

47179 Conrad Anderson Dr.
Hammond, LA
North of 190-access from
Conrad Anderson Dr.

FOR SALE

40.56 Acres



ACREAGE:
40.56 Acres (1,766,793 SF)

ZONNING:
Industrial

PRICE:
\$3,524,875
\$2.00 PSF

Near Hammond Airport
Minutes from Covington
Shovel Ready



Additional Information:

<http://www.louisianasiteselection.com/led/Details.aspx?p=s1859>

LACDB# 17378135

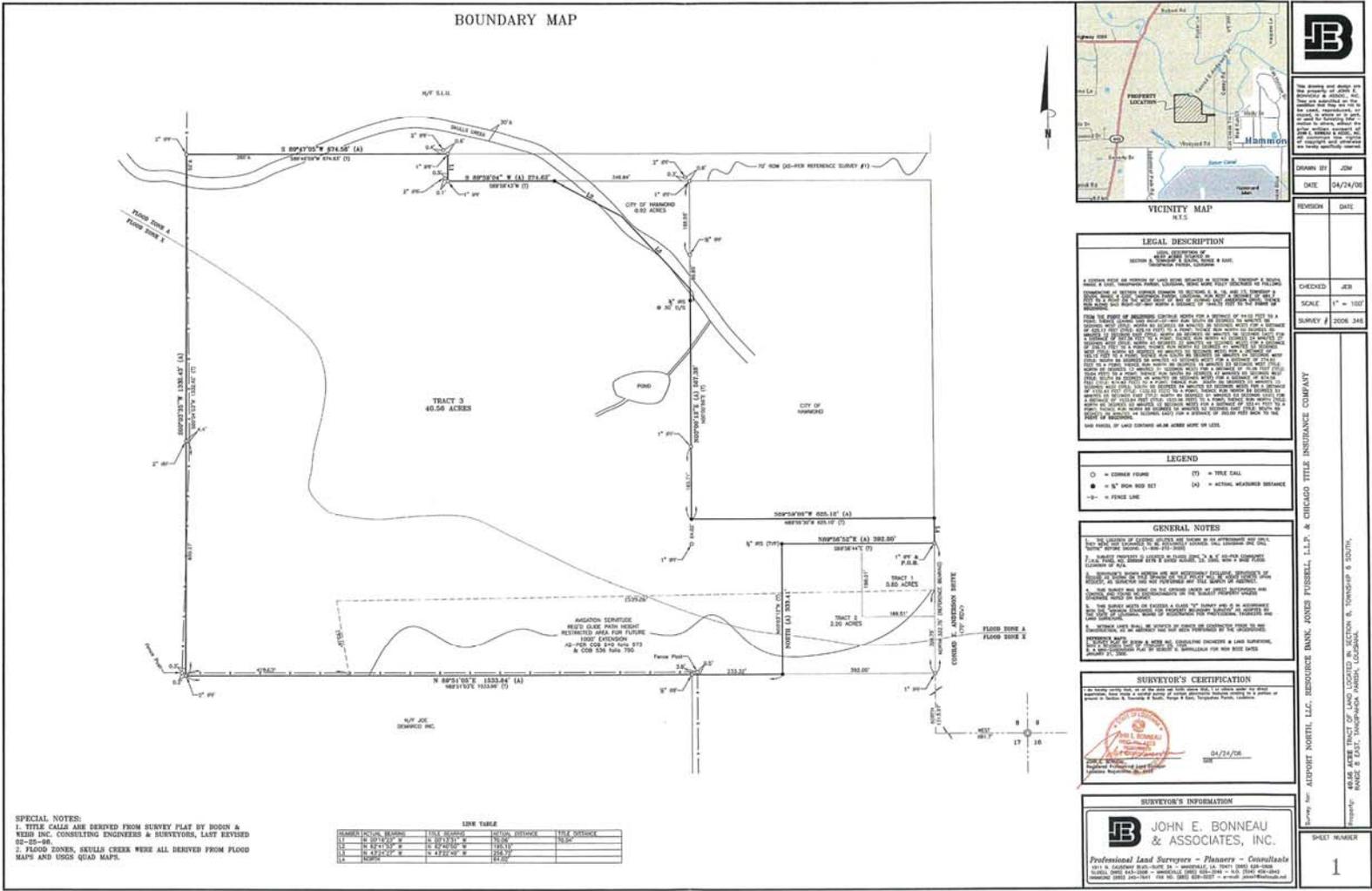


109 New Camellia Blvd.
Suite 100,
Covington, LA 70433
Office: (985) 792-4385
Fax: (985) 792-4392
www.gsres.com

- ◆ PROJECT MANAGEMENT
- ◆ BROKERAGE
- ◆ PROPERTY MANAGEMENT

Terry Blackwell
Cell: (985) 966-6100
Office: (985) 792-4385
tblackwell@gsres.com

SURVEY



- ◆ PROJECT MANAGEMENT
- ◆ BROKERAGE
- ◆ PROPERTY MANAGEMENT

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tblackwell@gsres.com

JB

DATE: 04/24/08
 CHECKED: JER
 SCALE: 1" = 100'
 SURVEY #: 2008-348

PROPERTY: 46.56 ACRES TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST, TANGIPAH PARISH, LOUISIANA.

SHEET NUMBER: 1

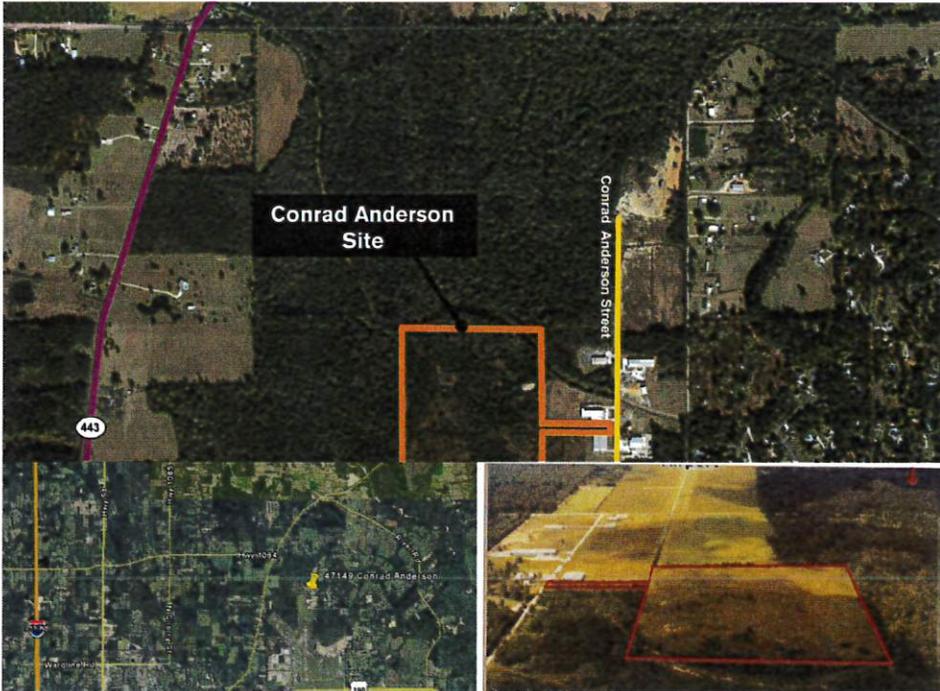
**47179 CONRAD ANDERSON DR.
HAMMOND, LA
40.56 ACRES**

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Site in Tangipahoa Parish, LA

Conrad Anderson - LED Certified Site - 40 Acres



40.6 Acres

Contiguous Available:

Subdividable: Yes

Max Divisible Available: 40.6 Acres

Min Divisible Available: 2.00 Acres

Listing Price

Sale Price

\$2.00 per square foot

Lease Price

not available

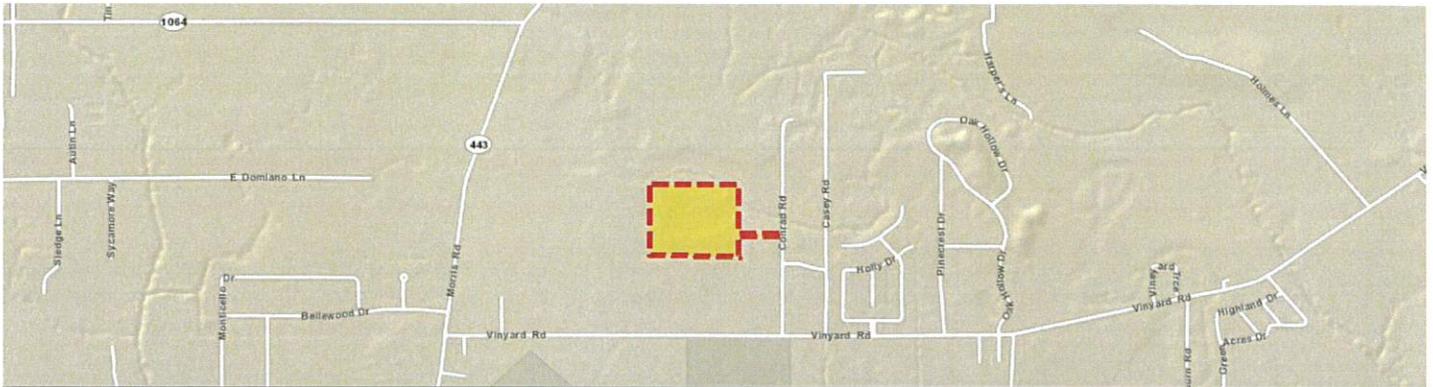
Property Type

- Industrial

40 Acres zoned Industrial in City of Hammond city limits. Louisiana Economic Development Certified Site. Please see Exhibit-E for accurate survey of site as site survey is slightly different than aerial images.

Conrad Anderson - LED Certified Site - 40 Acres

Transportation Infrastructure



47149 Conrad Anderson | Hammond, Louisiana 70401

Airports

| | |
|--|---|
| Primary: Louis Armstrong New Orleans International (MSY) | Additional: Baton Rouge Metropolitan (BTR) |
| 39.6 Miles | 43.8 Miles |

Interstates

| | |
|-------------------------|----------------------------|
| Primary: I-12 | Additional: I-55 |
| 4.2 Miles | 5.2 Miles |

U.S. Highways

| | |
|---------------------------|------------------------------|
| Primary: LA-443 | Additional: US-190 |
| 0.6 Miles | 1.9 Miles |

Rail

| |
|--|
| Primary: Canadian National (CN) |
| 2.9 Miles |

Navigable Water

| | |
|---------------------------------------|-------------------------------------|
| Primary: NATALBANY RIVER | Additional: LAKE MAUREPAS |
| NATALBANY RIVER Miles | 14.1 Miles |

Ports

| | |
|---------------------------------|--|
| Primary: Port Manchac | Additional: Port of Greater Baton Rouge |
| 15.7 Miles | 46.9 Miles |



Conrad Anderson - LED Certified Site - 40 Acres

Property Details

Fire Protection

Cranes

Has Cranes: No

Utilities

Electricity

Provider: Entergy

Water

Provider: City of Hammond

Telecommunications

Provider: AT&T/Bellsouth

Natural Gas

Provider: Atmos

Sewer

Provider: City of Hammond

Fiber-Optic

Provider: AT&T/Bellsouth



Conrad Anderson - LED Certified Site - 40 Acres

Space & More Information

More Information

Property Id: 3884

Enterprise Zone: No

Foreign Trade Zone: No

Industrial Park: Yes

Within City Limits: Yes



Conrad Anderson - LED Certified Site - 40 Acres

Demographics

| | Drive-Time: 30 minutes | Drive-Time: 60 minutes | Drive-Time: 90 minutes |
|---|---------------------------|---------------------------|---------------------------|
| 2018 Key Demographic Indicators (Esri) | | | |
| 2018 Total Population (Esri) | 165,147 | 1,058,164 | 2,618,020 |
| 2010-2018 Population: Annual Growth Rate (Esri) | 1.84 | 0.83 | 0.73 |
| 2018 Daytime Population | | | |
| 2018 Total Daytime Population | 157,433 | 1,060,605 | 2,606,895 |
| 2018 Daytime Population: Workers | 54,660 | 440,624 | 1,054,258 |
| 2018 Daytime Population: Residents | 102,773 | 619,981 | 1,552,637 |
| 2018 Income (Esri) | | | |
| 2018 Average Household Income (Esri) | 73,105 | 82,913 | 75,546 |
| 2018 Per Capita Income (Esri) | 27,268 | 31,572 | 29,093 |
| 2018 Educational Attainment (Esri) | | | |
| 2018 Education: High School Diploma (Esri) | 32,663 | 191,613 | 467,861 |
| 2018 Education: Some College/No Degree (Esri) | 21,777 | 156,560 | 388,134 |
| 2018 Education: GED/Alternative Credential (Esri) | 5,748 | 34,679 | 85,930 |
| 2018 Education: Associate's Degree (Esri) | 6,423 | 50,451 | 126,662 |
| 2018 Education: Bachelor's Degree (Esri) | 18,992 | 139,753 | 324,432 |
| 2018 Education: Graduate/Professional Degree (Esri) | 8,622 | 70,984 | 179,674 |
| 2018 Labor Force by Occupation (Esri) | | | |
| 2018 Employed Civilian Population Age 16+ by Occupation Base (Esri) | 62,829 | 439,583 | 1,054,301 |
| 2018 Occupation: Production (Esri) | 3,809 | 23,719 | 56,006 |
| 2018 Occupation: Transportation/Material Moving (Esri) | 4,047 | 26,279 | 65,873 |
| 2018 Occupation: Architecture/Engineering (Esri) | 1,003 | 9,041 | 19,667 |
| 2018 Occupation: Farming/Fishing/Forestry (Esri) | 371 | 1,732 | 5,461 |
| 2018 Occupation: Construction/Extraction (Esri) | 4,764 | 32,658 | 75,653 |
| 2018 Occupation: Office/Administrative Support (Esri) | 9,319 | 60,641 | 141,610 |



Conrad Anderson - LED Certified Site - 40 Acres

Documents Available Online

[Exhibit A - Zoning Map.pdf](#)

[Exhibit A1 - Zoning Ordinance.pdf](#)

[Exhibit B - Property Tax Millage.pdf](#)

[Exhibit C - Assessed Valuation.pdf](#)

[Exhibit E--SURVEY PLAT--CONRAD ANDERSON SITE--
Bonneau Survey--04-24-2006.pdf](#)

[Exhibit F - Water & Sewer Lines.pdf](#)

[Exhibit G - Electrical Lines.pdf](#)

[Exhibit H - Road Map.pdf](#)

[Exhibit I - Geological Survey Quad Map.pdf](#)

Plus 13 More...

To download all documents & view videos, visit <https://buildingsandsites.com/Property/Detail/3884>

Ready to learn more about this site?

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Gulf States Real Estate

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This is only a summary of this property. For complete details visit:

<https://buildingsandsites.com/Property/Detail/3884>



Buildings & Sites

By Entergy



LOUISIANA.
Custom-Fit Opportunity.

LED Certified Sites Program

Louisiana Economic Development is responsible for strengthening the state's business environment and creating a more vibrant Louisiana economy. LED has instituted a Certified Sites Program to identify development-ready industrial sites.

Economic developers have found that the timeframe for making business location decisions has shortened and companies are becoming much more risk-averse. When a company makes a decision to build a new facility they look for a site that is ready to develop and relatively risk free. LED is assisting communities throughout Louisiana to identify and certify industrial sites as development-ready. Communities can propose a certified site to their clients confident of the site's availability and suitability. Certified sites offer the additional advantage of ensuring that the client's construction is more likely to remain on schedule.

WHAT IS A LOUISIANA ECONOMIC DEVELOPMENT CERTIFIED SITE?

A Louisiana Economic Development Certified Site is a development-ready industrial site that has completed a rigorous review process by Louisiana Economic Development and URS, an independent, third-party engineering firm. Specific site details, such as zoning restrictions, title work, environmental studies, soil analysis and surveys, are assessed for compliance and authenticity. Louisiana Economic Development Certified Sites are identified in the Louisiana Site Selection Center by a special notation and logo.

ADVANTAGES OF LED CERTIFIED SITES

- Development ready
- Substantial due diligence completed
- Significant site information gathered and documented
- Independent third-party engineering review
- Uncertainty and potential obstacles eliminated through enhanced site knowledge
- More competitive
- Greater marketability
- Granted priority in site proposals

CONTACT

LARRY HENSON, CCR
Director of Business Intelligence
larry.henson@la.gov
225.342.1135

ELIGIBILITY

Note: A site does not have to be certified to have its profile published on Louisiana Economic Development's interactive sites and building website.

- **Size:** At least 25 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, protected species and/or cultural resources. Price per Acre: A fixed purchase price or a fixed leasing price per acre for a specified time period is required to certify and publish a site.
- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required that the property can be obtained free and clear of encumbrances.
- **Zoning/Land Use:** The site must be zoned or otherwise approved for industrial applications. If zoned, a zoning district description and map are required. Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered.
- **Flood Plain:** At least 25 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 250,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Sanitary Sewer:** Provide a minimum of 250,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing capacity is not available to the property boundary, certification will require submission of an order-of-magnitude cost estimate, conceptual design, and funding source to meet the minimum level of service within a reasonable timetable.
- **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers. If an access road does not exist, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the required access within a reasonable timetable.
- **Electricity:** Identify service provider or providers that can deliver reliable 3-Phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Natural Gas:** Natural gas must be available to the property boundary or available prior to any potential project startup. If natural gas is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a reasonable timetable.
- **Listing:** The property owner must agree to have the site published by Louisiana Economic Development on its interactive sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 5 years old from the date of submission.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a No Further Action letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.
- **Re-Certification:** LED Certified Sites must be re-certified every five years by documenting changes in adjacent land use, right-of-ways, existing structures, zoning, transportation infrastructure, utilities, total available acreage, environmental and cultural conditions, ownership, topography, and any other pertinent changes that impact the marketability of the site. A new application and due diligence will not be required.

CERTIFICATION REQUIREMENTS

The following due diligence action items must be completed for certification.

- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 5 years old from the date of submission.
- **Wetland and Stream Delineation:** Applicants must have a wetland and stream field survey conducted to delineate all wetlands and "waters of the US" on the site. If wetlands and waters of the US will likely be impacted by planned development of the site (i.e., wetlands are in the middle of the site or in areas likely to undergo construction), the applicant must submit the wetlands delineation to the US Army Corps of Engineers for a formal Jurisdictional Determination. This formalizes the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

Note: Wetlands mitigation is NOT required of an applicant but applicants with wetlands in the prime areas of their site are encouraged to mitigate those wetlands.

- **Topographic Survey and 100/500 year Floodplain Designation:** Obtain a suitable interval aerial topographic survey of the site. Demonstrate that the site is either above the 100/500 year floodplain or a site manufacturing pad can be cost effectively constructed to raise the site above the floodplain.
- **Preliminary Geotechnical Investigation:** Obtain a preliminary geotechnical investigation of the site generally characterizing the site's soil, rock and groundwater conditions. Substantiate that unfavorable geotechnical conditions do not exist at the site. The geotechnical investigation required for certification should involve no less than 3 and no more than 5 borings spread evenly across the site, unless engineers recommend more for a very large site.
- **Cultural Resources Investigation:** Obtain a database research level cultural and archeological investigation of the site from a qualified third party archeologist to document that there are no known cultural resource sites existing on the site. Provide the results of this third party investigation to the State Historical Preservation Office (SHPO) and request a letter from SHPO indicating whether the site is cleared for development or if the site requires a Phase 1 Cultural Resources Assessment. If a clearance letter cannot be obtained from SHPO, then a Phase I cultural resources survey must be performed.
- **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries indicating that development on the site will not impact any protected or endangered species on or near the site..
- **Railroad Accessibility:** If the site can be served by railroad, determine if a right-of-way can be secured and that there is a cost effective manner to reach the site. Also, determine if the railroad owner is a short line or single Class 1 railroad and if a long term commitment has been made by the railroad to keep the rail in service. Obtain an order-of-magnitude cost estimate for rail service to the site, if appropriate. A letter from the rail provider should be obtained stating their willingness to serve the site.
- **Utility, Oil/Gas Well and Pipeline Easements and Rights-of-Way:** Identify any and all existing easements, utility rights-of-way, well heads, pipelines, etc. on the site that may be potential impediments to fully utilizing the site. Determine if the identified impediments can be cost effectively relocated.
- **Roadway Accessibility:** A four lane major highway within close proximity of the site is preferred. Determine if there is a cost effective means to obtain right-of-way and construct an access road from the site to the four lane highway. Obtain an order-of-magnitude cost estimate for the access road construction, if needed. The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers.

To qualify for certification, you must complete the pre-application and submit it to LED.

FUNDING ASSISTANCE

The EDRED site improvement funds are available to site owners, managers and regional ED Organizations to assist with identified action items needed to improve the marketability of quality sites and qualify for LED site certification. EDRED allows for LED to provide a 75% match for required site improvement work. All sites accepted into the site improvement program are eligible for LED site certification

Requirements include: a clearly defined price range (including an option or MOU for third-party owned sites), and the scope of work in proposals by local firms should be reviewed by LED. Funds will be used for expenses such as site engineering and basic due diligence. These expenses may include: Phase I environmental survey, threatened & endangered species survey, cultural & archaeological survey, preliminary geotechnical survey, wetlands / floodplain delineation, engineering conceptual plans for infrastructure improvements, and other necessary work. A responsible party (site owner, EDO, etc.) must agree to pay the vendor(s) 25% of the total invoice price.

The 25% local match cannot come from EDO Tier 1 funds.

PROCESS

- Complete LED certified suites pre-application (NOTE: Site owners are not required to pursue LED site certification but the same due diligence action items apply for EDRED funding as for certification so the site becomes automatically eligible for certification pending completion of the application).
- If approval of the pre-application is received, the site will be added to the work plan and be considered eligible for certification and EDRED funding assistance.
- The applicant will be notified of the due diligence action items required and be asked to engage appropriate vendors to provide proposals with itemized scope of work and proposed price.
- LED will approve vendor proposals or suggest revisions.
- If land owners wish, LED contracted vendors can provide proposals and complete work, or site owners can use preferred vendors.
- Site owners must arrange for and guarantee the funds for the 25% match required by the program.
- Reimbursement of approved site due diligence at 75% of the total cost must be through a Cooperative Endeavor Agreement (CEA) with the state of Louisiana. CEAs are in place with the eight regional economic development organizations. The LED contract vendors also have CEAs in place. (NOTE: Arrangements for reimbursement through an existing CEA must be made before any work is commenced. Site work done prior to the execution of a CEA will not be reimbursed).
- Invoices and all supporting documentation for 75% of the cost of completed due diligence action items should be presented to LED for payment.

REQUIREMENTS

- LED funding requires a pledge to provide the local match: 75% LED/25% local+ Requirements
- Site needs to be on LED work plan
- Sale price and/or option needs to be secured prior to funding
- Expenditure items need to be on the LED work plan to receive funding. These work items should be identified by LED as a priority. Other work not identified by LED should be funded without the LED match.
- Local entities can select the firm to perform the work or LED can assign the work to an engineering firm with which LED has an existing professional services contract. In any case, LED must review and concur with the scope prior to agreeing to provide the 75% match.
- Local vendors may be asked to subcontract with an engineering firm contracted to LED or work through their regional Economic Development Organization.
- If work is performed by LED contracted firms such as URS or SJB, then a letter of agreement to pay 25% of the total invoice must be provided by a responsible party. The responsible party will have the opportunity to review and approve the scope and price in advance.

REGIONAL EDO SITE FUNDING CONTACTS

ACADIANA REGION

Rebecca Shirley

Acadiana Economic Development

BAYOU REGION

Vic Lafont

South Louisiana Economic Council

CAPITAL REGION

Jim Cavanaugh

Baton Rouge Area Chamber

CENTRAL REGION

Rick Ranson

Central Louisiana Economic Development Alliance

NORTHEAST REGION

Tana Trichel

Northeast Louisiana Economic Alliance

NORTHWEST REGION

Liz McCain

North Louisiana Economic Partnership

SOUTHEAST REGION

Grady Fitzpatrick

Greater New Orleans, Inc.

SOUTHWEST REGION

David Conner

SWLA Economic Development Alliance



Louisiana Certified Sites Program

RESOURCE GUIDE

This guide is designed to assist applicants to the Louisiana Certified Sites Program. Details as to how and where to obtain materials for some of the required documents, as well as contact information are provided below, whenever possible. Do not hesitate to contact the Certified Sites Coordinator (Larry Henson at lhenson@la.gov), should you have any questions about the program.

I. VERIFICATION OF SITE AVAILABILITY

A. Site Zoning, Tax Assessment, and Special Economic Development Districts

- Tax millages can be found at http://www.latax.state.la.us/Menu_ParishTaxRolls/TaxRolls.aspx
- Parish assessors can provide information on parcel sizes and current property tax millages applied to the parcel. A list of assessors can be found at <http://www.louisianaassessors.org/Assessors/Assessors.htm>

II. UTILITIES AND INFRASTRUCTURE

A. Potable Water Infrastructure

Applicants will need assistance from their water company. Contact information can be found at <http://www.lpsc.org/default.aspx>

B. Wastewater Infrastructure

Applicants will need assistance from their wastewater company. Contact information can be found at <http://www.lpsc.org/default.aspx>

C. Electricity Infrastructure

Applicants will need assistance from their electrical company. Contact information can be found at <http://www.lpsc.org/default.aspx>

D. Natural Gas Infrastructure

Applicants will need assistance from their natural gas provider. Contact information can be found at <http://www.lpsc.org/default.aspx>

E. Pipelines Section

Pipeline maps can be found at <http://www.npms.phmsa.dot.gov/>

F. Telecommunications Infrastructure

Applicants will need assistance from their local carrier. Contact information can be found at <http://www.lpsc.org/default.aspx>

G. Roadway Transportation

Applicants will need assistance from the Public Works offices of their Parish Government and local district offices of Louisiana Department of Transportation

H. Air Transportation Infrastructure

The Department of Transportation provides an airport directory at http://www.dotd.la.gov/intermodal/imt_airport_directory.asp

I. Rail Infrastructure

Railroad service can be found at <http://www.laoperationlifesaver.org/map.aspx>

J. Water Transportation Infrastructure

Applicants can benefit from the Ports Association of Louisiana website at <http://portsoflouisiana.org/>

K. Geography and Geological Assessment

- **U.S. Geological Survey Quad Map**

<http://nationalmap.gov/>

- **Soils Conservation Service (SCS) Map**

<http://soils.usda.gov/>

- **National Wetlands Inventory (NWI) Map**

<http://www.fws.gov/wetlands/>

- **FEMA 100-year Floodplain Map**

Contact your local floodplain administrator. Useful websites include LSU AgCenter's flood map portal at <http://www.lsuagcenter.com/floodmaps>, RiskMap6 site at <http://www.riskmap6.com/Community.aspx?sid=2> and the Federal Emergency Management Agency (FEMA) site at <https://msc.fema.gov>

L. Environmental Assessment

- **Louisiana Department of Wildlife and Fisheries**

Contact

Amity Bass

Coordinator, Louisiana Natural Heritage Program

Department of Wildlife and Fisheries

225.765.2975

abass@wlf.la.gov

- **State Historical Preservation Office (SHPO)**

Contact

Rachel Watson

Section 106 Review & Compliance

Division of Archaeology

Louisiana Office of Culture, Recreation and Tourism

225.342.8165

rwatson@crt.la.gov

- **Wetlands Delineation/Determination**

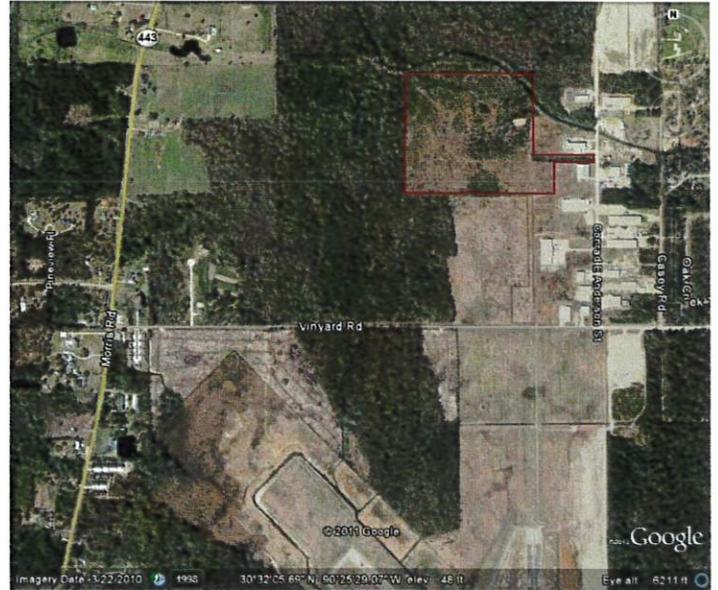
Applicants are encouraged to contact the U.S. Army Corps of Engineers at 504.862.2201 (Team New Orleans) and 601.631.5000 (Vicksburg District)

Hammond Industrial Park

47151 Conrad E Anderson St, Hammond, LA 70401



Listing ID: 17378135
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial
Gross Land Area: 40.46 Acres
Sale Price: \$2 PSF
Unit Price: \$2 PSF
Sale Terms: Cash to Seller



Overview/Comments

Located North of 190 On Conrad Anderson Dr. in Hammond Industrial Park. Minutes from Hammond and Covington. Easy access to Hammond Airport. All wetlands mitigation complete! Flyer shows site, survey and wetlands. This is a Louisiana Dept of Economic Development CERTIFIED SITE!

More Information Online

<http://gsres.catylist.com/listing/17378135>

QR Code

Scan this image with your mobile device:



General Information

| | | | |
|-------------------|---------------------------------------|-----------------------------|----------------|
| Taxing Authority: | City of Hammond and Tangipahoa Parish | Land Splits Available: | Yes |
| Tax ID/APN: | 6157947.0000000000000000 | Adjacent Parcels Available: | Yes |
| Possible Uses: | Industrial | Sale Terms: | Cash to Seller |
| Zoning: | INDUSTRIAL | | |

Area & Location

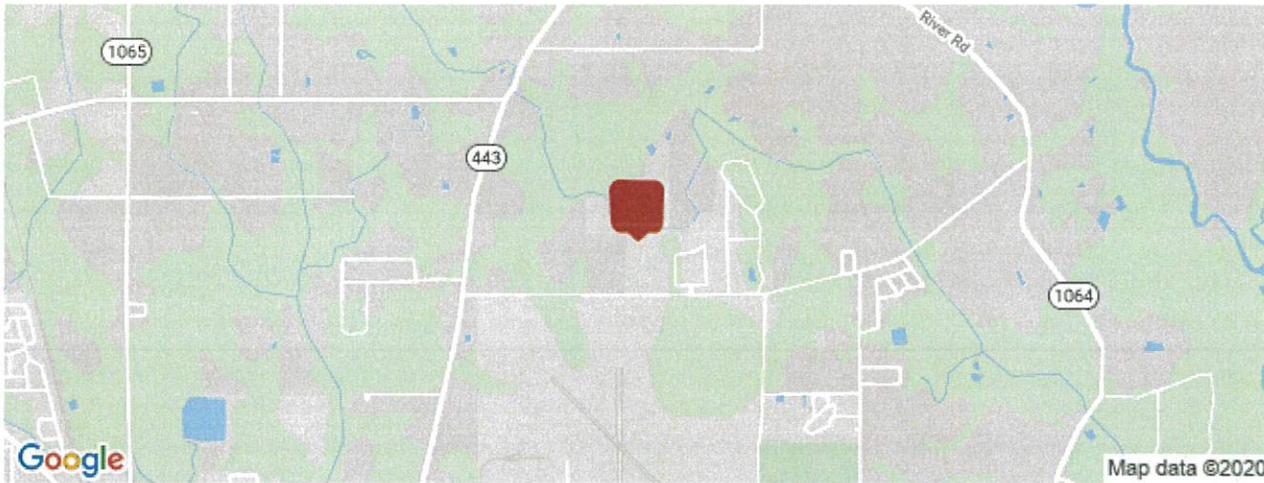
Property Located Between: I-12 and Airport Road
Property Visibility: Good
Highway Access: Hwy 190

Land Related

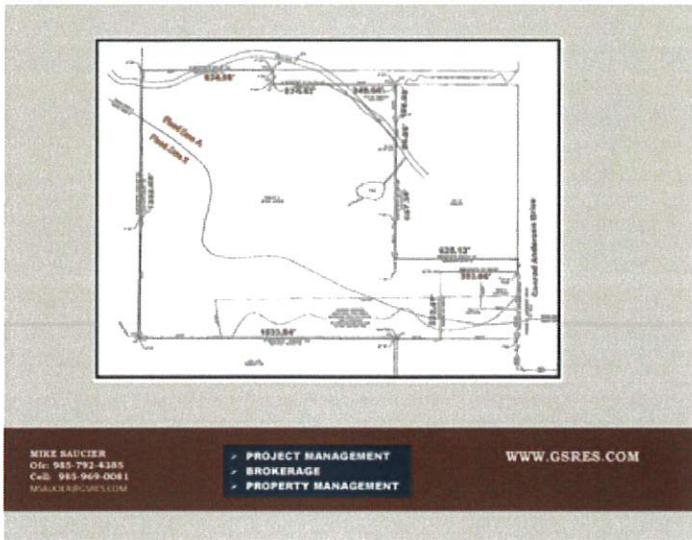
| | | | |
|----------------------|-----------------------------|----------------|-----------|
| Development Name: | Airport North | Water Service: | Municipal |
| Available Utilities: | Electric, Water, Gas, Sewer | Sewer Type: | Municipal |

Location

| | | | |
|----------|---|------------|---------|
| Address: | 47151 Conrad E Anderson St, Hammond, LA 70401 | MSA: | Hammond |
| County: | Tangipahoa | Submarket: | 85 |



Property Images



Airport_40_acres2

Property Contacts



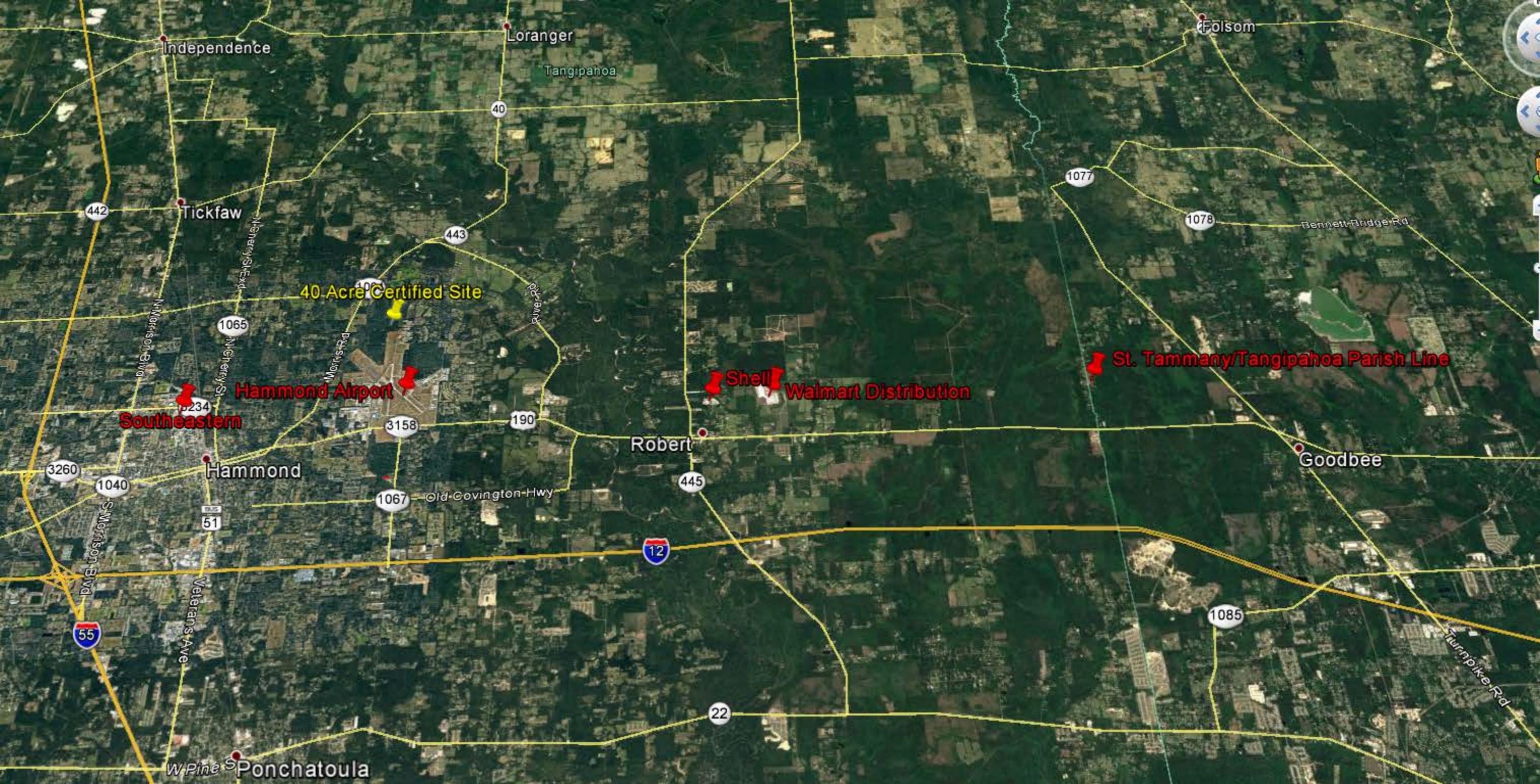
Michael J Saucier

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Terry Blackwell

Gulf States Real Estate Services Corporate
985-792-4385 [0]
tblackwell@gsres.com



Independence

Loranger

Folsom

Tangipahoa

Tickfaw

40 Acre Certified Site

Hammond Airport

Shell

Walmart Distribution

St. Tammany/Tangipahoa Parish Line

Southeastern

Hammond

Robert

Goodbee

Ponchatoula

442

40

1077

1078

1065

443

10234

3158

190

3260

1040

445

51

1067

12

1085

22

Bennett Bridge Rd

N Morrison Blvd

N Energy St Exd

Morris Rd

Deer Lake Rd

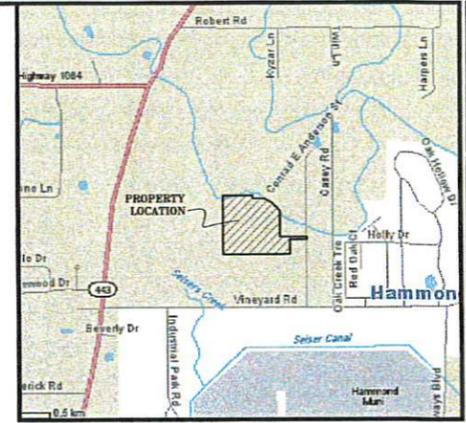
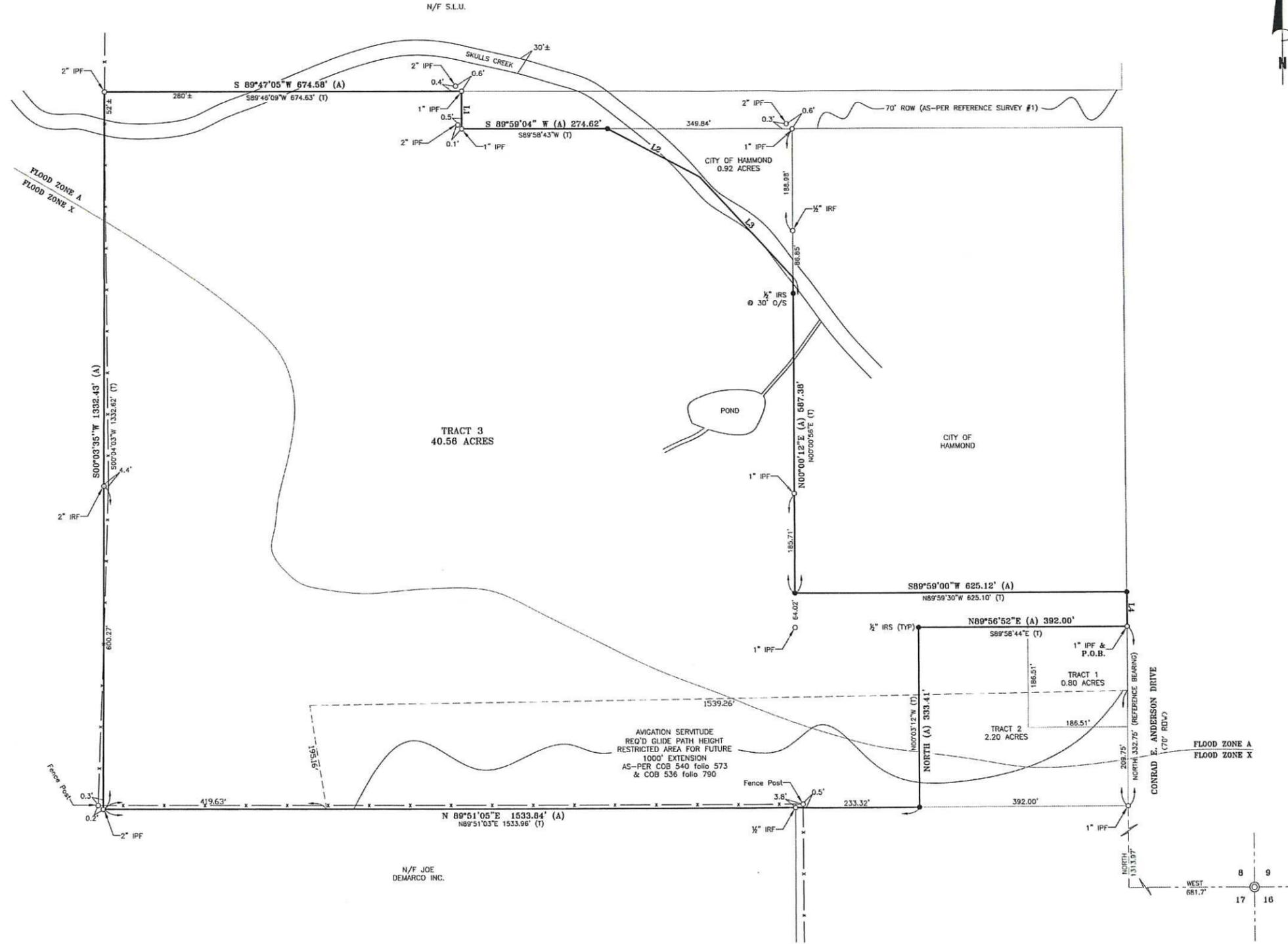
Old Covington Hwy

Turnpike Rd

S Morrison Blvd

Veterans Ave

BOUNDARY MAP



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DRAWN BY: JBM
DATE: 04/24/06

REVISION: DATE

CHECKED: JEB
SCALE: 1" = 100'
SURVEY #: 2006 346

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 40.56 ACRES SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 8 EAST, TANGIPAHOLA PARISH, LOUISIANA

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 8 EAST, TANGIPAHOLA PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT SECTION CORNER COMMON TO SECTIONS 8, 9, 16, AND 17, TOWNSHIP 6 SOUTH, RANGE 8 EAST, TANGIPAHOLA PARISH, LOUISIANA, RUN WEST A DISTANCE OF 681.7 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF CONRAD EAST ANDERSON DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH A DISTANCE OF 1646.72 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTINUE NORTH FOR A DISTANCE OF 64.02 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST (TITLE: NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST) FOR A DISTANCE OF 625.12 FEET (TITLE: 625.12 FEET) TO A POINT; THENCE RUN NORTH 00 DEGREES 00 MINUTES 12 SECONDS EAST (TITLE: NORTH 00 DEGREES 00 MINUTES 56 SECONDS EAST) FOR A DISTANCE OF 487.38 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 24 MINUTES 27 SECONDS WEST (TITLE: NORTH 43 DEGREES 20 MINUTES 48 SECONDS WEST) FOR A DISTANCE OF 258.72 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 41 MINUTES 53 SECONDS WEST (TITLE: NORTH 62 DEGREES 40 MINUTES 50 SECONDS WEST) FOR A DISTANCE OF 152.18 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 04 SECONDS WEST (TITLE: SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST) FOR A DISTANCE OF 274.82 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS WEST (TITLE: NORTH 00 DEGREES 13 MINUTES 31 SECONDS WEST) FOR A DISTANCE OF 70.06 FEET (TITLE: 70.04 FEET) TO A POINT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 05 SECONDS WEST (TITLE: SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST) FOR A DISTANCE OF 674.58 FEET (TITLE: 674.63 FEET) TO A POINT; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 55 SECONDS WEST (TITLE: SOUTH 00 DEGREES 04 MINUTES 03 SECONDS WEST) FOR A DISTANCE OF 1332.43 FEET (TITLE: 1332.62 FEET) TO A POINT; THENCE RUN NORTH 89 DEGREES 51 MINUTES 05 SECONDS EAST (TITLE: NORTH 89 DEGREES 51 MINUTES 03 SECONDS EAST) FOR A DISTANCE OF 1533.84 FEET (TITLE: 1533.96 FEET) TO A POINT; THENCE RUN NORTH (TITLE: NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST) FOR A DISTANCE OF 333.41 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 56 MINUTES 02 SECONDS EAST (TITLE: SOUTH 89 DEGREES 56 MINUTES 44 SECONDS EAST) FOR A DISTANCE OF 392.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 40.56 ACRES MORE OR LESS.

LEGEND

○ = CORNER FOUND (T) = TITLE CALL
● = 1/2" IRON ROD SET (A) = ACTUAL MEASURED DISTANCE
-X- = FENCE LINE

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DITCH" BEFORE BEGINNING. (1-800-272-3000)
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" & "X" AS-PER COMMUNITY F.L.R.M. PANEL NO. 220208 0175 B DATED AUGUST, 23, 2000, WITH A BASE FLOOD ELEVATION OF N/A.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE ORIGIN OR TITLE POLY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

REFERENCE MAPS:
1. SURVEY PLAT BY BODIN & WEBB INC. CONSULTING ENGINEERS & LAND SURVEYORS, WITH A REVISION DATE OF FEBRUARY 25, 1998.
2. A MINI-SUBDIVISION PLAT BY ROBERT G. BARRILLEAUX FOR RON BOZE DATED JANUARY 21, 2006.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain plannable features relating to a portion of ground in Section 8, Township 6 South, Range 8 East, Tangipahola Parish, Louisiana.


 JOHN E. BONNEAU
 Registered Professional Land Surveyor
 Louisiana Registration No. 4423

DATE: 04/24/06

SURVEYOR'S INFORMATION

JB JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants
1011 N. CAUSEWAY BLVD., SUITE 34 - MANDEVILLE, LA. 70471 (985) 826-0808
SUDELL (985) 643-2508 - MANDEVILLE (985) 826-3546 - N.O. (504) 456-2042
HAMMOND (985) 345-7641 FAX NO. (985) 826-0057 - e-mail: jeb@jebonline.net

SPECIAL NOTES:
1. TITLE CALLS ARE DERIVED FROM SURVEY PLAT BY BODIN & WEBB INC. CONSULTING ENGINEERS & SURVEYORS, LAST REVISED 02-25-06.
2. FLOOD ZONES, SKULLS CREEK WERE ALL DERIVED FROM FLOOD MAPS AND USGS QUAD MAPS.

LINE TABLE

| NUMBER | ACTUAL BEARING | TITLE BEARING | ACTUAL DISTANCE | TITLE DISTANCE |
|--------|----------------|---------------|-----------------|----------------|
| L1 | N 09°16'23" W | N 09°13'51" W | 70.06' | 70.04' |
| L2 | N 62°41'53" W | N 62°40'50" W | 195.15' | |
| L3 | N 43°24'27" W | N 43°22'49" W | 256.72' | |
| L4 | NORTH | | 64.02' | |

Survey for: AIRPORT NORTH, L.L.C. RESOURCE BANK, JONES FUSSELL, L.L.P. & CHICAGO TITLE INSURANCE COMPANY

Property: 40.56 ACRE TRACT OF LAND LOCATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 8 EAST, TANGIPAHOLA PARISH, LOUISIANA.

SHEET NUMBER
1

Assessment Data Listing

Assessment No. 4162005

[Print Sheet](#)

Taxpayer Name & Address

AIRPORT NORTH LLC
 109 CAMELLIA BLVD SUITE 100
 COVINGTON LA, 70433



| | | | |
|-----------------------|----|-------------|-----|
| Freeze Applied | No | Year | N/A |
| Homestead | No | Year | N/A |

| | | | |
|------------------------|-------------|----------------------------|------------|
| Book & Page | 1185 pg 798 | Taxpayer Taxes 2019 | \$2,690.76 |
| Transfer Date | 07/15/2009 | | |
| Purchase Price | N/A | Land Value | 48,684 |
| | | Total Value | 48,684 |
| | | H/S Value | 0 |
| | | Taxpayer Value | 48,684 |

Property Description

40.57A IN SEC 8 T6SR8E B536 P573 B627 P318 B853 P480 B852 P317 B854 P834 B942 P43 B947 P672 B1056 P523-529 B1101 P589 B1146 P859 B1181 P780 B1185 P796-798 MAPS 854/834 947/673 696/592 1056/529 1060/137 536/573

Map Info

Map ID No. 08T6R80000015

Location

| | | | | | |
|-------------------------|-------------------------------|--------------|----------------|-----------------|--------------|
| Ward | 6H | | | | |
| Physical Address | 47149 CONRAD ANDERSON DRIVE . | | | | |
| Subdivision | Lot | Block | Section | Township | Range |
| | | | 8 | T6S | R8E |

Class Description

Assessment Value

| Type | Qty | Units | H/S Credit | Tax Value | Market Value | Special Exemptions |
|------|-------|-------|------------|-----------|--------------|--------------------|
| RE | 40.57 | A | 0 | 48,684 | 486,840 | None |

Parish Taxes

| Millage Description | Millage Rate | Taxpayer Tax | H/S Credit |
|---------------------|--------------|--------------|------------|
| ASSESSMENT DISTRICT | 4.67 | 227.35 | 0.00 |
| DRAINAGE DIST 1 MT. | 4.96 | 241.47 | 0.00 |

| | | | |
|------------------------------|---------------|---------------------|---------------------|
| DRAINAGE DT.1 MT | 4.98 | 242.45 | 0.00 |
| FLORIDA PARISH JUVENILE DIST | 2.75 | 133.88 | 0.00 |
| HEALTH UNIT | 4.00 | 194.74 | 0.00 |
| LAW ENFORCEMENT #1 | 7.81 | 380.22 | 0.00 |
| LIBRARY BOARD | 2.81 | 136.80 | 0.00 |
| LIBRARY BOARD | 3.00 | 146.05 | 0.00 |
| MOSQUITO ABATEMENT | 4.70 | 228.81 | 0.00 |
| PARISH ALIMONY-CITIES | 1.53 | 74.49 | 0.00 |
| SCHOOL DISTRICT #100 | 4.06 | 197.66 | 0.00 |
| SHERIFF'S OPERATIONAL | 10.00 | 486.84 | 0.00 |
| | Totals | 2,690.76 | 0.00 |
| City Taxes | | | |
| Millage Description | | Millage Rate | Taxpayer Tax |
| | | Totals | 0.00 |

Bookmark: <http://www.tangiassessor.com/assessment/4162005.html> | [Disclaimer](#) | 09/14/2020

Building Information

| Yr Built | Sqft. Living | Sqft. Non-Living | Sqft. Non-Living | H/S Flag | Tax Value | Market Value |
|----------|--------------|------------------|------------------|----------|-----------|--------------|
| Imp | 0 | 0 | 0 | | 0 | 0 |

Ownership History

| Tax Yr | Owner | Land Value | Building Value | Taxpayer Value | Taxpayer Tax |
|--------|--------------------|------------|----------------|----------------|--------------|
| 2016 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,705.37 |
| 2015 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,707.32 |
| 2014 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,416.19 |
| 2013 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,416.19 |
| 2012 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,562.24 |
| 2011 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,708.29 |
| 2010 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$2,720.46 |
| 2009 | AIRPORT NORTH LLC | 48,684 | 0 | 48,684 | \$3,329.00 |
| 2008 | WEBER STANLEY | 48,684 | 0 | 48,684 | \$3,331.93 |
| 2007 | WEBER STANLEY | 48,684 | 0 | 48,684 | \$3,450.71 |
| 2006 | ENTERPRISE CORP II | 20,285 | 0 | 20,285 | \$1,336.42 |
| 2005 | ENTERPRISE CORP II | 20,285 | 0 | 20,285 | \$1,376.99 |

Parish Taxes

| Millage Description | Millage Rate | Taxpayer Tax | Homestead Tax |
|-----------------------------------|---------------|-------------------|---------------|
| 0001-ASSESSMENT DISTRICT | 4.67 | \$227.35 | \$0.00 |
| 0002-PARISH ALIMONY-CITIES | 1.53 | \$74.49 | \$0.00 |
| 0006-SHERIFF\`S OPERATIONAL | 10.00 | \$486.84 | \$0.00 |
| 0007-HEALTH UNIT | 4.00 | \$194.74 | \$0.00 |
| 0008-LIBRARY BOARD | 3.00 | \$146.05 | \$0.00 |
| 0009-SCHOOL DISTRICT #100 | 4.06 | \$197.66 | \$0.00 |
| 0012-LAW ENFORCEMENT #1 | 7.81 | \$380.22 | \$0.00 |
| 0016-FLORIDA PARISH JUVENILE DIST | 2.75 | \$133.88 | \$0.00 |
| 0017-LIBRARY BOARD | 2.81 | \$136.80 | \$0.00 |
| 0500-DRAINAGE DT.1 MT | 4.98 | \$242.45 | \$0.00 |
| 0501-DRAINAGE DIST #1 MT. | 4.96 | \$241.47 | \$0.00 |
| 0630-MOSQUITO ABATEMENT | 5.00 | \$243.42 | \$0.00 |
| | Totals | \$2,705.37 | \$0.00 |

City Taxes

| Millage Description | Millage Rate | Taxpayer Tax |
|--------------------------------|--------------|--------------|
| CITY OF HAMMOND. LA 70404-2788 | 21.04 | \$1,024.31 |
| | Total | \$1,024.31 |

Bookmark: <http://www.tangiassessor.com/assessment04162005.html> | [Disclaimer](#) | 06/29/2017



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ORLEANS DISTRICT, CORPS OF ENGINEERS
7400 LEAKE AVENUE
NEW ORLEANS, LOUISIANA 70118

Operations Division
Eastern Evaluation Section

August 29, 2018

SUBJECT: MVN 2008-02266-EV

Airport North, LLC
C/O Hydrik Wetlands Consultants
ATTN: Mike Henry
2323 Highway 190 East, Suite 2
Hammond, Louisiana 70401

Mr. Henry:

As requested in your letter dated May 24, 2018, the authorization granted by the Secretary of the Army in permit dated, July 2, 2010, from the District Engineer at New Orleans, Louisiana, to clear, grade, and deposit fill for the construction of a commercial development known as Conrad Anderson Industrial park, located on Airport Road, south of U.S. Highway 190, in Hammond, Tangipahoa Parish, Louisiana, is specifically extended to 31 August 2021.

The conditions from previous authorizations to which the work is made subject, excepting the time limit for completion, remain in full force and effect.

A copy of this permit approval letter must be conspicuously displayed at the project site. Also, you must keep a copy of this signed letter at the project site until the work is completed.

This is the last extension of time that will be granted for this permit without a full permit reprocessing. It will be necessary for you to reapply for a permit to perform any work beyond the date granted under this authorization. It is possible that, as a result of the new evaluation, your request for a time extension could be denied or the authorization for a portion of your project could be significantly modified.

Should you have any further questions concerning this matter, please call Kara Vick of this office at (504) 862-2279.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

MAYER.MARTIN.ST
EVEN.1230824947
Martin S. Mayer
Chief, Regulatory Branch
for
Michael N. Clancy
Colonel, US Army
District Commander

Digitally signed by
MAYER.MARTIN.STEVEN.1230824947
DN: c=US, o=U.S. Government, ou=DoD,
ou=PRI, ou=USA,
cn=MAYER.MARTIN.STEVEN.1230824947
Date: 2018.08.28 14:05:34 -0500

Enclosures

Exhibit A1 – Zoning Ordinance

2.4(14) L-Light Industrial District

- a) The Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretaker's/watchman's quarters, are allowed in this District.
- b) Premises may be used for the following purposes:
- Automobile, truck and machinery repair shops
 - Railroad stations and service yards
 - Car sales
 - Gasoline filling stations
 - Dry cleaning and laundry self service and/or pick up stations
 - Manufacturing of articles to be sold exclusively on the premises
 - Off-street parking facilities
 - Publishing, printing plants
 - Warehouse
 - Manufacture of clothing, candy, ice cream, bedding material
 - Product distribution centers not related to on-site heavy industrial manufacturing
 - Lumber yards
 - Carpentry shop
 - Animal hospital
 - Pipe yard
 - Storage yards
 - Salvaging yard (auto, scrap metal)
 - Canning and preservation of foods
 - Bottling plant

- Transportation and truck terminals
 - Sheet metal, welding, machine shop
 - Vegetable packing plant
 - Manufacture and storage of concrete and brick products, furniture and wood products, light metal frames, and electronic parts
 - Blacksmith shop
 - Storage (only) of petroleum and similar products
 - Junk yard and auto wrecking provided that all of these uses when located outside the confines of an enclosed and secured building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
 - Other light manufacturing and processing approved by the Planning and Zoning Commission
 - Caretaker's Quarters
 - Truck sales and service
 - Any accessory use is permitted as long as the guidelines stated in Section 3 of this Ordinance are met.
- d) A minimum open front yard of 10 feet in depth. Front yard may contain signs and driveways but shall not be hard-surfaced for parking. Front yard shall be maintained as an open landscaped area.

Building setback shall be a minimum of 25 feet from road rights of way and adjacent buildings.

A side-yard of not less than 25 feet shall be provided for any building where there is adjacent residential housing or zoning.

A side yard of not less than 15 feet shall be provided for any building where there is adjacent commercial zoning.

A rear-yard of not less than 30 feet when there is adjacent residential housing or zoning in back of an L District. A rear yard of not less than 20 feet shall be provided for any building where there is adjacent commercial or residential zoning.

All exterior lighting shall be focused downward and away from adjacent properties.

- e) There will be no minimum or maximum lot area requirements.

BACK TO TOP

2.4(15) H-Heavy Industrial District

- a) The Heavy Industrial District represents industrial uses that engage in manufacturing or processing activities that are generally considered nuisance generating and/or potentially dangerous to residential or commercial areas. Therefore, residential and most commercial uses are prohibited in this District.
- b) Premises may be used for the following purposes:
- Any use permitted in L District
 - Caretaker's quarters
 - Manufacturing of chemical products
 - Smelters
 - Processing of metal (steel, aluminum) products and by-products, along with other processing systems that may involve the continued use and storage of chemicals, cleaners, and by-products.
 - Petroleum processing and animal slaughterhouses
 - Other heavy industrial uses as approved by the Planning and Zoning Commission
 - Paper and products mill
- c) Any accessory use is permitted as long as the guidelines stated in Section 3 are met.
- d) A minimum open front yard of 15 feet in depth. Front yard may contain signs and driveways but shall not be hard-surfaced for parking. Front yard shall be maintained as an open landscaped area. Minimum **building setback** shall be 35 feet.
- A side yard of not less than 25 feet shall be provided.
- A rear yard of not less than 35 feet shall be provided.
- All exterior lighting shall be focused downward and away from adjacent properties
- e) There will be no minimum or maximum lot area requirements.

BACK TO TOP

City of Hammond, LA Zoning Map March 2011



Conrad
Anderson
↘

Legend

Zoning

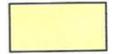
-  Business
-  Commercial
-  Industrial
-  Residential

Exhibit A – Zoning Map

ARTICLE III. HAMMOND INDUSTRIAL PARK

Sec. 24-32. Definitions.

As used in this article, the following terms shall have the meanings indicated:

Building site shall mean any lot or parcel of land upon which an industrial building or buildings and appurtenant structures may be erected in conformance with the requirements of this article.

Improvements shall mean and include industrial building or buildings, outbuildings appurtenant thereto, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings and new structures of any type or kind located above ground.

(Ord. No. 735, C.S., § 1, 7-21-76)

Cross reference(s)—Rules of construction and definitions generally, § 1-2.

~~Sec. 24-33. General purposes of conditions.~~

The property in the Hammond Industrial Park is subjected to the conditions, covenants, restrictions and reservations set forth in this article to insure proper use and appropriate development and improvement of each building site therein; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection of structures built of improper or unsuitable materials; to insure adequate and reasonable development of such property; to encourage the erection of attractive improvements thereon, with appropriate locations thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in such property.

(Ord. No. 735, C.S., § 2, 7-21-76)

Sec. 24-34. Noxious trades or activities.

No noxious or offensive trade or activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the industrial park by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke or noise. All of the uses permitted shall have their primary operations conducted entirely within enclosed buildings.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-35. Uses permitted.

Without otherwise limiting the provisions of section 24-34 or any of the other terms and conditions of this article the buildings or premises in the industrial park, except as otherwise provided in this article, may be used for any of the following purposes:

- (1) Fabrication, processing, packaging, and for manufacture of food products.
- (2) Fabrication, processing, packaging, and for manufacture of ceramics, cosmetics, drugs, perfumes, pharmaceuticals and toiletries.

- (3) The manufacturing, compounding, assembling, or treatment of articles of merchandise from the following prepared articles: aluminum, bond, cellophane, canvas, cloth, cork, felt, fiber, glass, leather, paper, plastics, rubber, textiles and yarns.
- (4) Other assembly, warehousing, manufacturing, fabrication, processing, packaging, compounding, or treatment if and when approved by the industrial development board of the city.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-36. Improvements require industrial development board approval.

- (a) No improvements as defined in this article shall be erected, placed or altered on any building site in the industrial park until the building or other improvement plans, specifications, and plot plan showing the location of such improvements on the particular building site have been submitted to and approved in writing by the industrial development board of the city. In the event the board fails to approve or disapprove such design and location within thirty (30) days after such plans and specifications have been submitted to it, this paragraph will be deemed to have been fully complied with.
- (b) The height of improvements erected on the property shall conform with city, state and federal requirements, and approval is required from the board for but not limited to the following specific improvements:
 - (1) Chimneys and smoke stacks.
 - (2) Cooling tanks or towers.
 - (3) Flags or banners.
 - (4) Gravity flow, storage or similar structures.
 - (5) Penthouses or structures for housing elevators or elevator equipment.
 - (6) Radio or television towers.
 - (7) Roof signs.
 - (8) Skylights.
 - (9) Stairways.
 - (10) Standpipes.
 - (11) Ventilating fans or similar equipment required to operate and maintain the building.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-37. Minimum setbacks.

The industrial park requires the following minimum setbacks:

- (1) Front yard, fifty (50) feet;
- (2) Side yard, twenty (20) feet;
- (3) Rear yard, twenty (20) feet;

- (4) Corner lot-exterior yard, fifty (50) feet.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-38. Standards.

In addition to the other restrictions in this article, the use and construction, alteration or additions to all buildings in the Hammond Industrial Park shall meet the following standards:

- (a) No building shall be constructed with wooden frames.
- (b) The exterior walls of each building where exposed to designated streets shall be finished with a baked-on enamel finish, its equivalent or better, from finished grade to roof level.
- (c) Paved (asphalt or concrete, cement curbing and compacted shells) parking areas shall be maintained on the site as follows:
 - (1) No parking shall be closer than twenty (20) feet to a street right-of-way, or closer than ten (10) feet to any other boundary line of the site.
 - (2) ~~Each parking area shall be sufficiently large to accommodate all cars coming to the site; in any event, the minimum paved parking area shall be one parking space for each two (2) employees normally employed on the largest working shift. A "Parking space" shall be two hundred (200) square feet set aside for the parking of the car; driveways and other spaces for the movement of cars shall not be included in computing the two hundred (200) square feet minimum required parking space hereunder.~~
- (d) No parking shall be permitted on any street or road, either public or private, or at any place other than the paved parking spaces provided in accordance with the foregoing, and each owner shall be responsible for compliance by its employees and visitors.
- (e) No articles, goods or materials shall be kept in the open or exposed to public view; when necessary to store or keep such materials in the open, the lot or area shall be fenced with a screening fence at least six (6) feet in height; said storage shall be limited to the rear two-thirds of the property.
- (f) Each owner shall keep his premises, building improvements and appurtenances in a safe, clean, neat wholesome condition and shall comply in all respects with all government, health and police requirements; each owner will remove at his own expense any rubbish of any character which may accumulate on his property.
- (g) No billboards or advertising signs other than those identifying the name, business and products of the firm occupying the premises shall be permitted.
- (h) No building or structures above ground shall extend beyond the building lines, and the area between the building lines and the property lines are to be used and maintained as open landscaped and green areas, or for off-street surfaced parking areas, or for a roadway to allow vehicular traffic.
- (i) Each site shall be of such size that land-to-building ratio of sixty (60) per cent to forty (40) per cent shall be provided; that is, for every four (4) square feet of building space there shall be six (6) square feet of open land and/or parking space.
- (j) All loading docks shall be located at such points or places as will accommodate

all trucks and trailers without requiring maneuvering or protrusion into any of the streets during the time of loading or unloading.

- (k) Fuel storage tanks shall be located underground. Bulk storage of liquids on the outside of buildings above ground may be permitted upon approval by the board in writing.
- (l) In constructing the floor of the building, the slab shall be constructed with a minimum finished floor elevation of forty-seven (47) feet above mean sea level and shall be approved by the city building inspector and the city engineer.
- (m) All construction shall conform to the building code of the city and shall also conform to ordinances of the city regulating the use of public and private sewers and drains, private sewerage disposals; installation and collection of building sewers, and discharge of waters and waste in the public sewer system.
- (n) If after the expiration of twelve (12) months from the date of the execution and delivery of any deed to any site in the Hammond Industrial Park, the owner of such site shall not in good faith have begun the construction of a building thereon approved by the industrial board of the city, then the board shall have the option and privilege of repurchasing such site from the owner thereof at the same price paid for same; provided, however, that the industrial board of the city may, in writing, from time to time, extend the time period in which such building may be begun. Such option to repurchase shall continue for a period of one year from and after expiration of such twelve (12) months period or from and after the expiration of such extended period, as the case may be.

(Ord. No. 735, C.S., § 3, 7-21-76; Ord. No. 747, C.S., §§ 2, 3, 8-31-76; Ord. No. 831, C.S., § 1, 12-5-78; Ord. No. 832, C.S., § 1, 12-5-78)

Sec. 24-39. Roads.

No conveyance of deed, unless it expressly provides to the contrary shall be construed to be a conveyance to any grantee in the industrial park of any right in any existing or proposed street. The city reserves the right to alter, change or close partially or completely, the existing or proposed roads to conform to a master plan of the entire Hammond Industrial Park at any time with or without notice to the owners of the property in the park.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-40. Scope of restrictions; alterations.

- (a) Each of the conditions, covenants, restrictions and reservations set forth in this article shall continue and be binding upon the grantees, their heirs, successors and assigns, and upon each of them, and upon all parties, and all persons claiming under them, for a period of thirty (30) years from and after the first day of July, 1976, and shall be continued automatically thereafter for successive periods of twenty-five (25) years each; provided however, that the majority of the members of the industrial board of the city may at any time hereafter release and relieve all or any part of the property within the Hammond Industrial Park from any one or more of such conditions, covenants, restrictions or reservations, or may at any time hereafter repeal in its entirety any one or more of same, or may at any time hereafter alter, change or modify any one or more of same, by executing and acknowledging an appropriate instrument in writing for such purpose and filing the same of record in the office of the clerk of court, Amite, Louisiana, Parish of Tangipahoa. However, in the event there are four (4) or more owners of the property in

the Hammond Industrial Park at such time, concurrence of seventy-five (75) per cent of the property owners shall also be required.

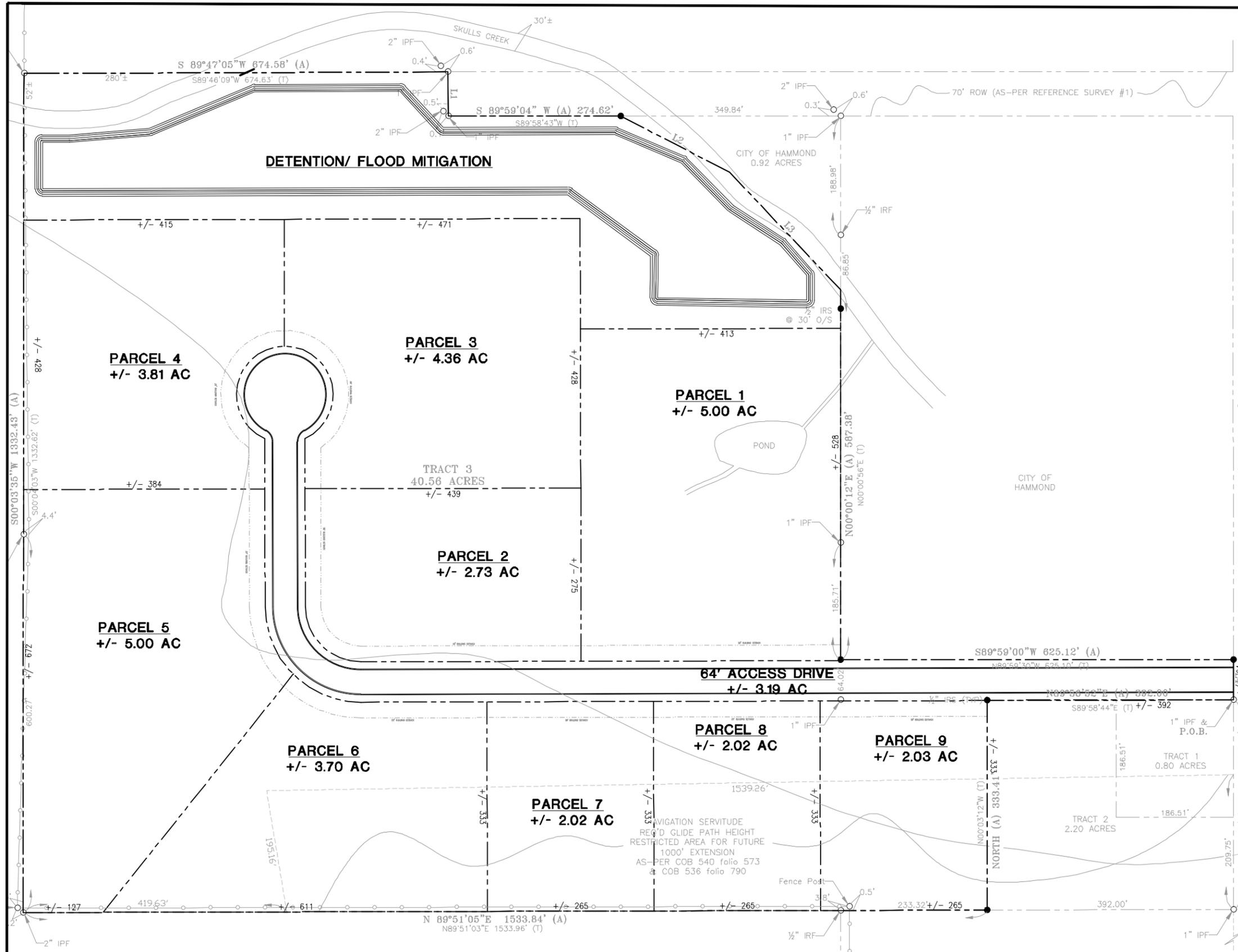
- (b) The invalidation of any of the conditions, covenants, restrictions or reservations contained in this article shall not affect the validity of the others, but the same shall remain in full force and effect.
- (c) Each of the covenants, conditions, restrictions and reservations in this article are for the benefit of the industrial board, its successors or assigns only, and the industrial board hereby expressly reserves the right to waive, rescind, modify, alter or add to any of the same, in writing, at its discretion.

(Ord. No. 735, C.S., § 3, 7-21-76)

Sec. 24-41. Violations; penalties.

- (a) Any person found to be violating any provision of this article shall be served by the city with written notice stating the nature of the violation, providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.
- ~~(b) Any person who shall continue any violation beyond the time limit provided for in such notice shall be guilty of a misdemeanor and on conviction thereof shall be subject to punishment as provided in section 1-8 of this Code of Ordinances.~~
- (c) Any person violating any of the provisions of this article shall become liable to the city for any expense, loss or damage occasioned the city by reason of such violation.

(Ord. No. 735, C.S., § 4, 7-21-76)



AREA ANALYSIS

| | |
|------------------|--------------------|
| PARCEL #1 | 5.00 ACRES |
| PARCEL #2 | 2.73 ACRES |
| PARCEL #3 | 4.38 ACRES |
| PARCEL #4 | 3.81 ACRES |
| PARCEL #5 | 5.00 ACRES |
| PARCEL #6 | 3.70 ACRES |
| PARCEL #7 | 2.02 ACRES |
| PARCEL #8 | 2.02 ACRES |
| PARCEL #9 | 2.03 ACRES |
| DETENTION | 6.88 ACRES |
| 64' ACCESS DRIVE | 3.19 ACRES |
| TOTAL | 40.66 ACRES |

- CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:**
1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
 2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATION.
 3. THIS PROPERTY IS ZONED L BASED ON THE CITY OF HAMMOND'S ZONING MAP.
 4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: WETLANDS DELINEATION, GEOLOGICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, SITE VISIT, TRAFFIC IMPACT ANALYSIS, ETC.
 5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES & CAPACITIES.
 6. BOUNDARY INFORMATION IS FROM A SURVEY, PREPARED BY JOHN C. BONNEAU & ASSOCIATES, INC. DATED 4-24-2008.
 7. DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATE. DETENTION REQUIREMENTS HAVE NOT BEEN VERIFIED WITH H&J.
 8. FLOOD ZONE LOCATION HAS BEEN VERIFIED FOR THIS SITE. THE PROPERTY IS LOCATED IN A FLOOD ZONE.
 9. THIS SITE IS LOCATED WITHIN THE CITY OF HAMMOND JURISDICTION.
 10. A SITE VISIT HAS NOT BEEN PERFORMED.
 11. THE SOUTH END OF THE SITE LIES APPROXIMATELY 3,000 FT. FROM THE END OF AN AIRPORT RUNWAY. FAA REGULATION STATES THAT BUILDING HEIGHTS MUST BE RESTRICTED TO A MAXIMUM RATIO OF 30:1 DISTANCE FROM END OF RUNWAY TO HEIGHT OF BUILDING.

**** NOTE ****
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DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

INDUSTRIAL PARK
 HAMMOND, LA
 TANGIPAHOA PARISH
 GULF STATES REAL ESTATE SERVICES
 COVINGTON, LA

Not For Construction
CONCEPTUAL SITE PLAN



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|-------------|------------|
| DRAWN BY | |
| CHECKED BY | |
| ISSUED DATE | 7-22-15 |
| ISSUED FOR | |
| PROJECT NO. | 15-208 |
| FILE | 15-208 P-1 |
| SHEET | |
| P-1 | |

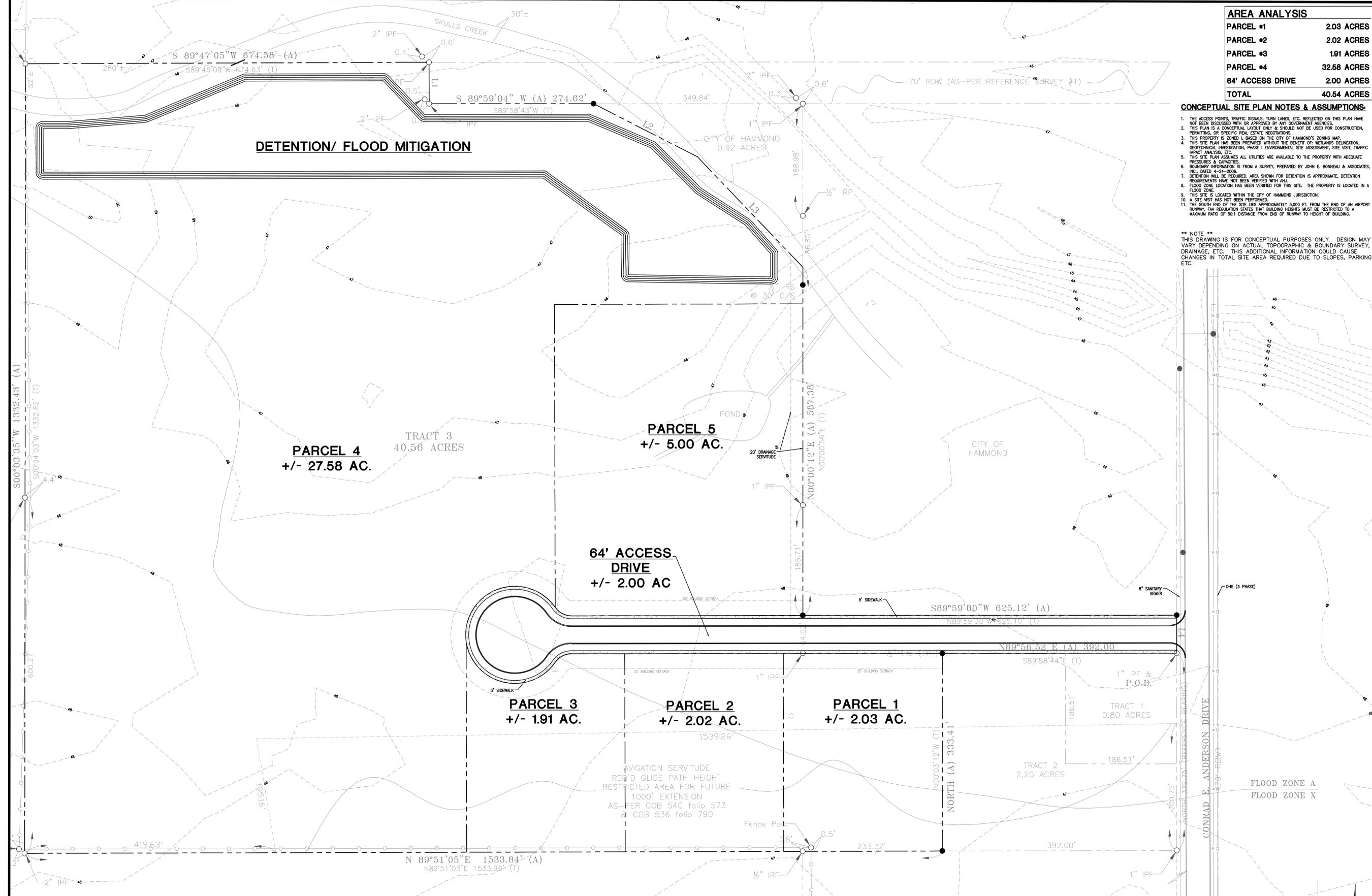
| AREA ANALYSIS | |
|------------------|--------------------|
| PARCEL #1 | 2.03 ACRES |
| PARCEL #2 | 2.02 ACRES |
| PARCEL #3 | 1.91 ACRES |
| PARCEL #4 | 32.58 ACRES |
| 64' ACCESS DRIVE | 2.00 ACRES |
| TOTAL | 40.54 ACRES |

| REVISION | BY |
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CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
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3. THIS PROPERTY IS ZONED "R" BASED ON THE CITY OF HAMMOND'S ZONING MAP.
4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF WETLANDS DELINEATION, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, SITE VISIT, TRAFFIC IMPACT ANALYSIS, ETC.
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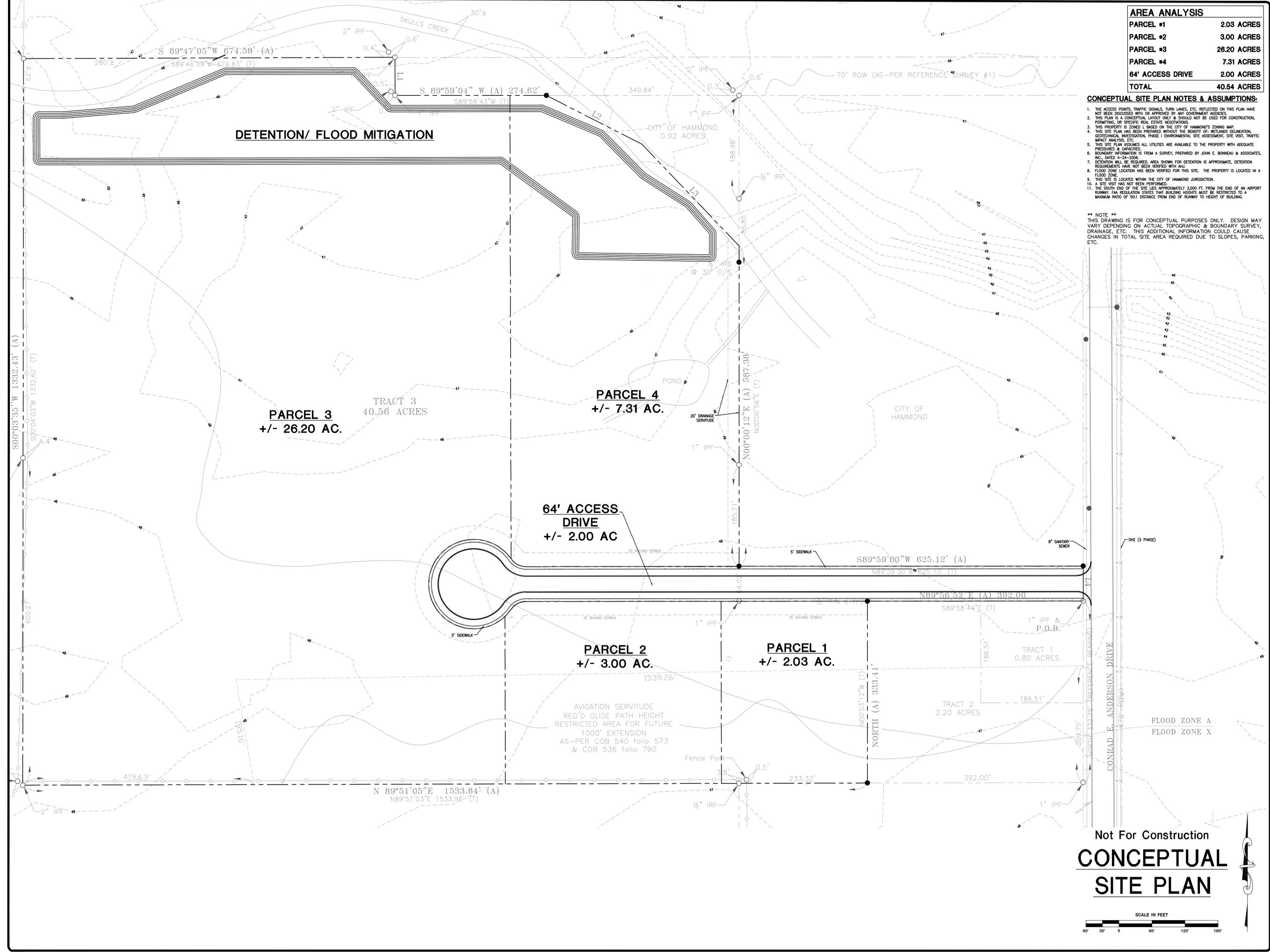
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 DATE _____

INDUSTRIAL PARK
 HAMMOND, LA
 TANGIPAHOA PARISH
 GULF STATES REAL ESTATE SERVICES
 COVINGTON, LA

Not For Construction
**CONCEPTUAL
 SITE PLAN**

SCALE IN FEET
 0' 30' 60' 120' 180'

| | |
|-------------|------------|
| DRAWN | DJG |
| CHECKED | --- |
| ISSUED DATE | 9-16-15 |
| ISSUED FOR | --- |
| PROJECT NO. | 15-309 |
| FILE | 15-309 P-2 |
| SHEET | P-2 |



| AREA ANALYSIS | |
|------------------|--------------------|
| PARCEL #1 | 2.03 ACRES |
| PARCEL #2 | 3.00 ACRES |
| PARCEL #3 | 26.20 ACRES |
| PARCEL #4 | 7.31 ACRES |
| 64' ACCESS DRIVE | 2.00 ACRES |
| TOTAL | 40.54 ACRES |

- CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:**
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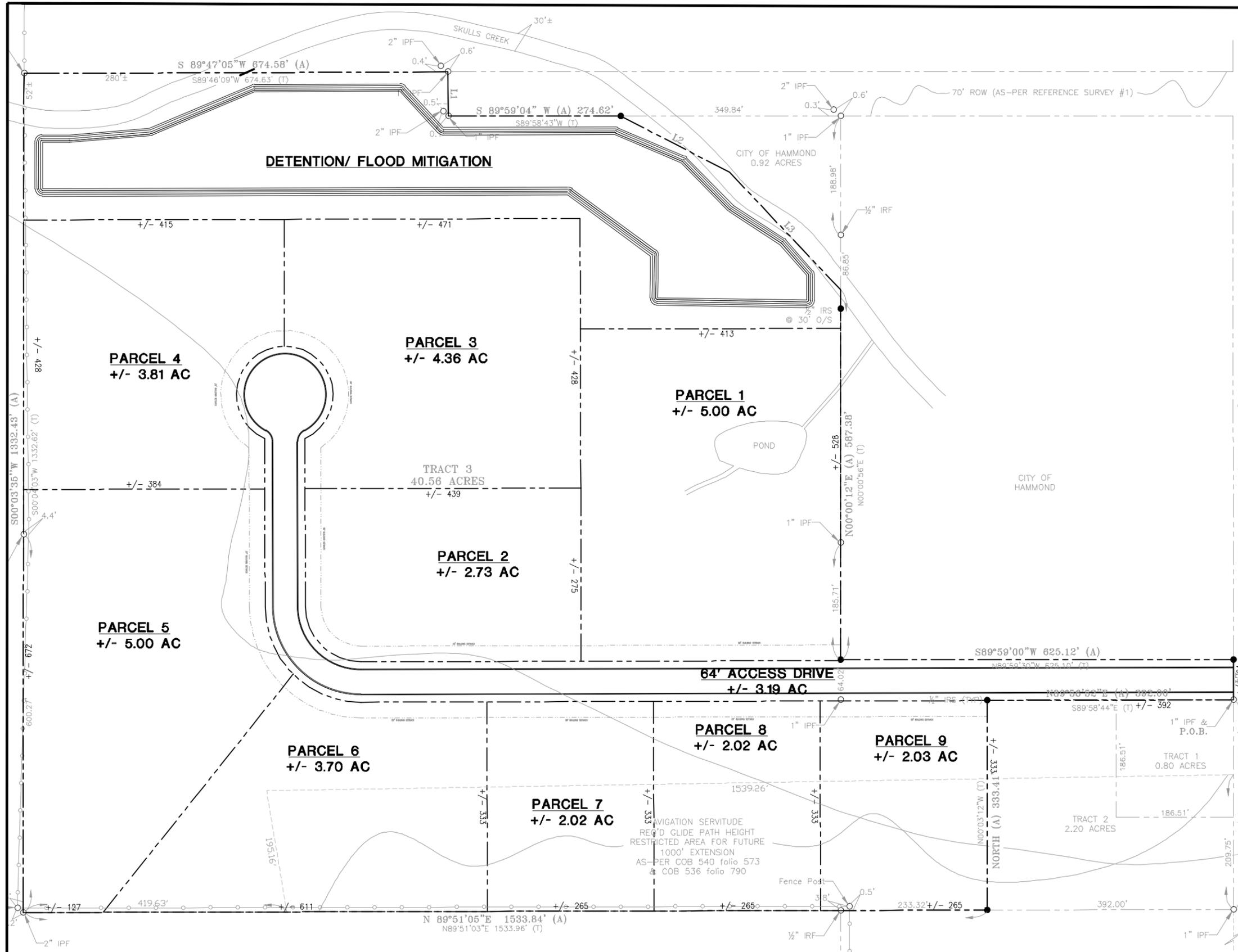
INDUSTRIAL PARK
 HAMMOND, LA
 TANGIPAHOA PARISH
 GULF STATES REAL ESTATE SERVICES
 COVINGTON, LA

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| DRAWN | DJG |
| CHECKED | --- |
| ISSUED DATE | 9-22-16 |
| ISSUED FOR | --- |
| PROJECT NO. | 15-309 |
| FILE | 15-309 P-3 |
| SHEET | P-3 |

Not For Construction
**CONCEPTUAL
 SITE PLAN**

SCALE IN FEET
 0' 30' 60' 120' 180'





AREA ANALYSIS

| | |
|------------------|--------------------|
| PARCEL #1 | 5.00 ACRES |
| PARCEL #2 | 2.73 ACRES |
| PARCEL #3 | 4.38 ACRES |
| PARCEL #4 | 3.81 ACRES |
| PARCEL #5 | 5.00 ACRES |
| PARCEL #6 | 3.70 ACRES |
| PARCEL #7 | 2.02 ACRES |
| PARCEL #8 | 2.02 ACRES |
| PARCEL #9 | 2.03 ACRES |
| DETENTION | 6.88 ACRES |
| 64' ACCESS DRIVE | 3.19 ACRES |
| TOTAL | 40.56 ACRES |

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 THROUGHOUT CONSTRUCTION | HOUSTON | DALLAS | HOUMA | LAFAYETTE

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

INDUSTRIAL PARK
 HAMMOND, LA
 TANGIPARHOA PARISH
 GULF STATES REAL ESTATE SERVICES
 COVINGTON, LA

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| DRAWN BY | |
| CHECKED BY | |
| ISSUED DATE | 7-22-15 |
| ISSUED FOR | |
| PROJECT NO. | 15-208 |
| FILE | 15-208 P-1 |
| SHEET | P-1 |

Not For Construction
CONCEPTUAL SITE PLAN



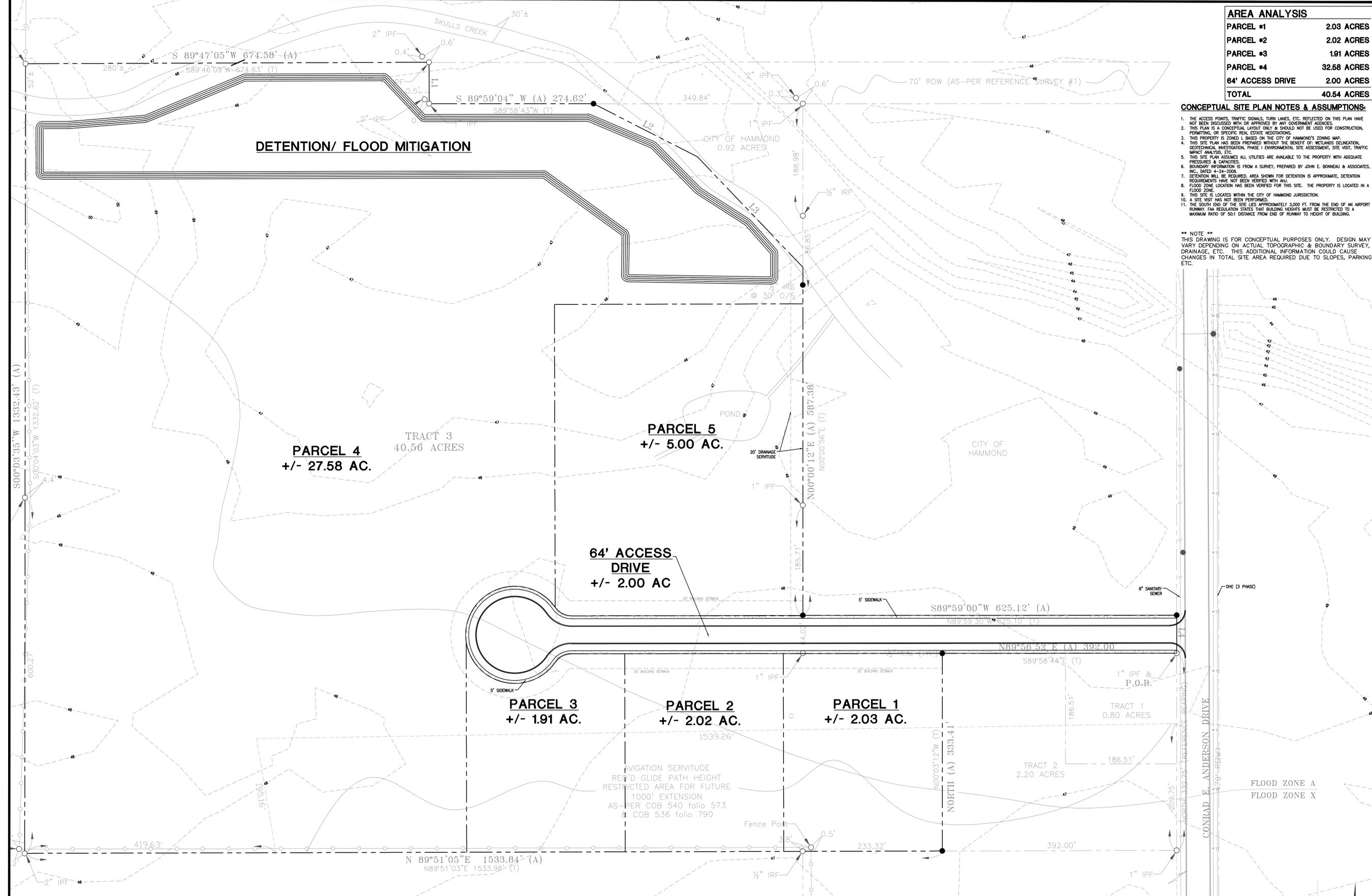
| AREA ANALYSIS | |
|------------------|--------------------|
| PARCEL #1 | 2.03 ACRES |
| PARCEL #2 | 2.02 ACRES |
| PARCEL #3 | 1.91 ACRES |
| PARCEL #4 | 32.58 ACRES |
| 64' ACCESS DRIVE | 2.00 ACRES |
| TOTAL | 40.54 ACRES |

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CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

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STAMP
SIGNATURE _____
DATE _____

INDUSTRIAL PARK
HAMMOND, LA
TANGIPAHOA PARISH
GULF STATES REAL ESTATE SERVICES
COVINGTON, LA

Not For Construction
**CONCEPTUAL
SITE PLAN**

SCALE IN FEET
0 30 60 120 180

| | |
|-------------|------------|
| DRAWN | DJG |
| CHECKED | --- |
| ISSUED DATE | 9-16-15 |
| ISSUED FOR | --- |
| PROJECT NO. | 15-309 |
| FILE | 15-309 P-2 |
| SHEET | P-2 |

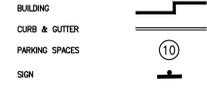
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| SITE ANALYSIS | |
|---------------------|--------------|
| DISTRIBUTION CENTER | 180,000 S.F. |
| ADMIN OFFICE | 2,500 S.F. |
| PARKING | 52 SPACES |

| AREA ANALYSIS | |
|------------------|--------------------|
| PARCEL #1 | 2.03 ACRES |
| PARCEL #2 | 2.02 ACRES |
| PARCEL #3 | 1.91 ACRES |
| PARCEL #4 | 14.95 ACRES |
| PARCEL #5 | 12.02 ACRES |
| 64' ACCESS DRIVE | 2.00 ACRES |
| SW MANAGEMENT | 5.61 ACRES |
| TOTAL | 40.56 ACRES |

LEGEND - NEW IMPROVEMENTS



CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

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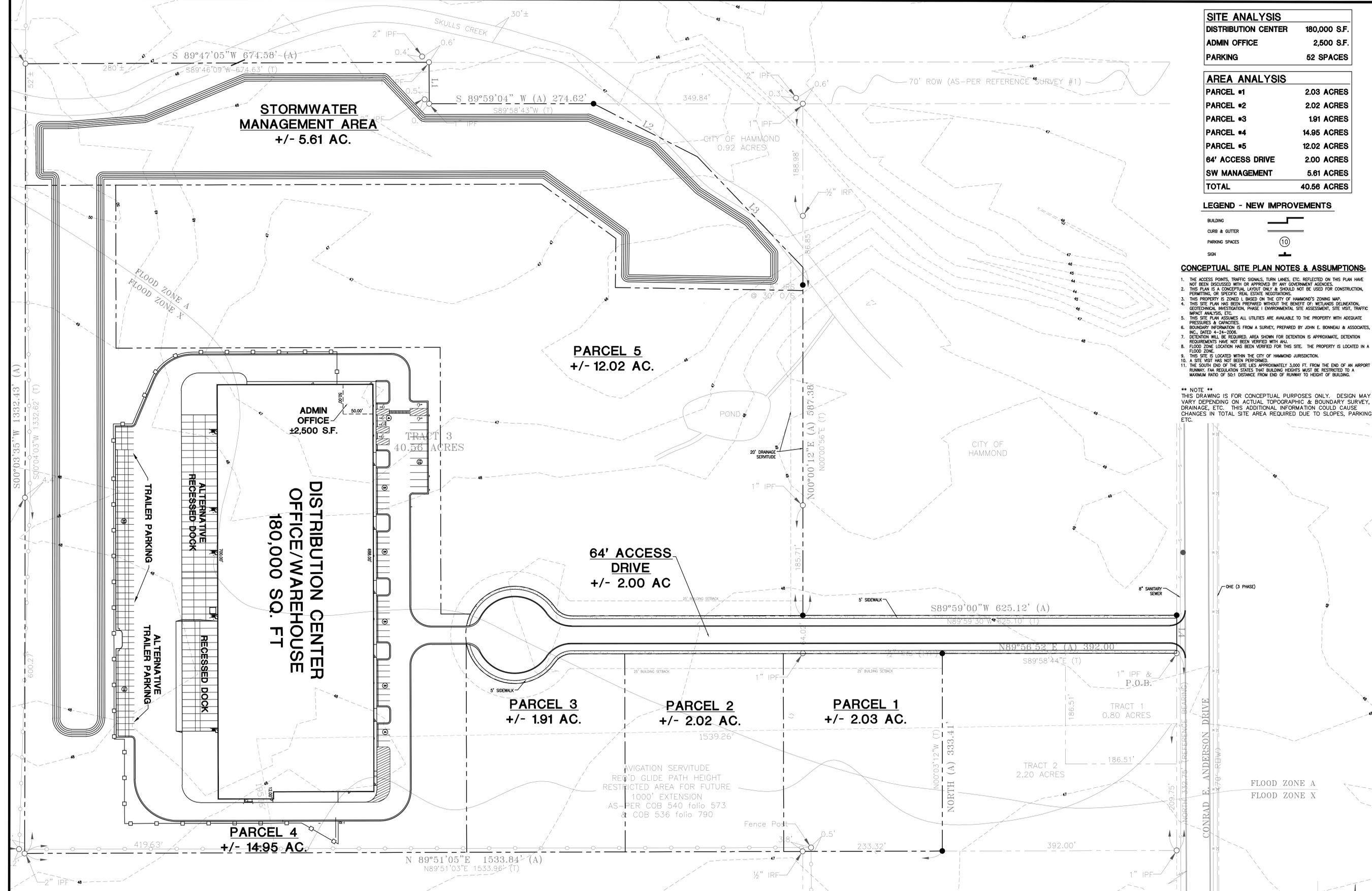
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STAMP
SIGNATURE _____
DATE _____

INDUSTRIAL PARK
HAMMOND, LA
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GULF STATES REAL ESTATE SERVICES
COVINGTON, LA

DRAWN
DJG
CHECKED
ISSUED DATE
8-22-17
ISSUED FOR
PROJECT NO.
15-309
FILE
15-309 P-4
SHEET
P-4



Not For Construction
**CONCEPTUAL
SITE PLAN**



| SITE ANALYSIS | |
|---------------------|--------------|
| DISTRIBUTION CENTER | 250,000 S.F. |
| ADMIN OFFICE | 3,760 S.F. |
| PARKING | 72 SPACES |

| AREA ANALYSIS | |
|------------------|--------------------|
| PARCEL #1 | 2.03 ACRES |
| PARCEL #2 | 2.02 ACRES |
| PARCEL #3 | 1.91 ACRES |
| PARCEL #4 | 8.51 ACRES |
| PARCEL #5 | 24.07 ACRES |
| 64' ACCESS DRIVE | 2.00 ACRES |
| TOTAL | 40.56 ACRES |

| LEGEND - NEW IMPROVEMENTS | |
|---------------------------|--|
| BUILDING | |
| CURB & GUTTER | |
| PARKING SPACES | |
| SIGN | |

- CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:**
1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LINES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
 2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
 3. THIS PROPERTY IS ZONED I BASED ON THE CITY OF HAMMOND ZONING MAP.
 4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: RETAINED DRAINAGE, GEOTECHNICAL, INVESTIGATIONAL PHASE I ENVIRONMENTAL SITE ASSESSMENT, SITE VISIT, TRAFFIC IMPACT ANALYSIS, ETC.
 5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES & CAPACITIES.
 6. BOUNDARY INFORMATION IS FROM A SURVEY, PREPARED BY JOHN E. DONNEAU & ASSOCIATES, INC. DATED 4-18-2008.
 7. DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATE. DETENTION PROVIDED WILL NOT BEEN MODIFIED WITH WALL.
 8. FLOOD ZONE LOCATION HAS BEEN VERIFIED FOR THIS SITE. THE PROPERTY IS LOCATED IN A FLOOD ZONE.
 9. THE SITE IS LOCATED WITHIN THE CITY OF HAMMOND JURISDICTION.
 10. A SITE VISIT HAS NOT BEEN PERFORMED.
 11. THE SOUTH END OF THE SITE LIES APPROXIMATELY 3,000 FT. FROM THE END OF AN AIRPORT RUNWAY. FAA REGULATIONS STATES THAT BUILDING HEIGHTS MUST BE RESTRICTED TO A MAXIMUM RATIO OF 50:1 DISTANCE FROM END OF RUNWAY TO HEIGHT OF BUILDING.

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

| REVISION | BY |
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| DATE | |
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INDUSTRIAL PARK
HAMMOND, LA
TANGIPAHOA PARISH
GULF STATES REAL ESTATE SERVICES
COVINGTON, LA

| | |
|-------------|------------|
| DRAWN | WFK |
| CHECKED | THB |
| ISSUED DATE | 8-21-17 |
| ISSUED FOR | REVIEW |
| PROJECT NO. | 15-500 |
| FILE | 15-500 P-5 |
| SHEET | P-5 |



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CONCEPTUAL SITE PLAN

