

Tangipahoa Parish Council
Tangipahoa Parish Gordon A Burgess Governmental Building
206 East Mulberry Street, Amite, LA 70422
Regular Meeting Immediately Following Public Hearing
September 25, 2023

PUBLIC NOTICE Is Hereby Given That The Tangipahoa Parish Council Will Meet In Regular Session on Monday, September 25, 2023 Immediately Following the Public Hearing at 5:30 PM at the Tangipahoa Parish Gordon A Burgess Governmental Building, 206 East Mulberry Street, Amite, Louisiana, contact number (985)748-3211 on the following:

PUBLIC HEARING

- T.P. Ordinance No. 23-53 - An Ordinance amending and enacting Chapter 10-Animals, Article II-Livestock
- T.P. Ordinance No. 23-55 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article IV-Standards for Subdivision of Property, Section 36-90-Minor Subdivision Standards-Family Partitions
- T.P. Ordinance No. 23-56 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article VI-Additional Agencies' Requirements, Section 36-143-General Infrastructure Reviews and Approvals, (1)-Fire Marshal/Fire District Review, (c)-Dry Hydrants
- T.P. Resolution No. R23-30 - A Resolution of the Tangipahoa Parish Council-President Government for Toula Towing & Recovery, LLC to proceed with the permitting process for an automobile/vehicle impound facility in District 8

CALL TO ORDER

CELL PHONES - *Please Mute or Turn Off*

INVOCATION

PLEDGE OF ALLEGIANCE (*All Veterans and active military, please render the proper salute*)

ROLL CALL

ADOPTION OF MINUTES for regular meeting dated September 11, 2023

PUBLIC INPUT - *Anyone Wishing to Address Agenda Items Which Were Not on Public Hearing*

PARISH PRESIDENT'S REPORT

- 1. FINANCIAL REPORT
- 2. APPROVAL OF BID - Asphalt Parking improvements-Chappapeela Sports Park
- 3. APPROVAL OF CHANGE ORDER #4 & SUBSTANTIAL COMPLETION - East Minnesota Park Road - Pedestrian Improvements

REGULAR BUSINESS

- 4. PROCLAMATION Dixie Baseball Hall of Fame inductee Larry Cardaronella
- 5. PROPERTY TAX - TPC Acting as Board of Review for 2023
- 6. APPROVAL OF DATE AND TIME FOR 2023 Trick-or-Treat

ADOPTION OF ORDINANCES

- 7. ADOPTION of T.P. Ordinance No. 23-53 - An Ordinance amending and enacting Chapter 10-Animals, Article II-Livestock
- 8. ADOPTION of T.P. Ordinance No. 23-55 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article IV-Standards for Subdivision of Property, Section 36-90-Minor Subdivision Standards-Family Partitions
- 9. ADOPTION of T.P. Ordinance No. 23-56 - An Ordinance amending and enacting Chapter 36-Planning and Development, Article VI-Additional Agencies' Requirements, Section 36-143-General Infrastructure Reviews and Approvals, (1)-Fire Marshal/Fire District Review, (c)-Dry Hydrants

INTRODUCTION OF ORDINANCES

Public Hearing on Introduced Ordinances: Tuesday, October 10, 2023

- 10. INTRODUCTION of T.P. Ordinance No. 23-57 - An Ordinance placing 35mph speed limit signs on Ed Brown Road in District 6
- 11. INTRODUCTION of T.P. Ordinance No. 23-58 - An Ordinance to amend T.P. Ordinance No. 21-68 to grant a variance to Chapter 6-Alcoholic Beverages application permit process of Location of Establishments Restricted, Changed Locations, and Transfer for Wiseguys Daiquiri's, LLC in District 7

ADOPTION OF RESOLUTIONS

- [12.](#) ADOPTION of T.P. Resolution No. R23-30 - A Resolution of the Tangipahoa Parish Council-President Government for Toula Towing & Recovery, LLC to proceed with the permitting process for an automobile/vehicle impound facility in District 8
- [13.](#) ADOPTION of T.P. Resolution No. R23-31 - A Resolution of the Tangipahoa Parish Council-President Government authorizing the filing of an application with the Louisiana Department of Transportation and Development for a grant under any of the following FTA programs managed through Louisiana Department of Transportation and Development
- [14.](#) ADOPTION of T.P. Resolution No. R23-32 - A Resolution of the Tangipahoa Parish Council-President Government in accordance with the National Bridge Inspection Standards
- [15.](#) ADOPTION of T.P. Resolution No. R23-33 - A Resolution of the Tangipahoa Parish Council-President Government for support of Louisiana DOTD TAP Project for Pedestrian walkway on NW Central Ave, Hwy 51, and Arena Drive

BEER, WINE, AND LIQUOR PERMITS

LEGAL MATTERS

COUNCILMEN'S PRIVILEGES

ADJOURN

Jill DeSouge
Clerk of Council

Daily Star
Please Publish September 21, 2023

Published on Tangipahoa Parish Government website at www.tangipahoa.org and posted @ T.P. Gordon A. Burgess Governmental Building September 21, 2023

In Accordance with the Americans with Disabilities Act, If You Need Special Assistance, please contact Jill DeSouge at [985-748-2290](tel:985-748-2290) describing the Assistance that is necessary.



Spangler Engineering, LLC

CONSULTING CIVIL ENGINEERS

T. C. Spangler, Jr., P.E.
Jay C. Pittman, P.E.
Ben. Tassin, P.E.

September 15, 2023

Honorable Robby Miller, Parish President
Tangipahoa Parish Government
206 East Mulberry Street
Amite, LA 70422

RE: Asphalt Parking Lot Improvements –
Chappapeela Sports Park

Dear President Miller:

We have reviewed the bids received on September 14, 2023 on above-referenced project, and recommend award to the low bidder, RWB Contracting, LLC, for the Base Bid in the amount of \$205,450.00. The project is within budget.

Attached is the "Bid Summary", "Bid Tabulation", "Project Budget", and three (3) copies of the "Notice of Award" for signature. I will be present at the Parish Council Meeting set for 5:30 pm, Monday, September 25, 2023, to answer any questions and address any comments.

Sincerely,



Jay C. Pittman, P.E.

Attachments

cc: Ms. Donna Domiano, TPG Purchasing Agent
Ms. Misty Evans, P.E., Parish Engineer
Mr. Kevin Greer, TPG Project Manager
Mr. Ronald Booty, Owner RWB Contracting

BID SUMMARY

Asphalt Parking Improvements - Chappapeela Sports Park for Tangipahoa Parish Government			
Bid Opening: Thursday, September 14, 2023, 10:00 a.m.		Engineer: Spangler Engineering, LLC	
BIDDER	La. Contr. License No.	BASE BID items "1." - "8."	Bid Rank
1. ANR Construction , LLC 10245 Siegen Lane, Suite C; Baton Rouge, LA 70810	43536	\$ 219,500.00	[2]
2. Barriere Construction Co., LLC 100 E Morris Avenue; Hammond, LA 70403	6276	\$ 227,502.50	[3]
3. R.J. Daigle & sons Contractors, Inc. P.O. Box 1960; Gonzales, LA 70707	12031	\$ 249,675.00	[4]
4. RWB Contracting, LLC 22639 Highway 440; Kentwood, LA 70444	59966	\$ 205,450.00	[1]
5.			
6.			
7.			
8.			
9.			
10.			
11.			

NOTES TO BID OPENING:

None



Certified Correct:

Jay C. Pittman
Jay C. Pittman, P.E.

14-Sep-2023

BID TABULATION

Asphalt Parking Improvements - Chappapeela Sports Park for Tangipahoa Parish Government

Bid Opening: Thursday, September 14, 2023, 10:

Engineer: Spangler Engineering, LLC

Bid Item	Description	Bid Quantity	Engineer's Estimate		RWB		ANR		Barriere		RJ Daigle	
			Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1.	Mobilization	1 EA	\$15,000.00	\$15,000.00	\$12,000.00	\$12,000.00	\$7,064.06	\$7,064.06	\$22,000.00	\$22,000.00	\$23,000.00	\$23,000.00
2.	Hot Asphaltic Concrete Overlay (2.5" thick)	600 TN	150.00	90,000.00	155.00	93,000.00	219.69	131,814.00	154.00	92,400.00	165.00	99,000.00
3.	Grade & Shape exist. Limestone Base	4,050 SY	6.00	24,300.00	4.50	18,225.00	2.87	11,623.50	1.80	7,290.00	6.30	25,515.00
4.	Remove/re-use Pre-Cast Wheel Stops - 6'L	100 EA	60.00	6,000.00	75.00	7,500.00	52.87	5,287.00	53.00	5,300.00	40.00	4,000.00
5.	LIMESTONE (2" thick average)	475 TN	77.00	36,575.00	90.00	42,750.00	66.71	31,687.25	99.00	47,025.00	110.00	52,250.00
6.	Parking Striping (Thermoplastic)	3,550 LF	5.00	17,750.00	4.50	15,975.00	4.86	17,253.00	2.25	7,987.50	4.20	14,910.00
7.	Miscellaneous Sitework	1 EA	10,000.00	10,000.00	15,000.00	15,000.00	12,810.19	12,810.19	33,000.00	33,000.00	21,000.00	21,000.00
8.	Over-excavate [6" depth]	100 SY	15.00	1,500.00	10.00	1,000.00	19.61	1,961.00	125.00	12,500.00	100.00	10,000.00
BASE BID [items "1." through "8."]:			\$	201,125.00	\$	205,450.00	\$	219,500.00	\$	227,502.50	\$	249,675.00

Notes to Bid Opening:

None

Certified Correct:


 Jay C. Pittman, P.E.

14-Sep-2023
 Date



**SECTION 00 63 63
 CHANGE ORDER FORM**

Proj. No.	720-05
Proj. Name	East Minnesota Park Road Pedestrian Improvements

Change Order No. 4
Date: Initiated: 7/6/2023

Engineer's description, explanation, & estimated cost of proposed revision:

Reconciliation Change Order

The following items has been added to the contract:
 N/A

The changes to or additional work added to the contract were to reconcile the contract.

There is no requested contract time.

The preceding will necessitate the following changes in quantities (if space is not sufficient, use extra forms):

Item No.	Item	Unit	Unit Price	Revised		Original		
				Quantity	Amount	Quantity	Amount	
202-02-06100	Remove Concrete Walks & Drives	SY	\$ 25.00	246.66	\$ 6,166.50	237.20	\$ 5,930.00	
701-03-01002	15" RCP Storm Drain Pipe	LF	\$ 101.50	845	\$ 85,767.50	844	\$ 85,666.00	
701-03-01022	18" RCP Storm Drain Pipe	LF	\$ 110.50	685	\$ 75,692.50	682	\$ 75,361.00	
706-02-00200	Concrete Drive, 6" Thick	SY	\$ 125.00	103.40	\$ 12,925.00	101.80	\$ 12,725.00	
706-02-00300	Concrete Drive, 8" Thick	SY	\$ 105.00	249.02	\$ 26,147.10	237.10	\$ 24,895.50	
NS-600-00200	Sawcut Portland Cement Concrete Pavement	INFT	\$ 2.00	1008	\$ 2,016.00	664	\$ 1,328.00	
204-06-00100	Temp Silt Fence	LF	\$ 2.50	398.00	\$ 995.00	404.000	\$ 1,010.00	
706-01-00100	Concrete Sidewalk (4" Thick) (5' Wide)	SY	\$ 72.00	1098.33	\$ 79,079.76	1,105.00	\$ 79,560.00	
735-01-00100	Mailboxes	EA	\$ 600.00	0	\$ -	3.00	\$ 1,800.00	
741-06-00100	Relocating Fire Hydrant	EA	\$ 5,800.00	0	\$ -	2.000	\$ 11,600.00	
S-001	Sanitary Sewer Conflict Box	EA	\$ 9,500.00	0	\$ -	1	\$ 9,500.00	
S-002	Offset 8" Water Line	EA	\$ 12,000.00	0	\$ -	2	\$ 24,000.00	
S-004	Remove & Replace Bollards	LS	\$ 4,500.00	0	\$ -	1	\$ 4,500.00	
CO#1- 706-02-00200	Concrete Drive, 6" Thick	SY	\$ 125.00	13.00	\$ 1,625.00	13.20	\$ 1,650.00	
Additional contract days requested: 0 days			Amount of over-run/underrun	\$(49,111.14)	Total	\$ 290,414.36	Total	\$ 339,525.50

It is mutually agreed to perform and accept the above revisions in accordance with the original contract and applicable specifications at the above prices. Approval of this change order by the Parish Engineer may be subject to and conditioned upon approval by other participating agencies and becomes official upon distribution.

REQUESTED BY:

 Date _____
 Wayne Pontiff
 Vice President

ACCEPTED BY:

 Date _____
 Angela Eymard, P.E.
 Project Engineer

APPROVED BY:

 Date _____
 Misty Evans, P.E.
 Parish Engineer

APPROVED BY:

 Date _____
 Robby Miller
 Parish President



**TANGIPAHOA PARISH
CERTIFICATE OF SUBSTANTIAL COMPLETION**

PROJECT NAME:
East Minnesota Park Pedestrian
Improvements

PROJECT NUMBER: N/A
INSTRUMENT NUMBER: 1108452
DATE OF RECORDATION: 09/07/2022
CONTRACT DATE: 09/07/2022

OWNER:
Tangipahoa Parish Government
206 E. Mulberry Street
Amite City, LA 70422

CONTRACTOR:
Kort's Construction Services, Inc.

The Work performed under this Contract has been reviewed and found, to the Architect/Engineer's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of the Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective \$ 7,500.00

The Contactor will complete or correct the Work on the list of items attached hereto **within Forty-five (45) days** from the above date of Substantial Completion.

<u>Kort's Construction Services, Inc.</u> Contractor	_____	_____
	Signature	Date
<u>Richard C. Lambert Consultants, LLC</u> Architect/Engineer	_____	_____
	Signature	Date

The Owner accepts the Work or designated portion as substantially complete
July 6, 2023 (date of substantial completion).

<u>Tangipahoa Parish</u> Owner	<u>Misty Evans, Parish Engineer</u>	_____
		Date
<u>Tangipahoa Parish</u> Owner	<u>Robby Miller, Parish President</u>	_____
		Date



Proclamation

WHEREAS, Larry Cardaronella was inducted to the Dixie Baseball (DBB) Hall of Fame Class of 2023 for his years of involvement; and

WHEREAS, Larry Cardaronella serves on the Board of Alderman and the Sicilian Festival Board for the Town of Independence. He has also served more than 40 years to the Dixie Baseball (DBB) organization; and

WHEREAS, Larry Cardaronella helped host several sub-district, district, and state tournaments for the DBB organization. As a result of his efforts, the Town of Independence hosted the Dixie Baseball World Series three times, one of which the town hosted with less than a month to prepare; and

WHEREAS, Tangipahoa Parish Government wishes to honor and commemorate Larry Cardaronella for his many years of distinguished service and commitment to the youth of the Dixie Baseball organization.

NOW, THEREFORE, WE, THE MEMBERS OF THE TANGIPAHOA PARISH COUNCIL AND THE PARISH PRESIDENT, DO HEREBY express sincere gratitude with respect for and in recognition of the contributions to the community and dedication to service by Larry Cardaronella.

IN WITNESS THEROF, we do hereunto set our signatures and have cause to be affixed the official seal of the Tangipahoa Parish Council on this 25th day of September 2023 in Tangipahoa Parish.

Robby Miller, President
Tangipahoa Parish Government

David P. Vial, Chairman
Tangipahoa Parish Council

T. P. Ordinance No. 23-53

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 10 – ANIMALS,
ARTICLE II – LIVESTOCK**

**Chapter 10 ANIMALS
ARTICLE II. LIVESTOCK¹**

Sec. 10-25. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Livestock means any animal of the species of horse, mule, ass, cattle, swine, sheep or goat.

Owner of livestock means any person owning or having control of livestock.

State law reference(s)—Similar provisions, R.S. 3:3002.

Sec. 10-26. Running at large prohibited.

- (a) It shall be unlawful for horses, mules, asses, cattle, swine, sheep and goats to roam at large. Any such livestock found roaming at large may be impounded as provided in this article.
- (b) No person owning livestock shall knowingly, willfully or negligently permit his livestock to go at large.

Sec. 10-27. Impoundment; notice to owner; redemption fee.

- (a) All sheriffs, deputy sheriffs, constables, justices of the peace, state police and the 7th Ward Marshal shall, and any other person may, take possession of and impound any livestock found at large in any ward where livestock is presently prohibited from roaming at large or may hereafter be prohibited from roaming at large as hereinafter provided for. Any livestock so taken and impounded shall be impounded in the parish in which taken and when taken by a sheriff, deputy sheriff, constable, justice of the peace or state police the owner thereof shall be notified personally or by leaving written notice at the place of his residence within 24 hours after taking possession of such livestock. Any person other than a sheriff, deputy sheriff, constable, justice of the peace, state police or 7th Ward Marshal taking possession of and impounding livestock shall immediately notify the sheriff of the parish in which the livestock is taken and the sheriff shall within 24 hours of such notification notify the owner in the manner hereinabove provided.
- (b) The owner of livestock so taken shall have the right to secure his livestock upon the payment to the officer or person taking up the livestock a fee of \$50.00 for each head of livestock taken. He shall also pay to the person taking and impounding such livestock the cost of feeding and caring for such livestock at the rate of ~~\$5.00~~ **\$10.00** per day for each animal of the species of horse, mule, ass, cattle, swine, sheep or goat.

State law reference(s)—Similar provisions, R.S. 3:3004.

Sec. 10-28. Advertisement of impoundment when owner unknown.

- (a) If the owner of any livestock found at large in any ward where the roaming at large of livestock is prohibited is unknown, or if the owner has no residence in the parish where the livestock is taken, a statement shall be filed with the sheriff of the parish in which the livestock is taken setting forth the following information:
 - (1) The name and address of the person taking up the livestock.
 - (2) A description of the livestock as to kind, sex, marks, brand, color and apparent age.
 - (3) The place of taking up and the place where the livestock is impounded.
 - (4) The amount of the charges due for feeding and caring for the livestock.
 - (5) The amount of the fee for taking the livestock.
- (b) The sheriff shall then give notice by advertising in a newspaper of general circulation within the parish **and may advertise through digital media** setting forth the fact of the taking of possession, a description of the livestock, that the owner is unknown, or, if known, that he cannot be located. This advertisement shall notify any person claiming to be the owner of such livestock to appear before the sheriff at a place named and at a time not less than three days nor more than six days from the date of notice to prove such claim or ownership. If the owner appears and proves to the satisfaction of the sheriff that he is the owner of the stock impounded, the sheriff shall require the owner to pay the fee of the person taking the stock, the cost of feeding and caring for the stock at the rates specified in section 10-27 and the cost of advertisement.

State law reference(s)—Impounding livestock, R.S. 3:3004; advertisement of impounding, R.S. 3:3005.

Sec. 10-29. Sale of unclaimed livestock.

If, after the notice provided for in sections 10-27 and 10-28, the owner does not appear at the time specified, the sheriff shall proceed to sell such impounded livestock in the following manner: The sheriff shall advertise in a newspaper of general circulation in the parish where the sale is to take place, the facts of such sale, the date and place of the sale. The place of the sale shall be at the courthouse or at some other public place in the vicinity of the courthouse and the sale shall be made not less than ten nor more than 20 days after publication of one notice of the sale. The sale shall be by auction to the last and highest bidder for cash. From the price of the sale the sheriff shall deduct the fee of the person impounding the livestock, the cost of feeding and caring for the livestock at the rates specified in section 10-27 and all expenses incurred in the sale. He shall pay the person taking up the livestock the fee due him and the person feeding and caring for the livestock the fees provided for such services and the remainder shall be paid into the state treasury.

State law reference(s)—Sale of unclaimed livestock, R.S. 3:3006.

Sec. 10-30. Additional prohibitions, Ward 2.

- (a) No person, either as owner, agent or employee, shall permit animals to roam at large in Ward 2 of the parish.

(b) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: *Agents or employees* means any person other than an owner of animals having the care and control of animals.

Animals means any animal of the species of horses, mules, donkeys, cattle, swine, sheep or goats.

Owner means any person owning animals.

Ward 2 of the parish means the area designated by the official records of the parish as embracing Ward 2.

Sec. 10-31. Pigs running at large prohibited.

(a) It shall be unlawful and no person owning hogs, shoats, sows, pigs and/or swine shall knowingly, willfully or negligently permit his swine to run at large upon the public properties or upon private property of another person.

(b) Any person convicted of violating the provisions of this section shall be subject to criminal penalties as provided by section 1-13.

State law reference(s)—Swine prohibited from running at large, R.S. 3:2891.

Sec. 10-32. Sheep and goats running at large prohibited.

(a) No person owning any goat or sheep shall knowingly, willfully or negligently permit his goat or sheep to run at large upon public property or upon the public property of another person.

(b) Any person convicted of violation of this section shall be subject to criminal penalties as provided for by section 1-13.

Sec. 10-33. Destruction of hogs depredating on property of others.

Any hog depredating on the property of any citizen may be killed without liability therefor.

Sec. 10-34. Destruction of sheep and goats depredating on property of others.

Any goat or sheep depredating on the property of any citizen may be killed without liability therefore.

Secs. 10-35—10-56. Reserved.

¹State law reference(s) – authority to regulate the running of livestock at large, R.S. 33:1236(5); local regulation of livestock on public highways, R.S. 3:3001 et seq.

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by _, the foregoing ordinance was hereby declared adopted on this 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

DELIVERED TO PRESIDENT: _____ day of September, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of September, 2023 at _____

T. P. Ordinance No. 23-55

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 –
PLANNING AND DEVELOPMENT, ARTICLE IV – STANDARDS FOR
SUBDIVISION OF PROPERTY, SECTION 36-90 – MINOR SUBDIVISION
STANDARDS – FAMILY PARTITIONS

Chapter 36 PLANNING AND DEVELOPMENT

ARTICLE IV. STANDARDS FOR SUBDIVISION OF PROPERTY

Sec. 36-90. Minor subdivision standards.

- (a) *General standards for minor subdivisions pertaining to the division and partition of property.*
- (1) *Generally.* Minor subdivisions are considered the following:
- a. Residential minor partitions known as mini partitions, **family partitions**, and small partitions.
 - b. Minor commercial partitions.
 - c. These types of divisions can be administratively approved and must be submitted on 11-inch by 17-inch sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this subsection.
- (2) *Frontage.* Lots shall have a minimum road frontage of 125 feet on a publicly maintained road or existing private road as recorded with the parish's 911 office prior to the date of the adoption of the ordinance on January 23, 2023.
- (3) *Total square footage.*
- a. *Residential minor partitions.* Lots shall have a minimum total square footage of 21,780 square feet or one-half acre.
 - b. *Minor commercial partitions.* Lots shall have a minimum total square footage of 43,560 square feet or one acre.
- (4) *Residential minor partitions.* A minimum 60-foot width must be provided for any new right-of-way or private road for road access, drainage, utilities and sewage. This must be provided for any new lots not fronting on an existing publicly-maintained road, or existing private road. Lots may be allowed on existing publicly maintained roadways or on existing private recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements. Future divisions proposed within 10 years of original approval must follow all major subdivision regulations including planning commission approval.
- a. *Mini partitions fronting on a public road.* Shall have 125' road frontage on an existing publicly maintained right-of-way, minimum total square footage of 21,780 or one half acre.
 - i. A minimum of 3 acres will be allowed to be divided with a 60' access servitude with a maximum of 2 lots. Minimum front of 125' is required.
 - b. *Mini partitions fronting on a private road.* A private road can be existing with a minimum of 60 foot width in accordance with Chapter 42 and Appendix C. The road must be recognized by 911 and public works.

A 20 foot wide easement dedicated for sewer leading to a publicly maintained waterway shall be required to be identified on an existing private road. These proposed subdivisions as defined in this subsection shall meet the standards of section 36-89(d), subsection (a) of this section.

The survey must include a note saying, "After this property division, no further division is allowed within 10 years or until the private road is upgraded to parish construction standards." Roads in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d).

Previous Planning Department approved divisions of property must have lapsed 10 years from approval date to allow any future divisions.

 - i. A tract of land consisting of four (4) to ten (10) acres and fronting on a private road may be subdivided into parcels of 80,000 square feet with 200 feet minimum of frontage on the private road. (lots are approximately 1.8 acres)
 - ii. A tract of land consisting of ten (10) to twenty (20) acres and fronting on a private road may be subdivided into no more than five parcels of at least four (4) acres with each parcel having a minimum of 200 feet of frontage on the private road
 - iii. A tract of land consisting of twenty (20) to thirty-five (35) acres and fronting on a private road may be subdivided into no more than seven (7) parcels of at least (5) acres with each parcel having a minimum of 250 feet of frontage on the private road.
 - iv. A tract of land consisting of thirty-five (35) to sixty (60) acres and fronting on a private road may be subdivided into no more than ten (10) parcels of at least six (6) acres with each parcel having a minimum of 300 feet of frontage on the private road.

- v. A tract of land consisting of sixty (60) acres or more fronting on a private road may be subdivided into no more than ten (10) parcels of at least ten (10) acres with each parcel having a minimum of 400 feet of frontage on the private road.
 - vi. The survey must include a note saying, "After this property division, no further division is allowed until the private road is upgraded to parish construction standards."
 - vii. Road in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in section 36-89(d).
- c. *Small Partitions.* Creating new 60 foot rights-of-way or private roads for property division are not allowed. Any new lots created by these partitions must have frontage on existing roads. If not on an existing right-of-way (public or private) then the partition must follow the major subdivision regulations.
- d. *Family Partitions.* These divisions are intended to be divisions between family members as stated in this section.
1. Family members include ascendants and descendants of the first degree and siblings, including step and half blood relation.
 2. Legal ownership must be provided with the application.
 3. Affidavit that is provided by the Parish must be notarized and provided at the time of application.
 4. 35' access servitude will be allowed, and lots must at least be 125' frontage on servitude of an existing public right of way.
 5. No extension of an existing servitude to create said division is allowed.
 6. The maximum number of lots will be determined by the family partition definition. Any future divisions beyond the maximum number per the family partition definition shall not be granted until 10 years has passed from the original approval date. Any additional divisions can be requested that have higher standards (i.e.: small partition, major subdivision, or planning commission approval).
 7. The following statements shall be added to the property deed and survey plats:
 - a) "After the maximum property divisions have been given, no further divisions are allowed within 10 years or until the servitude is brought up to parish road right of way standards."
 - b) "Any creation of an access servitude, private right of way will be noted as private and will not be maintained or accepted into the parish maintenance system."
 8. There shall be no fee collected for this type of division.
 9. Divisions must meet the minimum lot size and frontage requirements set forth in Section 36-90 (a) (1) (2) and (3).
- (5) *Residential minor partition setbacks.* Side and rear setbacks shall be ten feet from the property line. The front setback shall be a minimum of 25 feet from public right-of-way lines. In cases when the right-of-way lines cannot be determined, the setback line will begin 18 inches behind the back slope of the drainage ditches.
- (6) *Minor commercial partition setbacks.* Minor commercial setbacks shall follow all prescribed setbacks and buffer area requirements as set forth in this chapter.
- (7) *Residential minor partitions.* Any partition seeking administrative approval and not meeting the standards of this subsection shall be required to seek planning commission approval.
- a. Planning commission approval for minor partitions must meet current lot size and frontage requirements as identified in section 36-91(d)(3) and (4); and b.
 - b. The applicant may be required to provide any other information requested by the planning commission.
- (8) *Exceptions.*
- a. Divisions for utility placement do not have specific size requirements.
 - b. Residential minor partition lots that obtain access at the dead end of a road shall have no minimum frontage required.
- (9) *Planning commission approval; when required.* Amendments to any required statements on minor partitions require planning commission approval.
- (10) All minor subdivisions point of egress and ingress shall be upon a public right of way with a minimum average paved surface width of sixteen feet. If the average width of the paved surface is less than sixteen feet, the developer shall be responsible for obtaining the necessary right of way expansions and shall bear the costs of any expansion of the right of way and widening of the paved surface. In the event an expansion is necessary, the widening shall be performed the full length of the frontage road to the next major intersection of a publicly maintained right of way.
- (11) *Structures.* All surveys must show any structures that are as close as 10 feet of said setbacks set herein.

- (b) *Mini partitions.*
- (1) A mini partition creates a minimum of two but no more than four new lots of record.
 - (2) A 60-foot right-of-way or private road dedicated for road access, utilities and sewage leading to a parish-maintained road is allowed to be created if the original parcel to be divided is a minimum of three acres or more.
 - (3) The following statements shall be added to the property deed and plats of mini partitions, as applicable and recorded:
 - a. Any newly created right-of-way or private road dedicated for a mini partition that does not meet parish specifications for road construction will not be accepted into the parish maintenance system.
 - b. Future divisions proposed within 10 years of original approval must follow any additional regulations based on total number of lots including original partition. For example: additional divisions (including original partition) of lots over 4 but no more than 8 must be considered a small partition and those regulations would apply. Additional lots (including original partition) over 8 would be a major subdivision.
- (c) *Small partitions.*
- (1) A small partition creates a minimum of five lots, but no more than eight new lots of record.
 - (2) Lots may be allowed on existing publicly maintained roadways or on existing private roadways recorded with the 911 office prior to the date of the adoption of the ordinance (January 23, 2023) from which this chapter is derived, provided each type meets the minimum infrastructure requirements and provides all the following:
 - a. A wetlands jurisdictional determination, in writing from the corps of engineers, is obtained;
 - b. A comprehensive drainage plan is presented, detailing where sewer effluent will be received by a public, maintained waterway and any major utilities;
 - c. Such small partitions may be approved by the parish engineer and a representative of the office of community development, without having to be presented to the planning commission;
 - d. All such small partitions must be filed with the parish clerk of court before any permits will be issued. The appropriate checklist shall be completed and submitted with four copies of the plat, drawn on a sheet measuring 24 inches by 36 inches; and
 - e. The same regulations apply to a private small partition except the lots may front on an existing private road with each lot consisting of four acres or more. Lots fronting on a cul-de-sac must have no less than 60 feet of frontage. Roads in a private small partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in the gated and private communities regulations.
- (d) *Minor commercial partitions.* General minor commercial partitions result in the creation of two lots, but not exceeding four (4) lots fronting on an existing road for access with the intended purpose of commercial developments being constructed on these lots.
- (1) Lots sizes meet the minimum 125 feet of road frontage.
 - (2) Each lot must be a minimum of one acre each.
 - (3) These subdivisions are considered minor subdivisions and may be approved administratively upon signature by the Planning Department.
 - (4) All such partitions must be filed with the parish clerk of court before any commercial development permits will be issued.
 - (5) A wetlands jurisdictional determination, in writing from the Corps of Engineers, is obtained.
 - (6) Sewerage discharge verification is not required for the approval of these subdivisions. Details concerning where sewer effluent will be received by a public, maintained waterway will be required at the time of the commercial development plan.
 - (7) The survey plat shall state that the lots are for the intended purpose of commercial development. No single-family residential houses or multifamily residential developments shall be allowed on parcels.

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by _, the foregoing ordinance was hereby declared adopted on this 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

DELIVERED TO PRESIDENT: _____ day of September, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of September, 2023 at _____

T. P. Ordinance No. 23-56

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 –
PLANNING AND DEVELOPMENT, ARTICLE VI – ADDITIONAL
AGENCIES’ REQUIREMENTS, SECTION 36-143 – GENERAL
INFRASTRUCTURE REVIEWS AND APPROVALS, (1) – FIRE
MARSHAL/FIRE DISTRICT REVIEW, (C) – DRY HYDRANTS

Chapter 39 PLANNING AND DEVELOPMENT
ARTICLE VI. ADDITIONAL AGENCIES’ REQUIREMENTS

Sec. 36-143. General infrastructure reviews and approvals.

(1) *Fire marshal/fire district review*

- c. *Dry Hydrants.* The purpose of this ordinance is to provide specifications on dry hydrants supplied by static water sources that have adequate water capacity such as ponds, lakes, and reservoirs. To allow for supplemental water for fire departments not to be included in needed fire flow. But an extra source of water in an emergency.

Tangipahoa Parish will calculate or allow a Louisiana licensed engineer to calculate the flow rate using NFPA 1142 (Current Edition). However, the minimum water capacity for a static water source (other than a fire protection water tank) shall be 60,000 gallons to accommodate for some evaporation.

Dry Hydrant Design Criteria per NFPA 1142:

1. As a minimum, 6” Schedule 40 pipe and component fittings shall be used.
2. All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm at draft
3. All exposed surfaces and underground metal surfaces shall be protected to prevent deterioration.
4. Dry hydrant connection shall have 5” national standard threads with suction gaskets and a cap.
5. Dry hydrant systems, including piping, shall be supported and/or stabilized using approved engineering design practices. Stabilization or equivalent protection shall be employed at elbows and other system stress points.
6. All systems must be designed by a Louisiana-licensed engineer. All plans submitted for approval must bear the seal and signature of the engineer.
7. Construction plans for a dry hydrant system must be filed as part of the development application.
8. All connections shall be clean, and the appropriate sealing materials shall be used according to the manufacturer’s specifications to ensure that all joints are airtight.
9. System strainers shall be constructed to permit the required fire flow.
10. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained around the circumference of the free-standing dry hydrant, except as otherwise required or approved by the fire code official.
11. Dry hydrants shall be located such that they are accessible under all weather conditions.
12. Dry hydrants shall be located a minimum of 100 feet (30 m) from any structure.
13. Dry hydrants shall be located within two (2) feet and a maximum of seven (7) feet from the gutter face of the curb or painted edge of an emergency (fire) apparatus access road which meets the requirements of the adopted fire code.
14. Fire Lane signage meeting the requirements of the adopted fire code shall be installed on the fire lanes serving the dry hydrant. No parking or other obstacles shall be allowed within the fire lane per Louisiana statute and the adopted fire code.
15. Dry hydrants shall be protected from damage by vehicles
16. Dry hydrant locations shall be made visible using signage above the connection with the words “Dry Hydrant for Fire Department Use only.”
17. The dry hydrant shall be always kept free from vegetation and are for fire department use only.
18. There shall not be less than four (4) feet of water above the strainer and not less than two (2) foot of water below the strainer.
19. The hydrants shall be flow tested by the local fire department at least annually with an approved pump to ensure that the minimum design flow is maintained.
20. Dry hydrants shall be inspected by the local fire department annually and maintained as necessary to keep them in good working order.
21. Hydrant risers shall be protected from ultraviolet (UV) degradation by painting or other measures.
22. The local fire department shall maintain, in a safe location, maps and records of each dry hydrant installation and the subsequent test, inspections, maintenance, and repairs to the hydrant.

- 23. All maintenance and repairs shall be done by the property owner and/or homeowners' association.
- 24. The parking pad for the fire truck must meet all access road requirements as laid out by NFPA or the Parish Engineer and Fire Administrator for fire trucks. Minimum of 20ft width, 40ft length, and 13.5ft unobstructed vertical clearance and an appropriate radius for turns in the road and dead ends.

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by _, the foregoing ordinance was hereby declared adopted on this 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

 Jill DeSouge
 Clerk of Council
 Tangipahoa Parish Council

 David P. Vial
 Chairman
 Tangipahoa Parish Council

INTRODUCED: September 11, 2023

PUBLISHED: September 21, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 25, 2023

DELIVERED TO PRESIDENT: _____ day of September, 2023 at _____

APPROVED BY PRESIDENT: _____
 Robby Miller Date

VETOED BY PRESIDENT: _____
 Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of September, 2023 at _____

T. P. Ordinance No. 23-57

AN ORDINANCE PLACING 35MPH SPEED LIMIT SIGNS ON ED BROWN ROAD IN DISTRICT 6

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, as follows:

- 1) 35 MPH speed limit signs on Ed Brown Road in District No. 6

in Accordance with Chapter 42, Streets, Roads, Sidewalks and Drainage - Article I, in General - Section 42-19.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by _, the foregoing ordinance was hereby declared adopted on this 10th day of October 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: September 25, 2023

PUBLISHED: October 5, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: October 10, 2023

DELIVERED TO PRESIDENT: _____ day of October, 2023 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of October, 2023 at _____

T. P. Ordinance No. 23-58

AN ORDINANCE TO AMEND T.P. ORDINANCE NO. 21-68 TO GRANT A VARIANCE TO TANGIPAHOA PARISH CODE OF ORDINANCES CHAPTER 6-ALCOHOLIC BEVERAGES, APPLICATION PERMIT PROCESS OF LOCATION OF ESTABLISHMENTS RESTRICTED, CHANGED LOCATIONS, AND TRANSFER FOR WISEGUYS DAIQUIRI’S, LLC IN DISTRICT NO 7

WHEREAS, Wiseguys Daiquiri’s, LLC, an established business with an ATC permit since 2000, is moving to a new location (Assessment #6555452) approximately 1079 feet west of the current location; and

WHEREAS, Tangipahoa Parish Code of Ordinances Chapter 6-Alcoholic Beverages, Article II-High Alcoholic Content Licenses, Section 6-34. Location of establishments restricted, Section 6-36. Transfer and Article III-Low Alcoholic Content Licenses, Section 6-81. Location of establishments restricted, Section 6-87. Separate permits required for each place of business; sales of businesses; changed locations, and 6-88. Transfer requires permit applicants to have written notarized consent of adjacent property owners, a retail dealer or wholesale dealer shall conduct his business only in the licensed premises, and no permit issued hereunder shall authorize the conducting of business in any changed location, except upon application therefor submitted to the council, which may grant or deny it as it deems advisable, but, if approved, no additional license or permit shall be required and permits are nontransferable; and

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that a variance to the section of the Tangipahoa Parish Code of Ordinances, Parish of Tangipahoa, State of Louisiana, be granted to Wiseguys Daiquiri’s, LLC for the reapplication process due to moving to a new location (Assessment #6555452) approximately 1079 feet west of the current location;

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance, having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council.

On motion by_ and seconded by _, the foregoing ordinance was hereby declared adopted on this 10th day of October 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge
Clerk of Council
Tangipahoa Parish Council

David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: September 25, 2023

PUBLISHED: October 5, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: October 10, 2023

DELIVERED TO PRESIDENT: _____ day of October, 2023 at _____

APPROVED BY PRESIDENT: _____

Robby Miller Date

VETOED BY PRESIDENT: _____

Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of October, 2023 at _____

T. P. RESOLUTION NO. R23-30

**A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT
GOVERNMENT FOR TOULA TOWING & RECOVERY, LLC TO PROCEED WITH
THE PERMITTING PROCESS FOR AN AUTOMOBILE/VEHICLE IMPOUND
FACILITY IN DISTRICT 8**

WHEREAS, Toula Towing & Recovery, LLC has submitted an application for the development of an automobile/vehicle impound facility in Tangipahoa Parish; and

WHEREAS, the automobile/vehicle impound facility is to be located at 44090 Traylor's Trail, Ponchatoula, LA 70454 in Districts 8; and

WHEREAS, the Technical Review Committee has reviewed and approved the site plan for Toula Towing & Recovery, LLC; and

NOW, THEREFORE BE IT RESOLVED, that the Tangipahoa Parish Council acting as the governing authority does hereby find that Toula Towing & Recovery LLC's application is complete and complies with the requirements of the Tangipahoa Parish Code of Ordinances and does hereby authorize the Technical Review Committee to proceed with the permitting process and issue such approvals as necessary for the construction and operation of the automobile/vehicle impound facility proposed by Toula Towing & Recovery, LLC.

On motion by _ and seconded by _, the foregoing resolution was hereby declared adopted on this the 25th day of September 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Jill DeSouge, Clerk of Council
Tangipahoa Parish Council

David P Vial, Chairman
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish

COMMERCIAL DEVELOPMENT APPLICATION



NAME OF DEVELOPMENT/BUSINESS:

Joula Louing & Recovery, LLC Date: _____

Check type of development applying for below:

Retail Business Owner-operated Business Industrial Non-profit Amendment to Existing

Please type or print all information below: An incomplete application will not be accepted:

OWNER(s)

Name: Charles "Glyn" Bardwell, #
Address: 18447 Weinberger Rd
City: Ponchatoula ST LA ZIP 70454
Phone: C 985-687-2318 Wk 985-662-5050
Email: toulatouing@gmail.com

APPLICANT (if different from Owner)

Name: _____
Address: _____
City: _____ ST _____ ZIP _____
Phone: C _____ Wk _____
Email: _____

PROPERTY INFORMATION

Location (Hwy/Rd) 44090 Traylor's Trail
City: Ponchatoula ST La Zip 70454
Assessment: # 2266318 Acreage (total) 26.6 Lots: 4
Section (s) 29 ; Township: 6 ; Range: 9

SURVEYOR or ENGINEER INFORMATION

Company Name: Max Bodin, Inc
Engineer: _____ Surveyor: Max Bodin
Phone: Wk: 985-634-2934 Cell: _____ Fax: _____
Email: info.maxbodin@gmail.com

I am requesting approval to development the above referenced parcel of property into a development as represented on the attached survey plat. I attest that all required minimum standards are met and information I have provided to be true and accurate. I certify that I am the legal owner of this property or have been designated by the owner, as per accompanying affidavit or contract, to make this request on owner's behalf.

Signature [Handwritten Signature]

Date 7-18-23

Print name here if different than Owner: _____

OFFICE USE ONLY:

ACCEPTED BY: _____ DATE: _____

DATE 1st REVIEWED BY TRC: _____

APPROVED BY: TRC PC APPROVAL DATE: _____

COMMENTS: _____ FEE: N/C

STATE OF LOUISIANA
PARISH OF TANGIPAHOA

LETTER OF INTENT TOULA
TOWING AND RECOVERY, LLC

September 5, 2023

ATTENTION: Concerned Agencies of Tangipahoa Parish: Planning Commission, Environmental Services, Parish Council, Permit Issuing Agencies and And Other Parties;

This letter is being offered as Notice of Intent on the part of Toula Towing and Recovery, LLC, to expand operations of business to a single existing office structure, configured for walk-up window service only. Said building is privately owned and situated on privately-owned property at the physical address of 44090 Traylor's Trail, Ponchatoula, LA. 70454. Location of the property is not within any corporate town limits.

This "expansion" of operations is being made as part of an existing operation that has heretofore been primarily mobile in nature. The building interior will NOT be accessible by the patrons of the business, all transactions will take place at and through a service window. No restrooms or other accommodations of any kind will be offered at this location.

This location's primary use will be for the temporary storage of wrecked and or impounded automobiles and equipment. Commonly acquired from Local Law Enforcement Agencies and Insurance Companies. There will be no work done to said automobiles/equipment at this facility. They will be transported to other authorized locations for repair or salvage operations.

Having complied with all other requirements put forth by local and State authorities it would be my hope to begin operations at this location as soon as possible.

Respectfully Submitted,

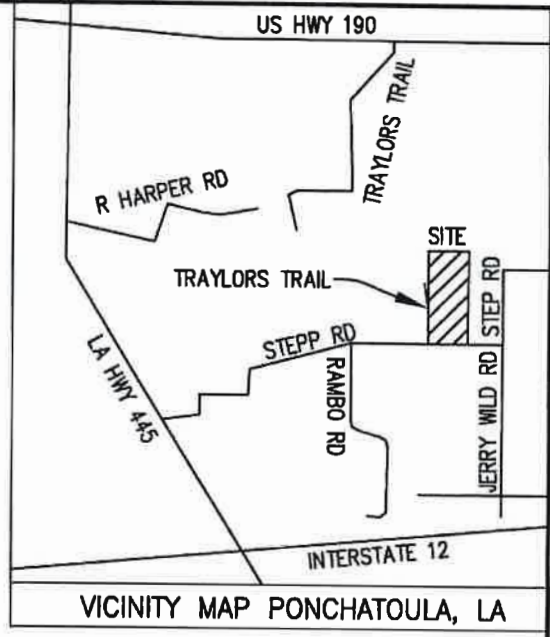


Charles Glyn Bardwell, II

Owner/ Proprietor of:

Toula Towing and Recovery, LLC

MARCY BARDWELL MINI-PARTITION
 LOCATED IN SECTION 29, T6S-R9E,
 GREENSBURG LAND DISTRICT,
 PARISH OF TANGIPAHOA,
 STATE OF LOUISIANA.



APPROVED

 9/1/2023
 PLANNING DEPARTMENT REPRESENTATIVE DATE

NOTES
 OWNER NAME: MARCY BARDWELL
 LOCATION: PONCHATOULA, LA
 TOTAL ACREAGE: 26.642 ACRES
 TOTAL TRACTS: 3 TRACTS

SETBACKS:
 25' FRONT SETBACK
 10' SIDE SETBACK
 10' REAR SETBACK

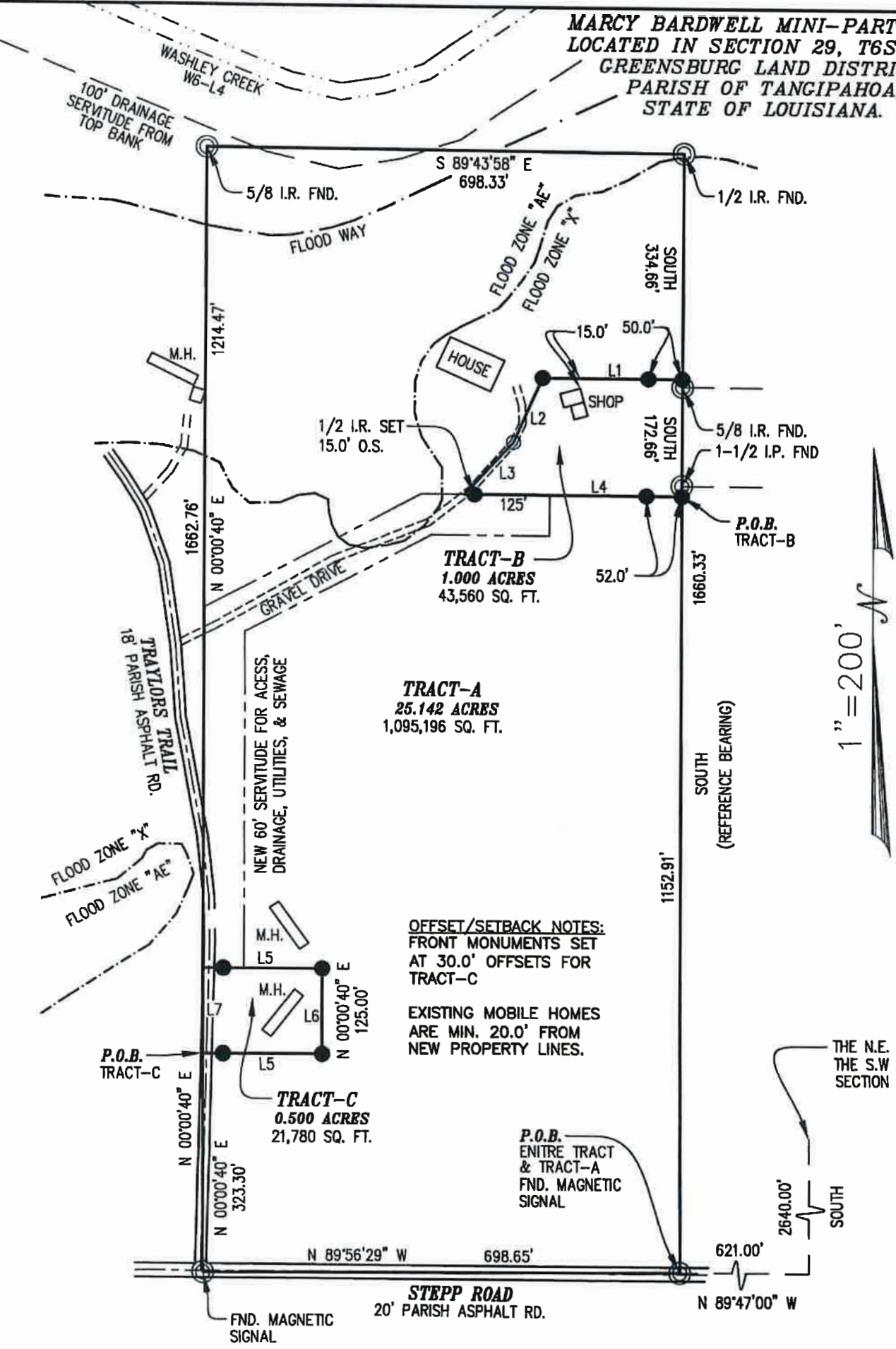
LEGEND:
 ● = 1/2" I.R. SET
 ⊙ = FOUND CORNER
 ○ = NOT FOUND OR SET

REFERENCE PLAT#1
 SURVEY PLAT BY WILLIAM PRINGLE DATED 5-12-1981

REFERENCE PLAT#2
 BARDWELL FAMILY PART. BY WILLIAM J. BODIN JR. OF BODIN AND WEBB, INC DATED 6-24-2002

REFERENCE BEARING
 SOUTH AS PER BOTH REFERENCE PLATS

FLOOD NOTES:
 FLOOD ZONE "X" (NOT FLOOD PRONE)
 FLOOD ZONE "AE" (FLOOD PRONE)
 COMMUNITY NO. 220206
 MAP NO. 22105C0455F
 DATED: 7-22-2010



OFFSET/SETBACK NOTES:
 FRONT MONUMENTS SET AT 30.0' OFFSETS FOR TRACT-C

EXISTING MOBILE HOMES ARE MIN. 20.0' FROM NEW PROPERTY LINES.

P.O.B. ENTIRE TRACT & TRACT-A FND. MAGNETIC SIGNAL

THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 29, T6S-R9E

FUTURE DIVISION NOTE:
 FUTURE DIVISIONS PROPOSED WITHIN 10 YEARS OF ORIGINAL APPROVAL MUST FOLLOW ANY ADDITIONAL REGULATIONS BASED ON TOTAL NUMBER OF LOTS INCLUDING ORIGINAL PARTITION.

REVISION NOTE:
 REVISED 8-31-2023 TO REMOVE ORIGINAL TRACT-B, RENAME ORIGINAL TRACT-D TO TRACT-B, AND CORRECT DIMENSIONS, ACREAGE, AND DESCRIPTIONS TO REFLECT AS SUCH.

LINE	BEARING	LENGTH
L1	S 89°50'42" E	205.64'
	N 89°50'42" W	205.64'
L2	N 23°58'12" E	104.20'
	S 23°58'12" W	104.20'
L3	N 42°50'07" E	105.18'
	S 42°50'07" W	105.18'
L4	S 89°50'42" E	319.48'
	N 89°50'42" W	319.48'
L5	N 89°56'29" W	174.24'
	S 89°56'29" E	174.24'
L6	S 00°00'40" W	125.00'
L7	N 00°00'40" E	125.00'

PRIVATE ROAD STATEMENTS:
 PRIVATE ROADS WILL NOT BE ACCEPTED INTO THE PARISH MAINTENANCE SYSTEM UNLESS BROUGHT UP TO CURRENT PARISH CONSTRUCTION SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/OWNERS RESIDING ALONG THE PRIVATE ROADWAY TO MAINTAIN SAID ROAD.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 26.642 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 29, T6S-R9E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

JUNE 26, 2023
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF GLYN BARDWELL

SURVEY FOR:
 MARCY BARDWELL
 44090 TRAYLORS TRAIL
 PONCHATOULA, LOUISIANA

MAX J. BODIN, P.L.S.
 LA. REG. NO. NO. 5237
 8/31/23
 DATE



MA
 Max Bodin, Inc.
 Land Surveying & Consulting Engineers
 44052 W. Pleasant Ridge Rd. Hammond, LA 70403
 Phone: 225-368-7698

23053/BARDWELL

**DESCRIPTIONS FOR THE
MARCY BARDWELL MINI-PARTITION LOCATED IN SECTION 29, T6S-R9E,
GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA,
STATE OF LOUISIANA.**

DESCRIPTION OF ENTIRE TRACT

A 26.642 ACRE PARCEL OF LAND, LOCATED IN SECTION 29, T6S-R9E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING N.E. CORNER OF THE S.W. 1/4 OF SECTION 29, T6S-R9E THENCE SOUTH A DISTANCE OF 2640.00 FEET AND N 89°47'00" W A DISTANCE OF 621.00' TO THE POINT OF BEGINNING;
THENCE N 89°56'29" W A DISTANCE OF 698.65 FEET;
THENCE N 00°00'40" E A DISTANCE OF 1662.76 FEET;
THENCE S 89°43'58" E A DISTANCE OF 689.33 FEET;
THENCE SOUTH A DISTANCE OF 1660.33 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 26.642 ACRES, ALL LOCATED IN SECTION 29, T6S-R9E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 6-26-2023.

DESCRIPTION OF TRACT-A

A 25.142 ACRE PARCEL OF LAND, LOCATED IN SECTION 29, T6S-R9E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING N.E. CORNER OF THE S.W. 1/4 OF SECTION 29, T6S-R9E THENCE SOUTH A DISTANCE OF 2640.00 FEET AND N 89°47'00" W A DISTANCE OF 621.00' TO THE POINT OF BEGINNING;
THENCE N 89°56'29" W A DISTANCE OF 698.65 FEET;
THENCE N 00°00'40" E A DISTANCE OF 323.30 FEET;
THENCE S 89°56'29" E A DISTANCE OF 174.24 FEET;
THENCE N 00°00'40" E A DISTANCE OF 125.00 FEET;
THENCE N 89°56'29" W A DISTANCE OF 174.24 FEET;
THENCE N 00°00'40" E A DISTANCE OF 1214.47 FEET;
THENCE S 89°43'58" E A DISTANCE OF 689.33 FEET;
THENCE SOUTH A DISTANCE OF 334.66 FEET;
THENCE N 89°50'42" W A DISTANCE OF 205.64 FEET;
THENCE S 23°58'12" W A DISTANCE OF 104.20 FEET;
THENCE S 42°50'07" W A DISTANCE OF 105.18 FEET;
THENCE S 89°50'42" E A DISTANCE OF 319.48 FEET;
THENCE SOUTH A DISTANCE OF 1152.91 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 25.142 ACRES, ALL LOCATED IN SECTION 29, T6S-R9E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 6-26-2023.

DESCRIPTION OF TRACT-B

A 1.000 ACRE PARCEL OF LAND, LOCATED IN SECTION 29, T6S-R9E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING N.E. CORNER OF THE S.W. 1/4 OF SECTION 29, T6S-R9E THENCE SOUTH A DISTANCE OF 2640.00 FEET, N 89°47'00" W A DISTANCE OF 621.00 FEET, AND NORTH 1152.91 FEET TO THE POINT OF BEGINNING;
THENCE N 89°50'42" W A DISTANCE OF 319.48 FEET;
THENCE N 42°50'07" E A DISTANCE OF 105.18 FEET;
THENCE N 23°58'12" E A DISTANCE OF 104.20 FEET;
THENCE S 89°50'42" E A DISTANCE OF 205.64 FEET;
THENCE SOUTH A DISTANCE OF 172.66 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 1.000 ACRES, ALL LOCATED IN SECTION 29, T6S-R9E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 6-26-2023.

DESCRIPTION OF TRACT-C

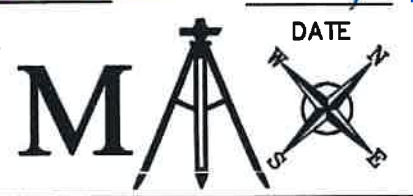
A 0.500 ACRE PARCEL OF LAND, LOCATED IN SECTION 29, T6S-R9E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING N.E. CORNER OF THE S.W. 1/4 OF SECTION 29, T6S-R9E THENCE SOUTH A DISTANCE OF 2640.00 FEET, N 89°47'00" W A DISTANCE OF 621.00 FEET, N 89°56'29" W A DISTANCE OF 698.65 FEET, AND N 00°00'40" E A DISTANCE OF 323.30 FEET, TO THE POINT OF BEGINNING;
THENCE N 00°00'40" E A DISTANCE OF 125.00 FEET;
THENCE S 89°56'29" E A DISTANCE OF 174.24 FEET;
THENCE S 00°00'40" W A DISTANCE OF 125.00 FEET;
THENCE N 89°56'29" W A DISTANCE OF 174.24 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 0.500 ACRES, ALL LOCATED IN SECTION 29, T6S-R9E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 6-26-2023.

REVISION NOTE:
REVISED 8-31-2023 TO REMOVE ORIGINAL TRACT-B, RENAME ORIGINAL TRACT-D TO TRACT-B, AND CORRECT DIMENSIONS, ACREAGE, AND DESCRIPTIONS TO REFLECT AS SUCH.



Max J. Bodin 8/31/23

MAX J. BODIN, P.L.S. DATE
LA. REG. NO. NO. 5237



Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd. Hammond, LA 70403
Phone: 225-368-7698

SURVEY FOR:
MARCY BARDWELL
44090 TRAILERS TRAIL
PONCHATOULA, LOUISIANA

23053/BARDWELL

Environmental Impact Study

For

Toula Towing

**44090 Traylor's Trail
Ponchatoula, LA**

**Prepared by Barrilleaux & Assoc., Inc
March 14th, 2023**

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 - a. Waste Oil**
 - b. Batteries**
 - c. Waste Gasoline**
- 8. Drainage Plan**
- 9. Appendix A**
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- 11. Appendix C**
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- 13. Appendix E**
- 14. Appendix F**

1. Executive Summary:

The environmental impact of the proposed facility has been studied using various references and engineering knowledge. These include published soil maps, FEMA flood maps, USGS quads, and on-site evaluation.

The site is currently a 26.66-acre site with a residence and an office. Otherwise, the site is woods and field. It is proposed to be the office and temporary vehicle storage site for a vehicle towing company (Toula Towing). The repurposing will not increase the negative impact from the site because the vehicles stored are not processed or salvaged onsite, but only held until they can be moved to another facility. The vehicles are wrecked or seized vehicles and there are controls in place to contain any oil-base fluids that may leak. The facility currently does not have containment and isolation for storm water, but this site is a temporary, non-processing site, so there is no anticipated contamination that could negatively impact the environment.

In regard to the drainage of the site, all water that falls on the site flows towards the south from the site via perimeter ditches or swales to a drainage ditch south of the storage area. The ultimately flows to Washley Creek which is North of the site. The commercial activity will not significantly increase the water flow from the site.

With the controls in place, there is also no other reasonable alternative site location that would provide less negative environmental impact.

After review, it is our opinion that this operation will create no significant negative environmental impact at this site.



Robert Clay Barrilleaux, P.E. 3/16/23

2. Project Description:

This project is a temporary storage site for a towing company. Vehicles that are impounded, seized, or wrecked are towed to the site and held until they can be moved to another facility. The vehicles are not salvaged or worked on at this site. The site is on 26.6 acres, but the fenced storage area is ~0.4 Acres as shown on attached site map. The site is located at 44090 Traylor's Trail, Ponchatoula. The site is near the Washley Creek but the area being used for storage is not within the flood zone of the creek, it is in FEMA flood zone "X". The property is at ~32' NAVD 88 elevation and the nearest flood zone is between 29 at 30' NAVD88. The site did not flood in 2016 or 1983.

The facility is a storage/transfer facility. It receives vehicle bodies ranging from small cars to campers. The vehicle bodies are held for up to 120 days with most vehicles staying onsite less than 5 days. The site will receive 10-20 vehicles per week and have space to store up to 100 vehicles. Appendix A contains a site plan of the proposed facility.

3. Description of Operations

a. Receiving

The facility receives vehicle bodies hauled by Toula Towing. Any vehicle is inspected for engine leaks caused by damage before brought to site and when it arrives. If the vehicle body is deemed safe and non-contaminated, the vehicle then moves to the designated storage area. However, if the vehicle does have material such as oil dripping, it is placed in a designated storage area that has a liner and oil absorbant material in place.

b. Contaminated material

There are only a few hazardous materials that can be dealt with on site, such as small quantities of gas or motor oil. All hoods are kept closed and latched so rainwater may not wash over the engine components. If hoods are loose, they are reinforced with zip-ties.

AS noted above any vehicle with a drip shall be placed over a lined area with absorbant material below. This area is at the highest point of the storage yard so storm water can not flow over the material under the vehicle. As needed the material is removed and disposed of at a licensed facility offsite.

c. Storage areas

Once a vehicle has been determined to not be leaking material, it proceeds to the designated storage area. The storage area consists of a graveled area. The entire area is located in an area with Abita Silt Loam soil. Abita soil is a hydric soil with low permeability ratings.

4. Description and Current Condition of Property

The subject site is ~26.6 acres of property. There is currently a residence and office on the site and Traylor’s Trail is along part of the West side of the property and Step Road in along the South side of the property. It is proposed to add a ~0.40 acre fenced storage area for Toula Towing to temporarily store vehicles while they wait transport to other facilities for salvage or processing. Appendix A has the site layout showing the designated storage plan for the facility. There is one primary drain to the south and one secondary drain on the west side of the property. In addition, swales shall be placed on the east and north side of the fenced area to prevent un-controlled water flow to and from the site. The entire storage site sits in Flood Zone X.

The properties immediately adjacent to the storage site are as follows:

Direction from site	Description of property
South	Woods
North	Woods
East	Residence
West	Site owner’s residence and Residences

The storage site is 50’ from the main tract’s property line. The residence to the east is within 100 feet of the storage site, but the current owner has granted written permission for the site to be that close.

5. Environmental Impact Assessment Checklist

In the following checklist various impacts of the project are considered. An answer of yes means that this project has a potential impact, no means it does not. Conditional means that there is an impact but there are special conditions or actions taken may mitigate the impact.

POSITIVE/NEGATIVE/NO IMPACT	+	-	NO	N/A	CONDITIONAL
<u>Land Development:</u>					
1. Conformance with Comprehensive Plans and Zoning				✓	
2. Compatibility and Urban Impact			✓		
3. Slope			✓		
4. Erosion			✓		
5. Soil Suitability			✓		
6. Hazards and Nuisances, including Site Safety			✓		
<u>Noise:</u>					
7. Effect of Ambient Noise on Project and Contribution to Community Noise Level			✓		
<u>Air Quality:</u>					
8. Effect of Ambient Air Quality on Project and Contribution to Community Pollution Levels			✓		
<u>Environmental Design and Historic Values:</u>					
9. Visual Quality – Coherence, Diversity, Compatible Use, and Scale				✓	
10. Historic, Cultural, and Archeological Resources			✓		
<u>Socioeconomic:</u>					
11. Demographic/Character Changes			✓		
12. Displacement			✓		
13. Employment and Income Patterns			✓		
<u>Community Facilities and Services</u>					
14. Education Facilities				✓	
15. Commercial Facilities				✓	
16. Health Care			✓		
17. Social Services				✓	
18. Solid Waste			✓		
19. Waste Water			✓		
20. Storm Water			✓		
21. Water Supply				✓	
22. Public Safety: Police			✓		
23. Public Safety: Fire Protection			✓		
24. Public Safety: Emergency Medical			✓		
25. Public Safety: Open Spaces				✓	
26. Public Safety: Recreation				✓	
27. Public Safety: Cultural Facilities				✓	
28. Public Safety: Transportation			✓		

POSITIVE/NEGATIVE IMPACT	+	-	NO	N/A	CONDITIONAL
<u>Natural Features</u>					
Water Resources			✓		
Surface Water			✓		
Floodplain				✓	
Wetlands			✓		
Coastal Zone				✓	
Unique natural features and agricultural lands			✓		
Vegetation and Wildlife			✓		

6. Comments and Discussion

Land Development:

1. **Conformance with Comprehensive Plans and Zoning**

There is no zoning and thus no zoning restrictions in this area.

2. **Compatibility and Urban Impact**

This area is rural residential. Since this is a storage site only and not a processing site and on a large acre tract it will not have any significant impact

3. **Slope**

The site has a light slope (<0.5%) and any storm water flows off the property to ditches along the west and south of the storage site. Because of this, there are no slope related problems expected such as erosion or high-water run-off.

4. **Erosion**

No unmanageable erosion problems should occur due to the size and slope of the site.

5. **Soil Suitability**

The soil on the site are Abita silty loams. This type of soil is low permeability so this will give added protection in case of an accidental spill.

6. **Hazards and Nuisances, including Site Safety**

Since this site is a storage and not a processing site with limited people working onsite there are no issues with this.

Noise:

7. **Effect of Ambient Noise on Project and Contribution to Community Noise Level**

The site is a storage site with no work being performed on the vehicles, so noise is not an issue.

Air Quality:

8. **Effect of Ambient Air Quality on Project and Contribution to Community Pollution Levels**

This site does not take in materials that can affect air quality. Any such materials are refused entry.

Environmental Design and Historic Values:

9. Visual Quality – Coherence, Diversity, Compatible Use, and Scale

The site shall be fenced to reduce impact on visual quality of the area. The site itself is a ~0.4 site in a larger 26.6-acre tract which also mitigates this concern.

10. Historic, Cultural, and Archeological Resources

This site is not listed as any of the above.

Socioeconomic:

11. Demographic/Character Changes

This site is not large enough to impact this item.

12. Displacement

No one shall be displaced due to this project.

13. Employment and Income Patterns

This facility will not be a large enough employer to impact area patterns.

Community Facilities and Services

14. Education Facilities

No impact due to size and the current owner already lives in this area.

15. Commercial Facilities

There are no commercial facilities to impact.

16. Health Care

No impact due to size and number of people working onsite being 5 or less.

17. Social Services

No social services are impacted due to size.

18. Solid Waste

Solid non-hazardous waste, such as paper and trash, will be collected in a commercial dumpster or parish certified container. The site already has residential garbage collection. All vehicles are sent to other sites for processing, so no waste is generated from them.

19. Waste Water

No restroom facilities are being added to the site. The residence currently on the property has a residential treatment unit.

20. Storm Water

The site is not in a designated flood zone and not prone to flooding. Rainwater is controlled by ditches and swales. Vehicles are kept closed so no rainwater can become contaminated from them. If a vehicle is damaged to the point where exposure can not be prevented it will be covered with a tarp. Any vehicle with a dripping leak will have absorbant material placed under it. Therefore, there is no impact to water sensitive materials.

21. Water Supply

No additional water supply will be added to the site.

22. Public Safety: Police

This area is in the jurisdiction of the Tangipahoa Parish Sheriff's Office. Due to its size no impact on police is anticipated.

23. Public Safety: Fire Protection

This site is in a rural area and fire protection will be provided by the local fire department. It is not expected to have a significant impact on their service due to size and they already service the residence onsite.

24. Public Safety: Emergency Medical

This site is in a rural area. The site will have a first aid kit, but the office will have a phone and any emergency medical attention above basic first aid will have to be called in.

25. Public Safety: Open Spaces

This site is in a rural area and the majority of the 26.6-acre site will remain undeveloped at this time, so this is non-applicable.

26. Public Safety: Recreation

This site is in a rural area and a commercial facility, thus this is non-applicable

27. Public Safety: Cultural Facilities

This site is in a rural area and a commercial facility, thus this is non-applicable.

28. Public Safety: Transportation

This site is located on a parish roadway. The roadway is in good condition, low traffic, and has sufficient width. Given that only 10 – 20 vehicles will be transported weekly, there is no impact on transportation.

Natural Features

29. Water Resources

The site should not impact aquifers or underground water.

30. Surface Water

The water discharge for this site will enter the Washley Creek and it is of utmost importance that the site not adversely affect the creek. All offsite water is diverted around the site with swales and ditches. Vehicles are kept closed so no rainwater can become contaminated from them. If a vehicle is damaged to the point where exposure can not be prevented it will be covered with a tarp. Any vehicle with a dripping leak will have absorbant material placed under it.

31. Floodplain

This property is not in a flood plain. Therefore, this item is not applicable.

32. Wetlands

The area being used for storage (~0.4 acre) in the past was a cleared area and used for agriculture. Therefore, no wetlands exist in this area.

33. Coastal Zone

This site is not is the coastal zone management area.

34. Unique natural features and agricultural lands

This site does not contain unique features.

35. Vegetation and Wildlife

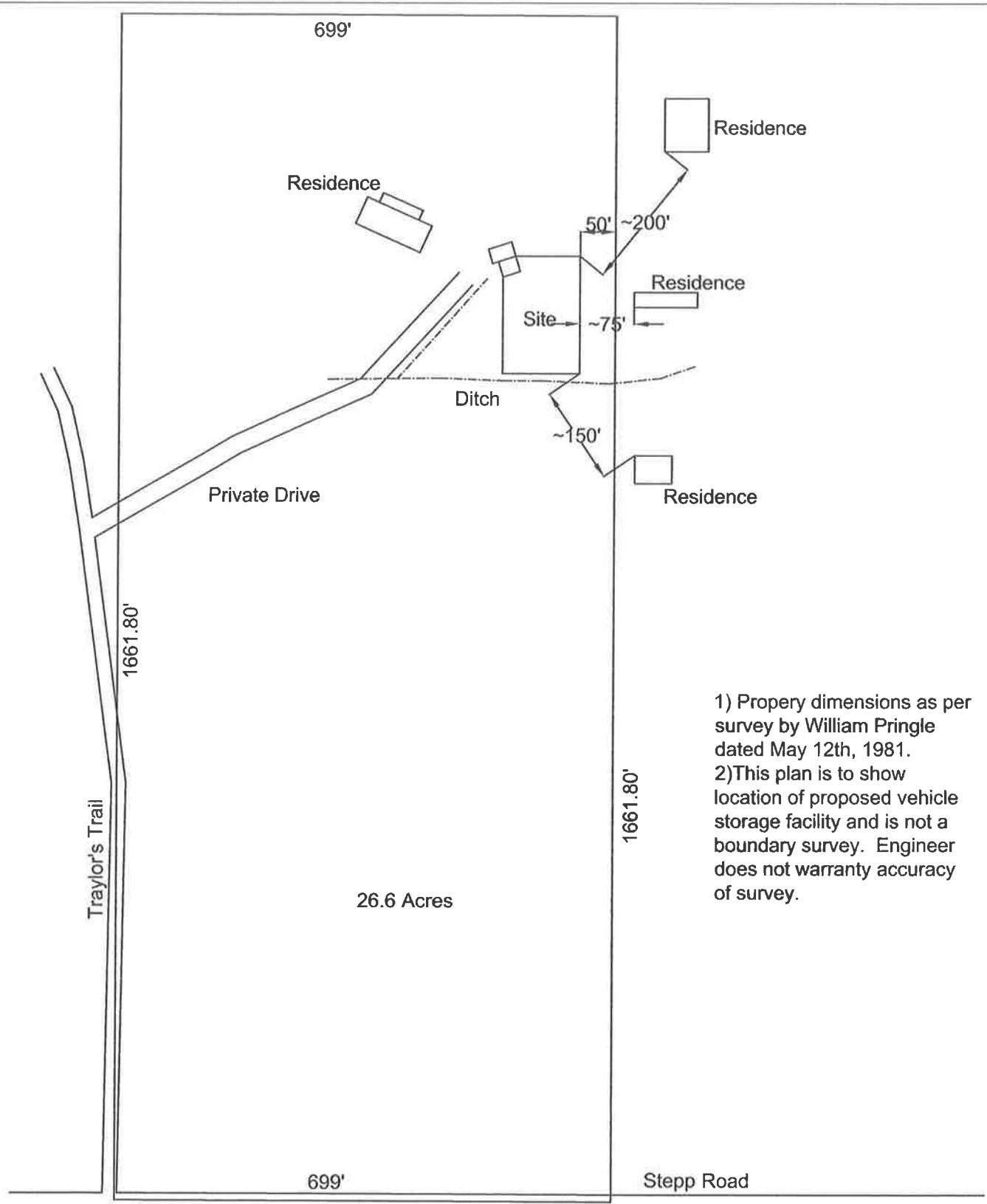
This is an existing residential site and while there are species listed for the Parish of Tangipahoa there are no recorded sightings of them on the facility property.

7. Expected Waste Generation and Procedures for It's Handling and Disposal

The following is a list of expected sensitive materials and procedures to be used for storing and recycling of EPA sensitive parts and materials:

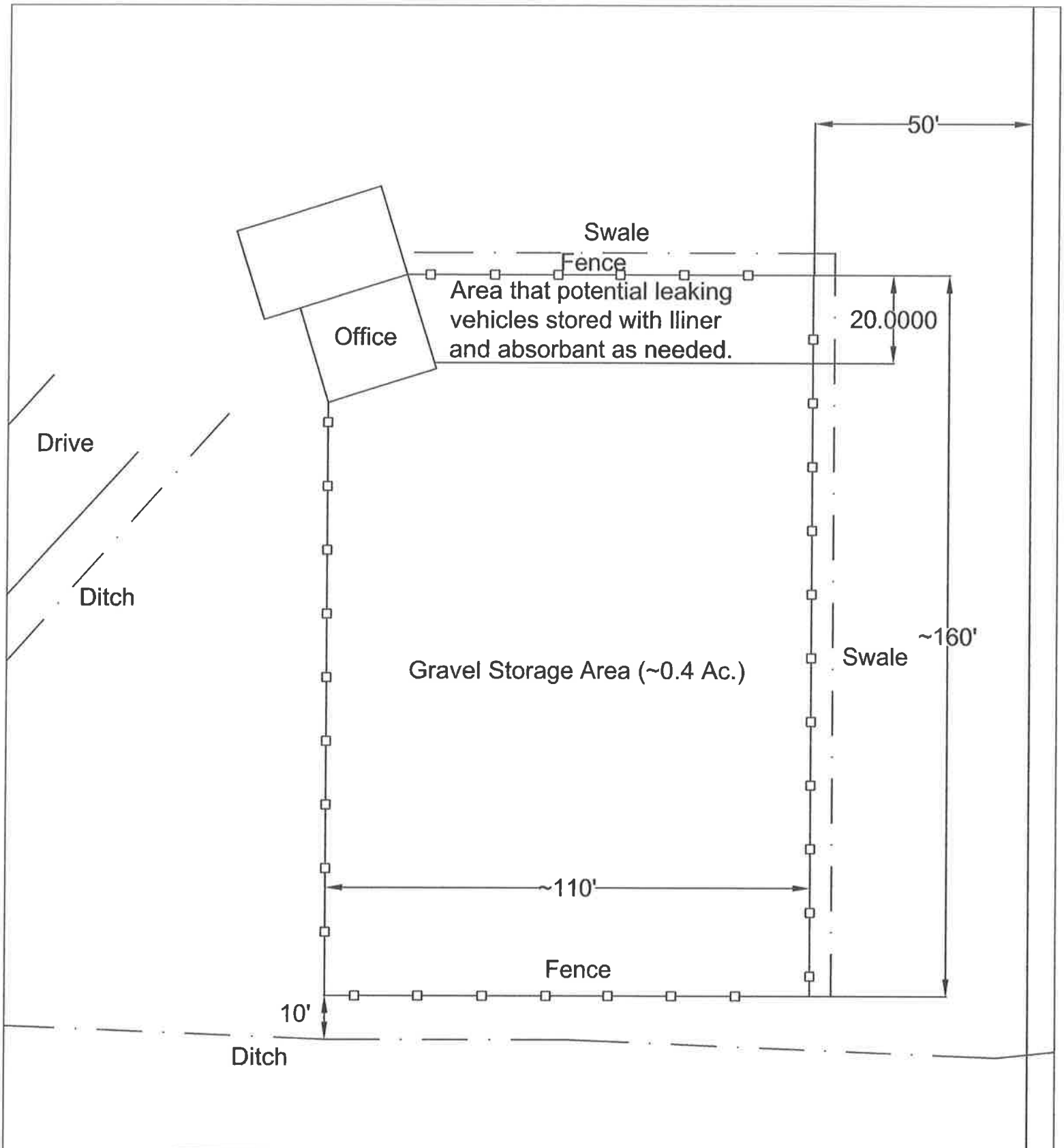
1. Waste Oil or Gasoline

Vehicles are inspected for leaks upon arrival. However, if there is damage to a vehicle body in which a leak occurs it is stored in a lined area with absorbent material under it. Any contaminated absorbant material is removed when the vehicle is removed. The material is disposed of at a licensed disposal facility.



- 1) Property dimensions as per survey by William Pringle dated May 12th, 1981.
- 2) This plan is to show location of proposed vehicle storage facility and is not a boundary survey. Engineer does not warranty accuracy of survey.

<p>Robert Barrilleaux and Associates, Inc.</p> <p>Civil & Environmental Engineers 42333 Deluxe Plaza Ste 8 Hammond, LA 70403 (985) 542-0391</p> <p>Robert C. Barrilleaux, PE 28869</p>	<p>Toula Towing Storage Facility Glyn Bardwell 44090 Taylor's Trail, Ponchatoula</p>	
	Scale: 1" = 200'	Date: March 16th, 2023
	Drawn by: <i>RCB</i>	Revision Date:
	<p>Overall Site Plan</p>	



**Robert Barrilleaux
and Associates, Inc.**

Civil & Environmental Engineers
42333 Deluxe Plaza Ste 8
Hammond, LA 70403
(985) 542-0391

Robert C. Barrilleaux, PE 28869

Toula Towing Storage Facility
Glyn Bardwell
44090 Traylor's Trail, Ponchatoula

Scale: 1" = 30'

Date: March 16th, 2023

Drawn by: *RCB*

Revision Date:

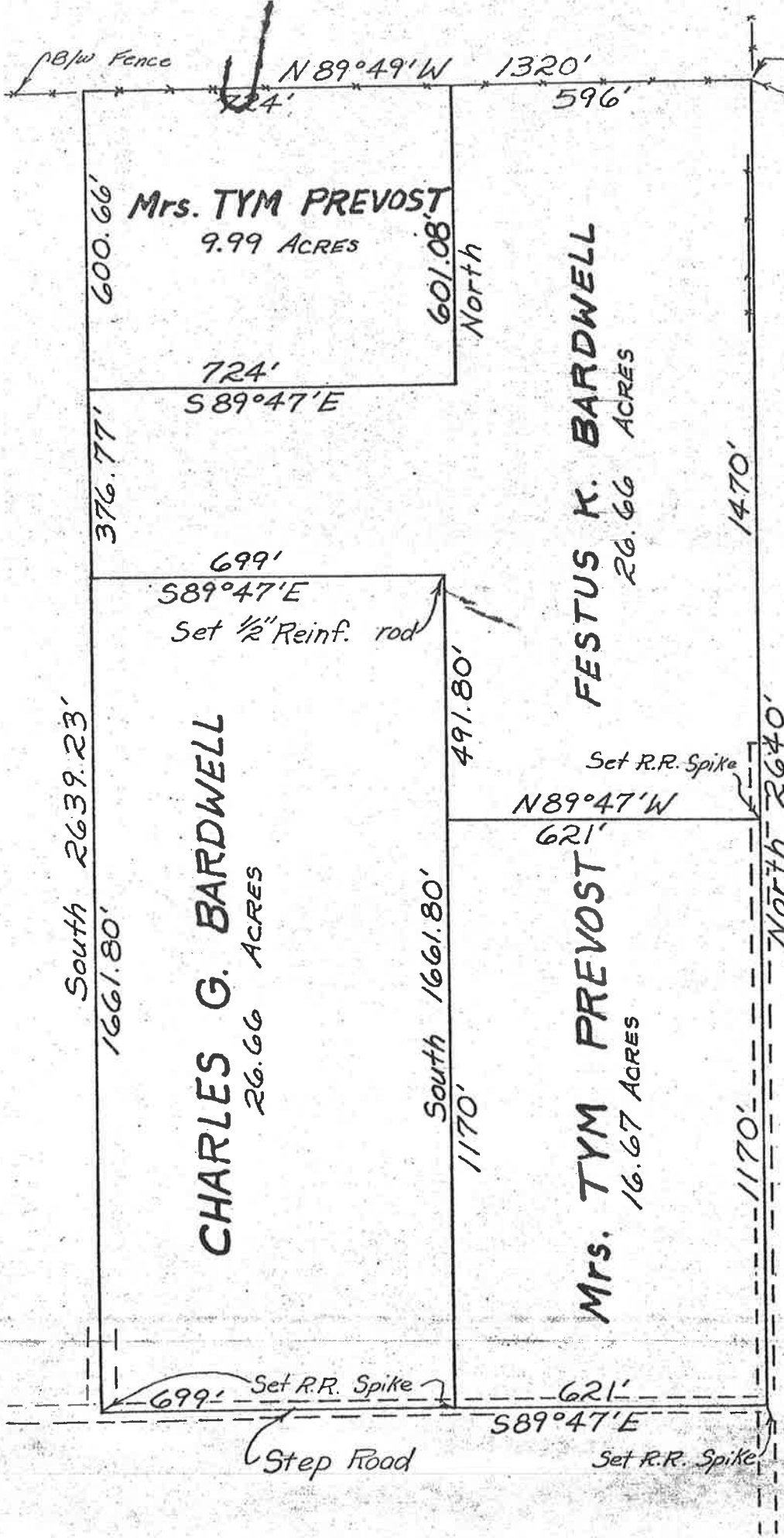
Facility Site Plan

Appendix F

Flood Zone Map

Soil Map

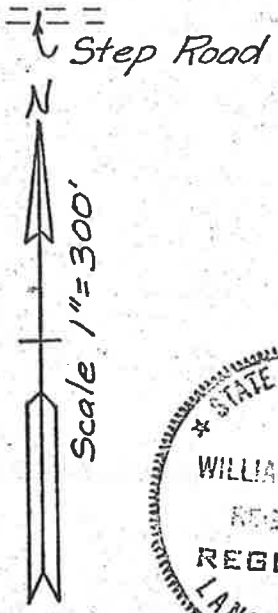
Survey of Property



P.O.B.
Found 1" Iron Pipe

P.O.B. is the N/E
Corner of the S/W 1/4
of Section 29 T6S-R9E
Tangipahoa Parish

SURVEY PLAT OF
PROPERTY LOCATED
IN SECTION 29 T6S-R9E
TANGIPAHOA PARISH

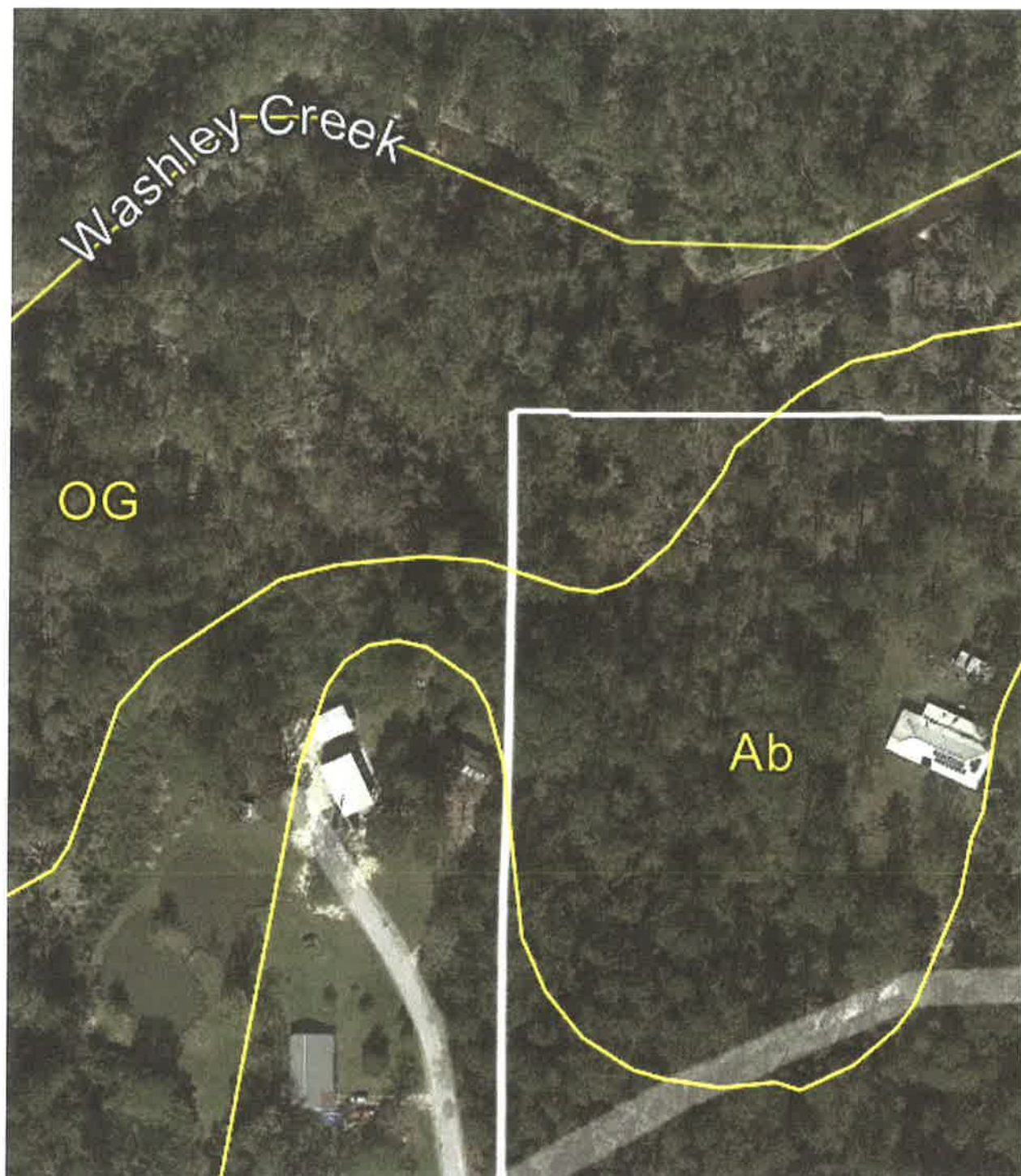


CERTIFIED CORRECT
W. R. Pringle
C.E. AND LAND SURVEYOR
MAY 13, 1981

PARTY CHIEF WAS
Robert A. Harper



Flood Map



Soil Map

STATE OF LOUISIANA
PARISH OF TANGIPAHOA

AFFIDAVIT FOR WAIVER OF
BUFFER REQUIREMENTS

Before me the undersigned authority duly qualified and commissioned in the State and Parish aforesaid personally came and appeared:

**Marcy J. Bardwell , Laurie B. McLean Siekkinen
and
Charles Glyn Bardwell, II, Representative for
Toula Towing and Recovery, LLC;**

who after having been by me duly affirmed did depose and say that Marcy J. Bardwell is the current owner of a 26.642 acre parcel of land located in Section 29, T6S-R9E, in the Parish of Tangipahoa, State of Louisiana, and that Both and have been made aware that Tangipahoa Parish Code of Ordinances Chapter 13, Section 327 Paragraph (3) f, requires that there be a 50 foot buffer between the "operational areas and the adjoining property"; in order for Mr. Bardwell to utilize said property for the location of his chosen business, the reduction of this buffer area is necessary. Further, as stated in Tangipahoa Parish Code of Ordinances Chapter 13, Paragraph (3) g 2, the adjoining property owner(s) may specifically grant written permission for a waiver of the buffer spaces as enumerated in the ordinance;

Therefore Marcy J. Bardwell and Toula Towing and Recovery, LLC, represented by Charles Glyn Bardwell ,II, do herein state that in reciprocity to each other as adjoining property owners, they do mutually waive the 50 foot buffer requirement and agree that a 10 foot buffer would be sufficient to safeguard the integrity of each of their respective properties. Laurie B. McLean Siekkinen and Toula Towing and Recovery, LLC, represented by Charles Glyn Bardwell ,II, agree that a 50 buffer area on his portion of property which shares the common east boundary with the property owned by Laurie B. McLean Siekkinen, shall be sufficient and mutually adequate to Mr. Bardwells' business operation and the buildings on her property.

Pursuant to this agreement the buffer areas being imposed upon the property of Mr. Bardwell shall provide for a 20 foot mutual buffer to the north, west and south a 50 foot buffer with Laurie B. McLean Siekkinen to the East. The west boundary of said parcel runs along Traylor's Trail and is required to maintain a 50 foot setback.

Subject property herein has not been assigned a municipal address, however is identified by Tangipahoa Parish Assessment Number: 2266318. Additionally the property of Laurie B. McLean Siekkinen is identified by Tangipahoa Parish Assessment Number: 6134319

Affirmed and subscribed before me
this 5th day of September, 2023,.

Beth Bardwell
Beth Bardwell, Statewide Authority
Notary Public ID# 8949
Qualified and Commissioned in the
Parish of Tangipahoa
Commissioned for Life

Marcy J. Bardwell
Marcy J. Bardwell, Personally
Laurie B. McLean Siekkinen
Laurie B. McLean Siekkinen, Personally
Charles Glyn Bardwell II
Charles Glyn Bardwell, II, for
Toula Towing and Recovery, LLC



15485 CLUB DELUXE ROAD
HAMMOND, LA 70403
OFFICE: (985) 340-9028
FAX: (985) 340-9029
PLANNING@TANGIPAHOA.ORG

9/8/2023

Toula Towing & Recovery LLC
18477 Weinberger Rd
Ponchatoula, LA 70454

RE: Toula Towing & Recovery LLC

To Whom It May Concern:

At the Parish Technical Review Committee meeting on September 6, 2023 reviewed plans for the referenced development and offer the following comments:

Engineering:

1. Due to the size of this development (1 acre), Engineering offers no comments.
2. Due to no disturbance of land, Engineering offers no comments.
3. Engineering has reviewed the environmental impact report dated March 14, 2023, by Barrilleaux & Associates, Inc and offer no comments.

Planning:

1. Tract B of the Marcy Bardwell Mini Partition meets the minimum standards for a commercial development being 1 acre.
2. Fencing to be installed per Parish Regulations set forth in Section 36-223 before issuance of permits.

According to Section 36-223, this use must be approved in accordance with Section 36-220 by the Technical Review Committee. On September 6, 2023 the TRC has recommended approval of the request to allow Toula Towing & Recovery LLC to begin operations on Tract B of the Marcy Bardwell Mini Partition.

Sincerely,

Tracie Schillace, CFM
Planning Director

Move here.

T. P. RESOLUTION NO. R23-31

A RESOLUTION OF THE TANGIPAOHA PARISH COUNCIL-PRESIDENT GOVERNMENT AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR A GRANT UNDER ANY OF THE FOLLOWING FTA PROGRAMS MANAGED THROUGH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

- **49 CFR 5311, Formula Grant for Rural Areas**
- **49 CFR 5339, Grants for Bus and Bus Facility Program**

WHEREAS, the Secretary of Transportation and Development is authorized to make grants for mass transportation projects;

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provisions by it of the local share of project costs;

WHEREAS, it is required by the Louisiana Department of Transportation and Development in accord with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance that it will comply with Title VI of the Civil Rights Act of 1964 and the U.S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority businesses shall have the maximum feasible opportunity to compete for contracts when procuring construction contracts, supplies, equipment, or consultant and other services:

NOW, THEREFORE, BE IT RESOLVED by Tangipahoa Parish Council-President Government:

1. That the Parish President is authorized to execute and file an application on behalf of the Tangipahoa Parish Council-President Government with the Louisiana Department of Transportation and Development, to aid in the financing of operating and/or capital assistance projects pursuant to FTA transit programs.
2. That the Parish President is authorized to execute and file with such applications an assurance, or any other document required by the Louisiana Department of Transportation and Development effectuating the purposes of Title VI of the Civil Rights Act of 1964, as amended.
3. That the Parish President is authorized to furnish such additional information as the Louisiana Department of Transportation and Development may require in connection with the application or financial reimbursement of the project.
4. That the Parish President is authorized to set and execute affirmative minority business policies in connection with the project's procurement needs.
5. That the Parish President is authorized to execute grant contract agreements on behalf of Tangipahoa Parish Council-President Government with the Louisiana Department of Transportation and Development for aid in the financing of the operating or capital assistance projects.
6. This resolution is applicable for a period of one year unless revoked by the governing body and copy of such revocation shall be furnished to the DOTD.

On motion by _ and seconded by _ the foregoing resolution was hereby declared adopted on this the 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

T.P. RESOLUTION NO. R23-32

**A RESOLUTION OF THE TANGIPAHOA PARISH COUNCIL-PRESIDENT
GOVERNMENT IN ACCORDANCE WITH THE NATIONAL BRIDGE INSPECTION
STANDARDS**

WHEREAS, the Code of Federal Regulations as enacted by the United States Congress mandates that all structures defined as bridges located on all public roads shall be inspected, rated for safe load capacity and posted in accordance with the National Bridge Inspection Standards and that an inventory of these bridges be maintained by each State; and

WHEREAS, the responsibility to inspect, rate and load post those bridges under the authority of Tangipahoa Parish in accordance with those standards is delegated by the Louisiana Department of Transportation and Development to Tangipahoa Parish.

THEREFORE BE IT RESOLVED by the Tangipahoa Parish Council, governing authority of Tangipahoa Parish (hereinafter referred to as the Parish), State of Louisiana, that the Tangipahoa Parish in Regular Session assembled does hereby certify to the Louisiana Department of Transportation and Development (hereinafter referred to as the LA-DOTD) that for the period of October 2023 through September 2024:

- 1) The Parish will perform all interim inspections on all Parish owned or maintained bridges in accordance with the National Bridge Inspection Standards.
- 2) All bridges owned or maintained by the Parish will be structurally analyzed and 100% of the bridges rated as to the safe load capacity in accordance with ASSHTO Manual for Maintenance Inspection for Bridges. The load posting information that has been determined by the LA-DOTD for all bridges where the maximum legal load under Louisiana State laws exceeds the load permitted under the operating rating as determined above will be critically reviewed by the Parish. Load posting information will be updated by the Parish to reflect all structural changes, any obsolete structural ratings or any missing structural ratings.
- 3) All Parish owned or maintained bridges which require load posting or closing shall be load posted or closed in accordance with the table in LA-DOTD Engineering Directives and Standards Manual Directive No. 1.1.1.8. All LA-DOTD supplied load posting information concerning a bridge shall be critically reviewed by the Public Works Director prior to load posting.
- 4) All bridges owned or maintained by the Parish are shown on the attached list in the format specified by the LA-DOTD. Corrections to data supplied to the Parish by the LA-DOTD are noted.

These stipulations are pre-requisites to participation by the Parish in the Off-System Bridge Replacement Program.

On motion by __ and seconded by __, the foregoing resolution was hereby declared adopted on this the 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

David P Vial, Chairman
Tangipahoa Parish Council

Jill DeSouge, Council Clerk
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish

T.P. RESOLUTION NO. R23-33

**A RESOLUTION OF THE TANGIPAOHA PARISH COUNCIL-PRESIDENT
GOVERNMENT FOR SUPPORT OF LOUISIANA DOTD TAP PROJECT FOR
PEDESTRIAN WALKWAY ON NW CENTRAL AVE, HWY 51 AND ARENA
DRIVE**

WHEREAS, the Parish of Tangipahoa, proposes to a provide pedestrian route along NW Central Avenue and Highway 51, and along Arena Drive so as to improve safety and access to the Tangipahoa Parish Fairground, the Florida Parishes Arena, and the Neola Farms Sports Complex; and presently these routes provide no off-road access; and

WHEREAS, the Parish will coordinate this project together with the Louisiana Department of Transportation and Development and the Town of Amite. The Parish government will be responsible for the local 20% project match, for design engineering, construction engineering, and inspection (CE&I) services if applicable, managing and maintaining the project, and for any legal liability. The Parish will provide a Responsible Charge contact for the project.

THEREFORE BE IT RESOLVED that the Tangipahoa Parish Council, governing authority of Tangipahoa Parish, State of Louisiana, hereby resolves that this resolution be approved and that the resolution be forwarded on to the DOTD TAP Program office.

On motion by __ and seconded by __, the foregoing resolution was hereby declared adopted on this the 25th day of September, 2023 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

David P Vial, Chairman
Tangipahoa Parish Council

Jill DeSouge, Council Clerk
Tangipahoa Parish Council

Robby Miller, President
Tangipahoa Parish