

Date	10/19/2016
-------------	------------

Louisiana Certified Sites Program Application

Site name	St. Tammany South Central Site (Also Known As Sod Farm Site)	
Street address or other physical location (Please include accurate latitude/ longitude in decimal form (not Deg/Min/Sec))	Highway 36 (East of Greater St. Tammany Airport) Latitude (30.439464) Longitude (-89.969506)	
City/town(nearest), State, and Zip code	Abita Springs, Louisiana 70420	
Parish	St. Tammany Parish	
Contact person and title (Owner, Director, etc.)	Toby J. Lowe, (Owner)	
Organization	Sod Farm, LLC	
Street address	476 Old Hwy 35 South	
City/State/Zip	Sandy Hook, MS 39478	
Telephone	Office 985-863 3761	Office 985-863 3761
E-mail	tobyloewebellsouth.net	

Statement of Affirmation

I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information as requested by the department.

In submitting this application, I do freely participate in the Louisiana Certified Sites Program. Certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.

I therefore request certification pursuant to this application.

Signature



**Toby J. Lowe, (Owner)
Authorized Managing
Member**

Title

10/19/2016

Date

Table of Contents

Foreword	4
Instructions	5
Minimum Criteria Check List	13
I. Verification of Site Availability	15
A. Site Identification	15
A. Site Identification (continued) – Owner#1 information	17
A. Site Identification (continued) – Owner #2 information	18
A. Site Identification (continued) – Owner #3 information	19
A. Site Identification (continued) – Owner #4 information	20
B. Option to Purchase Site (<i>if applicable</i>)	21
C. Site Zoning, Tax Assessment, and Special Economic Development Districts	22
D. Existing Structures on-site	24
E. Land Transferability and Encumbrances	25
F. Fire Protection Rating and Proximity to Emergency Medical Care	27
II. Utilities and infrastructure	28
A. Water Supply Infrastructure	28
B. Wastewater Infrastructure	30
C. Electricity Infrastructure	32
D. Natural Gas Infrastructure	33
E. Local Product Pipeline Crossings	35
F. Telecommunications Infrastructure	36
G. Roadway Transportation Infrastructure	37
H. Air Transportation Infrastructure	39
I. Rail Infrastructure	40
J. Water Transportation Infrastructure	42
K. Geography and Geological Assessment	43
L. Environmental Site Assessment	45
<i>Required Documents/Exhibits List</i>	48
16. State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site. The letter from SHPO will indicate that the site is cleared or may indicate that further evaluation is required.	49
18. Copy of a geotechnical study for the site	49
<i>Desired Documents List</i>	50

Foreword

As you prepare to undertake the LED certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as “busy work,” necessary to get your site certified by LED. *That could be a big mistake.*

A minimum quality submittal will get minimal interest from buyers. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Do your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits and always use original, 1st generation prints. Take your time and show your site in its best light.

Prospective buyers that contact LED are often considering multiple states. Your site submittals will likely be compared to a dozen sites under consideration from other states. Do what you can, via enhanced submittals, to make sure your site makes it to the second round and you get a site visit from the buyer.

Note: Do NOT fill out this application if you have not received LED’s review and approval of the pre-application form.

Instructions

Save yourself time, effort, and rework. *Please read these instructions carefully.*

Also, to eliminate the need to complete this document a second time, please download the latest version of this application from LED's website. Do not bother submitting an out-of-date version.

This is a "protected form." Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the user from blank to blank.

Note: We apologize that Microsoft's Spellchecker does not work on "protected forms", like this one, for some reason. Because of this shortcoming, many applicants are submitting applications with many spelling errors. So, please check the spelling yourself or have someone else review your responses to the questionnaire word-for-word. Do not let small typos detract buyers' attention from an otherwise quality document.

Requirement – Binders

Applicants must plan to submit a minimum of two rounds of binders: a Draft set for LED's initial review/comment and a Final set for LED's files after incorporation of LED's comments. Both sets must be complete binders representing *your best and final effort* and must contain:

1. The application (this document),
2. All required exhibits (see list of required documents),
3. Tab pages separating the Application and every major exhibit,
4. A CD-rom, and
5. Any other appurtenances discussed herein.

Submission of loose leaf documents, not in a binder, is not acceptable. Use of binder clips is not permitted.

LED does not require extravagant binding but all documents must be bound. Three-ring binders are perfectly acceptable for LED purposes.

All exhibits within a binder must be separated *by a tabbed page with tabs that extend past the edge of the exhibit pages* (standard tabs extend ½ inch) so as to allow LED personnel and/or prospective buyers, to locate a particular exhibit quickly. Office supply stores like Office Depot sell ready-made tab sets that go from A – Z and 1 – 50. Choose one of these. Alternatively, office supply stores sell tab sets that can feed into your office printer where the actual title of the exhibit can be printed on the tab. This is preferred but is not required. That said, having printed tab pages does add to the overall quality of the submission.

Two complete binders must be submitted with each round (2 complete binders for the Draft round and 2 complete binders for the Final round.) The tabs separating the individual exhibits should be clearly visible when looking at the edge of the binder.

Each binder in both rounds must be accompanied by a CD-rom/flashdrive containing a full and complete copy of all exhibits. Each exhibit must be a separate file on the CD-rom. Do not put more than one exhibit in a file.

Note: Later in these instructions, we explain that the entire Phase 1 Environmental Site Assessment report does not need to be included in the binder. For our purposes, we only need the summary report pages, typically the first 10-30 pages that discuss the “Recognized Environmental Conditions (RECs),” if any. However, the entire Phase 1 report must always be included on the CD-rom/flashdrive. Similarly, if the applicant chooses to include abbreviated sections of any other reports in the binder, the full report must still be included on the CD-rom/flashdrive.

Requirement - Upper/Lower Case

All responses **MUST BE** in upper/lower case. Scientific studies have shown that upper/lower case responses are easier and faster to read. Responses in all UPPER CASE are the hardest to read and will be rejected. Using upper/lower case will make it easier for your buyer to read.

Requirement - Descriptive Titles on All Exhibits

LED plans to build hyper-linked copies of all Certified Site applications so prospective buyers can quickly access every section, title and exhibit with just one click. In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give an exhibit a title as long as is necessary to properly describe the contents of the exhibit.

Submissions with brief, non-descriptive titles will be rejected. For example, the titles “Exhibit B – SHPO” and “Exhibit C – Wetlands” will both be rejected since they do not properly convey the contents of the exhibit. But, the titles “Exhibit B – SHPO Letter of Site Clearance” and “Exhibit C – Wetlands Delineation Report” are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

Requirement - Large, Clear Labeling of All Exhibits

All attachments submitted with the questionnaire should be **CLEARLY** labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a single page showing the exhibit title preceding the exhibit title like: “Exhibit A – Property Boundary Survey”. So, each exhibit should consist of the following:

1. A tabbed page that has the Exhibit name or number on the tab,
2. A blank sheet with the title of the exhibit in bold 16-point font (as a minimum size) near the upper middle of the page, and
3. The exhibit itself.

The exhibit itself may be 1-page or 500 pages but it should be preceded by a Tab and a Title page.

Requirement – Consistent Exhibit Naming

LED does not have any special requirement regarding exhibit numbering/naming except that all exhibits must have the same general format. If you use letters (a, b, c, etc.) to name your exhibits (“Exhibit A – XXXX”), then use letter designators on all exhibits. When you get to Exhibit Z, start over with Exhibit AA, AB, AC, until done. If you choose to use numbers to identify exhibits, then start at Exhibit “1” and increase the exhibit numbers by “1” until you are complete.

Exhibit names can have special characters like dashes in them (Example: “Exhibit A – Wetlands Delineation.”) but do not use commas to separate portions of the Exhibit Name (Example: “Exhibit A, Wetlands Delineation”).

When completing the Application, never add text **AFTER** an exhibit name unless the entire exhibit name is enclosed in quotes. Example: See “Exhibit C – Wetlands Delineation” completed on December 10.

Requirement – All Exhibits Referenced at Least Once

All exhibits should be referenced in the application at least once. If you have a useful exhibit you believe would be of interest to prospective buyers, be sure to find a logical place to include the exhibit title within this application/questionnaire.

Requirement – Titles of Filenames Must Exactly Match Exhibit Names

It is the intent of the department to send an electronic copy of the entire binder to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy (3-ring binder with tabs separating all sections/exhibits) and electronic form (flashdrive, CD-rom, or equivalent). In addition to 16-point exhibit names preceding each exhibit (discussed above), all files submitted electronically should have a matching filename. That is, the “Exhibit A – Property Boundary Survey”, when submitted electronically, should have a matching filename: “Exhibit A – Property Boundary Survey.”

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document, when opened, should have the 1) Exhibit number and 2) Exhibit Title prominently (16-point or larger as mentioned above) presented on page 1. The first page of each exhibit, as discussed earlier, should be a blank page except for the Exhibit Title in 16-point font or larger placed in the upper middle portion of the page.

Requirement – Map Specifications and Quality

The site must be clearly outlined on all maps, aerial photos, etc. using a wide line in a color that contrasts sharply with the surrounding colors on the map/photo. Maps without the site outlined in a bold, contrasting color will be rejected. For example, using a yellow line to represent a pipeline on a white background does not allow the prospective buyer to spot a pipeline quickly.

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3rd generation maps.

Requirement – Roadway Maps

At least one map should be included to show the roadways in the general area of the site. The map should be from a high enough elevation to show the major highways in the area. A map that is zoomed in too close will often not accomplish this goal. Typically, a good local transportation map will cover an area 1-2 miles wide but may be smaller or larger, depending on the site and the major highways accessing the site.

At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included.

Requirement – Legible Exhibits

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are

acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

Requirement – Site Outlined in Bold Contrasting Color

Every map that depicts the site must show the site property boundary outlined in a wide line of contrasting color. There are no exceptions to the requirement. Prospective buyers will be unfamiliar with your site and when you give them a map that does not have the site clearly outlined, they will be quickly frustrated.

IMPORTANT NOTE: Some of the required maps, such as the National Resource Conservation Soils map, the FEMA flood plain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data are lost via the scanning process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous software tools available from Adobe and others to accomplish this task.

Minimum Criteria for Entry into the Louisiana Certified Sites Program

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

Note#2: All sites will undergo a recertification process every five years to verify the original site is still available as described in the submitted certification documents.

- **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. Sites without an offering price will be rejected. Applications indicating "Price is negotiable" will be rejected.
- **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:** The site must be zoned or otherwise approved for industrial applications. If zoned, a zoning district description and map are required. Many rural parishes do not have zoning; nevertheless, the site needs to be otherwise acceptable to parish authorities for placement of a heavy industry.

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. The 24-hr noise, lights, and truck traffic typical of a major industrial development are inherently incompatible with residential communities.

- **Flood:** 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 flood plain and meet FEMA standards.

Note: The flood plain map that is used to make the above determination must be the latest FEMA map, even if the latest map is still preliminary and even if the local government is protesting or appealing the map.

- **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 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) funding source to meet the minimum level of service within a reasonable timetable.

Typically, a 4" water distribution line is the minimum size that can deliver the required dynamic pressure required at larger industrial sites.

- **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 sewer capacity is not available to the property boundary, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design, and 3) a 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 is not immediately adjacent to the site, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 2) a 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 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a 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. Typically, a minimum of a 4" distribution line is required with an 8" line preferred.

If natural gas is not available, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a 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 the Louisiana Economic Development on its interactive sites and building website.
- **Phase I Environmental Site Assessment:** The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission.
- **Remediated/Contaminated/Brownfield Sites:** If there are unresolved environmental issues, as discussed in the Phase 1 Environmental Site Assessment, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.
- **Due Diligence:** The following due diligence action items must be completed for certification.

- **Phase I Environmental Site Assessment:** The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission.
- **Wetland and "Waters of the US" Delineation:** Applicants must have a wetland and stream field survey conducted to delineate all wetlands and "waters of the U.S." on the site.

If the results of the wetlands delineation indicate that wetlands or water of the U.S. 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 also submit the wetlands delineation to the U.S. Army Corps of Engineers for a formal Jurisdictional Determination (JD). This formalizes the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

Notes: A wetlands permit application (which is the process required to mitigate on-site wetlands) does not have to be submitted to the Corps and wetlands *mitigation* is NOT required of an applicant. That said, applicants with wetlands in the prime areas of their site are encouraged to mitigate those wetlands.

- **Topographic Survey and 100 year Flood Plain Designation:** Obtain a USGS "Quad" map of the site. The map should be zoomed in close enough to the site so the prospective buyer can read the topographical data (elevations). As with all maps, the site must be outlined on the map using a wide, bold line in a contrasting color.

Note: Quad maps are available electronically on the web. The electronic map can be zoomed in close to the site with no loss of fidelity. Photocopying a hardcopy of a quad map results in a serious loss of fidelity in the map quality and may be rejected.

Obtain the latest FEMA DFIRM map, whether preliminary or final. Demonstrate that the site is either above the 100 year flood plain or a site manufacturing pad can be cost effectively constructed to raise the site above the flood plain. (Be sure to outline the site on the map in a wide, bold line of contrasting color.)

- **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 2 and no more than 5 borings spread evenly across the site. More than 5 borings is generally not required, regardless of the size of the site

since the goal here is to establish general soil bearing pressures/characteristics. The narrative in the geotechnical report should clearly state the approximate load bearing capacity of a 14" concrete or pipe pile or other similar, commonly used geotechnical support structures used in a major petrochemical plant. It should also estimate the approximate size of spread footings for 2-3 types of industrial structures (tanks, pipe racks, etc.).

Here is LED's guidance for the required number of borings and depth of borings.

25-50 acres, 2 borings with one to 50'.

50 – 250 acres, 3 borings with one to 100'

250+ acres, 5 borings with at least one to 100'.

As stated above, more than 5 borings for a preliminary geotechnical investigation is generally not advised.

Note: If the applicant has recent geotechnical data from a project in the immediate vicinity of the site, that data may be deemed acceptable to LED.

- **Cultural Resources Investigation:** All certified sites must be cleared for development by the State Historic Preservation Office (SHPO) to verify there are no historic or prehistoric archeological sites that will be destroyed by an industrial development. The process to clear a site typically requires two steps:

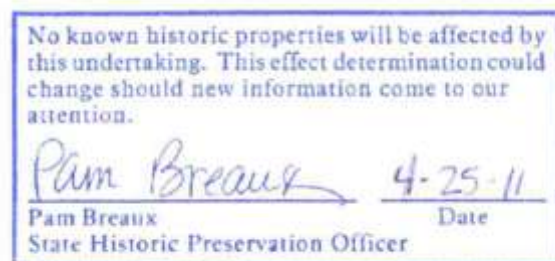
- 1) Check the SHPO's Database: Hire a qualified third-party archeologist to check the SHPO's electronic database to see if the site has been surveyed for cultural resources in the past. This will typically take under an hour to complete.

If the site has already been surveyed in the past, then get a letter or email from the SHPO indicating the site is cleared for development. Put this letter/email in the binder, as an Exhibit, and you are done.

- 2) If the site has not been surveyed in the past, the SHPO will likely require that a Phase 1 Cultural Resources Assessment be conducted. Again, you will need to hire a qualified archeological team to conduct the field work and write a report acceptable to the SHPO. Once the study is done, the SHPO will review the report and issue a site clearance, assuming nothing of significance is found during the survey.

Below is a copy of the SHPO stamp that they typically use when clearing a site. A letter from SHPO stating the same thing is acceptable.

Note: The SHPO's site clearance must CLEARLY state that the site "is cleared for development" or "we have no further concerns about development of this site." If the letter/email just says "we have received the report and agree with its findings", that is insufficient. Please request a letter or email that states the site is cleared for development.



- **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact any protected or endangered species on or near the site. It is very rare but the LDWF will occasionally ask for a "habitat survey" to determine if certain species have habitat on the site. If so, this study must be conducted in order for the site to be certified.

An Endangered Species Study is not required or desired. There is no reason to pay money send a scientist to the site to look for endangered species. A letter from the LDWF is all that is needed.

- **Railroad Accessibility:** If the site can be served by railroad, please provide a brief narrative describing how rail access will be provided. Be sure to indicate in the narrative if roads, highways, streams, bayous or other water bodies must be crossed. Please include a map as an additional exhibit if the suggested route for access crosses any of the previously mentioned obstacles.
- **Utility, Oil/Gas Well, Drainage, 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.

Minimum Criteria Check List		
Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain using <i>latest</i> DFIRM maps	25 acres or greater	Yes
Price per acre	Clearly stated numerical Price/Lease Amount quoted in writing	Yes
Control of property	Ownership/Option/Other clearly stated.	Yes
Use classification (zoning)	<p>If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned for industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for medium to heavy industrial use with 24-hr noise, lights and truck traffic with no significant residential areas nearby.</p>	Yes
Potable water supply	250,000 gal/day or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	250,000 gal/day or greater is available at the site within a reasonable time frame. If existing capacity is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase on site or a construction plan, schedule, and cost estimate is attached.	Yes
Natural gas availability	\$" minimum sized distribution line must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site attached.	Yes
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old). Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural resources	SHPO has cleared the site for development. A Phase I Cultural Resources study may be requested by the SHPO to get the site cleared.	Yes
Endangered species clearance	A clearance letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact threatened/endangered species.	Yes
Wetlands delineation	A Wetlands Delineation has been completed and the report is included in the application.	Yes

Geotechnical testing	A geotechnical firm was hired and the required minimum number of geotechnical borings to appropriate depths (see previous guidance) were made on the site and the report is included in the application.	Yes
Highway accessibility	All highways required to access the site from the nearest Interstate highway are capable of supporting 83,400 pounds gross weight.	Yes
Bound and tabbed copies of application and all exhibits	Two copies of the application and all exhibits (in 1 st generation copies) are submitted in a 3-ring or similar binder with tabs separating each exhibit. Submittal includes a flashdrive or CD-rom of all documents with each exhibit being a separate file. The site is outlined in a wide, bold contrasting color on EVERY map. All exhibit names match the filenames <i>exactly</i> .	Yes
Maps and attachments	All REQUIRED Maps and attachments, as a minimum, been included with this submittal. (See list of REQUIRED Exhibits near the end of the application.)	Yes

I. Verification of Site Availability

A. Site Identification		
	Site name	St. Tammany South Central Site
1.	<p>If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line)</p> <p>As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.</p>	<p>Exhibit E - St. Tammany South Central Site Boundary Survey</p> <p>Exhibit F - St. Tammany South Central Site Boundary Aerial Map</p>
2.	Address or physical location (include accurate latitude/longitude in decimal notation (not Deg/Min/Sec))	<p>Highway 36</p> <p>Latitude (30.439464) Longitude (-89.969506)</p>
3.	City/town (nearest), State/Zip code	Abita Springs, LA 70420
4.	Parish	St. Tammany Parish
5.	Contact person and title	Toby J. Lowe, Owner
6.	Street address	476 Old Hwy 35 South
7.	City/State/Zip	Sandy Hook, MS 39478
8.	Telephone	<div>Office 985-863-3761</div> <div>Cell 985-960-0899</div>
9.	E-mail for key contact(s)	tobyloewebellsouth.net
10.	Total acres for lease/sale? (acres)	351.50
	Total contiguous developable acreage above the 100-year flood plain (when assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.)	351.50
11.	Number of parcels making up acreage	3
12.	Number of owners of the separate parcels	2
13.	<p>Total selling price for all acres (\$)</p> <p>Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required.</p>	27,592,750.00
14.	Total acreage annual lease (\$)	1,500,000.00 (Triple Net)

15.	Is there a lease-purchase option? (YES/NO)			No
	If yes, description/comment on lease-purchase option:			
	Not Applicable			
16.	Is there a right-of-first-refusal feature? (YES/NO)			No
	If yes, description/comment on right-of-first refusal option:			
	Not Applicable			
17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	Note: A title abstract is REQUIRED for sites designated as future LED mega-sites.			
	If YES, Exhibit# and title of document?	Exhibit A - St. Tammany South Central Site Title Abstract		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes
18 a.	Parcel description	Acres	Lease or selling price per acre (\$)	Total Lease or selling price (\$)
	Assessment Number 112-020-8078 and Parcel No.7-1	251.50	78,500.00	19,742,750.00
	Assessment Number 112-142-1430	100.00	78,500.00	7,850,000.00
	Not Applicable	N/A	N/A	N/A
	Not Applicable	N/A	N/A	N/A

A. Site Identification (continued) – Owner#1 information			
1.	Site name	St. Tammany South Central Site	
2.	Owner name	Sod Farm, LLC	
3.	Contact person	Fred Goodson	
4.	Street address	916 Morgan Bluff Rd	
5.	City/State/Zip	Pearl River, LA 70452	
6.	Telephone	Office 985-863-3938	Cell 985-290-0690
7.	E-mail(s)	fhgoodson@bellsouth.net	
8.	Total acres within the site owned by this owner (acres)	251.50	
9.	Total selling price of this acreage (\$)	19,742,750.00	
10.	Total annual lease price of this acreage (\$)	1,073,257.50 (Triple Net)	
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No.	
12.	Comments regarding the immediate availability of this parcel:		
	Parcels are immediately available.		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	St. Tammany South Central Site	
2.	Owner name	Toby Lowe	
3.	Contact person	Toby J. Lowe	
4.	Street address	476 Old Hwy 35 South	
5.	City/State/Zip	Sandy Hook, MS 39478	
6.	Telephone	Office 985-863-3761	Cell 985-960-0899
7.	E-mail (s)	tobyloew@bellsouth.net	
8.	Total acres within the site owned by this owner (acres)	100.00	
9.	Total selling price of this acreage (\$)	7,850,000.00	
10.	Total annual lease price of this acreage (\$)	426,742.50 (Triple Net)	
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and title of document.	No.	
12.	Comments regarding the immediate availability of this parcel:		
	Parcels are immediately available.		

A. Site Identification (continued) – Owner #3 information			
1.	Site name	St. Tammany South Central Site	
2.	Owner name	Not Applicable	
3.	Contact person	Not Applicable	
4.	Street address	Not Applicable	
5.	City/State/Zip	Not Applicable	
6.	Telephone	Office Not Applicable	Cell Not Applicable
7.	E-mail (s)	Not Applicable	
8.	Total acres within the site owned by this owner (acres)	Not Applicable	
9.	Total selling price of this acreage (\$)	Not Applicable	
10.	Total annual lease price of this acreage (\$)	Not Applicable	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and title of document.	Not Applicable	
12.	Comments regarding the immediate availability of this parcel:		
	Not Applicable		

A. Site Identification (continued) – Owner #4 information			
1.	Site name	St. Tammany South Central Site	
2.	Owner name	Not Applicable	
3.	Contact person	Not Applicable	
4.	Street address	Not Applicable	
5.	City/State/Zip	Not Applicable	
6.	Telephone	Office Not Applicable	Cell Not Applicable
7.	E-mail (s)	Not Applicable	
8.	Total acres within the site owned by this owner (acres)	Not Applicable	
9.	Total selling price of this acreage (\$)	Not Applicable	
10.	Total annual lease price of this acreage (\$)	Not Applicable	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and title of document.	Not Applicable	
12.	Comments regarding the immediate availability of this parcel:		
	Not Applicable		

B. Option to Purchase Site (if applicable)			
1.	Option holder	Not Applicable	
2.	Contact person and organization (as appropriate)	Not Applicable	
3.	Street address	Not Applicable	
4.	City/State/Zip	Not Applicable	
5.	Telephone	Office Not Applicable	Cell Not Applicable
6.	E-mail (s)	Not Applicable	
7.	Total number of acres under option to purchase (acres)		Not Applicable
8.	Option expiration date (MM/DD/YYYY)		Not Applicable
9.	Is the option assignable? (YES/NO)		N/A
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		N/A
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and title of document.	Not Applicable	
12.	Special comments, if any, relative to option to purchase:		
	Not Applicable		

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

1.	Is site within incorporated municipal limits? (YES/NO)		No
	If YES, what municipality?	Not Applicable	
	If the site is NOT within an incorporated municipality, what is the distance to the boundary line of the nearest incorporated area (miles)?	4.5 miles, Town Of Abita Springs	
	What is the name of the incorporated municipality/city/town?		
2.	Is the site within a zoning district? (YES/NO)		Yes
	If YES, contact name, agency name, address and phone number of zoning authority.	Sidney Fontenot 21454 Koop Dr, LA 70471 P: 985.898.3003	
	If the site is zoned, briefly describe the property's current zoning classification.	Industrial - I1 and I2 Single Family Residential – A4	
	If the site is zoned, a copy of the zoning map (with the site clearly outlined in a bold, contrasting color) and zoning regulation for that zoning classification must be included. If the site is zoned, include Exhibit# and title of document.	Yes Exhibit B - St. Tammany South Central Site Zoning Documents	
3.	Are there any zoning restrictions or other ordinances that limit noise levels? (YES/NO)		No
	If YES, please describe:	Not Applicable	
4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (YES/NO)		Yes
	If YES, please describe:	45 ft	
5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, etc.)	Not Applicable	
6.	If the site must be rezoned to attain an Industrial classification, how long will it take for required re-zoning permits or other required permits to be issued? (months)		4
7.	Are adjacent properties zoned the same as the site? (YES/NO)		No
	If NO, what zoning applies to adjacent properties?		Exhibit B - St. Tammany
	If NO, a zoning map of the area zoomed in to within a mile of the site must be		

	included with the submittal. Please include Exhibit# and Title.	South Central Site Zoning Documents
8.	<p>Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, or other major government or residential developments by name.</p> <p>Also, please note, by name, any highways, railroads, or other transportation arteries adjacent to the site in your response.</p> <p>North: Highway 36; and Residential developments (~3 miles to the north)</p> <p>East: Undeveloped</p> <p>South: Undeveloped; and Lakeshore High School (~2 miles to the south)</p> <p>West: St. Tammany Regional Airport</p>	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	144.24 mills
10.	What is the current assessed valuation of the site? (\$)	\$10,278
11.	<p>Has a copy of the latest assessment been provided with this application? (YES/NO) Yes</p> <p>If YES, include Exhibit# and title of document. Exhibit C - St. Tammany South Central Site 2015 Tax Assessment</p>	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	No
13.	Is the site located within a Renewal Community? (YES/NO)	No
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)	No

D. Existing Structures on-site					
1.	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
	Work shed	4400	N/A	Work shed	Yes
	Office / Former employee house	500	N/A	Office	Yes
	Storage / Former employee house	600	N/A	Not used	Yes
	Storage / Former employee house	1800	N/A	Not Used	Yes
	Water well shed	64	N/A	Water well shed	Yes
2.	Paved surfaces				
	None visible	None visible	None visible		
	Not Applicable	N/A	N/A		
	Not Applicable	N/A	N/A		
3.	Fences				
	None visible	None visible	None visible		
	Not Applicable	N/A	N/A		
	Not Applicable	N/A	N/A		
4.	Are there any cemeteries located on the site? (YES/NO)				No
	If YES, please describe.	Not Applicable			
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)				Yes
	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO)			No	
If YES, include Exhibit# and title of document.					

E. Land Transferability and Encumbrances		
1.	Has a copy of the deed been included with this application? (YES/NO) NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, right-of-ways, limitations of use, or other encumbrances MUST BE attached as an exhibit.	Yes
	If YES, include Exhibit# and title of document.	Exhibit D - St. Tammany South Central Site Property Deed Report
2.	Has the required boundary/property survey been included with this application? (YES/NO) Note: The boundary survey <i>must be</i> on a white background. A boundary survey using an aerial photo for the background is also appreciated, as a second survey exhibit, if available.	Yes
	If YES, include Exhibit# and title of document.	Exhibit E - St. Tammany South Central Site Boundary Survey Exhibit F - St. Tammany South Central Site Boundary Aerial Map
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit, if lengthy. Note: Each encumbrance of any type must be listed here. List each one on a separate line. List the acres encumbered for each separate encumbrance. If there is a utility right-of-way, a drainage right-of-way, wetlands, cultural resource sites, etc., list each of them on a separate line. Include Exhibit# and title of document if attached as a separate document.	
	Southern Natural Gas has right-of-way inside the property running from southeast to northwest (Area ~ 7 Acre). Exhibit G - St. Tammany South Central Site Pipe Line Right of Way Document and Survey	
4.	List and describe other easements (include property survey indicating easements.) Each easement must be listed on a separate line. Include approximate acreage for each easement. Include Exhibit# and title of document if attached as a separate document.	
	None known	
5.	List and describe any liens against the property. Include Exhibit# and title of document if attached as a separate document.	
	None known	
6.	List and describe any judgments impacting development of the site. Include Exhibit# and title of document if attached as a separate document.	

	None known
7.	List and describe any restrictive covenants associated with the site, each on a separate line. Include Exhibit# and title of document if attached as a separate document.
	None known
8.	List and describe other encumbrances, each on a separate line. If wetlands, waters of the US, or cultural resources remain on the site and have not been listed in the previous questions about encumbrances, list them here on separate lines. Include the number of encumbered acres.
	Include Exhibit# and title of document if attached as a separate document.
	None known

F. Fire Protection Rating and Proximity to Emergency Medical Care		
1.	Is the site within the coverage area of a fire department? (YES/NO)	Yes
2.	Name, address and phone of agency or other provider of fire protection services to the site.	St. Tammany Parish Fire District No. 07, 73469 Highway 41 Pearl River, LA (985) 863 5111
3.	Rating of fire service provider (ISO PPC rating)	4
4.	Distance to fire station from the site (miles)	20
	Name, address and phone of Fire Station providing services to the site.	St. Tammany Parish Fire District No. 07 73469 Highway 41 Pearl River, LA (985) 863 5111
5.	Distance to local emergency medical care facility (miles)	9.2
	Name, address, phone and brief description of nearest emergency medical care facility. If the facility is a hospital, be sure to include, as a minimum, the number of beds and the types of services rendered.	St. Tammany Parish Hospital. 1202 S Tyler St, Covington, LA 70433 (985) 898 4000 St. Tammany Parish Hospital has 232 beds. The emergency department is a non-bedded unit, providing emergency care for all patients without discrimination.

II. Utilities and infrastructure

A. Water Supply Infrastructure			
1.	Has a site map, with the site clearly outlined, indicating the location of all existing water utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No. There is no public water supply in the site or around the site. There is considerable fresh water aquifer in the region that can be used as potable water sources and the optimum source of potable water for the site is groundwater wells. Exhibit H - St. Tammany South Central Site Groundwater Supply Well Capacity Assessment	
2.	Company/agency name, address and phone of provider of potable or process water to the site	Not Available	
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available at the property boundary or a construction plan, schedule, and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and title of document	Not Available	
4.	Size of potable/process water line closest to the site (inches in diameter)	Not Available	
5.	Static and residual pressures of the potable/process water line closest to the site	Static Not Available	Residual Not Available
6.	Source of potable or process water (lake, well, other source)	On Site Water Wells	
7.	Total potable/process water system capacity (millions of gallons per day)	0.25 MGD	
8.	Current average daily use of the water system (millions of gallons per day)	Not available	
9.	Peak demand (millions of gallons per day)	Not applicable	
10.	Excess capacity of the existing water system (millions of gallons per day)	Not applicable	
11.	Has a letter from the provider, confirming the excess capacity, been provided with this application? (YES/NO) If YES, include Exhibit# and title of document.	No. Groundwater Supply Well Capacity Assessment is included. Exhibit H - St. Tammany South Central Site Groundwater Supply Well Capacity Assessment	
12.	Distance to closest elevated potable water storage tank (miles)	Not Available	

13.	Capacity of closest elevated potable water storage tank (gallons)	Not Available	
14.	Distance to the appropriate booster station (miles)	Not Available	
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes	
16.	Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, include Exhibit# and title of document.	No. Current water wells provide sufficient capacity.	
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Not Applicable	
	If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?		
	Not Applicable		

B. Wastewater Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No, on-site wastewater treatment is proposed. Exhibit I - St. Tammany South Central Site Proposed On-Site Wastewater Treatment Facility
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone and contact name, as appropriate.	Not Available. Site would require the construction of a new wastewater treatment plant.
3.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be available at the site boundary or a construction plan and cost estimate must be attached.)	Not Available
4.	Size of wastewater collection line closest to the site (inches diameter)	Not Available
5.	Is there a force main at or near the site? (YES/NO)	No
6.	Capacity of nearest lift station (gallons/day)	Not Available
7.	NPDES permit number of sewer provider	Not Available
8.	Total capacity of wastewater system (gallons/day)	250,000 GPD (Proposed)
9.	Current average daily use of wastewater system (gallons/day)	Not Available
10.	Peak load on wastewater system (gallons/day)	Not Available
11.	Excess capacity of wastewater system (gallons/day)	Not Available
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Not Applicable
	If not, what is the basis for the excess capacity assertion?	Not Applicable
13.	If the site's industrial wastewater will be discharged to a local municipal sewer system, what are the pre-treatment requirements to discharge industrial wastewater to the municipal wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.	
	If included as a separate document, please include Exhibit# and title of document here. Exhibit I - St. Tammany South Central Site Proposed On-Site Wastewater Treatment Facility	

14.	<p>Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No	
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	Not Applicable	
15.	<p>Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)</p> <p>If YES, please include the Exhibit# and title of document.</p>	<p>Yes.</p> <p>Exhibit I - St. Tammany South Central Site Proposed On-Site Wastewater Treatment Facility</p>	

C. Electricity Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes. Exhibit J - St. Tammany South Central Site Electrical Distribution Infrastructure Map
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Cleco Power, LLC; 2900 E. Causeway Approach Suite C, Mandeville, LA 70448. John R. Murchison - Tel 985 624 3233
3.	Distance to provider's nearest distribution line (feet)	0
4.	Size of provider's nearest distribution line (kV)	13.2
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	3
6.	Is reliable 3-phase service available at the site today? (YES/NO) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, schedule, construction plan and funding source to meet the minimum level of service within a reasonable timetable.)	Yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	Not Applicable
	What additional services are to be included with this upgrade?	Not Applicable
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Not Applicable
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO)	No
8.	Peak load capacity available at site (MW)?	3
9.	Distance to nearest substation to serve the site (miles)	5
10.	Distance to the next closest substation to serve the site (miles)	6

D. Natural Gas Infrastructure			
1.	Has a map, with the site clearly outlined, indicating the location of all existing natural gas distribution and transmission lines near/adjacent to the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit K - St. Tammany South Central Site Natural Gas Infrastructure Map	
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	CenterPoint Energy, 2781 South Columbia St, Suite D Bogalusa, LA. 70427 Ken Wheat (985)735-6968	
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	Approximately 30,000ft	
4.	Size of distribution service line (inches)	2" Distribution	
5.	Pressure of distribution service line (psi)	60psi or greater	
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes. Exhibit L - St. Tammany South Central Site Proposed Natural Gas Distribution	
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Yes	
	What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc.		
	Information received from CenterPoint Energy.		
7.	Transmission provider (Company/agency name, address, phone and contact name, as appropriate) of natural gas	Southern Natural Gas Company 1001 Louisiana St, Suite 1000, Houston, TX 77002 Rick Sellers Phone: (337)-738-6144	
8.	Distance to nearest transmission line (NOT distribution line) (miles)	0	
9.	Size and pressure of transmission line (inches and PSI)	20",24",26" 1200-PSI	
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No	

11.	List and describe services to be upgraded or improved.
	Not Available, All upgrades or improvements would be determined by the projects' master plan and demand loads.
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion?
	Yes. Information received from CenterPoint Energy.

E. Local Product Pipeline Crossings

1.	<p>Do any pipelines of any type (natural gas, water, crude oil, sewer, brine, etc.) cross the site? (YES/NO)</p> <p>If YES, has a map, with the site clearly outlined, depicting the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit K - St. Tammany South Central Site Natural Gas Infrastructure Map</p>				
2.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Southern Natural Gas</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>Natural gas</td> </tr> </table>	Pipeline owner	Southern Natural Gas	Primary contents of pipeline	Natural gas	
Pipeline owner	Southern Natural Gas					
Primary contents of pipeline	Natural gas					
3.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Not Applicable</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>Not Applicable</td> </tr> </table>	Pipeline owner	Not Applicable	Primary contents of pipeline	Not Applicable	
Pipeline owner	Not Applicable					
Primary contents of pipeline	Not Applicable					
4.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Not Applicable</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>Not Applicable</td> </tr> </table>	Pipeline owner	Not Applicable	Primary contents of pipeline	Not Applicable	
Pipeline owner	Not Applicable					
Primary contents of pipeline	Not Applicable					
5.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Not Applicable</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>Not Applicable</td> </tr> </table>	Pipeline owner	Not Applicable	Primary contents of pipeline	Not Applicable	
Pipeline owner	Not Applicable					
Primary contents of pipeline	Not Applicable					
6.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Not Applicable</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>Not Applicable</td> </tr> </table>	Pipeline owner	Not Applicable	Primary contents of pipeline	Not Applicable	
Pipeline owner	Not Applicable					
Primary contents of pipeline	Not Applicable					

F. Telecommunications Infrastructure			
1.	Has a map, with the site clearly outlined, indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit M - St. Tammany South Central Site Telecommunications Infrastructure Map	
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	AT&T; 333 N 6th St, Baton Rouge, LA 70802; Brad Thompson, AT&T Louisiana, Mgr OSP Plng & Eng Design, Tel 985-327-6352	
3.	Distance to provider's nearest telecommunications line (feet)	100	
4.	Distance to nearest central office (CO) serving the site (miles)	9	
5.	Is digital switching available at the site? (YES/NO)		Yes
6.	Is fiber optic cable currently available at the site? (YES/NO)		No
7.	Are T-1 lines available at the site? (YES/NO)		No
8.	Are T-3 lines available at the site? (YES/NO)		No
9.	Is cellular or PCS wireless service available at the site? (YES/NO)		Yes
10.	Is satellite of commercial grade with an unobstructed view of the sky available at the site? (YES/NO)		Yes
11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No	
	If a plan has been developed, which services are to be included:		
	No Known Upgrades		
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion?		
	No Known Upgrades		

G. Roadway Transportation Infrastructure

1.	Has the required map, with the site clearly outlined, indicating the location of all existing roadways in the vicinity of the site been provided with this application? (YES/NO) Note: See guidance on transportation map requirements in the Instructions. If YES, please include Exhibit# and title of document.		Yes Exhibit N - St. Tammany South Central Site Roadway Transportation Infrastructure Map		
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Fish Hatchery Rd	6	2 lane	8 feet
	State highway	36	0.18	2 lane	11 feet
	U.S. highway	190	14.6	2 lane	11 feet
	North-south Interstate highway	I-59	16		
	East-west Interstate highway	I-12	10.7		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
4.	What is the weight limit of the parish road in pounds (lbs)?				88,000
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway in pounds (lbs)?				83,400
7.	Is access to site controlled by a traffic light? (YES/NO)				No
8.	Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below.				None Known
	Local roadway to be improved	Description of improvement, Including controlling or funding authority		Schedule	
	No Known Upgrades	No Known Upgrades		No Known Upgrades	
	No Known Upgrades	No Known Upgrades		No Known Upgrades	
	No Known Upgrades	No Known Upgrades		No Known Upgrades	

9.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		No Known Upgrades
	If YES, how long will access to the interstate be impacted?	Not Applicable	
10.	Are any roadway improvements required to access the site? (YES/NO)		No
	If YES, please describe required improvements.	Not Applicable	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		Not Applicable
11.	Do any rights-of-way need to be obtained to provide roadway access the site? (YES/NO)		No
	If YES, please describe Right-of-Way needs.	Not Applicable	
	If YES, what is the time schedule for obtaining these rights-of-way?		Not Applicable

H. Air Transportation Infrastructure			
1.	Name and address of nearest commercial airport with scheduled passenger service	Louis Armstrong New Orleans International Airport, 900 Airline Dr, Kenner, LA 70062	
2.	Distance in road miles to the nearest commercial airport (road miles)	48	
3.	Average travel time to nearest commercial airport (min)	70	
4.	Number of air carriers serving nearest commercial airport	15	
5.	Is direct international passenger service available at this airport? (YES/NO)		Yes
6.	Is international passenger service available within a two-hour flight? (YES/NO)		Yes
7.	Is international cargo service available? (YES/NO)		Yes
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from two airports.			
8.	Name and address of second closest commercial airport with scheduled passenger service	Gulfport–Biloxi International Airport, 14035 Airport Rd, Gulfport, MS 39503	
9.	Distance in road miles to the second closest commercial airport (road miles)	68	
10.	Average travel time to second closest commercial airport (min)	90	
11.	Number of air carriers serving second closest commercial airport	3	
12.	Is direct international passenger service available at this airport? (YES/NO)		Yes
13.	Is international passenger service available within a two-hour flight at this airport? (YES/NO)		Yes
14.	Is international cargo service available at this airport? (YES/NO)		Yes

I. Rail Infrastructure		
1.	Is there a rail spur already on-site or is a rail line adjacent to the site? (YES/NO)	No
2.	Name of carrier of nearest freight railroad line?	Norfolk Southern Railway
3.	Distance to the nearest carrier's freight railroad line (miles)	17
4.	<p>If the site is accessible by rail, please provide a brief narrative describing the route the rail will take to access the site. If the route will cross any roads/highways or waterbodies (bayous, canals, rivers, etc.) be sure to mention these crossings in the narrative.</p> <p>Include a map of the proposed route if any right-of-way must be acquired in order to bring rail to the site.</p> <p>If a map is included, please include Exhibit# and title of document.</p>	Not Applicable
5.	Second carrier's closest freight railroad line, if a second carrier is available.	Canadian National Railway Company
6.	Distance to the second closest carrier's freight railroad line (miles)	30
7.	Location of nearest intermodal rail yard (rail miles)	62
8.	Distance to nearest intermodal rail yard (rail miles)	55
9.	<p>If rail is not already on or adjacent to the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
	In what time frame (number of months) can rail service to the site be provided?	Not Applicable
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
	Not Applicable	
10.	If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (YES/NO)	Not known

	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)	Not known
11.	What party is responsible for ongoing maintenance of line extended to the site?	Not Applicable

J. Water Transportation Infrastructure			
1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port Note: If a deep water port is the closest port to the site and can handle shallow water/barge traffic, enter it here and in the spaces designated for a deep water port.	Port Manchac 31450 Hwy. 51 (South) Manchac, LA 70421, Patrick J. Dufresne, Executive Director/C.E.O., Tel: 985-386-9309	
2.	Name of waterway at shallow draft port	Lake Pontchartrain	
3.	What water depth is maintained at the shallow water port? (feet)	12	
4.	Distance in road miles to nearest shallow draft port	48	
5.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes	
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port (Note the name of the shallow water port and deepwater port may be the same. Most deep water ports can also service shallow water vessels, like barges.)	Port of New Orleans, 1350 Port of New Orleans Place, New Orleans, LA 70130, Gary LaGrange, PPM, President/CEO, Tel 504-522-2551	
7.	Name of body of water at deepwater port	Mississippi River	
9.	Distance in road miles to nearest deepwater port	50	
10.	Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO)	Yes	
11.	How much draft can this deepwater port accommodate?	45 feet	

K. Geography and Geological Assessment		
1.	<p>Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Note: The map must be zoomed in to the site close enough to where the topographical data (elevations) is clearly legible. LED does not need the whole USGS quad map but would appreciate it if both exhibits are attached.</p> <p>Note: See cautionary statement about using hardcopy quad maps in the Instructions.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit O - St. Tammany South Central Site U.S. Geological Survey Quad Map</p>
2.	<p>Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit P - St. Tammany South Central Site Soils Conservation Service Map</p> <p>Exhibit Q - St. Tammany South Central Site Soils Map Report</p>
3.	<p>Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit R - St. Tammany South Central Site National Wetlands Inventory Map</p>
4.	<p>Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Note: Applicants must use the latest FEMA DFIRM map, even if the map is preliminary and the map is being contested by local authorities.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit S - St. Tammany South Central Site FEMA 100 Year Flood Plain Map</p>
5.	Minimum topographical elevation (ft, MSL)	35
6.	Maximum topographical elevation (ft, MSL)	40
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	5
8.	Indicate the general grade or percentage slope of the site.	5%
9.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Flat
10.	Describe the general type of vegetation on the site.	Grass

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.	
	Freshwater Forested/Shrub	U.S. Army Corps of Engineers and U.S. Fish and Wildlife service	
	Not Applicable	Not Applicable	
	Not Applicable	Not Applicable	
12.	Has a copy of the required geotechnical study been provided with this application? (YES/NO) Note: By "geotechnical study," we mean the study must have included soil borings by a licensed geotechnical contractor at the site or a nearby adjacent site. A GeoCheck report is not deemed sufficient to satisfy this criteria. Please include Exhibit# and title of document.	Yes Exhibit T - St. Tammany South Central Site Preliminary Geotechnical Engineering Report	
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes	
	If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes	
	If YES, is soil augmentation required for construction of a "typical" 100,000 sq ft industrial manufacturing building? (YES/NO)	No	
13.	Depth to groundwater (ft)	3	
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)	Yes Exhibit U - St. Tammany South Central Site Color Aerial Photo Map	
	Please include Exhibit# and title of document.		

L. Environmental Site Assessment		
1.	<p>Has the required copy of the Phase I Environmental Site Assessment that is less than 5-years old been included with this application? (YES/NO)</p> <p>Note: Only the basic report should be included in the binder with the complete report included on the CD-rom/flashdrive.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit V - St. Tammany South Central Site Phase I Environmental Site Assessment</p>
2.	<p>Was the recommendation from the Phase I "No Further Action"? (YES/NO)</p> <p>If NO, list the "Recognized Environmental Conditions (RECs)" that were identified (line-by-line) and what additional recommendations were made in the report.</p>	<p>Yes</p>
3.	Do the findings of Phase I suggest/require a Phase II? (YES/NO)	No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)	Not Applicable
	<p>If a Phase II has been completed, a copy must be included as an exhibit. Has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	Not Applicable
	Was the recommendation from Phase II "No Further Action"? (YES/NO)	Not Applicable
4.	<p>Has the required letter from the LA Dept. of Wildlife and Fisheries (LDWF) indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO)</p> <p>Note: No field study is required. Just the letter.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit W - St. Tammany South Central Site LA Dept. of Wildlife & Fisheries Letter</p>
5.	Has the required wetlands delineation (less than 5 years old) been conducted for this site? (YES/NO)	Yes
	<p>A copy of the entire wetland delineation report must be provided with this application.</p> <p>Please include Exhibit# and title of document.</p>	Exhibit X - St. Tammany South Central Site U.S. Army Corps Jurisdiction Determination

	<p>If a wetlands delineation has been conducted, did it indicate the presence of wetlands and/or other "waters of the U.S." on site? (YES/NO)</p>	Yes	
	<p>If wetlands were identified on site, has a Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO)</p> <p>Note: Sites designated as future megasites must request a Jurisdictional Determination from the Corps.</p>	Yes	
	<p>If a JD was requested, the JD application must be attached here.</p> <p>Please include Exhibit# and title of document.</p>	Exhibit X - St. Tammany South Central Site U.S. Army Corps Jurisdiction Determination	
	<p>If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO)</p> <p>Note: LED does not require any sites to seek a Sec 404 permit and mitigate the wetlands on site.</p> <p>If YES, please include Exhibit# and title of document.</p>	No	
	<p>If a Sec 404 wetlands permit application was submitted, has a Corps of Engineers Sec 404 Permit been received? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	Not Applicable	
	<p>If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.</p>	Not Applicable	
	<p>Any other comments related to the possible presence of wetlands on site?</p>	No	
6.	<p>Has the required Phase 1 Cultural Resources study been completed (now or any time in the past)? (YES/NO)</p> <p>Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. They have a database of the entire state of Louisiana and know which areas have already had a Phase 1 study. If a site has already been studied, it is not necessary to re-do the Phase 1 study for certification.</p> <p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, please include Exhibit# and title of document.</p>	No	<p>Exhibit Y - St. Tammany South Central Site LA SHPO Letter</p>

	If a Phase 1 Cultural Resources study was completed as part of the site certification process, was the report submitted to the SHPO for their concurrence with the archeologist's recommendations? (YES/NO)	No
	In the letter issued by the SHPO, did the SHPO mention any historical or prehistoric areas on the site that must be avoided during development? (YES/NO)	No
	Has the SHPO cleared the <i>entire</i> site for development? (YES/NO)	Yes
	If the SHPO has NOT cleared the entire site for development, is a Phase 2 or 3 Cultural Resources study planned? (YES/NO) If YES, please include an explanation and, if needed, cite an Exhibit# and title of document.	Not Applicable

Required Documents/Exhibits List

- ☒ 1. U.S. Geological Survey quad map **with the site outlined**
- ☒ 2. Color aerial photo from the past 24 months **with the site outlined**
- ☒ 3. Boundary survey (including all rights-of-way and easements)
- ☒ 4. Copy of the deed or other documents, including parish, state or federal ordinances that would restrict construction or operations at the site of any type. (Required for future mega-sites.)
- ☒ 5. Topographical map **with the site outlined** (The USGS Quad map will satisfy this requirement if the topo/elevation data is clearly visible on the portion of the Quad map included as an exhibit.)
- ☒ 6. Roster of all owners
- ☒ 7. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
- ☒ 8. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utility lines. These exhibits are best if shown on separate maps. A consolidated map is useful, as well.
- ☒ 9. USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
- ☒ 10. National Wetlands Inventory (NWI) map **with the site outlined**
- ☒ 11. A wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been through the Army Corps' Wetland Delineation course.)

The submitted wetlands delineation does not have to be a "jurisdictional wetlands determination," that is, a delineation officially approved by the Corps of Engineers is not required unless the site is slated to be a mega-site. Mega-sites must seek a Jurisdictional Determination.
- ☒ 12. If a Jurisdictional Determination was submitted to the Corps, a copy of the Corps' Jurisdictional Determination must be included as an exhibit.
- ☐ 13. LED does not require that wetlands be mitigated but if a Section 404 Wetlands Permit Application was submitted to the Corps (in order to start the process of mitigating on-site wetlands), a copy of the application must be included as an attachment.
- ☐ 14. If the Corps has issued a Sec 404 Permit, allowing the on-site wetlands to be mitigated/destroyed, a copy of the Corps permit must be attached.
- ☒ 15. FEMA flood plain map **with the site outlined**. Applicants must use the latest flood plain map, even if it is preliminary and is being protested by local agencies.
- ☒ 16. Phase I environmental site assessment (must be within the last 5 years.). Include the base report in the binder; include the entire report on the CD-rom/flashdrive.
- ☐ 17. If a Phase II environmental site assessment has been completed, a copy of a Phase II assessment report in its entirety. Include the base report in the binder; include the entire report on the CD-rom/flashdrive.

- ☒ 18. LA Dept. of Wildlife and Fisheries (LDWF) clearance letter – A clearance letter from LDWF indicating that development will not impact any endangered species. (No field work is expected or required, unless required in the clearance letter from LDWF. This is rare.)
- ☒ 19. State Historical Preservation Officer (SHPO) letter or rubber stamp on a letter/email regarding the presence of historical or cultural artifacts on the site. The letter or stamp from SHPO will indicate that the site is cleared or may indicate that further evaluation, like a Phase 1 Cultural Resources Assessment, is required.

Note: An email or letter from the SHPO saying “the Cultural Resources report has been reviewed and we have no further comments” is insufficient. We must have something that indicates the site is cleared for development. See the Instructions for further information.

- ☐ 20. Phase I cultural resources report, unless the site was previously cleared by the SHPO and no further work was required.
- ☒ 21. Copy of a geotechnical study for the site.

Desired Documents List

- ☒ 22. Copy of the deed, if not required above. Required for future mega-sites.
- ☒ 23. Copy of title abstract. Required for future mega-sites.
- ☒ 24. Copy of the latest property assessment from the parish assessor
- ☐ 25. If applicable, a plan to improve or upgrade the existing potable water system to meet 250 thousand gal/day certification threshold (including construction budget & schedule)
- ☐ 26. Letter from the local water provider confirming excess water capacity.
- ☒ 27. If applicable, a plan to improve or upgrade the existing wastewater system to meet 250 thousand gal/day certification threshold (including construction budget & schedule)
- ☐ 28. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- ☐ 29. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- ☐ 30. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- ☐ 31. If applicable, a plan to provide rail service to the site (including construction budget and schedule)

(Last revision: Feb 2016)