

**Date**

November 15, 2011

## Louisiana Certified Sites Program Application


<b>Site name</b>	Globalplex 130-acre site	
<b>Street Address or other physical location</b>	West 10 <sup>th</sup> Street	
<b>City/town(nearest), State, and Zipcode</b>	Reserve, LA 70084	
<b>Parish</b>	St. John the Baptist	
<b>Contact person and title (owner, Director, etc.)</b>	Joel T Chaisson	
<b>Organization</b>	Port of South Louisiana	
<b>Address</b>	171 Belle Terre Blvd	
<b>City/State/Zip</b>	La Place, LA 70068	
<b>Telephone</b>	Office 985-652-9278	Cell 504-487-8435
<b>E-mail</b>	jchaisson@portsl.com	

### 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 Development 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.

 <b>Signature</b>	<b>Executive Director</b> <b>Title</b>	<b>November 15, 2011</b> <b>Date</b>
<b>E-mail</b>	jchaisson@portsl.com	

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# Instructions

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

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.

## **Requirement - Upper/Lower Case**

All responses **MUST BE** in upper/lower case. Upper/lower case responses are easier to read. Responses in all UPPER CASE are the hardest to read and will be rejected.

## **Requirement - Descriptive Titles on All Exhibits**

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” 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 title: “Exhibit A – Property Boundary Survey,” preferably at the top of the page. The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in **BOLD** font and at least 16-points in size if the document allows.

Note: To accomplish the above, may require the applicant to purchase a copy of Adobe Acrobat (not to be confused with Adobe READER.) Adobe ACROBAT(~\$99) allows the user to edit PDF documents and place text at the top of any PDF file. So, if the user has a scanned PDF document of a letter from the Corps or a survey boundary, the user can label it properly to reflect the Exhibit number and title.

## **Requirement – All Exhibits Referenced at Least Once**

Lastly, all exhibits should be referenced in the application at least once.

## **Requirement – Titles of Filenames Must Exactly Match Exhibit Names**

It is the intent of the department to send an electronic copy to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy and electronic form. In addition to 16-point exhibit names on the top page of each document (discussed above), all files submitted electronically should have a similar filename. That is, the “Exhibit A – Property Boundary Survey”, when submitted electronically, should have a filename similar to: “Exhibit A – Property File 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) title prominently (16-point or larger as mentioned above) at the top of the page.

#### **Requirement – Map Specifications and Quality**

The site must be clearly outlined on all maps, aerial photos, etc. in a wide line that contrasts sharply with the surrounding colors on the map/photo.

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 3<sup>rd</sup> and 4<sup>th</sup> generation maps.

At least one map should be included to show the roadways in the area of 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 3<sup>rd</sup> or 4<sup>th</sup> 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 4<sup>th</sup> 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.

**Note:** Some of the required maps, such as the National Resource Conservation Soils map, the FEMA floodplain 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 is lost via this 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 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.

- **Size:** At least 10 contiguous, buildable acres, free of impediments to development such as soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A price per acre or leasing price is required to certify and publish a site.
- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required the property can be obtained free and clear of encumbrances.
- **Zoning:** The site must be zoned or otherwise cleared for industrial applications. If zoned, a zoning district description and map are required.
- **Flood:** At least 10 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a plan by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Potable Water:** Delivery within 180 days of notification, either by line or by well, a minimum of 50,000 gallons of potable water per day. If an existing source of potable water is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Sanitary Sewer:** Provide a minimum of 50,000 gallons per day of available sanitary sewer capacity within 180 days of notification. If existing capacity is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **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.
- **Electricity:** Identify service provider or providers that can deliver 3-Phase service to the site within 180 days of execution. If existing capacity is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Natural Gas:** Natural gas must be available within 2,500 ft of the site or available within 180 days of notification. If natural gas is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **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 Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 10 years old from the date of submission for non-active sites (agricultural, fallow or forested lands) and less than 5 years old for sites engaged in active commerce within the last five years.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided or remediation efforts have been completed and documented according to DEQ standards.

<b>Minimum Criteria Check List</b>		
<b>Criteria</b>	<b>Minimum Requirement</b>	<b>Yes/No</b>
Acres above 100-yr flood plain	10 acres or greater	Yes
Price per acre	Price/Lease quoted in writing	Yes
Control of property	Ownership/Option/Other	Yes
Use classification (zoning)	Zones for industrial use and, if zoned, a zoning map is attached	Yes
Potable water	50,000 gpd or greater is available on site within 180 days. If the water source is greater than 2,500 ft from site, a construction plan and cost estimate is attached.	Yes
Wastewater	50,000 gpd or greater is available at the site within 180 days. If the nearest sewer line is greater than 2,500 ft away, a construction plan and cost estimate is attached.	Yes
Electricity	3-phase on site or a construction plan and cost estimate is attached.	Yes
Environmental	Phase I (less than 10-yr old for agricultural, forestry and fallow sites; less than 5 years old for others)  Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Highway access	Capable of supporting 83,400 pounds gross weight	Yes

## I. Verification of Site Availability

A. Site Identification		
1.	Site name	Globalplex 130-acre site
2.	Address or physical location (include accurate latitude/longitude if available)	West 10 <sup>th</sup> Street
3.	City/town (nearest), state/zipcode	Reserve
4.	Parish	St. John the Baptist
5.	Contact person and title	Joel Chaisson, Executive Director
6.	Address	171 Belle Terre Blvd
7.	City/State/Zip	LaPlace, LA 70068
8.	Telephone	Office 985-652-9278      Cell 504-487-8435
9.	E-mail Contact(s)	jchaisson@portsl.com lprudhomme@portsl.com
10.	Total contiguous developable acreage (above the 100-year flood plain)	130 acres (109 acres + an add'l 20 acres sep by a road west of property)
11.	Number of parcels making up acreage	3
12.	Number of owners	1
13.	Total acreage selling price (\$)	\$100,000 per acre
14.	Total acreage annual lease (\$)	\$100,000 per acre
15.	Is there a lease-purchase option? (YES/NO)	
	Yes	
	If yes, description/comment on lease-purchase option:	
	Negotiable	
16.	Is there a right-of-first-refusal feature? (YES/NO)	
	No	
	If yes, description/comment on right-of-first refusal option:	





17.	Has a title abstract been submitted with this application? (YES/NO)			No	
	If YES, Exhibit # and name of document?		N/A		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes	
18a.	Parcel description		Acres	Lease or price per acre (\$)	Total Lease or selling price (\$)
	Parcel X		12.501	negotiable	negotiable
	Parcel Y		94	negotiable	negotiable
	Parcel Z		23.5	negotiable	negotiable

<b>A. Site Identification (continued) – Owner#1 information</b>
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1.	Site name	Globalplex 130-acre site	
2.	Owner name	Port of South Louisiana, 171 Belle Terre Blvd. LaPlace, LA 70068	
3.	Contact person	Joel T Chaisson	
4.	Address	West 10 <sup>th</sup> Street	
5.	City/State/Zip	Reserve, LA 70084	
6.	Telephone	Office 985-652-9278	Cell 504-487-8435
7.	E-mail	jchaisson@portsl.com	
8.	Total acres within the site owned by this owner	130	
9.	Total selling price of this acreage (\$)	\$100,000 an acre	
10.	Total annual lease price of this acreage (\$)	\$100,000 an acre	
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:		

<b>A. Site Identification (continued) – Owner #2 information</b>
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1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail		
8.	Total acres within the site owned by this owner		
9.	Total selling price of this acreage (\$)		
10.	Total annual lease price of this acreage (\$)		
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 name of document.		
12.	Comments regarding the immediate availability of this parcel:		

<b>A. Site Identification (continued) – Owner #3 information</b>
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1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail		
8.	Total acres within the site owned by this owner		
9.	Total selling price of this acreage (\$)		
10.	Total annual lease price of this acreage (\$)		
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 name of document.		
12.	Comments regarding the immediate availability of this parcel:		

<b>A. Site Identification (continued) – Owner #4 information</b>
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1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail		
8.	Total acres within the site owned by this owner		
9.	Total selling price of this acreage (\$)		
10.	Total annual lease price of this acreage (\$)		
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 name of document.		
12.	Comments regarding the immediate availability of this parcel:		

<b>B. Option to Purchase Site (if applicable)</b>			
1.	Option holder	N/A	
2.	Contact person and organization (as appropriate)		
3.	Address		
4.	City		
5.	Telephone	Office	Cell
6.	E-mail		
7.	Total number of acres under option to purchase		
8.	Option expiration date		
9.	Is the option assignable? (YES/NO)		
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		
11.	Has a copy of the option to purchase been included with this application? (YES/NO)  If YES, include Exhibit# and name of document.		
12.	Special comments, if any, relative to option to purchase:		

<b>C. Site Zoning, Tax Assessment, and Special Economic Development Districts</b>
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1.	Is site within incorporated municipal limits? (YES/NO)		No
	If so, what municipality?		
2.	Is the site within a zoning district? (YES/NO)		Yes
	If YES, contact name, agency name, address and phone of zoning authority.	St. John the Baptist Parish 1801 West Airline Hwy LaPlace, LA 70068	
	If zoned, briefly describe the property's current zoning classification?	Industrial 2 - intended to provide for the location of uses of medium industrial nature (See <a href="#">Exhibit A</a> - Zoning Map)	
	If zoned, has a copy of the zoning regulation been attached? (YES/NO)  If zoning regulation is attached, include Exhibit# and name of document.	Yes See <a href="#">Exhibit A</a> Zoning Map	
3.	Are there any restrictions on noise level? (YES/NO)		Yes
	If YES, please describe:	65-75 decibels 7 am - 10 pm 60-65 10 pm -	
4.	Are there any height restrictions? (YES/NO)		Yes
	If YES, please describe:	if the bldg exceeds 45 ft, see attached Code 1988 (See <a href="#">Exhibit A</a> - Zoning Map)	
5.	Describe any land use restrictions (e.g., hours of operation)	see attached Code 1988 (See <a href="#">Exhibit A</a> - Zoning Map)	
6.	Can any required city/parish re-zoning permits or other required permits be issued within 180 days? (YES/NO)		Yes
7.	Are adjacent properties zoned the same as the site? (YES/NO)		Yes



8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
	North: to the north fo the site is Baumer Foods, a condiment producing plant		
	East: A private school with classes from pre-K - 12 is located less than a mile to the east of the site		
	South: Located adjacent to the site to the south is Pepsi Americas and Natco Food (meat packing plant)		
	West: To the west of the site is a residential subdivision		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)		presently exempt
10.	What is the current assessed valuation of the site?		N/A
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)		No
	If YES, include Exhibit# and name of document.	N/A	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)		Yes
13.	Is the site located within a Renewal Community? (YES/NO)		No
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)		Yes

D. Existing Structures on-site					
	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	N/A				

2.	Paved surfaces				
	N/A				
3.	Fences				
	N/A				
4.	Are there any cemeteries located on the site? (YES/NO)				No
	If YES, please describe.	N/A			
5.	Can any structures not included in the sale be removed within 180 days? (YES/NO)				Yes
	If current and existing structures will be removed, does a 180-day work plan exist to remove structures? (YES/NO)			No (there are no structures)	
	If YES, include Exhibit# and name of document.				

E. Land Transferability and Encumbrances		
1.	Has the required copy of the deed been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	See <a href="#">Exhibit C</a> - Deed
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	See <a href="#">Exhibit D</a> - Survey 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.	
	Include Exhibit # and name of document if attached as a separate document.  See <a href="#">Exhibit D</a> - Survey Map	
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document.  See <a href="#">Exhibit D</a> - Survey Map	
5.	List and describe any liens against the property.	
	Include Exhibit # and name of document if attached as a separate document.  None	
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit # and name of document if attached as a separate document.  N/A	
7.	List and describe any restrictive covenants.	
	Include Exhibit # and name of document if attached as a separate document.  N/A	

8.	List and describe other encumbrances.  Include Exhibit # and name of document if attached as a separate document.
	N/A

F. Fire Protection Rating and Proximity to Emergency Medical Care		
1.	Is fire service available at the site? (YES/NO)	Yes
2.	Name of agency or other provider of fire protection services to the site	Reserve Fire Department 105 Firehouse Lane Reserve, LA 70084
3.	Rating of fire service provider	Class 3
4.	Distance to fire station (miles)	<1 mile
	Name of Fire Station providing services to the site	Reserve Fire Station
5.	Distance to emergency medical care (miles)	4 miles
	Name and brief description of nearest emergency medical care facility:	River Parishes Hospital 500 Rue De Sante LaPlace, LA 70068 106-bed acute facility features a Level II nursery and a Level III trauma center serviced by nearly 140 physicians

## II. Utilities and infrastructure

A. Potable Water Infrastructure			
1.	Has a site map indicating the location of all existing water utilities been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.		Yes See <a href="#">Exhibit E</a> Water Utilities Map
2.	Company/agency name, address and phone of provider of potable water		St. John Parish Utilities 1801 West Airline Hwy LaPlace, LA 70068
3.	Distance to the closest potable water line to service the site (feet)  (Note: The line must be within 2,500 feet of the site or a construction plan and cost estimate must be attached to this application.)  If a construction plan is attached, include Exhibit# and name of document		onsite
4.	Size of potable water line closest to the site (inches in diameter)		10"
5.	Static and residual pressures of the potable water line closest to the site		Static 70      Residual 60
6.	Source of potable water (lake, well, other source)	Mississippi River	
7.	Total potable water system capacity (millions of gallons per day)		3M expanding to 5M
8.	Current average daily use of the water system (millions of gallons per day)		2.8
9.	Peak demand (millions of gallons per day)		3.0
10.	Excess capacity of the existing water system (millions of gallons per day)		2MGD
11.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)  If YES, include Exhibit# and name of document.		No
12.	Distance to closest elevated potable water storage tank (miles)		<1
13.	Capacity of closest elevated potable water storage tank (gallons)		500,000
14.	Distance to the appropriate booster station (miles)		approx 2 miles
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 potable water system (including construction budget and schedule) been provided with this application? (YES/NO)	No	
	If YES, include Exhibit# and name of document.		
	If YES, can this plan be executed within 180 days? (YES/NO)		
	If the plan can be implemented within 180 days, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?		

B. Wastewater Infrastructure		
1.	Has a site map indicating the location of all existing wastewater utilities been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit G</a> Wastewater Utilities Map
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	St. John Parish Utilities 1801 West Airline LaPlace, LA 70068
3.	Distance to the closest wastewater collection line to service the site (feet)  (Note: Line must be within 2,500 ft or a construction plan and cost estimate must be attached.)	on site
4.	Size of wastewater collection line closest to the site (inches diameter)	8"
5.	Is there a force main at or near the site? (YES/NO)	No
6.	Capacity of nearest lift station (gallons/day)	n/a
7.	NPDES permit number of sewer provider	LA0069868
8.	Total capacity of wastewater system (gallons/day)	4.5 MGD
9.	Current average daily use of wastewater system (gallons/day)	3.5 MGD
10.	Peak load on wastewater system (gallons/day)	4 MGD/day
11.	Excess capacity of wastewater system (gallons/day)	.5MGD
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	No
	If not, what is the basis for the excess capacity assertion?	Met with St. John Parish Utilities division to complete form and URS engineer Mike Patorno
13.	What are the pre-treatment requirements to discharge to the 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.  N/A	



14.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)	no	
	If YES, please include Exhibit# and title of document.		
	If YES, can this plan be executed within 180 days? (YES/NO)		no
15.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)	no	
	If YES, please include the Exhibit# and title of document.		

### 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.	no	
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Entergy Louisiana 4317 West Airline Hwy Reserve, LA 70084	
3.	Distance to provider's nearest distribution line (feet)	1,000 ft	
4.	Size of provider's nearest distribution line (kV)	34.5/13.8 Kv	
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	0.2 miles	
6.	Is 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, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.)		yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	n/a	
	What additional services are to be included with this upgrade?	n/a	
	Can these plans be executed within 180 days? (YES/NO)	yes	
7.	Is 2-way feed available? (YES/NO)		yes
8.	Peak load capacity available at site (MW)?	28MW@34,500 kv	
9.	Distance to nearest substation to serve the site (miles)	3 miles	
10.	Distance to the next closest substation to serve the site (miles)	5 miles	

#### D. Natural Gas Infrastructure

1.	Has a site map, with the site clearly outlined, indicating the location of all existing natural gas lines near/adjacent to the site been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit I</a> Natural Gas Map	
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Atmos Energy Marketing LLC 2578 Highway 44 Reserve, LA 70084	
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	<1 mile	
4.	Size of distribution service line (inches)	4"	
5.	Pressure of distribution service line (psi)	40 PSIG	
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.	N/A	
	If the line needs to be extended to the site, can this plan be executed within 180 days? (YES/NO)	Yes	
	What is your basis for asserting that the plan can be completed in 180 days? Engineering/construction estimate? Letter from natural gas supplier? etc.		
	Spoke with Atmos representative Dawn McManus		
7.	Transmission provider of natural gas	Gulf South Pipeline	
8.	Distance to nearest transmission line (NOT distribution line) (miles)	.076 miles	
9.	Size and pressure of transmission line (inches and PSI)	18"/300 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.
	N/A
	Can these plans be executed within 180 days? (YES/NO) If so, what is the basis for this assertion?
	N/A

## **E. Local Product Pipeline Crossings**

1.	<p>Do any pipelines of any type (natural gas, water, crude oil, etc.) cross the site? (YES/NO)</p> <p>If YES, has a site map, with the site clearly outlined, indicating 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 See <a href="#">Exhibit J</a> Pipeline Map</p>				
2.	<table border="1"> <tr> <td>Pipeline owner</td> <td>Atmos Energy</td> </tr> <tr> <td>Primary contents of pipeline</td> <td>natural gas</td> </tr> </table>	Pipeline owner	Atmos Energy	Primary contents of pipeline	natural gas	
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Primary contents of pipeline	natural gas					
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Pipeline owner						
Primary contents of pipeline						

## F. Telecommunications Infrastructure

1.	Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	No	
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	Reserve Telephone Company 203 West 4th Street Reserve, LA 70084	
3.	Distance to provider's nearest telecommunications line (feet)	300 ft	
4.	Distance to nearest central office (CO) serving the site (miles)	1 mile	
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)	yes	
8.	Are T-3 lines available at the site? (YES/NO)	yes	
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	no	
10.	Is satellite or commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	no	
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		
	Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?		
	fiber optic cable could be built out within 180 days if needed.		
<b>G. Roadway Transportation Infrastructure</b>			

1.	Has the required site map, with the site clearly outlined, indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.			yes See <a href="#">Exhibit K</a> Roadway Map	
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Power Blvd	at site	2	
	State highway	637 / 44	<1 mile	2	
	U.S. highway	61	<1 mile	4	
	North-south Interstate highway	I 55	approx 14 miles		
	East-west Interstate highway	I 10	approx 11 miles		
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?				88,000 lbs
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?				88,000 lbs
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.				No
	Local roadway to be improved	Description of improvement, Including controlling or funding authority			Schedule

9.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		No
	If YES, how long will access to the interstate be impacted?		
10.	Are any roadway improvements required to access the site? (YES/NO)		No
	If YES, please describe required improvements.		
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		N/A
11.	Do any rights-of-way need to be obtained to access the site? (YES/NO)		No
	If YES, please describe Right-of-Way needs.		
	If YES, what is the time schedule for obtaining these rights-of-way?	N/A	



H. Air Transportation Infrastructure		
1.	Name and address of nearest commercial airport with scheduled passenger service	Louis Armstrong International Airport 900 Airline Drive Kenner, LA 70062
2.	Distance in road miles to the nearest commercial airport	21 miles
3.	Average travel time to nearest commercial airport	27 minutes
4.	Number of air carriers serving nearest commercial airport	10
5.	Is direct international passenger service available at this airport? (YES/NO)	No
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	Yes

I. Rail Infrastructure		
1.	Is the site currently served by rail? (YES/NO) (Is there a rail spur currently on the site or adjacent to the site?)	No
2.	Name of nearest freight railroad line	Kansas City Southern
3.	Distance to the nearest freight railroad line (miles)	adjacent
4.	Second closest freight railroad line	Canadian National
5.	Distance to the second closest freight railroad line (miles)	1/2 mile
6.	Location of nearest intermodal rail yard	Harahan, LA
7.	Distance in rail miles to nearest intermodal rail yard	26 miles
8.	If rail does not serve the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)	Yes
	If YES, please include Exhibit# and title of document.	
	In what time frame (number of months) can rail service to the site be provided?	currently under design
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
The Port is in the process of design development		
9.	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)	yes
	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)	yes
10.	What party is responsible for ongoing maintenance of line extended to the site?	Port of South Louisiana

J. Water Transportation Infrastructure
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1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port	Port Manchac 31450 Highway 51 South Manchac, LA 70421 Patrick Dufresne	
2.	Name of waterway at shallow draft port	Lake Ponchartrain/North Pass	
3.	What water depth is maintained at the port? (feet)	9 ft main, 12 ft alongside	
4.	Distance in road miles to nearest shallow draft port	24 miles	
5.	Does the site currently have barge docking facilities? (YES/NO)	yes	
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port	Port of South Louisiana 171 Belle Terre Blvd LaPlace, LA 70068	
7.	Name of body of water at deepwater port	Mississippi River	
9.	Distance in road miles to nearest deepwater port	<1 mile	
10.	Does the site currently have deepwater vessel docking facilities? (YES/NO)	yes	

## K. Geography and Geological Assessment

1.	Has a U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit L</a> Quad Map	
2.	Has a Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit M</a> SCS Map	
3.	Has a National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit N</a> NWI map	
4.	Has a FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit O</a> FEMA Flood Plain Map	
5.	Minimum topographical elevation (ft)		6 ft
6.	Maximum topographical elevation (ft)		8 ft
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)		2 ft
8.	Indicate the general grade or percentage slope of the site.		gradual slope to north
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	gently sloping	
10.	Described the general type of vegetation on the site.	sugar cane	

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.	
	N/A		
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit P</a> Prelim Geotech	
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)		Yes
13.	Depth to groundwater (ft)	8 ft	
14.	Suitability of soil for building and roadway substrate	pilings required for building construction	
15.	Is soil augmentation required? (YES/NO)		No
16.	Has a color aerial photo from the past 12 months , with the site clearly outlined, been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit Q</a> Aerial	

L. Environmental Assessment			
1.	Has the required copy of the Phase I Environmental Assessment been included with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit R</a> Phase I Envir Assessment	
2.	Was the result from Phase I "No Further Action"? (YES/NO)  If NO, what additional recommendations were made?	Yes	
3.	Do the findings of Phase I require a Phase II? (YES/NO)		No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)		N/A
	If a Phase II has been completed, has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	N/A	
	Was the result from Phase II "No Further Action"? (YES/NO)		N/A
4.	Has the LA Dept. of Fish and Wildlife determined that development will not impact any endangered species? (YES/NO)  Please include Exhibit# and title of document.	Yes See <a href="#">Exhibit S</a> Endangered Species	
	Has the LA Dept. of Fish and Wildlife approved a plan to avoid impact to these species during development? (YES/NO)		N/A
5.	Has a wetlands delineation/determination been conducted for this site? (YES/NO)		Yes
	If a wetlands determination has been conducted, has a copy of the wetland delineation/ determination been provided with this application? (YES/NO)  If a copy has been included, please include Exhibit# and title of document.	Yes See <a href="#">Exhibit T</a> Wetlands Delineation	
	If a wetlands determination has been conducted, did it indicate the presence of jurisdictional wetlands and/or other waterways on site? (YES/NO)		No
	If jurisdictional wetlands are present, will they be excluded from the property to be certified or will they otherwise remain undeveloped? (YES/NO)		N/A

	Alternatively, will the jurisdictional wetlands be mitigated? (YES/NO)	N/A
6.	Has the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation (the federally-designated State Historic Preservation Office (SHPO)), determined that archeological or historical resources are present on the site? (YES/NO)	No See <a href="#">Exhibit U</a> Archaeological Report
	Has the required State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO)  Please include Exhibit# and title of document.	Yes See <a href="#">Exhibit U</a> Archaeological Report

## Required Documents/Exhibits List

- ☐ 1. U.S. Geological Survey quad map with the site outlined
- ☐ 2. Color aerial photo from the past 12 months **with the site outlined**
- ☐ 3. Boundary survey (including 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.
- ☐ 5. Topographical map **with the site outlined**
- ☐ 6. Roster of 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 utilities lines
- ☐ 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. If 10% or more of a site is thought to be wetlands, a wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been thru 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. Nor is a Corps of Engineers 404 wetlands permit required. However, if a permit or jurisdictional wetlands delineation has been completed, a copy of the wetland determination or Corps of Engineers wetlands permit should be submitted with the application.
- ☐ 12. FEMA flood plain map **with the site outlined**
- ☐ 13. Phase I environmental assessment (must be within the last 5 years for active sites and no older than 10 ten years for sites with no prior use other than agriculture/farming.)
- ☐ 14. If a Phase II environmental assessment has been completed, a copy of a Phase II assessment report in its entirety.
- ☐ 15. La. Dept. of Fish and Wildlife (LDFW) determination – A letter from LDFW indicating that development will or will not impact any endangered species.
- ☐ 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.



## Desired Documents List

- ☐ 17. Copy of the deed, if not required above
- ☐ 18. Copy of title abstract
- ☐ 19. Copy of the latest property assessment from the parish assessor
- ☐ 20. Copy of a geotechnical study for the site or any nearby property
- ☐ 21. If applicable, a plan to improve or upgrade the existing potable water system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- ☐ 22. Letter from the local water provider confirming excess potable water capacity.
- ☐ 23. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- ☐ 24. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- ☐ 25. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- ☐ 26. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- ☐ 27. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)