



Staff Report

Right of Way Dedication

Case #: ROW-2019-07-00009

Attachments:

Staff Report, Photos, As Built Plans, Draft Maintenance Bond/Letter of Credit, Design Engineer Letter, Final review letters (water/sewer/streets/drainage), Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, August 1, 2019

City Council Introduction: Tuesday, July 14, 2020

City Council Final: Tuesday, July 28, 2020

City Council Request (Ordinance):

Introduction of an ordinance to accept completion of work on the Commerce Street improvements and cul-de-sac, to release performance bond/letter of credit in the amount of \$287,935.00, and acceptance of 2-year maintenance bond in the amount of \$28,793.50 in accordance with as built plans by Wm. J. Bodin Jr. dated 6/17/2020 (Case#ROW-2019-07-00009)

Site Information:

Location (Address): 400 Windrush Dr

Council District: City Council District 3

Existing Zoning: CH&RM-3

Future Land Use: Commercial

Existing Land Use: Commercial and Multi family

Site Description:

Commerce Street (city owned approx. 300' & east portion is private) fronts on S. Morrison Blvd. Several commercial businesses are located on this street with no turn around access.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Commercial/CH
South	Commercial/CH
West	S. Morrison Blvd
East	Apartments/RM-3

Additional Information:

7/17/1984: City Council accepted the dedication of Commerce St by Ord#1077 (50'x300') being the west portion of the street.
11/17/1987: City abandon the east portion of Commerce St by Ord#2033 (50'x478'), keeping the first 300' of Commerce St as public. Ownership of the east portion of right of way goes to center of said right of way, and is owned by all adjacent property owners, which have signed a dedication statement.
Private portion (east) of the street is to be improved, adding cul-de-sac, and drainage improvements, then dedicated to the City. DOTD reviewed and traffic study not required.
Cul-de-sac will allow traffic to turn around on Commerce St

Ordinance to Read:

WHEREAS, on Feb. 27, 2020 the Hammond City Council passed Ordinance#20-5607 to accept final construction plans for the east portion of Commerce Street improvements, accept dedication of the east portion of Commerce Street and Cul-de-Sac, and accept a 1-year performance bond/letter of credit in the amount of \$287,935 in accordance with plans by Wm. J. Bodin Jr.

BE IT ORDAINED by the Hammond City Council that the City:

- 1) accepts the completion of work on the Commerce Street improvements & cul-de-sac, and
- 2) releases a performance bond/letter of credit in the amount of \$287,935, and
- 2) accepts a 2-year maintenance bond in the amount of \$28,793.50 in accordance with as built plans by Wm. J. Bodin Jr. dated 6/17/2020 (Case#ROW-2019-07-00009)

AS-BUILT PLANS FOR:
COMMERCE ST. IMPROVEMENTS

LARRY, DUANE AND GLENDA TYCER
COMMERCE STREET
HAMMOND, LOUISIANA 70403

PREPARED FOR:
LARRY, DUANE AND GLENDA TYCER
TICKFAW, LOUISIANA 70466

JUNE 17TH, 2020

PREPARED BY:
BODIN & WEBB, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS
FILE NO. 18310
PROJECT NO. 1906



VICINITY MAP
SCALE: 1"=400'

INDEX OF SHEETS

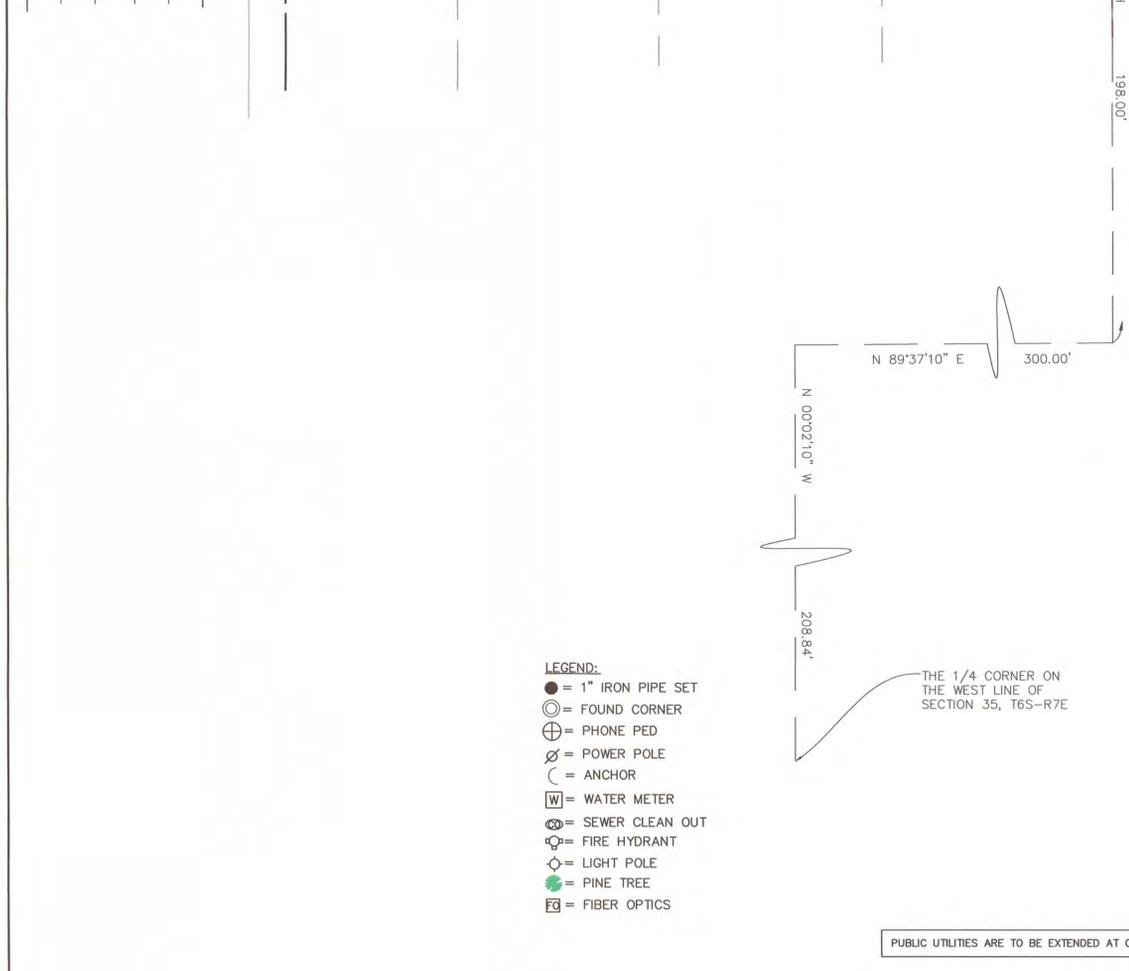
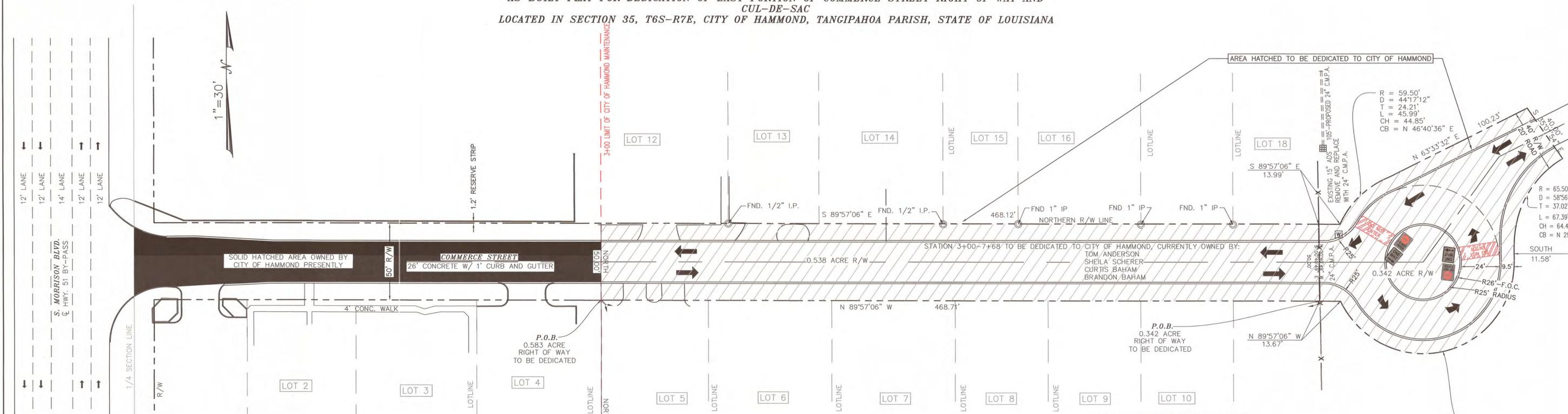
1	TITLE SHEET
2	FINAL PLAT
3	STREET AND DRAINAGE PLAN
4	SEWER PLAN

MANDATORY:
CONTRACTOR MUST CALL ONE CALL (811) BEFORE DIGGING!



William J. Bodin, Jr. 6/17/20
WILLIAM J. BODIN, JR. C.E., P.L.S.
LA. REG. NO. 8193 & 4253 DATE

AS-BUILT PLAT FOR DEDICATION OF EAST PORTION OF COMMERCE STREET RIGHT OF WAY AND CUL-DE-SAC LOCATED IN SECTION 35, T6S-R7E, CITY OF HAMMOND, TANGIPAHOA PARISH, STATE OF LOUISIANA



NAME OF SUBDIVISION OR DEVELOPMENT: DEDICATION OF EAST PORTION OF COMMERCE STREET RIGHT OF WAY & CUL-DE-SAC

NAME OF PROPERTY OWNERS AND ADDRESSES:

- LARRY L. TYCER - 49171 G.F. TYCER LANE - TICKFAW, LOUISIANA 70466
- DWAIN C. TYCER - 49171 G.F. TYCER LANE - TICKFAW, LOUISIANA 70466
- GLENDA T. WHITAKER - 49171 G.F. TYCER LANE - TICKFAW, LOUISIANA 70466
- TOM ANDERSON - 706 E. CHARLES ST. - HAMMOND, LOUISIANA 70401
- SHEILA MICKEY A. SCHERER - 809 W. DAKOTA ST. - HAMMOND, LOUISIANA 70401
- CURTIS BAHAM - 18580 AMEN CORNER - BATON ROUGE, LOUISIANA 70810
- BRANDON BAHAM - C/O CURTIS BAHAM - 18580 AMEN CORNER - BATON ROUGE, LOUISIANA 70810

NAME OF DEVELOPERS: LARRY AND DWAIN TYCER AND GLENDA T. WHITAKER - THE TYCER HEIRS.

ADDRESS OF DEVELOPERS: 41971 G.F. TYCER LANE - TICKFAW, LOUISIANA 70466

DESCRIPTION OF 0.538 ACRE R/W
A 0.538 ACRE RIGHT OF WAY, LOCATED IN SECTION 35, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 CORNER ON THE WEST SIDE OF SECTION 35, T6S-R7E, THENCE PROCEED 208.84' N 00°21'57" W, 300.00' N 89°37'10" E AND 198.00' NORTH, TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 50.00 FEET; THENCE S 89°57'06" E A DISTANCE OF 468.12 FEET; THENCE S 00°40'49" E A DISTANCE OF 50.00 FEET; THENCE N 89°57'06" W A DISTANCE OF 468.71 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.538 ACRES, ALL LOCATED IN SECTION 35, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEY, DATED MARCH 27, 2018.

DESCRIPTION OF 0.342 ACRE R/W
A 0.342 ACRE RIGHT OF WAY, LOCATED IN SECTION 35, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 CORNER ON THE WEST SIDE OF SECTION 35, T6S-R7E, THENCE PROCEED 208.84' N 00°21'57" W, 300.00' N 89°37'10" E, 198.00' NORTH AND 468.71' N 89°37'10" E TO THE POINT OF BEGINNING; THENCE N 00°40'49" W A DISTANCE OF 50.00 FEET; THENCE S 89°57'06" E A DISTANCE OF 13.99 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 59.50', A LENGTH OF 45.99', A CHORD DISTANCE OF 44.85' AND A CHORD BEARING OF N 46°40'36" E; THENCE N 63°33'32" E A DISTANCE OF 100.23 FEET; THENCE S 35°01'54" E A DISTANCE OF 40.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 65.50', A LENGTH OF 67.39', A CHORD DISTANCE OF 64.45' AND A CHORD BEARING OF S 29°28'24" E; THENCE SOUTH A DISTANCE OF 11.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 59.50', A LENGTH OF 160.46', A CHORD DISTANCE OF 116.16' AND A CHORD BEARING OF S 77°34'55" W; THENCE N 89°57'06" W A DISTANCE OF 13.67 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.342 ACRES, ALL LOCATED IN SECTION 35, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEY, DATED MARCH 27, 2018.

DESIGN ENGINEERS 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

PLANNING COMMISSION REVIEW PRELIMINARY & FINAL DEVELOPMENT WITH PROCEDURE "A" (WITH BOND) PROCEDURE "B" (WITHOUT BOND)
PRELIMINARY REVIEW APPROVAL DATE _____ AMOUNT \$ _____
PROOF OF BOND: AGENT _____
FINAL APPROVAL (OFFICIAL SUBMITTAL DATE) _____
SIGNATURE OF APPROVAL OF FINAL PLANS BY COMMISSION CHAIRMAN _____ DATE _____
COMMISSION CHAIRMAN SIGNATURE _____ DATE SUBMITTED AND APPROVED _____
PROOF OF PERFORMANCE BOND _____

ACCEPTANCE OF PLANNING COMMISSION APPROVAL OF FINAL PLANS (NOT DEDICATION OF IMPROVEMENTS)
OWNER/DEVELOPER _____ DATE _____
DESIGN ENGINEER _____ DATE _____
REVIEW ENGINEER _____ DATE _____
CITY PLANNER _____ DATE _____
BOND ACCEPTANCE _____ DATE _____
CITY ATTORNEY _____ DATE _____
CITY COUNCIL PRESIDENT _____ DATE _____
NOT ACCEPTANCE OF DEDICATIONS

OFFER OF DEDICATION BY OWNER/DEVELOPER
I hereby offer for dedication to the City of Hammond use of roads, easements, parks and required utilities as shown on this subdivision plat, and construction plans, specifications and restrictions as approved on _____ (date) by the Hammond Planning Commission and Designated as DEDICATION OF EAST PORTION OF COMMERCE STREET RIGHT OF WAY & CUL-DE-SAC

Owner/developer _____ DATE _____
_____ DATE _____
_____ DATE _____
_____ DATE _____
_____ DATE _____

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE
The City of Hammond hereby accepts the dedication of roads, easements, parks and required utilities in (name of subdivision) subdivision. This acceptance is subject to final acceptance of construction by the City and posting of the required one year maintenance bond, if any, by the owner/developer.

ACCEPTANCE (signature where applicable)

STREETS & LIGHTING _____ DATE _____
WATER _____ DATE _____
SEWER _____ DATE _____
DRAINAGE _____ DATE _____
CITY PLANNER _____ DATE _____
CITY ATTORNEY _____ DATE _____
RECORDING _____ DATE _____
RECORDED BY _____ DATE _____

MANDATORY: CONTRACTOR MUST CALL ONE CALL (811) BEFORE DIGGING!

STATE OF LOUISIANA
Professional Engineer Seal for William J. Bodin, Jr.
WILLIAM J. BODIN, JR. C.E., P.L.S.
LA. REG. NO. 8193 & 4253
6/22/20
DATE

DESIGNED: W.J.B. DATE: 03-27-19		<p>BODIN AND WEBB, INC. 1024 S. CYPRESS HAMMOND, LOUISIANA 70403 PH# (985) 345-3947 FAX# (985) 345-0213</p> <p>DUANE, LARRY & GLENDA TYCER TOM ANDERSON AND CURTIS BAHAM CITY OF HAMMOND OWNERS</p>	<p>SITE PLAN CITY OF HAMMOND, LOUISIANA</p>	PROJECT NO. 1906
DRAWN: R.K.L. SCALE: 1"=30'				SHEET NO. 2 OF 4
CHECKED: W.J.B.				
APPROVED: W.J.B.				



Bodin and Webb, Inc.
Consulting Engineers and Land Surveyors



William J. Bodin, Jr.
Reg. Civil Engineer
Reg. Land Surveyor

Max Bodin
Reg. Civil Engineer
Reg. Land Surveyor

June 23, 2020

Tracie Schillace
City of Hammond
Planning Coordinator

RE: Commerce St.
Reconstruction

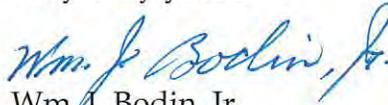
Dear Tracie,

The Commerce Street reconstruction is complete. The work has been performed in general conformance to the plans and specifications as approved by your department.

As built plans, testing lab report and pictures taken during construction have already been submitted to your office. All test results of base compaction and concrete strengths are very good. No sign of failures anywhere. May we receive a notice of acceptance from the City.

If you have any questions please contact my office.

Very truly yours,


Wm. J. Bodin, Jr.

WJB/anp
cc: Larry Tycer



City of Hammond
Street Department
Robert Morgan, Superintendent

Pete Panepinto, Mayor

P.O. Box 2788 Hammond, LA 70404-2788 * PH (985) 277-5955 * FAX (985) 277-5958

June 23, 2020

Tracie Schillace
City of Hammond
Planning & Zoning
219 E. Robert St.
Hammond, LA 70401

RE: Commerce St. (Road & Drainage)

Dear Ms. Schillace:

I am writing to inform you that I do not see any issues with the drainage nor with the road on Commerce St. Both the road and drainage Inspections passed.

Sincerely,

Robert Morgan

Robert Morgan
Street Superintendent
City of Hammond



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

June 24, 2020

Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401

RE: Commerce Street

I am writing to inform you that the Sewer Line was Good and No Problems were found. The Sewer passed all Inspections and All Clean Outs were installed properly with markers behind them.

If you need any further information, do not hesitate to call me at 985-969-7169.

Sincerely,


Guy Palermo,
Superintendent



Tracie Schillace <schillace_tc@hammond.org>

RE: Follow up

Chuck Spangler <chuck@spanglerengineering.com>

Thu, Jul 2, 2020 at 4:47 PM

To: Tracie Schillace <schillace_tc@hammond.org>, Webb Anderson <webb@spanglerengineering.com>, Cyril Gaiennie <gaiennie_cc@hammond.org>, Robert Morgan <morgan_rm@hammond.org>, Guy Palermo <palermo_gl@hammond.org>

Commerce Street; Dameron drainage; Cypress Crossing **are okay as revised/completed.**

I'll let you know about Courtney Christian

From: Tracie Schillace <schillace_tc@hammond.org>**Sent:** Thursday, July 2, 2020 3:52 PM**To:** Chuck Spangler <chuck@spanglerengineering.com>; Webb Anderson <webb@spanglerengineering.com>; Cyril Gaiennie <gaiennie_cc@hammond.org>; Robert Morgan <morgan_rm@hammond.org>; Guy Palermo <palermo_gl@hammond.org>**Subject:** Follow up

Chuck,

Wanted to follow up on the following project reviews:

- 1) Commerce Street
- 2) Dameron revised drainage plan
- 3) Cypress Crossing revised drainage
- 4) Courtney Christian School (just received today, not expecting a review this soon)

If you need anything from me please let me know.

Thanks,

Tracie Schillace, CFM

Planning Coordinator

[City of Hammond](#)

[219 E. Robert St.](#)

[Hammond, LA 70401](#)

[985-277-5652](#)

MAINTENANCE BOND
TO SECURE CONDITION OF IMPROVEMENTS

That Tycer Heirs Separate Property, LLC, a limited liability company organized under the laws of the State of Louisiana and represented herein by its own members/managers, Dwain C. Tycer, Larry Lee Tycer and Glenda Tycer Whitaker (hereinafter called Principal) and The First, a National Banking Association represented herein by Ronnie Fugarino, Executive Vice-President of the Louisiana Region with a mailing address of 1300 West Morris Avenue, Hammond, Louisiana 70403, as Surety (hereinafter called Surety), are held and firmly bound unto the City of Hammond, Louisiana as obligee (hereinafter called City), for the use and benefit of the City in the amount of Twenty-Eight Thousand Seven Hundred Ninety Three and 50/100 Dollars (\$28,793.50) which is evidenced by an Irrevocable Stand By Letter of Credit issued on the _____ day of _____, 2020 with an expiration date of July 24, 2022 for the account of Tycer Heirs Separate Property, LLC in favor of the City of Hammond, as Beneficiary which Letter of Credit in favor of the City of Hammond, Louisiana is available by the City at site drawn on The First, ANBA for the Guaranty of the condition of the work hereinafter described for a period of two (2) years after acceptance of the dedication of the work by the City against all defects of the work which may become apparent during said period. The Principal and Surety hereby bind themselves, their heirs, executors, administrators, successors and assigns, jointly and *in solido* for the amount of the Bond herein set forth.

WHEREAS, THE Principal has constructed or has caused to be constructed certain improvements in accordance with its contract with Venable Construction Company, Inc., a Louisiana Corporation domiciled in Church Point, Louisiana dated the _____ day of _____, 2020 under plans and specifications prepared by William J. Bodin, Jr., CE dated the _____ day of _____, 20____, (the "Work") and Principal has requested that the City accept the dedication of the Work; and

WHEREAS, Hammond United Development Code, Section 3.2.2 requires Principal to furnish a bond to guarantee the condition of the Work for a period of two (2) years after acceptance of the dedication of the Work by the City against all defects in the Work which may become apparent during said period.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the City for all loss that the City may sustain by reason of any defective workmanship in the Work which becomes apparent during the period of two (2) years from the _____ day of _____, 2020, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

Signed and dated this _____ day of _____, 2020 in the presence of the undersigned competent witnesses.

WTINESSES:

Print Name _____

Tycer Heirs Separate Property, LLC

Print Name _____

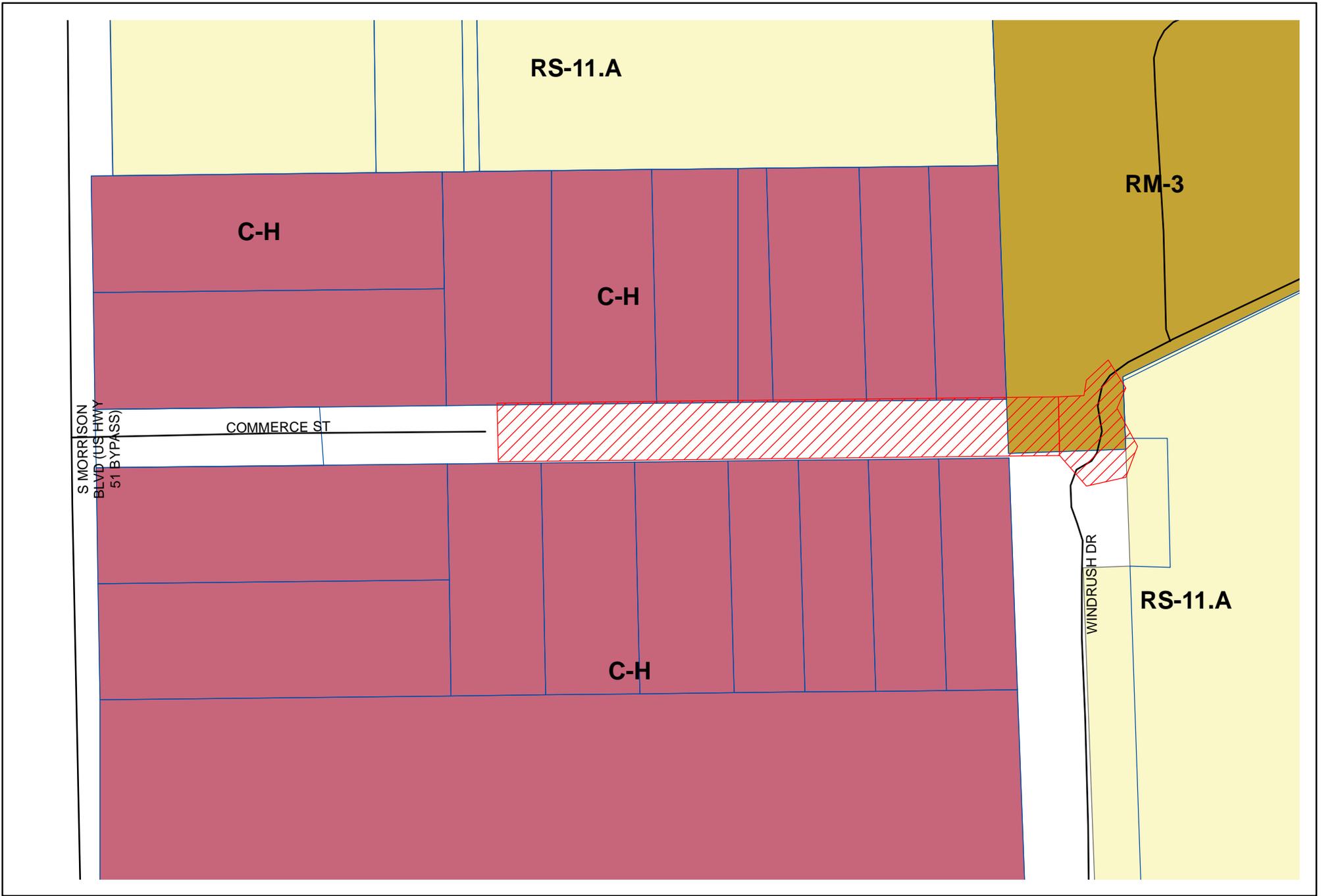
By: Dwain C. Tycer, Member/Manager

By: Glenda T. Whitaker, Member/Manager

By: Larry Lee Tycer, Member/Manager

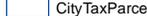
The First, ANBA

Ronnie Fugarino,
Executive Vice-President of Louisiana Region



ROW-2019-07-00009
 Commerce Street Improvements, New Cul-de-sac, and Dedication of Right of Way

Legend

-  Case Parcel
-  City Tax Parcels



ROW-2019-07-00009
Commerce Street Improvements, New Cul-de-sac, and Dedication of Right of Way

Legend

-  Case Parcel
-  CityTaxParcels