

<b>Date</b>	07/24/2018
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## Louisiana Certified Small Sites Program Application

<b>Site name</b>	Foti - Highway 18	
<b>Street address or other physical location</b> (Please include accurate latitude/ longitude in decimal form (not Deg/Min/Sec))	3002 Highway 18W  Latitude (30.1020), Longitude (-90.9469)	
<b>City/town (nearest), State, and Zip code</b>	Donaldsonville, LA 70346	
<b>Parish</b>	Ascension	
<b>Contact person and title</b> (Owner, Director, etc.)	Ransom Pipes (Agent)	
<b>Organization</b>	Maestri-Murrell, Inc.	
<b>Street address</b>	9018 Jefferson Hwy.	
<b>City/State/Zip</b>	Baton Rouge, LA 70809	
<b>Telephone</b>	Office (225) 810-3379	Cell (225) 278-5439
<b>E-mail</b>	rpipes@mmcre.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 Small 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**

**Title**

**Date**

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## Foreword

**Note:** This application is designed for LED's *Small Sites* program and is designed for sites that are at least 10 acres but less than 25 acres in size. LED has reduced the level of complexity and the number of requirements so as to reduce the overall level of effort and cost to achieve small site certification. If your site is 25 acres or larger, you must use the major/primary application.

As you prepare to undertake the LED small sites' 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.*

Why does LED ask for so many exhibits? Because the numerous Request for Proposals (RFPs) LED receives on a weekly basis ask for this same data. LED's required exhibit list was developed *DIRECTLY* from a lengthy list of exhibits that all of the major site selection teams use when evaluating a site.

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, 1<sup>st</sup> 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 LED's Site Certification 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 applicant/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: two complete copies of a Draft set for LED's initial review/comment and two complete copies of 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 or staples is not permitted.

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

In addition to this questionnaire/application, your binder will have anywhere from 15 – 30 exhibits. 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/Staples 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 submittal and 2 complete binders for the Final submittal.) 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 or 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. To be clear, if you have 30 exhibits of supporting data (maps, tables, correspondence, etc.) accompanying this application, the CD-rom or flashdrive should contain 31 files (exhibits plus this application.)

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. (Phase 1 reports are often 300-500 pages in length.) 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 each 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 Desktop Study" 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 this questionnaire/application 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 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 one page or 500 pages but it should be preceded by a labeled 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**

LED encourages the inclusion of exhibits that are not specifically required but might be of interest to prospective buys. However, 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 2<sup>nd</sup> and 3<sup>rd</sup> 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 2<sup>nd</sup> or 3<sup>rd</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.

#### **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 Small Sites 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 and less than 25 contiguous, buildable acres free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species.
- **Forested Properties:** At least 50% of property on a small site must be cleared and free of trees. LED may be willing to waive this requirement if the site meets or exceeds all other minimum requirements.
- **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. An applicant can also include a price per square foot in the application but a price per acre is still required, so as to remain compatible with the rest of the certified sites. 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 by parish and affected municipal authorities for any of the following commercial/industrial classifications:
  - General Office Low Rise District
  - General Office High Rise District
  - Commercial Warehousing/Distribution District
  - Light or Heavy Industrial District
  - Planned Unit Development that includes some office, warehouse, and light industrial uses.

If the site is 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/municipal authorities for placement of one of the above.

Only sites suitable for the above named uses will be considered. For example, some sites might be inappropriate due to proximity of large residential developments.

As an example of a typical incompatibility, the 24-hr noise, lights, and truck traffic typical of an industrial development are inherently incompatible with residential communities.

**Permitting:** Many areas of the state have construction and development permitting requirements. Applicants for small sites will need to identify key permitting jurisdictions, permitting requirements and timelines applicable to these permits.

- Identify the construction and development permitting jurisdictions for the site, and general time lines to secure each permit. Determine if permits can run concurrently with each other. The anticipated time to secure all of the permits is required.
- Impact fees: Many jurisdictions charge landowners impact fees for the use of local roads, sewers, etc. The applicant will need to identify all applicable sources of fees that might impact development

of the site.

- Example: Sample list of permitting jurisdictions for the City of Baton Rouge
  - City of Baton Rouge Planning Commission – Site Plan Review • Public Hearing process required (60-90 days) for any building over 50,000 SF. Cannot run concurrent with building permitting!
  - City of Baton Rouge –Commercial Plan Review - Reviews Plans for local code compliance
  - City of Baton Rouge – Subdivision Office - Reviews Plans for Site civil local code compliance
  - Local Fire District - Reviews Plans for local fire code compliance
  - State Fire Marshall - Statewide fire code compliance and life safety compliance
  - Local Utility Districts (Drainage/Sewer/Water/Gas) - Reviews plans for utility compliance
  - Any local board of adjustments (for sites in any special zones such as overlay districts)
  - LADEQ – Reviews Sewer and process water discharge permits

- **Flood:** At least 10 contiguous, buildable acres must be above the 100-year flood plain (typically land designated with flood plain zones of X, B, or C). (In the case of a 10-acre site, all 10-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 a minimum of one foot 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 50,000 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.

A 4-inch line is the minimum sized line for LED's Small Site program. A 6-inch line is preferred since a 6" water distribution line is the minimum size that can deliver the required dynamic pressure to power sprinkler or hydrant systems.

If the site does not have potable water available on-site, the required cost estimate and schedule to bring water to the site should be for a 6-inch line.

- **Sanitary Sewer:** Provide a minimum of 50,000 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.

**Note:** Employees typically use no more than 50 gal/day of sanitary sewer (washing hands, showering, use of toilets, etc.). The 50,000 gal/day allows for some level of process wastewater generated by the facility.

- **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 transportation 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 (considered to be 12-14 months for small sites).

- **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 at the site, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design, a 3) schedule, and 4) 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 report, 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. If the Phase 1 report requires additional sampling (a Phase II sampling and reporting effort), that sampling must be complete and show the site is "clean" before a site can be certified.
- **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.

LED will NOT certify any sites in the range of 10-25 acres that have wetlands in/near the center of the site. Small sites are allowed to have some wetlands, as long as the wetlands are near the site boundaries. Wetlands are very expensive to mitigate and the overall utility of a small site (and the level of interest from prospective buyers) will be severely impacted if wetlands are in/near the middle of the site.

Note: 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 small site must mitigate those wetlands in order for the site to be certified.

- **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 from the USGS. They are free of charge. 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 (typically land designated with flood plain zones of X, B, or C) or a site manufacturing pad can be cost effectively constructed to elevate the site at least one foot above the flood plain. (Be sure to outline the site on the map in a wide, bold line of contrasting color.)

- **Preliminary Geotechnical Investigation:** Conduct 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 small site certification should involve no less than 2 borings (spread evenly across the site). The goal here is to establish general soil bearing pressures/characteristics. For example, the report should clearly state the general soil bearing pressures found on the site along with estimated loadings for pilings.

Here is LED's guidance for the required number of borings and depth of borings for small sites:

- One boring to at least 50 feet.
- One boring to at least 25 feet.

As stated above, more than 2 borings for a preliminary geotechnical investigation of a small site is generally not advised.

Note#1: Use of a cone penetrometer (CPT) is acceptable for LED purposes as long as the geotechnical engineer can meet the stated goals of the testing.

Note#2: If the applicant has recent geotechnical data from a project in the immediate vicinity of the site that meets or exceeds the above specifications, that data may be deemed acceptable to LED.

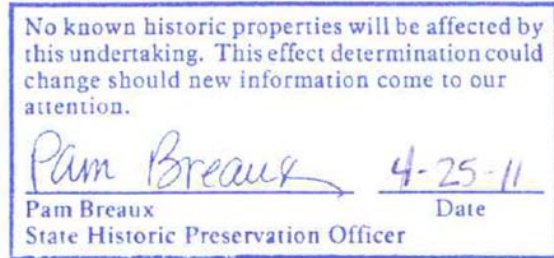
- **Cultural Resources Investigation:** All small sites applying for certification must undergo a "desktop-level" Cultural Resources study, as described below, to verify there are no known historic or prehistoric archeological finds that will be destroyed by an industrial development. A full Phase 1 Cultural Resources study is NOT required. The process to clear a small site for inclusion in the small sites certification program typically requires one step:
  - Check the State Historic Preservation Office's (SHPO) Database: Hire a qualified third-party archeologist with access to the SHPO's confidential electronic maps database to see if the site has been surveyed for cultural resources in the past. The SHPO keeps comprehensive records of previous archeological studies in the state; only archeologists are allowed to access this on-line database. This desktop-level study will typically take under one hour to complete.

There are three possible outcomes from the desktop study:

1. The desktop study may indicate that entire site has already been surveyed for cultural resources in the past. If this is the case, the applicant must 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 SHPO database shows the site has never been surveyed via a Phase 1 Cultural Resource study AND the database has no indication of any archeological finds/digs/artifacts within the surveyed property line, then the small site is eligible for certification. No further work is required. A copy of the desktop study results must be included as an Exhibit.
3. If the SHPO database indicates the site has known archeological finds/digs/artifacts within the site boundaries, the small site is NOT eligible for certification until the potential archeological finds are cleared by the SHPO. Sites with known archeological finds are not eligible to participate in the Small Sites program. To make the site eligible, you will need to hire a qualified archeological team to conduct the Phase 1 Cultural Resource field work and prepare 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. This stamp is typically applied by SHPO to the DRAFT Phase 1 report. A letter from SHPO stating the site is cleared for development is equally 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." A letter/email that just says "we have received the report and agree with its findings" 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:** Rail access on a site always makes the site more valuable than a site without rail access. Determine if rail can be brought to the site easily without the need to cross any major roadways and include a simple map showing the location of the rail and the site. If the rail must cross any state or Federal highways, be sure to state that in any comments and show that on the map.
- **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.
- **Roadway Accessibility:** A four-lane major highway within close proximity of the site is preferred. As described earlier, include a good map showing how freight trucks will access the site from the Interstate system.

Average daily traffic counts must be supplied for sites on roads with vehicle counts greater than 10,000 day. LDOTD lists this data for state and Federal highways here:

<http://wwwapps.dotd.la.gov/engineering/tatv/>

Additionally, sites located on these busier roads must attach a "letter of no objection" from parish roadway authorities.

<b>Minimum Criteria Check List</b>		
<b>Criteria</b>	<b>Minimum Requirement</b>	<b>Yes/No</b>
Acres above 100-yr flood plain (typically land designated with flood plain zones of X, B, or C) using <i>latest</i> DFIRM maps	10 acres or greater. Sites as small as 10 acres must be above the flood plain in their entirety.	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 light or heavy industrial use, high-rise, low-rise, or mixed-use (offices, warehouse, etc.) (or capable of being rezoned within a reasonable timetable) and, if zoned, a zoning map and zoning regulations are attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for the intended use and must comply with any local land use planning ordinances.</p>	Yes
Potable water supply	50,000 gal/day or greater is available on site within a reasonable time frame (12-14 months). If the water source is not available to the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	50,000 gal/day or greater is available at the site within a reasonable time frame (12-14 months). 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 power is available on site or can be supplied within a reasonable time frame (12-14 months). If not currently available on site, a construction plan, schedule, and cost estimate must be attached.	Yes
Natural gas availability	A minimum sized distribution line (4" or greater) must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site within a reasonable time frame (12-14 months) must be attached.	Yes
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old). A Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural resources	A desktop-level Cultural Sources study has been completed and the results indicate there are no known cultural source finds within the site boundaries. If the desktop study indicates the site does have archeological finds within its bounds, a Phase 1 Cultural Resource study was completed and the SHPO has cleared the site for development.	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. Plus, the study indicates there are no wetlands in the middle or prime areas of the site.	Yes
Forested lands	At least 50% of the acreage of a small site must be cleared. Thus, at least 5 acres of a 10-acre site must be cleared.	
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
Traffic/Driveway Connection	Sites on a parish, state or Federal highway with average daily traffic counts greater than 10,000 must include a letter of no objection from parish authorities for a driveway connect.	N/A
Bound and tabbed copies of application and all exhibits	Two copies of the application and all exhibits (in 1 <sup>st</sup> 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		
1.	Site name	Foti - Highway 18
	<p>If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line. List as many exhibits as you need.)</p> <p>As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.</p>	<p>Exhibit A. Foti - Highway 18 Color Aerial Photo Map</p> <p>Exhibit B. Foti - Highway 18 Property Boundary Survey</p> <p>Please note: The entire 22.7 acre property is for sale but there are indications that a 2.8 acre portion of the site may have unexcavated cultural resources (archeological artifacts) on it. As a result, only 17.7 acres of the larger 22.7 acre site will be certified. The maps contained in the exhibits reflect this reality by outlining both areas.</p> <p>The 17.7 acres can be developed immediately. However, before the 2.8 acre portion of the larger site can be developed, a small archeological effort, a Phase II Cultural Resources study, will be required. The cost for this study is estimated to be \$20,000 - \$25,000.</p>
2.	Address or physical location (include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	3002 Highway 18W  Latitude (30.1020) , Longitude (-90.9469)
3.	City/town (nearest), State/Zip	Donaldsonville, LA 70346
4.	Parish	Ascension
5.	Contact person and title	Mica F. Landry (Owner)
6.	Street address	218 Houmas St.
7.	City/State/Zip	Donaldsonville, LA 70346
8.	Telephone	Office (225) 473-1188      Cell (225) 715-7628
9.	E-mail for key contact(s)	cajunvet@msn.com
10.	Total acres for lease/sale? (acres)	22.703 acres
	Total contiguous developable acreage <b>above the 100-year flood plain</b> (typically land designated with flood plain zones of X, B, or C)	17.73 acres



	Note: Flood plain acreage must be assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.			
11.	Number of parcels making up acreage			1 parcel
12.	Number of owners of the separate parcels			2 owners
13.	Total selling price for all acres (\$) 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.			\$2,724,360.00 Total \$120,000.00 Per Acre
14.	Total acreage annual lease (\$)			Not Applicable
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)			No
	If YES, Exhibit# and title of document?		Not Applicable	
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			No
18 a.	Parcel description	Acres	Lease or selling price per acre (\$) (PSF pricing may also be included)	Total Lease or selling price (\$)
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable

<b>A. Site Identification (continued) – Owner #1 information</b>			
1.	Site name	Foti - Highway 18	
2.	Owner name	Foti Enterprises, LLC	
3.	Contact person	Mica F. Landry	
4.	Street address	218 Houmas St.	
5.	City/State/Zip	Donaldsonville, LA 70346	
6.	Telephone	Office (225) 473-1188	Cell (225) 715-7628
7.	E-mail(s)	cajunvet@msn.com	
8.	Total acres within the site owned by this owner (acres)	13.90 acres 61.25%	
9.	Total selling price of this acreage (\$)	\$1,668,670.50	
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, please include Exhibit# and title of document.	Yes  Exhibit S. Foti - Highway 18 Memorandum of Agreement	
12.	Comments regarding the immediate availability of this parcel:  Available for immediate development		

<b>A. Site Identification (continued) – Owner #2 information</b>			
1.	Site name	Foti - Highway 18	
2.	Owner name	Jude Country, LTD	
3.	Contact person	Dominic C. Foti	
4.	Street address	1615 Rockview Trail	
5.	City/State/Zip	Colorado Springs, CO 80904	
6.	Telephone	Office (719) 330-6916	Cell None
7.	E-mail (s)	domfoti@aol.com	
8.	Total acres within the site owned by this owner (acres)	8.80 acres 38.75%	
9.	Total selling price of this acreage (\$)	\$1,055,689.50	
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.	Yes  Exhibit S. Foti - Highway 18 Memorandum of Agreement	
12.	Comments regarding the immediate availability of this parcel:  Available for immediate development		

<b>A. Site Identification (continued) – Owner #3 information</b>			
1.	Site name	Not Applicable	
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>A. Site Identification (continued) – Owner #4 information</b>			
1.	Site name	Not Applicable	
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>B. Option to Purchase Site (if applicable)</b>			
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)	Not Applicable	
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)	Not Applicable	
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)?  What is the name of the incorporated municipality/city/town?	1.5 miles  City of Donaldsonville
2.	Is the site within a zoning district? (YES/NO)	Yes
	If YES, contact name, agency name, address and phone number of zoning authority.	Jerome Fournier (225) 450-1002 Ascension Parish Planning & Development 615 E. Worthey Street Gonzales, Louisiana 70737
	If the site is zoned, briefly describe the property's current zoning classification.  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.	Currently zoned "Mixed Use Corridors" This district is characterized by the most intensive residential and commercial development. These districts are located in areas where the road system is most capable of supporting growth with a minimum risk to the public safety.  Exhibit C. Foti - Highway 18 Zoning Map & Documents
3.	Are there any zoning restrictions or other ordinances that limit noise levels? (YES/NO)	Yes
	If YES, please describe the restrictions/ordinances:	Chapter 14 Article III Section 14-43 & 14-44 -Noise must be under 75 dB at property line between 6:00 AM - 9:00 PM & under 70 dB between 9:00 PM & 6:00 AM -Except for motor vehicles, trains, construction equipment, or with proper authorization
4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (YES/NO)	Yes
	If YES, please describe:	Currently zoned as Mixed Use Corridor maximum height is 35 feet

5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, truck traffic restrictions, etc.)	Per Chapter 22 Article 1 Section 22-4 -No vehicle shall be operated on public highways of the Parish with a gross weight exceeding 16,000-18,000 lbs per axle
6.	If the site must be rezoned to attain an appropriate zoning classification (as described in the instructions), how long will it take for required re-zoning permits or other required permits to be issued? (months)	Not Applicable
7.	Are adjacent properties zoned the same as the site? (YES/NO)	No
	<p>If NO, what zoning applies to adjacent properties?</p> <p>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.</p>	<p>RM - Medium Intensity Residential District</p> <p>Exhibit C. Foti - Highway 18 Zoning Map &amp; Documents</p>
8.	<p>What jurisdictions have permitting or review authority over the site for development and/or construction? Planning Commissions? Overlay districts, including airport overlay districts? Roadways? Water use? Drinking Water Recharge Zone authorities? Other?</p> <p>What impact fees are applicable to the project?</p> <p>List each authority by 1) name of permit/review, 2) name of authority, contact name, phone, website, and address. For each permit/review, include the approximate length of time for the permit/review, and any estimated cost applicable to the review and/or impact fees.</p> <p>Take as much room as is required to properly communicate the permit/review process.</p> <p><i>Be sure to list each permit/authority on a separate line.</i></p> <p>An example of typical authorities from Baton Rouge is included in the instructions.</p>	



**Building Permit**

+/- 8 week period for permit review

\$1,100 plus \$1.50 per \$1000 over 500K of value + Traffic and Sewer impact fees  
(reference Exhibit AA. Foti - Highway 18 Sewer and Transportation Impact Fees)

Parish of Ascension - Office of Planning and Development Building Department

Mike Hebert

225-450-1002

[jhebert@apgov.us](mailto:jhebert@apgov.us)

[www.ascensionparish.net/](http://www.ascensionparish.net/)

615 E. Worthey Street

Gonzales, LA 70737

Local Fire Department (Review is part of requirements to obtain Building Permit)

City of Donaldsonville Fire Department

Fire Chief - Chuck Montero

225-473-0664

[cmontero@dvillefire.brcoxmail.com](mailto:cmontero@dvillefire.brcoxmail.com)

700 Lafourche St.

Donaldsonville, LA 70346

Ascension Parish Utilities Approval for Water

(Review is part of requirements to obtain Building Permit)

9039 Saint Landry Road, Building G

Gonzales, LA 70737

Carl Ladmirault

225-450-1072

[cladmirault@apgov.us](mailto:cladmirault@apgov.us)

LA DOTD Driveway Permit

+/- 6-10 week period for permit review

Traffic Study approval (if required) 4-8 weeks

Louisiana Department of Transportation and Development

Cedric LaCour

225-231-4164

[cedric.lacour@la.gov](mailto:cedric.lacour@la.gov)

[www.dotd.la.gov/](http://www.dotd.la.gov/)

8100 Airline Hwy.

Baton Rouge, LA 70814

LA State Fire Marshal  
+/- 4 week period for permit review  
\$85.00 review fee  
Plan Review Department  
225-925-4920  
8181 Independence Blvd.  
Baton Rouge, LA 70806

LA Department of Environmental Quality  
Storm Water Discharge Permit for Construction  
1 year of permit coverage = \$291.00 fee; 2 years of permit coverage = \$582.00 fee  
Permit coverage is automatic 48 hours after submittal of Notice of Intent  
602 North Fifth Street  
Baton Rouge, LA 70802

LA Department of Environmental Quality  
Review of On-Site Private Wastewater Treatment  
+/- 16 week period for permit review  
No permit review fee  
Plan Review Department  
225-219-3181  
PO Box 4513  
Baton Rouge, LA 70821

LA Department of Health and Hospitals  
Review of On-Site Private Wastewater Treatment  
+/- 16 week period for permit review  
No permit review fee  
Stephen Tassin  
225-342-7148  
stephen.tassin@la.gov  
628 N. 4th Street  
Baton Rouge, LA 70806

LaFourche Basin Levee District  
Review of any sub-surface work done within 1,500' of levee  
+/- 10 week period for permit review  
225-265-7545  
21380 LA 20 or PO Box 670  
Vacherie, LA 70090

Note: Permits can run concurrently and the anticipated time to secure all permits is  
+/- 16 weeks.

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, major employers, 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>If there are any bayous, lakes or streams nearby, be sure to name them in your response.</p>		
	<p>North: LA Highway 18, Residential, undeveloped land, Mississippi River</p>		
	<p>East: Undeveloped land, St. Jude Subdivision, Musco Lane</p>		
	<p>South: LA Highway 3120, St. Jude Subdivision, Ascension Parish Jail, undeveloped land, Best Western, United Rentals, Comfort Inn, Palazzo Bernardo's Catering, Tractor Supply, Bayou Verret</p>		
	<p>West: LA Highway 3120, LA Highway 18, CF Industries, undeveloped land</p>		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	118.84 Total Millage	
10.	What is the current assessed valuation of the site? (\$)	\$2,020	
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)		Yes
	If YES, include Exhibit# and title of document.	Exhibit T. Foti - Highway 18 2017 Tax Assessment	
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	

<b>D. Existing Structures on-site</b>					
	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	Barn (building outside LED Certified Site Area)	2400 SF	2005	Equipment Storage	Yes
	Barn (building outside LED Certified Site Area)	1100 SF	1975	Hay Storage	Yes
	Chicken House (building outside LED Certified Site Area)	-	2011	Laying Hens	Yes
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.	Paved surfaces				
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
3.	Fences				
	Wire Fencing	-	2005		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
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)				Not Applicable

	<p>If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO)</p> <p>If YES, include Exhibit# and title of document.</p>	<p>Not Applicable</p>

<b>E. Land Transferability and Encumbrances</b>		
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 U. Foti - Highway 18 Property Deed Report
2.	Has the required boundary/property survey for the exact site being certified 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 B. Foti - Highway 18 Property Boundary Survey Exhibit D. Foti - Highway 18 Property 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.	
		Exhibit E. Foti - Highway 18 Property Rights Map
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.	
	1) 10' Utility Servitude - 0.23 acres 2) 40' Drainage Servitude - 0.72 acres 3) 15' Drainage Servitude - 0.37 acres  Exhibit E. Foti - Highway 18 Property Rights Map	
5.	List and describe any liens against the property.  Include Exhibit# and title of document if attached as a separate document.	
	None	

6.	List and describe any judgments impacting development of the site. Include Exhibit# and title of document if attached as a separate document.
	None

7.	<p>List and describe any restrictive covenants associated with the site, overlay districts, HOA districts, or other similar issues, each on a separate line.</p> <p>Include Exhibit# and title of document, if attached as a separate document.</p> <p>LA Hwy. 3120 75' Building Setback  LA Hwy. 18 75' Building Setback  25' Landscape Buffer  15' Building Setback</p> <p>Exhibit BB. Foti - Highway 18 Restrictive Covenants Map</p>
8.	<p>List and describe other encumbrances, each on a separate line.</p> <p>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.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p> <p>Wetlands: 0.05 acres  Other Waters of the U.S.: 0.12 acres</p> <p>Exhibit Y. Foti - Highway 18 Wetlands Delineation Report</p>
9.	<p>Number of cleared acres? And percent of cleared acres as a percentage of the total acreage?</p> <p>16.84 Acres;                    95% of the 17.73 acre LED Certified Site Area is cleared</p>



<b>F. Fire Protection Rating and Proximity to Emergency Medical Care</b>		
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.	City of Donaldsonville Fire Department Fire Chief - Chuck Montero cmontero@dvillefire.brcoxmail.com 700 Lafourche St. Donaldsonville, LA 70346 (225) 473-0664
3.	Rating of fire service provider (ISO PPC rating)	4
4.	Distance to fire station from the site (miles)	3.0 road miles
	Name, address, and phone of Fire Station providing services to the site.	City of Donaldsonville Fire Department Fire Chief - Chuck Montero cmontero@dvillefire.brcoxmail.com 700 Lafourche St. Donaldsonville, LA 70346 (225) 473-0664
5.	Distance to local emergency medical care facility (miles)	4.2 road miles
	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.	Prevost Memorial Hospital, 301 Memorial Drive, Donaldsonville, Louisiana 70346 (225) 473-7931 www.prevosthospital.net  Prevost Memorial Hospital is a Joint Commission Accredited Critical Access Hospital providing services that include a 24-hour in-house physician for emergencies, radiology, respiratory, laboratory, acute medical and skilled nursing facility, outpatient services, and sleep studies. There are 25 beds.

## 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.	Yes  Exhibit F. Foti - Highway 18 Potable Water Infrastructure Map & Capacity Letter
2.	Company/agency name, address, contact name, phone, and email of provider of potable or process water to the site	Ascension Parish Utilities District 9039 Saint Landry Road, Building G Gonzales, Louisiana 70737 Carl Ladmirault cladmirault@apgov.us 225-450-1072
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 for running a 6" pipe must be attached to this application.)  If a construction plan is attached, include Exhibit# and title of document	On-site
4.	Size of potable/process water line closest to the site (inches in diameter)	8" Diameter
5.	Static and residual pressures of the potable/process water line closest to the site	Static 60      Residual 54
6.	If the nearest potable water line is less than 6" in diameter, enter the distance to nearest 6" water line [the minimum size necessary to support the use of sprinklers and/or fire hydrants] (feet).  If the nearest potable water line is 6" or larger, answer "N/A."	Not Applicable
6.	Source of potable or process water (lake, well, municipal, private water company, other source)	Bayou LaFourche
7.	Total potable/process water system capacity (millions of gallons per day)	3.0 (MGD)
8.	Current average daily use of the water system (millions of gallons per day)	1.8 (MGD)
9.	Peak demand (millions of gallons per day)	2.2 (MGD)
10.	Excess capacity of the existing water system (millions of gallons per day)	0.8 (MGD)

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.	Yes  Exhibit F. Foti - Highway 18 Potable Water Infrastructure Map & Capacity Letter
12.	Distance to closest elevated potable water storage tank (miles)	1.52 miles
13.	Capacity of closest elevated potable water storage tank (gallons)	400,000 (gallons)
14.	Distance to the appropriate booster station (miles)	No Booster Station
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
	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 (12-14 months max), what is the basis for this estimate? Discussions with water company? Engineering schedule? Contractor discussions?	
	Not Applicable	

<b>B. Wastewater Infrastructure</b>		
1.	<p>Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit G. Foti - Highway 18 Wastewater Infrastructure Map &amp; Upgrade Letter</p>
2.	<p>If sewer service is available in the area, please provider of sewer service (company name, municipal name, etc.). Include name, address, phone, email address and contact name, as appropriate.</p>	<p>Not Applicable</p>
3.	<p>If sewer service is NOT available at the site, where will the industrial wastewaters and sanitary sewerage be discharged? (Include name of lake, stream or other "named" waterbody downstream of site into which discharged waters will drain.)</p>	<p>Sanitary sewerage effluent will be discharged into a ditch at the rear of the property which eventually drains into Bayou Verret 0.90 miles away.</p> <p>An alternative discharge option for industrial wastewater would be a discharge into the Mississippi River. Reference Exhibit G. Foti - Highway 18 Wastewater Infrastructure Map &amp; Upgrade Letter</p>

4.	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 Applicable	
5.	Size of wastewater collection line closest to the site (inches diameter)	Not Applicable	
6.	Is there a force main at or near the site? (YES/NO)	No	
7.	Capacity of nearest lift station (gallons/day)	Not Applicable	
8.	NPDES permit number of sewer provider	Not Applicable	
9.	Total capacity of wastewater system (gallons/day)	Not Applicable	
10.	Current average daily use of wastewater system (gallons/day)	Not Applicable	
11.	Peak load on wastewater system (gallons/day)	Not Applicable	
12.	Excess capacity of wastewater system (gallons/day)	Not Applicable	
13.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Not Applicable	
	If not, what basis was used to establish the excess capacity estimate?	Not Applicable	
14.	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.	Not Applicable	
15.	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 a reasonable time frame such as 180 days or less? (YES/NO)	Not Applicable	

16.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)  If YES, please include the Exhibit# and title of document.	Yes  Exhibit G. Foti - Highway 18 Wastewater Infrastructure Map & Upgrade Letter
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<b>C. Electricity Infrastructure</b>		
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 H. Foti - Highway 18 Electrical Distribution Infrastructure Map  Exhibit I. Foti - Highway 18 Electrical Transmission Infrastructure Map
2.	Local provider of electrical power (company name, address, phone, email, and contact person, as appropriate)	Entergy 446 North Blvd. Baton Rouge, LA 70802 Dennis Smith dsmith15@entergy.com (225) 339-3237
3.	Distance to provider's nearest distribution line (feet)	on-site
4.	Size of provider's nearest distribution line (kV)	3-phase 13kV
5.	Distance to nearest transmission line (miles)	1.40 miles
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)	Yes
8.	Peak load capacity available at site (MW)?	Entergy will meet customer needs
9.	Distance to nearest substation to serve the site (miles)	1.40 mile, Bayou Verret

10.	Distance to the next closest substation to serve the site (miles)	2.0 mile, Welcome
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<b>D. Natural Gas Infrastructure</b>		
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 J. Foti - Highway 18 Natural Gas Infrastructure Map
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone, email, and contact name, as appropriate)	City of Donaldsonville 609 Railroad Ave. Donaldsonville, LA 70346 (225) 473-4247 Percy Cargo p.cargo@donaldsonville.brcoxmail.com
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	on-site
4.	Size of distribution service line (inches)	2.25 inches
5.	Pressure of distribution service line (psi)	20 psi
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.	In order for a 4" gas line to be available at the site, the City of Donaldsonville will need to extend a 4" gas main +/- 10,240 linear feet along LA 18 and LA 3120 to the site. Per coordination with the City of Donaldsonville, this extension would cost approximately \$512,000. This gas line extension could be executed within a 12 month period. Please note that this estimate does not include engineering costs. Also, this cost estimate was prepared with the best information available at the time of certification.
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable (12-14 months max)? (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.	
	Based on coordination with gas company	
7.	Transmission provider (Company/ agency name, address, phone and contact name, as appropriate) of natural gas	Cypress Gas Company Bryan Giroir 338 Waverly Road Thibodaux, LA 70301 bpgiroir@eprod.com 985-493-4619
8.	Distance to nearest transmission line (NOT distribution line) (miles)	0.60 miles
9.	Size and pressure of transmission line (inches and PSI)	20 (inches in diameter) 880 (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.
	None known
	Can these plans be executed within a reasonable timetable (12-14 months) or less? (YES/NO) If so, what is the basis for this assertion?
	Not Applicable

**E. Local Product Pipeline Crossings**

1.	<p>Does a pipeline (or 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>No</p> <p>Exhibit K. Foti - Highway 18 Local Product Pipelines Map</p>
2.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
3.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
4.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
5.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
6.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable

<b>F. Telecommunications Infrastructure</b>		
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 L. Foti - Highway 18 Telecommunications Infrastructure Map
2.	Local provider of telecommunications services (Company, name, address, phone, email, and contact name, as appropriate)	ATT Telecommunications 5565 Hwy. 311 Houma, LA 70360 (985) 580-7160 Codie Granier cg9586@att.com
3.	Distance to provider's nearest telecommunications line (feet)	on-site
4.	Distance to nearest central office (CO) serving the site (miles)	4.7 miles
5.	Is digital switching available at the site? (YES/NO)	Yes
6.	Is fiber optic cable currently available at the site? (YES/NO)	Yes
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)	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.	None at this time
	If a plan has been developed, which services are to be included:	
	Not Applicable	
	Can these plans be executed within a reasonable timetable such as 12-14 months or less? (YES/NO) If YES, what is the basis for this assertion?	
	Not Applicable	

## G. Roadway Transportation Infrastructure

1.	<p>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)</p> <p>Note: See guidance on transportation map requirements in the Instructions.</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit M. Foti - Highway 18 Roadway Transportation Infrastructure Map</p> <p>Exhibit N. Foti - Highway 18 Roadway Transportation Infrastructure Wide Map</p>			
2.	Nearest roadway	Roadway number (& name, if applicable)	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	LA 18 (State Route)	Adjacent to site 0.00 (road miles)	2 (lanes)	9 feet
	State highway	LA 3120	Adjacent to site 0.00 (road miles)	2 (lanes)	11 feet
	U.S. highway	US 61	11.2 (road miles)	4 (lanes)	11 feet
	North-south Interstate highway	Interstate 55	36.20 (road miles)		
	East-west Interstate highway	Interstate 10	9.35 (road 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 in pounds (lbs)?				84,000 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 in pounds (lbs)?				84,000 lbs +
7.	Is access to site controlled by a traffic light? (YES/NO)				No
8.	<p>Does the roadway adjacent to the site have more than 10,000 average daily trips? (YES/NO) If YES, a copy of a letter of no objection (from DOTD for state highways and parish authorities for local roadways) for a driveway connect must be included with this application.</p> <p>If YES, please include Exhibit# and title of document.</p>				No

9.	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
	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable
10.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		None known
	If YES, how long will access to the interstate be impacted?	Not Applicable	
11.	Are any roadway improvements required to access the site? (YES/NO)		None known, TBD based upon coordination with DOTD and Parish on future development
	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
12.	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 <b>nearest commercial airport</b> with scheduled passenger service	Baton Rouge Metropolitan Airport (BTR) 9430 Jackie Cochran Drive Baton Rouge, Louisiana 70807 (225) 355-0333 www.flybtr.com
2.	Distance in road miles to the nearest commercial airport (road miles)	44.6 (road miles)
3.	Average travel time to nearest commercial airport (min)	54 minutes
4.	Number of air carriers serving nearest commercial airport	3 (carriers)
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
<b>Optional</b> – 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	Louis Armstrong New Orleans International Airport (MSY) 900 Airline Drive Kenner, Louisiana 70062 (504) 303-7500 www.flymsy.com
9.	Distance in road miles to the second closest commercial airport (road miles)	53.3 (road miles)
10.	Average travel time to second closest commercial airport (min)	58 minutes
11.	Number of air carriers serving second closest commercial airport	14 (carriers)
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

<b>I. Rail Infrastructure</b>		
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?	Union Pacific Railroad
3.	Distance to the nearest carrier's freight railroad line (miles)	2.05 miles
4.	Second carrier's closest freight railroad line, if a second carrier is available.	Canadian National Railway
5.	Distance to the second closest carrier's freight railroad line (miles)	2.87 miles
6.	Location of nearest intermodal rail yard (rail miles)	100 Avondale Garden Road Avondale, LA 70094
7.	Distance to nearest intermodal rail yard (rail miles)	57.1 miles
8.	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)	No
	If YES, please include Exhibit# and title of document.	
	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. Based on size and practical use for site, it is likely too costly/challenging to provide rail service to the site	
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)	No
	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)	No
10.	What party is responsible for ongoing maintenance of line extended to the site?	Not Applicable



<b>J. Water Transportation Infrastructure</b>		
1.	Name, address, phone and contact name (as appropriate) of <b>nearest shallow draft port</b>  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 of South Louisiana 171 Belle Terre Boulevard LaPlace, Louisiana 70068 Paul Aucoin (985) 652-9278
2.	Name of waterway at shallow draft port	Mississippi River
3.	What water depth is maintained at the shallow water port? (feet)	45 (feet) water depth
4.	Distance in road miles to nearest shallow draft port	29.40 (road miles)
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 <b>nearest deepwater port</b>  (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 South Louisiana 171 Belle Terre Boulevard LaPlace, Louisiana 70068 Paul Aucoin (985) 652-9278
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	29.40 (road miles)
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) water depth

<b>K. Geography and Geological Assessment</b>		
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. Foti - Highway 18 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. Foti - Highway 18 Soils Conservation Service Map &amp; Soils 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 Q. Foti - Highway 18 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, the entire site is above the 100-year flood plain.</p> <p>Exhibit R. Foti - Highway 18 100 Year Flood Plain Map</p>
5.	Minimum topographical elevation (ft, MSL)	17 feet
6.	Maximum topographical elevation (ft, MSL)	21 feet
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	3 foot
8.	Indicate the general grade or percentage slope of the site.	0.5 percent
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.	Agriculture Field (livestock)

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.	
	0.05 acres potential Section 404 Wetlands	United States Army Corps of Engineers	
	0.12 acres of potential other waters of the U.S.	United States Army Corps of Engineers	
	Not Applicable	Not Applicable	
12.	Has a copy of the required geotechnical study been provided with this application? (YES/NO)  Please include Exhibit# and title of document.	Yes  Exhibit V. Foti - Highway 18 Geotechnical Report	
	If YES, does the geotechnical study indicate that the site is compatible with the intended zoning? (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 or office park building? (YES/NO)	Yes	
13.	Depth to groundwater (ft)	7 feet to 8 feet	
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)  Please include Exhibit# and title of document.	Yes  Exhibit A. Foti - Highway 18 Color Aerial Photo Map	

<b>L. Environmental Site Assessment</b>		
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 W. Foti - Highway 18 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.	<p>Do the findings of Phase I suggest/require a Phase II? (YES/NO)</p>	<p>No</p>
	<p>If YES, has a Phase II environmental assessment been completed? (YES/NO)</p>	<p>Not Applicable</p>
	<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>Note: The entire Phase II report must be included on the CD-rom.</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Not Applicable</p>
	<p>Was the recommendation from Phase II "No Further Action"? (YES/NO)</p>	<p>Not Applicable</p>
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 X. Foti - Highway 18 LA Department of Wildlife and Fisheries Letter</p>
5.	<p>Has the required wetlands delineation (less than 5 years old) been conducted for this site? (YES/NO)</p>	<p>Yes</p>

	<p>A color copy of the entire wetland delineation report must be provided with this application.</p> <p>Please include Exhibit# and title of document.</p>	Exhibit Y. Foti - Highway 18 Wetlands Delineation Report
	<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>	No
	<p>If a JD was requested, the JD application must be attached here.</p> <p>Please include Exhibit# and title of document.</p>	Not Applicable
	<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 Small Site applicants to seek a Sec 404 permit and mitigate the wetlands on site unless the wetlands are in the middle of the 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>	Not Applicable
6.	<p>Has the required Cultural Resources desktop-level study been completed? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	N/A - Phase I Cultural Resources Survey has been conducted

	Exhibit Z. Foti - Highway 18 Phase I Cultural Resources Survey & SHPO Concurrence Letter
Did the desktop-study indicate the entire site has been previously surveyed via a Phase 1 Cultural Source study and the SHPO has cleared the entire site for development? (YES/NO)	Not Applicable
Did the desktop study indicate the presence of known archeological finds/digs on the site (YES/NO)	Not Applicable
If the desktop study indicated the presence of known archeological finds on the site, was a Phase 1 Cultural Resources study conducted? (YES/NO)	Yes, a Phase I Cultural Resources Survey was conducted
If a Phase 1 Cultural Resources study was conducted, has the SHPO cleared the <i>entire</i> site for development and issued a stamp or letter clearly stating that? (YES/NO)	The site is cleared for development by SHPO. The area identified as Locus 1 is to be avoided during any proposed development of the property. If Locus 1 cannot be avoided, further cultural investigation would need to take place and be coordinated with SHPO. A Phase II Cultural Resources study for this site is estimated to cost between \$20,000 to \$25,000.

## **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.
- 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. A copy of the desktop Cultural Resources study showing the site has no known cultural resources on site or, if a Phase 1 Cultural Resources study was completed, a copy of the SHPO stamp or letter.

Note: If a Phase 1 Cultural Resources study was conducted because the desktop study indicated the site contains archeological finds/digs, the applicant must include a copy of the Phase 1 report and a copy of the SHPO letter or rubber stamp clearly stating that the site is “cleared for development.”

Note: An email or letter from the SHPO saying “the Cultural Resources report has been reviewed and we have no further comments” is insufficient. If a Phase 1 was conducted, we must have something that indicates the site is cleared for development. See the Instructions for further information.

- 20. Copy of a geotechnical study for the site.
- 21. Copy of Letter of No Objection for driveway connection from parish authorities for local roads and DOTD for state highways.



## ***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 the 50 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 the 50 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: June 2016)