Staff Report

Major Subdivision A

Case #: SUB-2018-06-00083

Attachments:

Staff Report, Photos, Final Plat, As Builts, Maintenance Bond, Performance Bond for sidewalks, Water District Letter, Sewer Letter, Design Engineer Letter, Application, Zoning Map, Aerial Map

Planning Commission Public Hearing: Monday, July 2, 2018

City Council Introduction: Tuesday July 10, 2018

City Council Final: Tuesday July 24, 2018

City Council Request (Ordinance):

Introduction to an Ordinance for Final Subdivision Approval of Providence Ridge Subdivision, Acceptance of Letter of Credit /2Year Maintenance Bond for all infrastructure, and Acceptance of 1 year Performance Bond for sidewalks in accordance with Final Plat by John G. Cummings dated 12/12/2017 and As Builts by Clay Barrilleaux dated 4/24/2018; Zoned RS-3 (SUB-2018-06-0083) Recommend approval by Planning Commission

Site Information:

Location (Address): TempAdd17 Dr John Lambert Dr **Council District:** City Council District 3

Existing Zoning: RS-3 **Future Land Use:** Low Density Residential

Existing Land Use: Single Family

Site Description:

Major subdivision at the end of Dr. John Lambert Drive. Flood zone X & A.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Apts proposed/CH
South	Undeveloped/outside city limits
West	Medical/CH
East	Undeveloped/outside city limits

Additional Information:

Parish Water-Approved City Sewer-Approved
Street Testing-Approved Drainage & Lighting-Pending
Performance bond for sidewalks 2 Year Maintenance Bond

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: Robert Bruno

Against: None

Commission Recommendation:

Motion: Recommend approval

For: Jeffrey Smith, Stanley Young, Matt Sandifer, Jimmy Meyer

Against: None

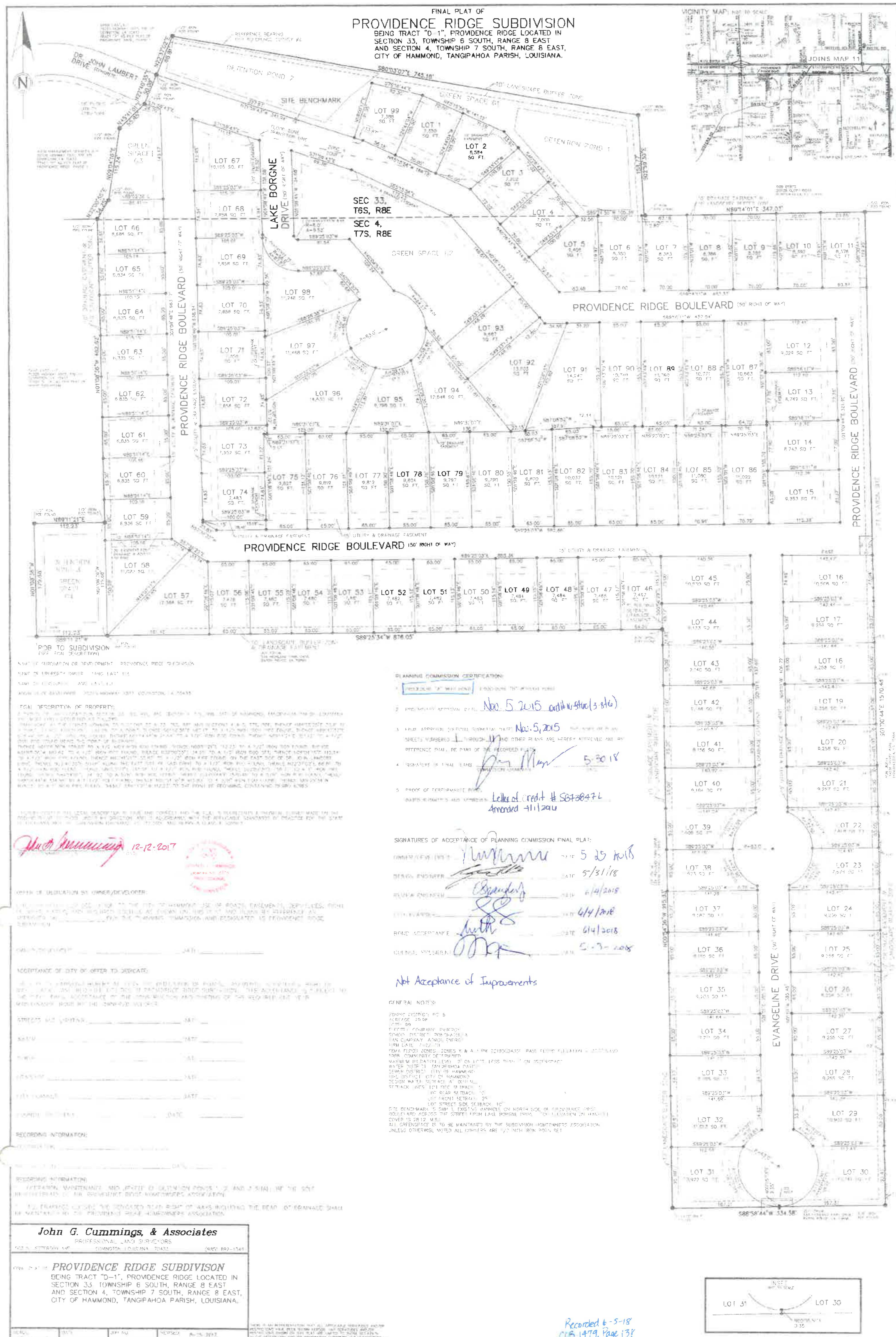
Abstain: None

Absent: William Travis

Ordinance to Read:

WHEREAS, on July 2nd, 2018 the Hammond Planning Commission held a public hearing on Case SUB-2018-06-00083 Providence Ridge Subdivision and recommended approval and acceptance.
WHEREAS, the Hammond City Council held a public hearing for Final Subdivision Approval of Providence Ridge Subdivision, Acceptance of Letter of Credit/2Year Maintenance Bond for all infrastructure, and Acceptance of 1 year Performance Bond for sidewalks in accordance with Final Plat by John G. Cummings dated 12/12/2017 and As Builts by Clay Barrilleaux dated 4/24/2018; Zoned RS-3;
NOW THEREFORE BE IT ORDAINED, that the City Council of Hammond, Louisiana approves final subdivision of Providence Ridge final plat by John G. Cummings dated 12/12/2017 and as builts by Clay Barrilleaux dated 4/24/2018, Accepts a letter of credit for a two (2) year maintenance bond of all infrastructure ($_____, #_____), and Accepts a for one (1) year performance bond ($_____, #_____).

From: Josh Taylor, City Planner _____


FINAL PLAT OF
PROVIDENCE RIDGE SUBDIVISION
BEING TRACT "D-1", 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.
VICINITY MAP
JOINS MAP 11
N
DR. JOHN LAMBERT DRIVE
DETENTION POND 2
DETENTION POND 1
SITE BENCHMARK
GREEN SPACE G1
GREEN SPACE G2
GREEN SPACE G3
SEC 33, T6S, R8E
SEC 4, T7S, R8E
LAKE BORGNE DRIVE (50' RIGHT OF WAY)
PROVIDENCE RIDGE BOULEVARD (50' RIGHT OF WAY)
EVANGELINE DRIVE (50' RIGHT OF WAY)
POB TO SUBDIVISION
S89°25'34"W 876.05'
S88°58'44"W 334.58'
N89°14'01"E 347.03'
S80°03'07"E 745.18'
LOT 1
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LEGAL DESCRIPTION OF PROPERTY:
PLANNING COMMISSION CERTIFICATION:
Nov 5 2015 with stip (3 stip)
Nov 5, 2015
5-30-18
Letter of credit # SG73847L
Amended 11/12/14
SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION FINAL PLAT:
5 25 2018
5/31/18
6/4/2018
6/4/2018
6/4/2018
5-3-2018
Not Acceptance of Improvements
GENERAL NOTES:
12-12-2017
OFFER OF DEDICATION BY OWNER/DEVELOPER:
ACCEPTANCE OF CITY OF OFFER TO DEDICATE:
RECORDING INFORMATION:
John G. Cummings, & Associates
PROFESSIONAL LAND SURVEYORS
PROVIDENCE RIDGE SUBDIVISON
BEING TRACT "D-1", 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.
1" = 60'
5-18-2016
15266-PRSF
12-12-2017
INSET
Recorded 6-5-18
COB 1479, Page 137
SUB 2015 05 0005

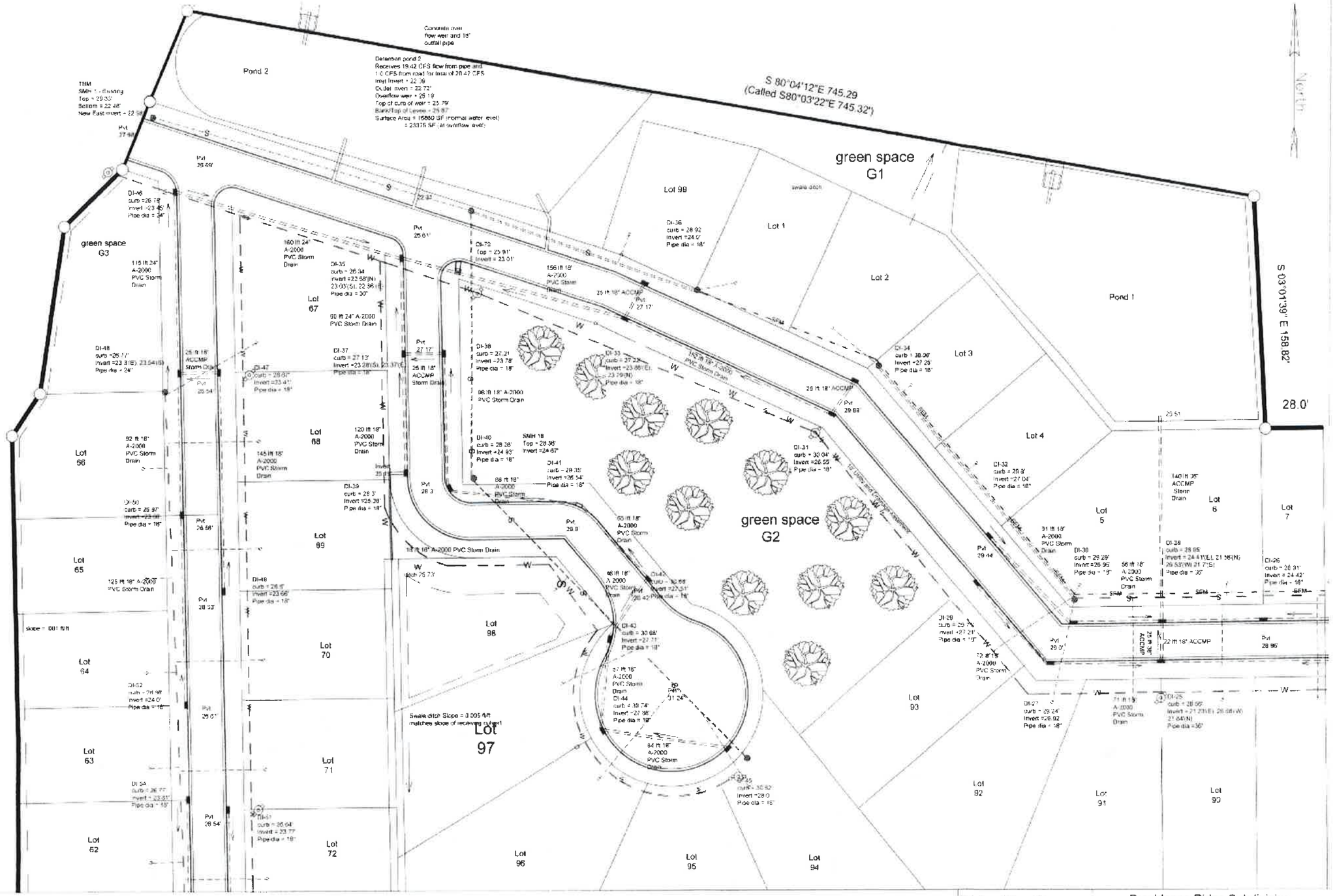
Providence Ridge Subdivision As Built Plans

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

Sheet 1 - Title Page
Sheet 2 - Drainage and Road Section 1
Sheet 3 - Drainage and Road Section 2
Sheet 4 - Drainage and Road Section 3
Sheet 5 - Drainage and Road Section 4
Sheet 6 - Sewer/Water Plan
Sheet 7 - Lighting Plan
Sheet 8 - Lift Station Detail

Robert Barrilleaux
and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
(985) 542-3091
42333 Deluxe Plaza Suite 8 Hammond, LA 70403

April 24, 2018



Notes:
5) All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association

Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE
(985) 542-0391
42333 Deluxe Plaza Ste 8
Hammond, LA 70403

Providence Ridge Subdivision
Drainage Section 4
As-Built

Scale 1" = 30'	Date : April 24, 2018
Drawn By RCB	Sheet 2 of 6

Drainage Sheet 1

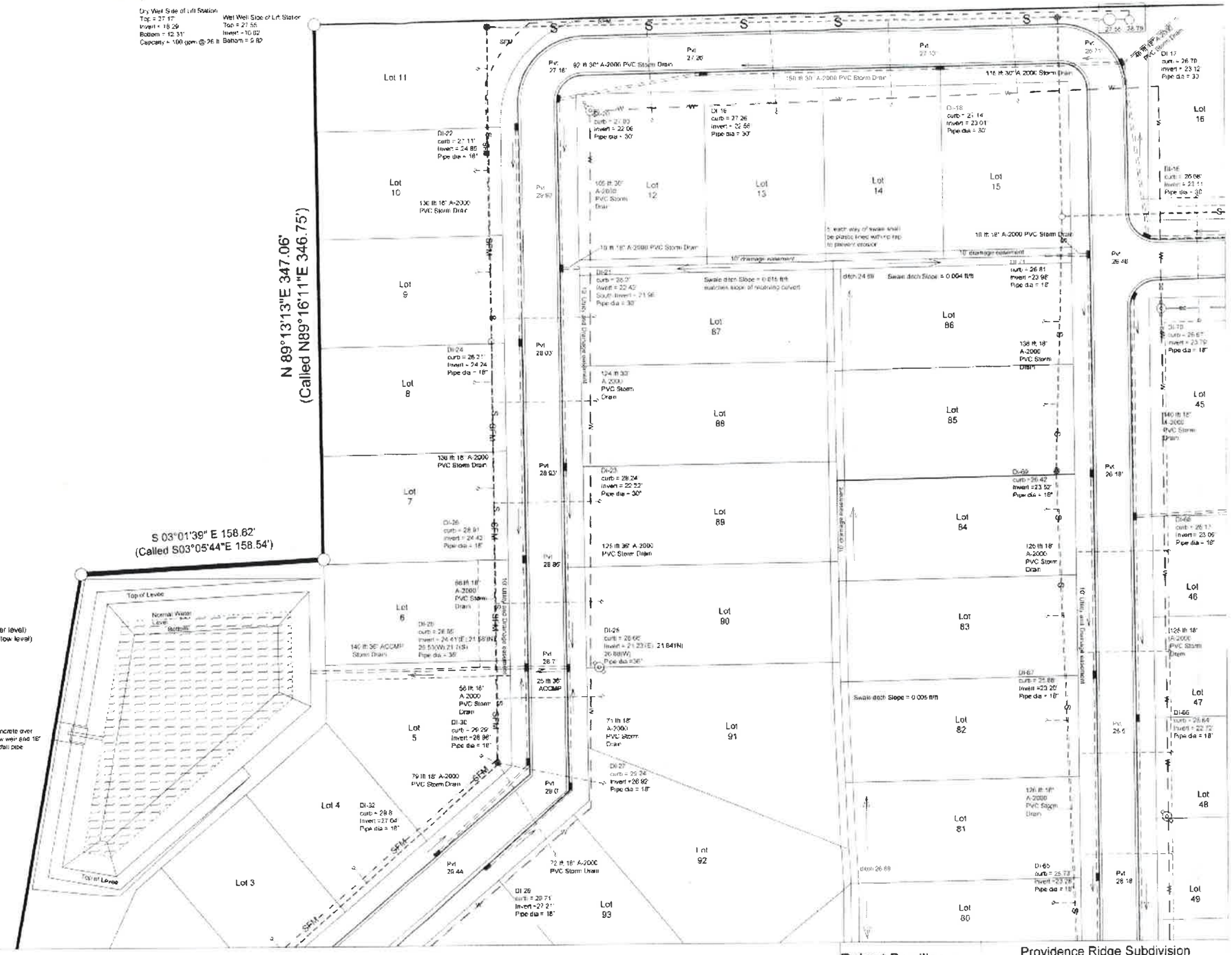
North

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

Notes:
5) All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association

Dry Wet Side of Lift Station
Top = 27.17
Invert = 18.29
Bottom = 12.31'
Capacity = 100 gpm @ 26 ft

Wet Well Side of Lift Station
Top = 27.55
Invert = 10.82
Bottom = 9.82

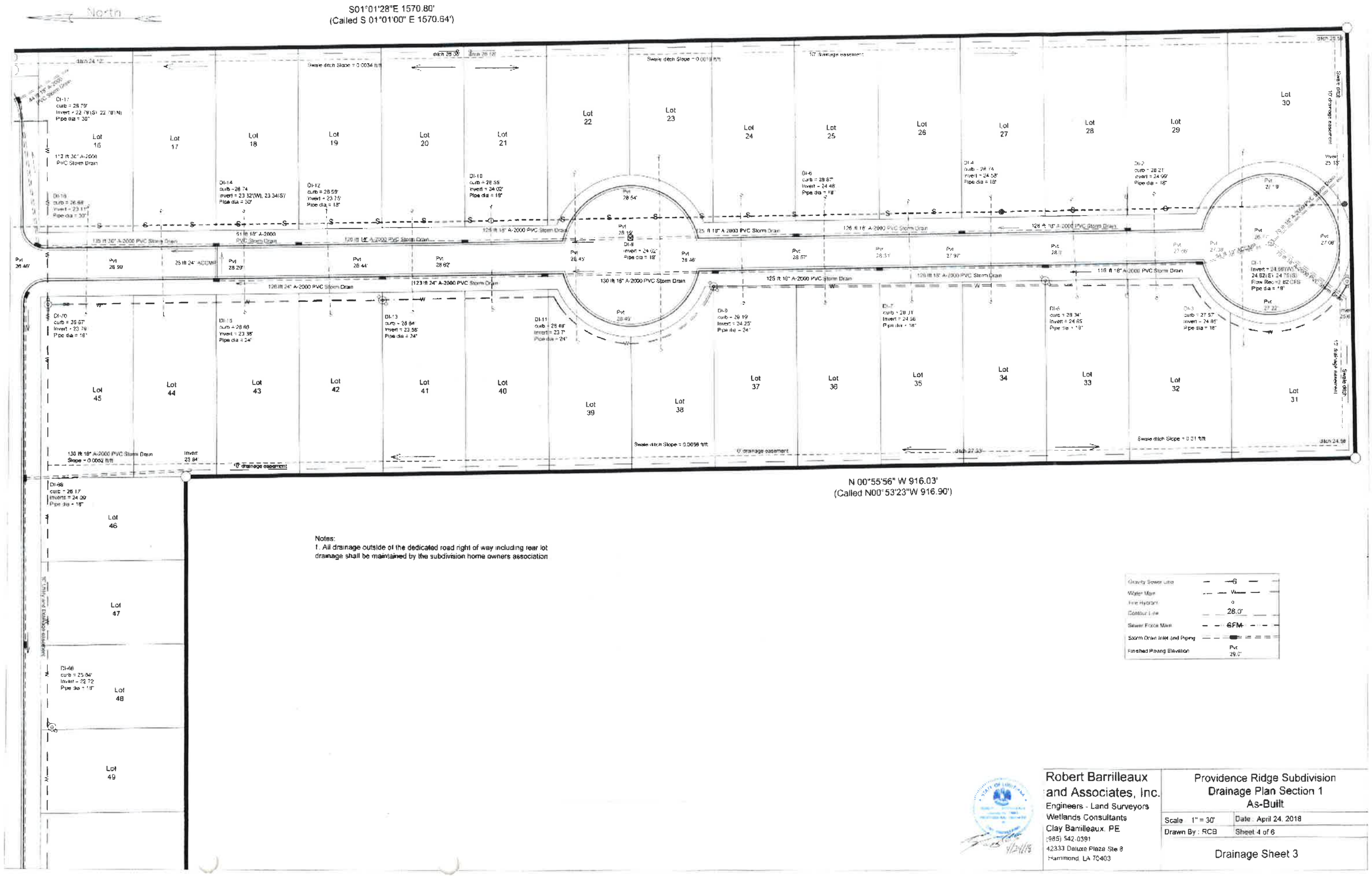


Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE
(985) 542-0381
42333 Deluxe Plaza Ste B
Hammond, LA 70403

Providence Ridge Subdivision
Drainage Plan for Section 2
As-built

Scale : 1" = 30'	Date April 24, 2018
Drawn By : RCB	Sheet 3 of 6

Drainage Sheet 2



Notes:
1. All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association

Robert Barrilleaux and Associates, Inc.
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Wetlands Consultants
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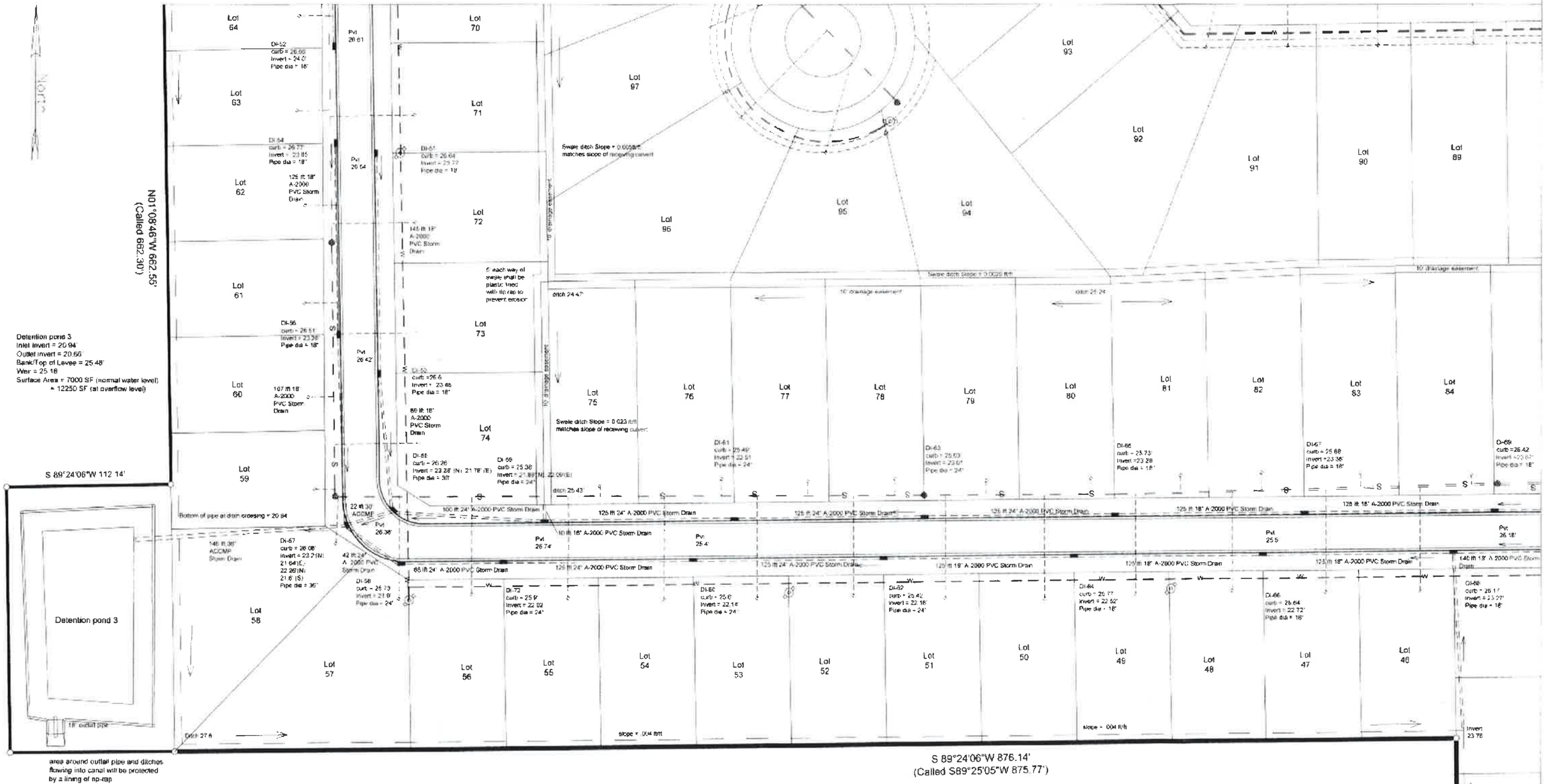
(985) 542-0391
42333 Dalaze Plaza Ste 8
Hammond, LA 70403

Providence Ridge Subdivision
Drainage Plan Section 1
As-Built

Scale: 1" = 30'	Date: April 24, 2018
Drawn By: RCB	Sheet 4 of 6

Drainage Sheet 3



Notes:
5) All drainage outside of the dedicated road right of way including rear lot drainage shall be maintained by the subdivision home owners association

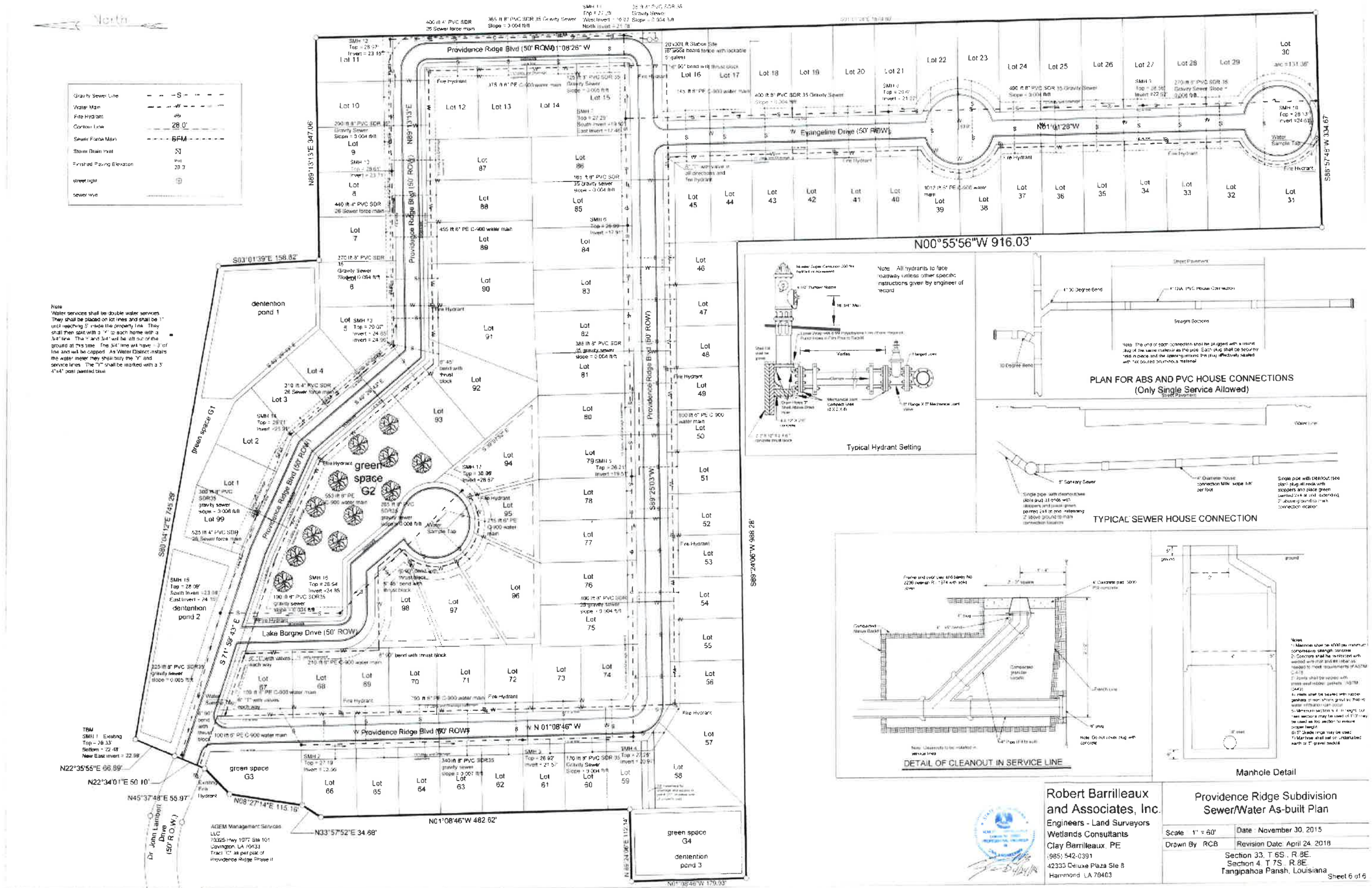
Gravity Sewer Line	—S—
Water Main	—W—
Fire Hydrant	
Contour Line	28.0'
Sewer Force Main	—SFM—
Storm Drain Inlet and Piping	
Finished Paving Elevation	Pvt 29.0'

Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux PE
(985) 542-0391
42333 Deluxe Plaza Ste 8
Hammond, LA 70403

Providence Ridge Subdivision
Drainage Plan Section 3
As-Built

Scale : 1' = 30'	Date April 24 2018
Drawn By : RCB	Sheet 5 of 6

Drainage Sheet 4


North
Gravity Sewer Line
Water Main
Fire Hydrant
Contour Line
Sewer Force Main
Storm Drain Inlet
Finished Paving Elevation
street light
sewer wye
Providence Ridge Blvd (50' ROW)
Evangeline Drive (50' ROW)
Lake Borgne Drive (50' ROW)
Dr. John Lambert Drive (50' R.O.W.)
N00°55'56"W 916.03'
N01°08'46"W 482.62'
N01°08'46"W 179.93'
S03°01'39"E 158.82'
S80°04'12"E 745.29'
S71°59'43"E
S89°25'03"W
S89°24'06"W 988.28'
S88°57'48"W 334.67'
N89°13'13"E 347.06'
N89°13'13"E
N01°01'28"W
N01°08'46"W
N22°35'55"E 66.89'
N22°34'01"E 50.10'
N45°37'48"E 55.97'
N08°27'14"E 115.16'
N33°57'52"E 34.68'
N89°24'06"E 112.14'
dentention pond 1
dentention pond 2
dentention pond 3
green space G1
green space G2
green space G3
green space G4
Note
Water services shall be double water services. They shall be placed on lot lines and shall be 1" until reaching 5' inside the property line. They shall then split with a "Y" to each home with a 3/4" line. The 3/4" and 3/4" will be off out of the ground at this time. The 3/4" line will have 1/3" of line and will be capped. As Water Distinct installs the water meter they shall buy the "Y" and service lines. The "Y" shall be marked with a 3' 4"x4" post painted blue.
Note: All hydrants to face roadway unless other specific instructions given by engineer of record.
Typical Hydrant Setting
PLAN FOR ABS AND PVC HOUSE CONNECTIONS
(Only Single Service Allowed)
TYPICAL SEWER HOUSE CONNECTION
DETAIL OF CLEANOUT IN SERVICE LINE
Manhole Detail
Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE
(985) 542-0391
42333 Deluxe Plaza Ste 8
Hammond, LA 70403
Providence Ridge Subdivision
Sewer/Water As-built Plan
Scale 1" = 60'
Date November 30, 2015
Drawn By RCB
Revision Date April 24, 2018
Section 33, T 6S., R 8E.
Section 4, T 7S., R 8E.
Tangipahoa Parish, Louisiana
Sheet 6 of 6

LIGHTING NOTES:

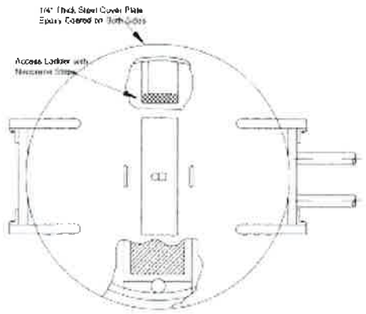
1. Aluminum or fiberglass street light standards shall be approximately 25 to 30 feet in length and shall be furnished with a pole cap, anchor base bottom, and designed for mounting on a concrete base with anchor bolts.
2. All pole and light standards shall be pre-approved by the City of Hammond Subdivision 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.

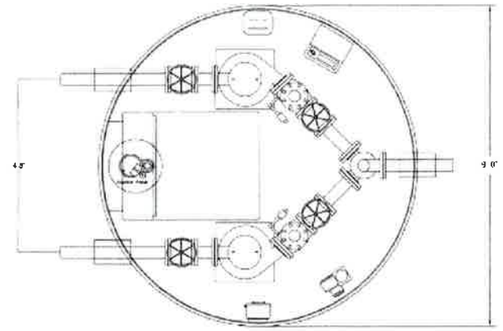
Robert Barrilleaux and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux PE
(985) 542-0391
42333 Deluxe Plaza Suite 8
Hammond, LA 70403

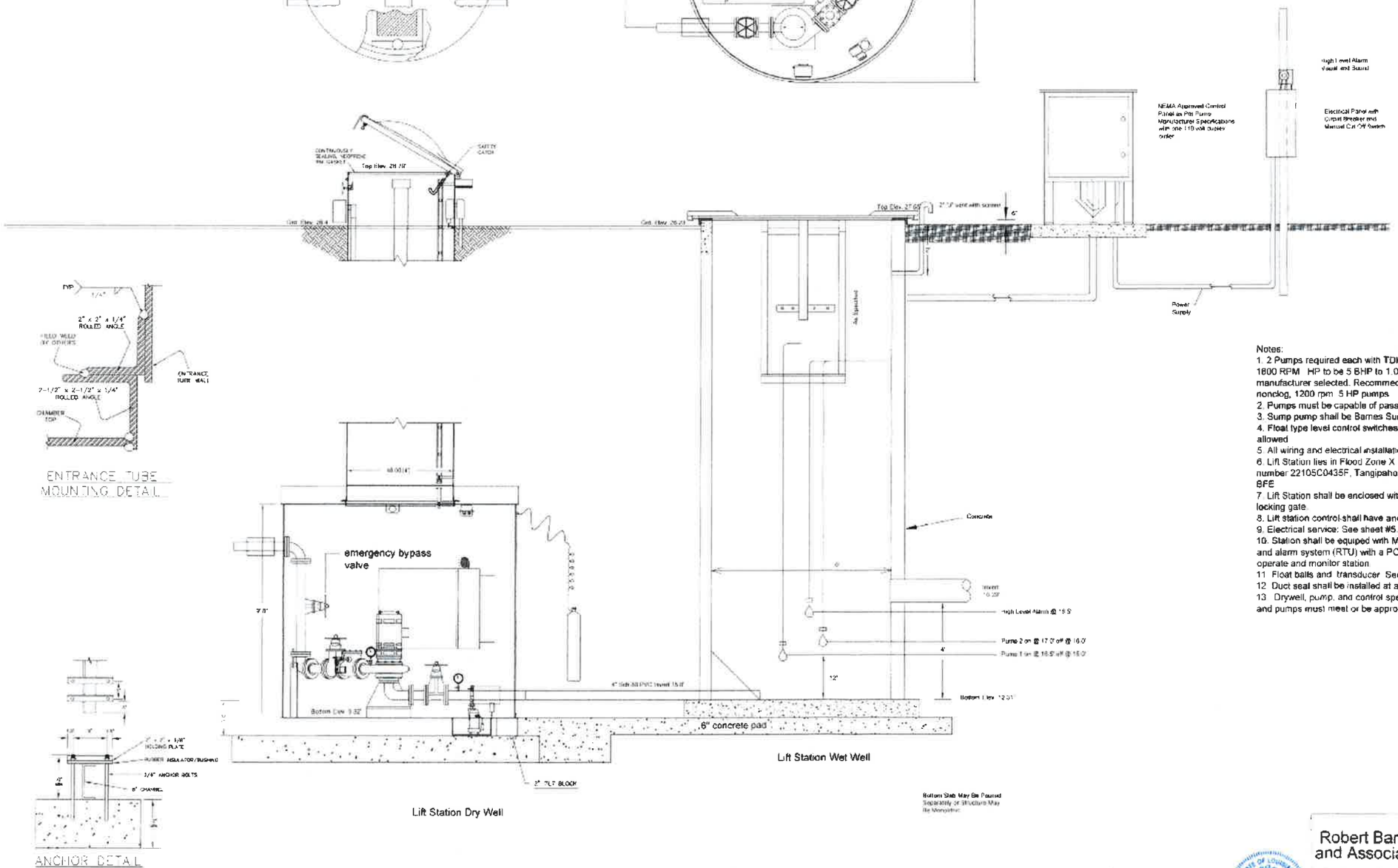
Providence Ridge Subdivision
Lighting Plan As-built

Scale : 1' = 60'	Date : November 27, 2017
Drawn By : ATR	Sheet 6

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







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: See sheet #5.
10. Station shall be equiped with Mission Model M-110 series wireless monitoring and alarm system (RTU) with a PC-3000 pump controller and all equipment to operate and monitor station.
11. Float balls and transducer. See sheet #5.
12. Duct seal shall be installed at all conduits.
13. Drywell, pump, and control specifications are as per City of Hammond. Drywell and pumps must meet or be approved equivalent of these specifications.

Robert Barrilleaux
and Associates, Inc.
Engineers - Land Surveyors
Wetlands Consultants
Clay Barrilleaux, PE
(985) 542-0391
42333 Deluxe Plaza Suite 8
Hammond, LA 70403

Providence Ridge Subdivision
Lift Station As-built Detail

Scale : 1" = 60'	Date : November 30th, 2015
Drawn By : ATR	Revision Date : April 24, 2018

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

ADDENDUM
ATTACHED TO AND FORMING PART OF OUR APPLICATION AND AGREEMENT
FOR IRREVOCABLE STANDBY LETTER OF CREDIT

Issue Date:

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

Currency/Amount: USD 40,000.00 (TO BE REVISED TO MATCH 10% COST OF INFRASTRUCTURE $190,000)
Not Exceeding

Expiry Date:
Expiry Place: New Orleans, LA

Gentlemen:

We hereby irrevocably authorize you to draw on Whitney National Bank not exceeding in the aggregate USD $40,000.00 (Forty Thousand Dollars and No/CENTS), 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 101, Covington, LA 70433 for the maintenance of infrastructure improvements in the Providence Ridge Subdivision as required by the City of Hammond ordinances.

Draft(s) must be presented at our office by (expiry date) in New Orleans, Louisiana, on or prior to two (2) years from the date of this letter, and must bear, upon the face, the clause, "Drawn under Whitney Bank, New Orleans, LA, Irrevocable Standby Letter of Credit No. SBXXXXXL, dated (Issue date.)

Draft(s) must be accompanied by:

1.) This original Letter of Credit and
2.) Request for payment hereunder purportedly signed by the Mayor of the City of Hammond, substantially in the form of the Sight Draft attached hereto as Exhibit A; and
3.) Certificate purportedly signed by the Mayor of the City of Hammond, certifying that Tangi East, LLC is in default of its obligation to the City of Hammond for the maintenance of infrastructure improvements in the Providence Ridge Subdivision as required by the City of Hammond's ordinances.

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 no later than 2:00PM to Whitney National Bank, 201 Camp Street, New Orleans, LA 70130, Attn: Letter of Credit Department, if presented on or before the above mentioned date.

Exhibit "A"

DRAFT

$_____ **Date:_____**

At SIGHT

Payable to the order of City of Hammond

The amount of _____ Dollars ($_____)

Drawn under Whitney National Bank, New Orleans, Louisiana, Irrevocable Standby Letter of Credit No._____ dated _____.

To: Whitney Bank
New Orleans, Louisiana

City of Hammond

By: _____
Mayor

Performance Bond

Bond No. _____

KNOW ALL MEN BY THESE PRESENTS, that we **D.R. Horton, Inc. – Gulf Coast at 7696 Vincent Road, Denham Springs, LA 70726**, as Principal, and **[Insert Name of Surety Company]**, licensed to do business in the State of _____, as Surety, are held and firmly bound unto City of Hammond, 219 East Robert Street, Hammond, LA 70404 (Obligee), in the penal sum of Sixty-Four Thousand One Hundred Fifty-Five & 00/100 Dollars ($64,155), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the above bounden Principal (D.R. Horton, Inc. – Gulf Coast) has made an application to Obligee (City of Hammond) for the approval of **resubdivision of property** pursuant to the application dated June 1, 2018, wherein Obligee has obligated itself for the construction of Sidewalk Improvements (the "Project") pursuant to the following specifications; 5ft wide and 6 inches thick (the "Specifications"), except that nothing said therein shall alter, enlarge, expand or otherwise modify the term of the bond as set out below.

The Principal, obligates itself to the Obligee to complete the Project in accordance with the Specifications and all applicable City ordinances and laws on or before _____. In the event it is necessary for the City to bring a lawsuit suit to enforce this bond, the Principal shall be responsible for payment of all attorney fees and court costs incurred in such lawsuit.

NOW, THEREFORE, if Principal, its executors, administrators, successors and assigns shall promptly and faithfully perform and complete the Project in accordance with the Specifications, then this obligation shall become null and void otherwise to remain in full force and effect. This bond is executed by the Surety and accepted by the Obligee subject to the following express condition:

The term of this bond shall apply from _____ to _____, and may be extended by the Surety Company by Continuation Certificate. However, neither nonrenewal by the Surety, nor the failure or inability of the Principal to file a replacement bond in the event of nonrenewal, shall itself constitute a loss to the Obligee recoverable under this bond or any renewal or continuation thereof. The liability of the Surety under this bond and all continuation certificates issued in connection therewith shall not be cumulative and shall in no event exceed the amount as set forth in this bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

[SIGNATURE PAGE FOLLOWS]

TANGIPAHOA WATER DISTRICT

BRUCE BORDELON
President

BID WILDE
Vice-President

LABON LIPKOWSKI
Secretary

CAROL KAUFMAN
Treasurer

GUY F. BUCKLEY
Commissioner

DONALD MARSHALL
Commissioner

GARY KELLY
Commissioner

DEVON WELLS
Commissioner

CHARLES SCHLICHER
Manager

May 25, 2018

Attn: Tracie Schillace, CFM
Re: Providence Ridge Subdivision

This letter is to advise that the Providence Ridge Subdivision has passed all our inspections and requirements needed to be part of our water system.

If additional information is needed please let us know.

Sincerely,

Charles C Schlicher

Charles Schlicher
Manager

Heather Alvarez

From: Tracie Schillace
Sent: Thursday, July 05, 2018 11:35 AM
To: Heather Alvarez
Subject: Fwd: Providence Ridge

Please include with city council packet stuff i just sent you

Sent via the Samsung Galaxy S9, an AT&T 4G LTE smartphone

-------- Original message --------
From: Robert Morgan <morgan_rm@hammond.org>
Date: 7/2/18 1:49 PM (GMT-06:00)
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Robert Morgan <morgan_rm@hammond.org>
Subject: FW: Providence Ridge

Tracie,

On June 29th the City of Hammond inspected Providence Ridge Subdivision. The previous issues have been resolved. Providence Ridge Subdivision has passed the drainage, streetlights, open ditches, curbs and streets inspections.

There will be an inspection for drainage, streetlights, open ditches, curbs and streets. This inspection will be June of 2020.

Robert Morgan
Director of Streets
City of Hammond

From: Robert Williams
Sent: Monday, July 02, 2018 10:03 AM
To: Robert Morgan
Cc: Robert Williams
Subject: Providence Ridge

On June the 29th at 1:00pm Mike Cantrell, Rodney Randall went out to inspect Providence Ridge. They report it that all the catch basins in boxes we're up to part. The contractors had repaired all boxes and clean all the pipes, since the last inspection.

Sent from my Verizon 4G LTE Droid

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

Clay Barrilleaux Todd Ryan Mark Chemay

April 24th, 2018

Carl Perkins
Bruno Brothers Management
70325 Hwy 1077 Suite 300
Covington, LA 70433

Re: Providence Ridge

Mr. Perkins

Please find attached the "As-built" drawings for Providence Ridge Subdivision. These are being submitted to the City of Hammond as well. With these I certify that the construction has been completed to meet current City of Hammond codes, as well as Louisiana Department of Health codes. This certification is for the Sewer collection, water distribution, storm drains and inlets, ditches and other drainage features, road base, paving, and retention ponds.

Note that there were some field changes from the original plans that are shown on the as built. These include but are not limited to:

1) Addition of one manhole.
2) Changing the location of the termination of the force main to the manhole added.
3) Various changes to the lift station as directed by the City of Hammond
4) Increasing the top of the sewer drywell to meet required elevation.
5) Installation of curb cuts with concrete flumes along the entrance road to improve drainage from the road to the detention pond. Due to slope, the storm water was managing to flow past a drain inlet and pond against the curb.
6) Installation of on additional drain inlet (DI 72) to improve drainage at the intersection of Lake Borgne Dr. and Providence Ridge Blvd.

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

Sincerely,

4/24/18

STATE OF LOUISIANA
ROBERT C. BARRILLEAUX
License No. 28869
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Clay Barrilleaux, PE

985 542 0391 phone *985 542 6516 fax*

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: ______ **PERMIT#** SUB-2018-06-00083

The next Planning Commission Meeting will be held on __________________, 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**

Final Dedication and Acceptance of Improvements and Posting of Maintenance Bond

PARCEL # 04T7R80000006 **(Please verify address w/City of Hammond GIS Dept.)**

SITE LOCATION OR LEGAL DESCRIPTION: Providence Ridge Subdivision

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

List all current property owners:

PROPERTY OWNER: Tangi East LLC PHONE(____)________

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

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

APPLICANT/DEVELOPER: Tangi East LLC (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: ______ # of Proposed Lots: 1-99 Plus 4 green spaces

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: ____________

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

DESIGN ENGINEER/ARCHITECT Clay Barrileaux PHONE (____)________

Will [X] PROCEDURE "A" (with bond) OR [ ] PROCEDURE "B" (without bond) BE USED?

ATTENTION: APPLICANT

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

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

x [signature] 6-11-18
APPLICANT SIGNATURE DATE

x Tangi East LLC, NO.1 6-11-18
OWNER SIGNATURE DATE

x ____________ ________
CITY PLANNER DATE

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

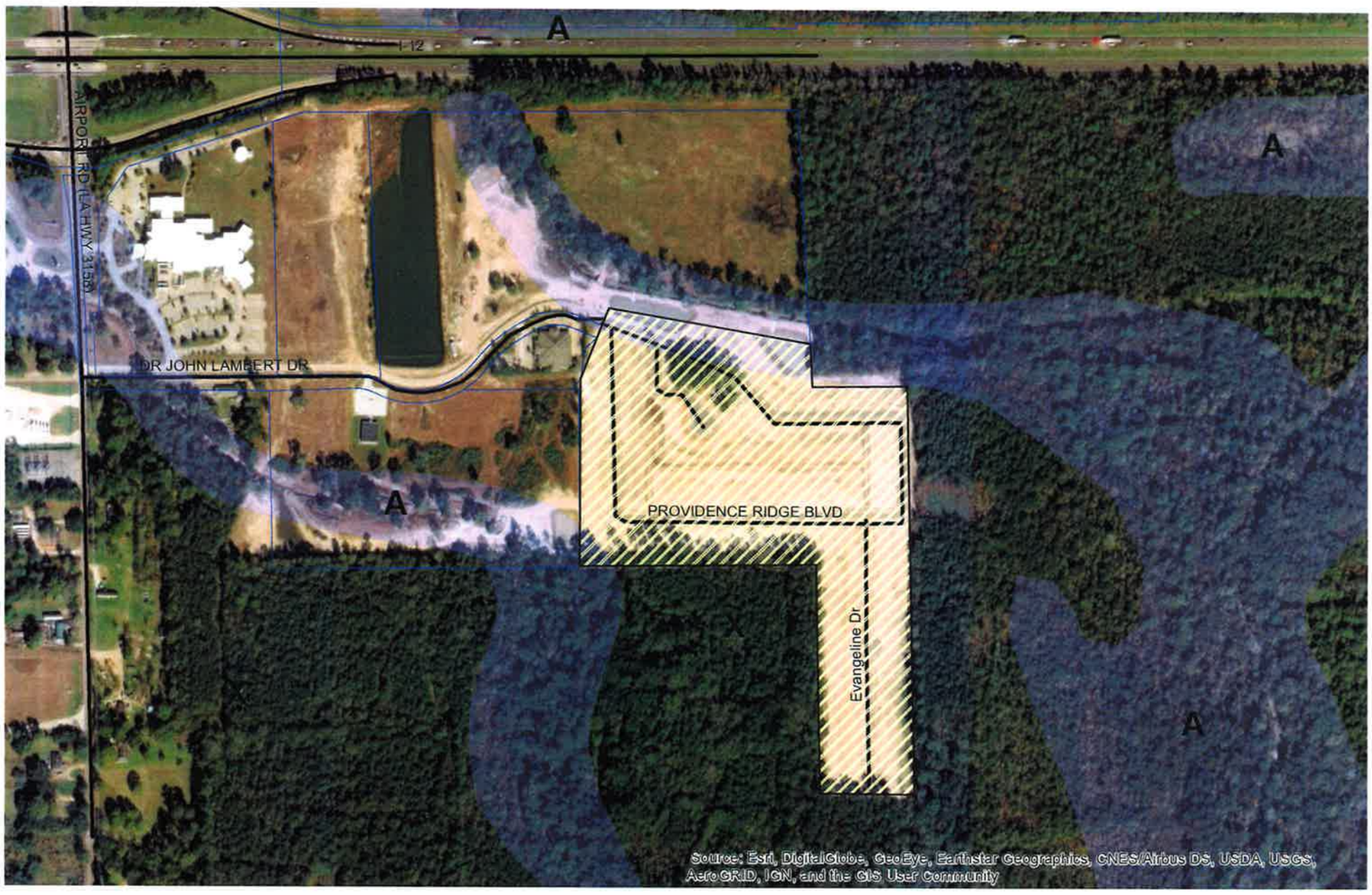
Fees for **Preliminary and Final Review**: $ 300.00 + $5.00 for Each Lot or Building = TOTAL DUE $ ________

[Fees for Minor Subd **Review**:] $50.00 + $2.00 for each lot or building = TOTAL DUE $ ________

****

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

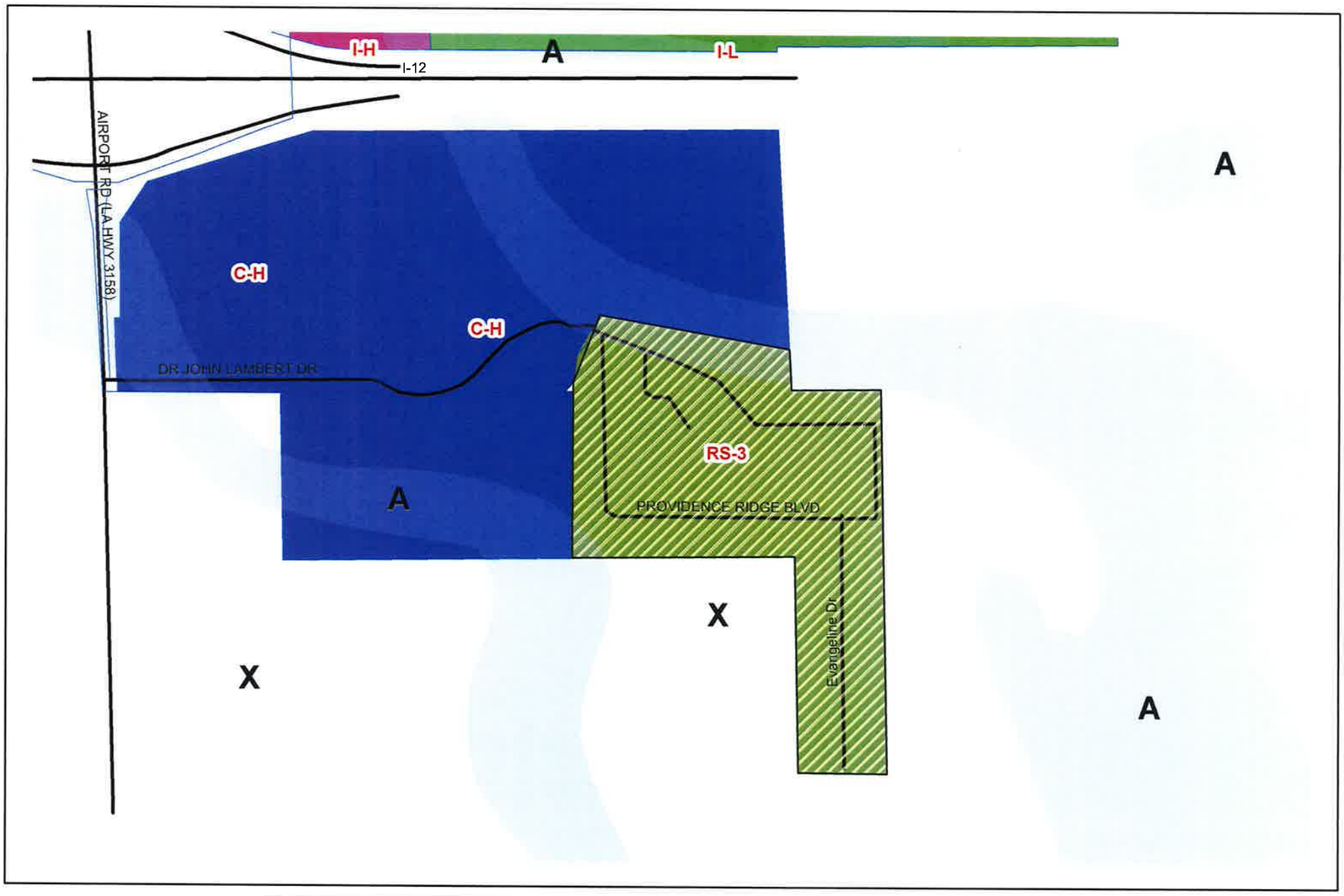
AMOUNT PAID: $________ **CHECK#**______ **PAID CASH** ☐ **DATE PAID**__/__/__



Major Subdivision
SUB-2018-06-00083
Providence Ridge Subdivision

Legend

Case parcel



Major Subdivision
SUB-2018-06-00083
Providence Ridge Subdivision

Legend

Case parcel