO A 1/2" IRON ROD FOUND, THENCE S80°03'07"E 745.18' TO A 1/2" IRON ROD FOUND, THENCE S02°59'30"E 158.77' TO A 1" IRON PIPE FOUND, THENCE N89°14'01"E 347.03' TO A 5/8" IRON ROD FOUND, THENCE S01°00'44"E 1570.48' TO A 5/8" IRON ROD FOUND, THENCE S88°58'44"W 334.58' TO A 1-1/2" BOLT FOUND, THENCE N00°54'36"W 915.83' TO A 5/8" IRON ROD FOUND, THENCE S89°25'34"W 876.05' TO A 1" IRON PIPE FOUND, THENCE S89°11'21"W 112.23' TO THE POINT OF BEGINNING, CONTAINING 29.980 ACRES.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONES A & X, PER F.E.M.A. MAP NO. 2202060435F, DATED JULY 22, 2010.

MINOR SUBDIVISON APPROVAL:

OWNER SIGNATURE DATE

PLANNING COMMISSION CHAIRMAN DATE

CITY PLANNER/BUILDING OFFICIAL DATE

CITY COUNCIL PRESIDENT DATE

SUB-2016-01-00033

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: *Tangi East, LLC*

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF TRACT "E-1" BEING 15.526 ACRES AND TRACT "D" BEING 29.517 ACRES INTO TRACT "E-1A" AND TRACT "D-A" PROVIDENCE RIDGE, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, AND SECTION 4, TOWNSHIP 7 SOUTH, RANGE 8 EAST, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 300'	JOB NO. 15266-MS	DATE: NOVEMBER 24, 2015	REVISED:

CASHE COUDRAIN & SANDAGE

ATTORNEYS AT LAW

ANDRE G. COUDRAIN
ASHLEY E. SANDAGE
CHRIS D. BROADWATER
SHAAN M. AUCOIN
BROOKE E. DUTOUR
JAMIE POLOZOLA GOMEZ
CHRISTOPHER J. EDWARDS JR.
PATRICK G. COUDRAIN

P.O DRAWER 1509
HAMMOND, LA 70404

106 SOUTH MAGNOLIA ST
HAMMOND, LA 70403

RODNEY C. CASHE

PHONE (985)542-6848
FAX (985)542-9602

WWW.CCSATTORNEYS.COM

agc@ccsattorneys.com

February 18, 2016

Via electronic mail only

Mr. Robert Bruno
Bruno Brothers Real Estate
Management and Development
Amanda@brunomgmt.com

RE: Providence Ridge Subdivision

Dear Robert:

This correspondence concerns the Providence Ridge Subdivision and is in response to your previous correspondence. As you know, a stop work order has been issued and fines imposed as a result of the commencement of work without final approval of the major subdivision plans by the Hammond City Council. Final approval of major subdivisions by the City Council is required before any work can begin (section 2.3.4 of the Unified Development Code). This matter is intended to be on the agenda of the Hammond City Council for introduction of the ordinance for approval at the February 23, 2016 meeting. The meeting is held at the Hammond City Council Chambers at 312 East Charles Street and the meeting will begin at the conclusion of the public hearing which is scheduled to start at 5:30 PM.

Considering that work is already begun without necessary approval, all existing work must be tested for compliance with required specifications. We suggest that this testing can be done prior to the February 23rd City Council meeting as we anticipate that City Council approval will be conditioned upon all existing work having been done in compliance with approved plans and specifications and tested.

The following testing is required: a pressure test, a lamp test and a deflection test by certified testing labs to evidence sufficiency and compliance. A representative of the City must be present during the testing and the results of the test must be provided to the City. In addition to the testing, elevations on the inverts must also be provided showing sufficient sloping. The City's contact person for this is Josh Taylor, the City Planner. Josh can be reached at (985) 277-5648.

As previously advised, further work, other than the testing as provided above, cannot proceed until the City Council has given its final approval. I will also be in touch with you concerning the fines that have been imposed by the City as provided under section 2.4.3 (A) of the Unified Development Code. In addition, you will need to identify your general contractor for the work.

I therefore recommend that you or someone from your office contact Josh Taylor as soon as possible to coordinate the required testing and elevations so that this project can timely proceed.

If you have any questions concerning this, please do not hesitate to contact me.

Very truly yours,

Andre G. Coudrain

AGC/sfp

Cc: Josh Taylor

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: 5\1\15 **PERMIT#** SUB-2015-05-00015

The next Planning Commission Meeting will be held on 5/4/2015**, 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**

047R80000006

PARCEL # 1818708 **(Please verify address w/City of Hammond GIS Dept.)**

SITE LOCATION OR LEGAL DESCRIPTION: E/S of Dr. John Lambert Drive

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

List all current property owners:

PROPERTY OWNER: Tang; East LLC PHONE(___)_____

ADDRESS: 70325 Hwy 1077 Suite 101 Covington, LA 70433
Street or PO Box City State Zip

(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: SAME
First Name MI Last Name

COMPANY NAME: _____ ☐Owner ☐Contractor ☐Other

Applicant Mailing Address: _____
Street or PO Box City State Zip

Applicant Telephone: (___)_____ Applicant Fax: (___)_____

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

# of Acres: 29.53 # of Proposed Lots: 101

NAME OF DEVELOPMENT: Providence Ridge Subdivision

EXISTING ZONING: **MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC**

CURRENT USE OF LAND: None - Timber

INTENDED USE OF LAND:
[X]Single Family Residential [ ]Condominium/Townhouse [ ]Multi-Family [ ]Commercial
[ ]Industrial [ ]Other (explain)_____

DESIGN ENGINEER/ARCHITECT Clay Barrilleaux PHONE (985) 542-0391

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_____ 5/1/15
APPLICANT SIGNATURE DATE

x_____ _____
OWNER SIGNATURE DATE

x_____ _____
CITY PLANNER DATE

********** **OFFICIAL USE** **********

Fees for **Preliminary and Final Review**: $ 300.00 + $5.00 for Each Lot or Building = TOTAL DUE $ 815.00
[Fees for Minor Subd. Review:] $50.00 + $2.00 for each lot or building = TOTAL DUE $ [redacted]

AMOUNT PAID: $ 815.00 **CHECK#** 1081 **PAID CASH** ☐ **DATE PAID** 5/1/15

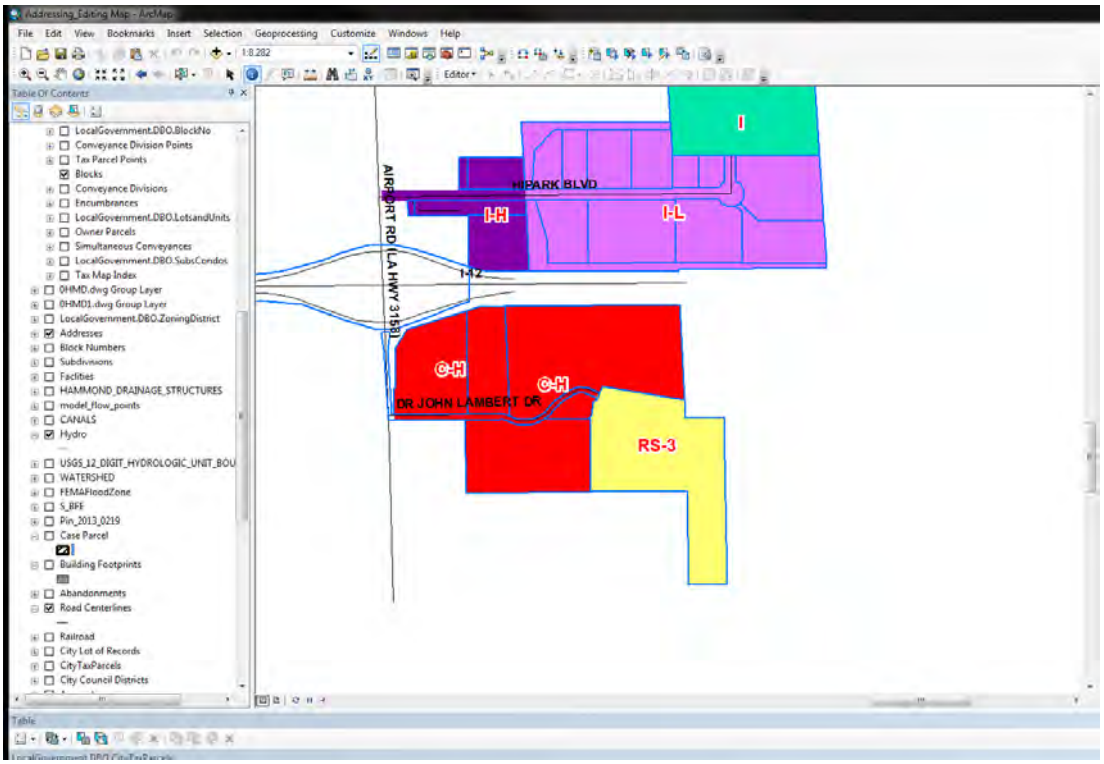
AMOUNT PAID: $_____ **CHECK#**_____ **PAID CASH** ☐ **DATE PAID** __/__/__

PROPERTY INFORMATION SHEET

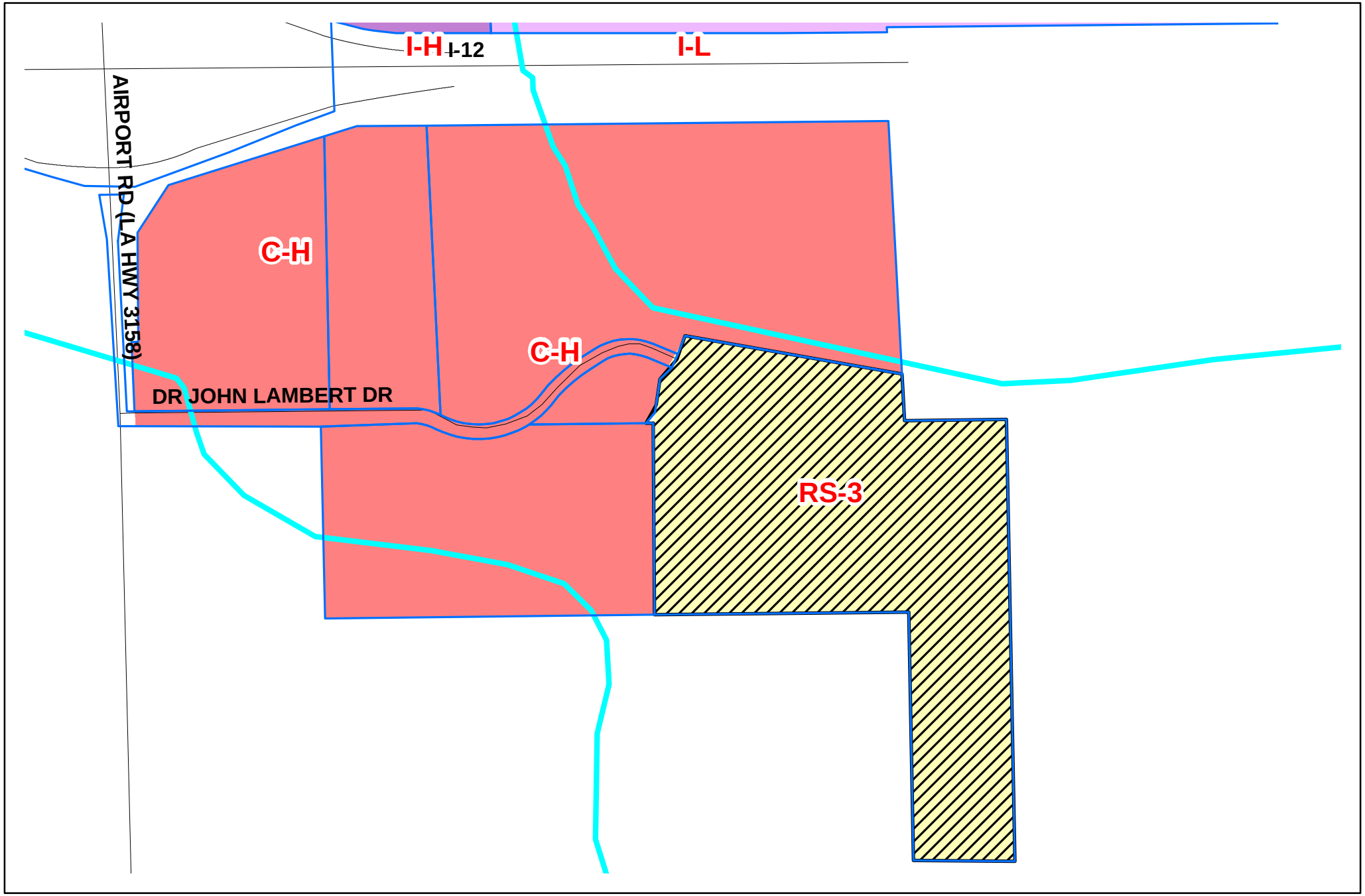
☐	Type of Permit	**SUB**	☐	Date:5/7/2015
☐	Permit/Case #	**SUB-2015-05-00015**		
☐	Parcel #	**04T7R80000006**		
☐	Address	**Temp Address 17**		
☐	Owner	**Tangi East LLC**		
☐	Assessment #	**1818708**		
☐	Zoning	**RS-3**		
☐	Overlay District	**NONE**		
☐	Flood Zone	**A & X**		
☐	Flood Way	**NONE**		
☐	Holds/Taxes	**NONE/NONE**		
☐	Bldg Tax Value	(x 10% Res/15% Cml)	50% =	

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen Print



Preparer Initials _____ Reviewer Initials _____



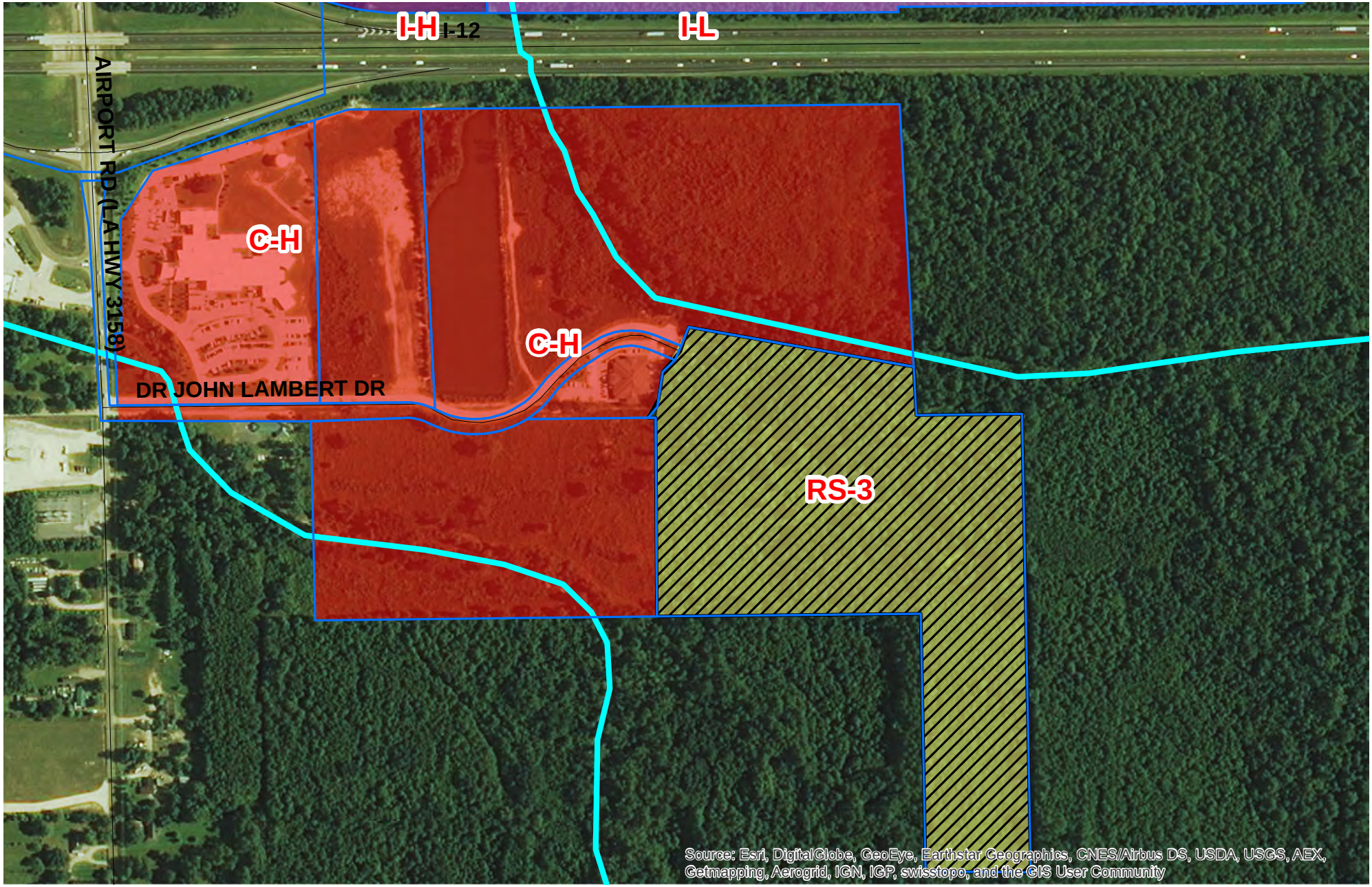
CITY OF HAMMOND, LA

Temp Address #17

SUB-2015-05-00015

Legend

- Tax Parcels
- Case Parcel
- CANALS



CITY OF HAMMOND, LA

Temp Address #17

SUB-2015-05-00015

Legend

- Tax Parcels
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- CANALS