

Date	January 16, 2012
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Louisiana Certified Sites Program Application

Site name	Rigolets Estates PUD Commercial Area	
Street Address or other physical location	Section 37, Township 10 South, Range 14 East, Ward 8	
City/town(nearest), State, and Zipcode	Slidell	
Parish	St. Tammany Parish	
Contact person and title (owner, Director, etc.)	Frederick J. Sigur	
Organization	The Estate of Frederick J. Sigur	
Address	P.O. Box 59	
City/State/Zip	Arabi, LA 70032	
Telephone	Office 504-279-0421	Cell 504-554-2799
E-mail	fjsigur@bellsouth.net	

Statement of Affirmation

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

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

I therefore request certification pursuant to this application.


Signature 	Executor Title	16 January 2012 Date
E-mail	fjsigur@bellsouth.net	

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Instructions

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

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

All attachments submitted with the questionnaire should be CLEARLY labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a title: “Exhibit A – Property Boundary Survey,” preferably at the top of the page. The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in BOLD font and at least 16-points in size if the document allows.

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

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

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

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document when opened, should have the 1) Exhibit number and 2) title prominently (16-point or larger as mentioned above) at the top of the page.

Minimum Criteria for Entry into the Louisiana Certified Sites Program

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

- **Size:** At least 10 contiguous, buildable acres, free of impediments to development such as soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A price per acre or leasing price is required to certify and publish a site.
- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required the property can be obtained free and clear of encumbrances.
- **Zoning:** The site must be zoned or otherwise cleared for industrial applications. If zoned, a zoning district description and map are required.
- **Flood:** At least 10 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a plan by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Potable Water:** Delivery within 180 days of notification, either by line or by well, a minimum of 50,000 gallons of potable water per day. If an existing source of potable water is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less
- **Sanitary Sewer:** Provide a minimum of 50,000 gallons per day of available sanitary sewer capacity within 180 days of notification. If existing capacity is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers
- **Electricity:** Identify service provider or providers that can deliver 3-Phase service to the site within 180 days of execution. If existing capacity is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Natural Gas:** Natural gas must be available within 2,500 ft of the site or available within 180 days of notification. If natural gas is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Listing:** The property owner must agree to have the site published by the **Louisiana Economic Development** on its interactive sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 10 years old from the date of submission for non-active sites (agricultural, fallow or forested lands) and less than 5 years old for sites engaged in active commerce within the last five years.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided or remediation efforts have been completed and documented according to DEQ standards.

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

I. Verification of Site Availability

A. Site Identification			
1.	Site name	Rigolets Estates PUD Commercial Area	
2.	Address or physical location (include accurate latitude/longitude if available)	Section 37, T10S, R14E Ward 8 (30.1789, -89.7305)	
3.	City/town (nearest), state/zipcode	Slidell, LA.70461	
4.	Parish	St. Tammany Parish	
5.	Contact person and title	Mr. Frederick J. Sigur	
6.	Address	P.O. Box 59	
7.	City/State/Zip	Arabi, LA 70032	
8.	Telephone	Office 504-279-0421	Cell 504-554-2799
9.	E-mail Contact(s)	fjsigur@bellsouth.net	
10.	Total contiguous developable acreage (above the 100-year flood plain)	52 Acres See Exhibit T- Property Boundary and Legal Description.	
11.	Number of parcels making up acreage	2	
12.	Number of owners	1	
13.	Total acreage selling price (\$)	\$100,000 per Acre	
14.	Total acreage annual lease (\$)	\$10,000 per Acre	
15.	Is there a lease-purchase option? (YES/NO)		No
	If yes, description/comment on lease-purchase option:		
	No, Not Applicable		
16.	Is there a right-of-first-refusal feature? (YES/NO)		No
	If yes, description/comment on right-of-first refusal option:		

	No, Not Applicable
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17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	If YES, Exhibit # and name of document?	Exhibit S, Property Ownership		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes
18a.	Parcel description	Acres	Lease or price per acre (\$)	Total Lease or selling price (\$)
	52 Acre Parcel	varies	10,000 Lease	varies
			priced to sell 100,000 Acres	varies

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Rigolets Estates PUD Commercial Area	
2.	Owner name	The Estate of Frederick J. Sigur	
3.	Contact person	Frederick J. Sigur	
4.	Address	P.O. Box 59	
5.	City/State/Zip	Arabi, LA 70032	
6.	Telephone	Office 504-279-0421	Cell 504-554-2799
7.	E-mail	fjsigur@bellsouth.net	
8.	Total acres within the site owned by this owner	52 Acres	
9.	Total selling price of this acreage (\$)	\$100,000 per Acre	
10.	Total annual lease price of this acreage (\$)	\$10,000 per Acre	
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit AA - Letter of intent to sell the property and Exhibit Y-Letter of authorization from property owner.	
12.	Comments regarding the immediate availability of this parcel: The property is available. It is adjacent to LA Hwy. 433 and U.S. Hwy. 90.		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner	N/A	
9.	Total selling price of this acreage (\$)	N/A	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel:		
	N/A		

A. Site Identification (continued) – Owner #3 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner	N/A	
9.	Total selling price of this acreage (\$)	N/A	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel:		
	N/A		

A. Site Identification (continued) – Owner #4 information			
1.	Site name	N/A	
2.	Owner name	N/A	
3.	Contact person	N/A	
4.	Address	N/A	
5.	City/State/Zip	N/A	
6.	Telephone	Office N/A	Cell N/A
7.	E-mail	N/A	
8.	Total acres within the site owned by this owner	N/A	
9.	Total selling price of this acreage (\$)	N/A	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel:		
	N/A		

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

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

1.	Is site within incorporated municipal limits? (YES/NO)	Yes
	If so, what municipality?	St. Tammany Parish
2.	Is the site within a zoning district? (YES/NO)	Yes
	If YES, contact name, agency name, address and phone of zoning authority.	St. Tammany Parish Zoning Commisison Helen Lambert Assistant Planning Director St. Tammany Parish, LA (985) 898-2529
	If zoned, briefly describe the property's current zoning classification?	Planned Unit Development (PUD District). A PUD Amendment may require 60 days process for review and approval by the St. Tammany Parish Zoning Commission.
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.	Yes See Exhibit W, Zoning District Planned Unit Development (PUD) See Exhibit G-Zoning Map
3.	Are there any restrictions on noise level? (YES/NO)	No
	If YES, please describe:	
4.	Are there any height restrictions? (YES/NO)	Yes
	If YES, please describe:	No building for business purposes shall exceed thirty-five (35 feet) in height above the natural grade.
5.	Describe any land use restrictions (e.g., hours of operation)	N/A
6.	Can any required city/parish re-zoning permits or other required permits be issued within 180 days? (YES/NO)	Yes
7.	Are adjacent properties zoned the same as the site? (YES/NO)	Yes

8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
	North: Waterways - Undeveloped Land		
	East: Waterways - Marina		
	South: Waterway - Rigolets Pass		
	West: Under PUD, the underlying zone can be changed. In this case Parcel P-10 single family residential is allowed to be changed to commercial industrial district. The adjacent property to the west is PUD - single family. The site is not developed. There are no dwellings on the site. See Exhibit A -Site Plan, Exhibit C-Overall Conceptual Site Plan and Exhibit E-Commercial Area.		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	149.81 See Exhibit R - Property Tax, St. Tammany Parish.	
10.	What is the current assessed valuation of the site?	\$996.00 See Exhibit R- Property Tax St. Tammany Parish.	
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)		Yes
	If YES, include Exhibit# and name of document.	See Exhibit R, Property Tax, St. Tammany Parish	
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	No	
13.	Is the site located within a Renewal Community? (YES/NO)	No	
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)	No	

D. Existing Structures on-site

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

E. Land Transferability and Encumbrances		
1.	Has the required copy of the deed been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	See Exhibit S, Property Ownership
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	See Exhibit T, Property Boundary and Legal Description and Exhibit F Boundary Survey
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit if lengthy. Include Exhibit # and name of document if attached as a separate document.	
	The North property line of the site is the south right-of-way line of LA Hwy 433 and the East property line is the West right-of-way line of U.S 90. See Exhibit T, Property Boundary and Legal Description	
4.	List and describe other easements (include property survey indicating easements) Include Exhibit # and name of document if attached as a separate document.	
	There are no known easements on the site.	
5.	List and describe any liens against the property. Include Exhibit # and name of document if attached as a separate document.	
	No existing liens.	
6.	List and describe any judgments impacting development of the site. Include Exhibit # and name of document if attached as a separate document.	
	There are no outstanding judgements.	
7.	List and describe any restrictive covenants. Include Exhibit # and name of document if attached as a separate document.	
	The existing restrictive covenants only apply to the PUD residential area. These covenants may be revised as needed.	

8.	List and describe other encumbrances. Include Exhibit # and name of document if attached as a separate document.
	There are no other encumbrances to the best of our knowledge.

F. Fire Protection Rating and Proximity to Emergency Medical Care		
1.	Is fire service available at the site? (YES/NO)	Yes
2.	Name of agency or other provider of fire protection services to the site	St. Tammany Parish Fire District No.1, Oak Harbor Marina Drive, 1358 Corporate Square, Slidell, LA 70458. Tel: (985) 643- 4242
3.	Rating of fire service provider	N/A
4.	Distance to fire station (miles)	7 miles
	Name of Fire Station providing services to the site	Fire Station #1
5.	Distance to emergency medical care (miles)	6 miles
	Name and brief description of nearest emergency medical care facility:	Oschner Hospital, Gause Blvd. is located on 2750 Gause Blvd. Slidell, LA. 70461. The Hospital (165 beds) provides comprehensive Health services in Cardiology, Family Medicine, Hematology, Oncology, Neurology, Pediatrics, Pulmonary services, Surgery, Cancer, Psychiatry, Radiology, Allergy and other Health services.

II. Utilities and infrastructure

A. Potable Water Infrastructure			
1.	Has a site map indicating the location of all existing water utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit P, Water Well Improvements	
2.	Company/agency name, address and phone of provider of potable water	Total Environmental Solutions, Inc. (TESI) P.O. Box 14056 Baton Rouge, LA 70898 1824 Ryder Drive Baton Rouge, LA 70808 Attention: Mr. Cedric Brown (800) 372-9712 Ext. 3014	
3.	Distance to the closest potable water line to service the site (feet) (Note: The line must be within 2,500 feet of the site or a construction plan and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and name of document	on site See Exhibit P, Water Well Improvements	
4.	Size of potable water line closest to the site (inches in diameter)	8"Ø	
5.	Static and residual pressures of the potable water line closest to the site	Static N/A	Residual N/A
6.	Source of potable water (lake, well, other source)	Well and water tank - See Exhibit P, Water Well Improvements	
7.	Total potable water system capacity (millions of gallons per day)	0.72 MGD	
8.	Current average daily use (millions of gallons per day)	0.029 MGD	
9.	Peak load (millions of gallons per day)	0.033 MGD	
10.	Excess capacity (millions of gallons per day)	0.687 MGD	

11.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	No	
12.	Distance to closest elevated potable water storage tank (miles)	N/A	
13.	Capacity of closest elevated potable water storage tank (gallons)	N/A	
14.	Distance to the appropriate booster station (miles)	N/A	
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes	
16.	Has a plan to improve or upgrade the existing potable water system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	Yes See Exhibit P, Water Well Improvements	
	If YES, can this plan be executed within 180 days? (YES/NO)	Yes	
	If the plan can be implemented within 180 days, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?		
	Engineering plans completed. See Exhibit P- Water Well Improvements. The estimated cost for the improvements will be in the range of \$ 250,000.00.		

B. Wastewater Infrastructure		
1.	Has a site map indicating the location of all existing wastewater utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit Q - Wastewater Treatment Plant Improvements
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Total Environmental Solutions, Inc. (TESI) P.O. Box 14056 Baton Rouge, LA 70898 1824 Ryder Drive Baton Rouge, LA 70808 Attention: Mr. Cedric Brown (800) 372-9712 Ext. 3014
3.	Distance to the closest wastewater line to service the site (feet) (Note: Line must be within 2,500 ft or a construction plan and cost estimate must be attached.)	on site
4.	Size of wastewater line closest to the site (inches diameter)	8" and 6"
5.	Is there a force main at or near the site? (YES/NO)	Yes
6.	Capacity of nearest lift station (gallons/day)	See Exhibit Q- wastewater treatment plant Improvements. Average daily flow 115,000 GPD
7.	NPDES permit number of sewer provider	LAG570093

8.	Total capacity of wastewater system (gallons/day)	287,500 GPD See Exhibit Q - Wastewater Treatment Plant Improvements
9.	Current average daily use of wastewater system (gallons/day)	115,000 GPD
10.	Peak load on wastewater system (gallons/day)	287,500 GPD
11.	Excess capacity of wastewater system (gallons/day)	172,500 GPD
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	No
	If not, what is the basis for this assertion?	Based on engineering plans of existing and proposed improvements
13.	What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment. If included as a separate document, please include Exhibit# and title of document here.	
	Tertiary Treatment See Exhibit Q - Wastewater Treatment Plant Improvements	

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

C. Electricity Infrastructure		
1.	<p>Has a site map indicating the location of all existing electrical lines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes See Exhibit V - Electricity Infrastructure Plan</p>
2.	<p>Local provider of electrical power (company name, address, phone and contact person, as appropriate)</p>	<p>Washington St. Tammany Electric Cooperative P.O. Box 697 Franklinton, LA 70438 Attention: Mr. Bryan Jones (985) 839-3562 Ext. 192</p>
3.	<p>Distance to provider's nearest line (feet)</p>	<p>on site</p>
4.	<p>Size of provider's nearest distribution line (kV)</p>	<p>13.2/7.62 Kv</p>
5.	<p>Distance to nearest transmission line equal to or greater than 69 kV (miles)</p>	<p>5.8 miles to Washington St. Tammany's 69 KV transmission line</p>
<p>Is 3-phase service available? (YES/NO)</p> <p>(Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.)</p>		<p>Yes</p>
6.	<p>If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.</p>	<p>N/A</p>
	<p>What additional services are to be included with this upgrade.</p>	<p>N/A</p>
	<p>Can these plans be executed within 180 days? (YES/NO)</p>	<p>N/A</p>
7.	<p>Is 2-way feed available? (YES/NO)</p>	<p>Yes</p>
8.	<p>Peak load capacity available at site (MW)?</p>	<p>Yes</p>
9.	<p>Distance to nearest substation to serve the site (miles)</p>	<p>8.8 miles to Slidell #32 substation</p>
10.	<p>Distance to the next closest substation to serve the site (miles)</p>	<p>9.2 miles to Slidell #31 substation</p>

D. Natural Gas Infrastructure		
1.	Has a site map indicating the location of all existing natural gas lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Atmos Energy Attention: Mr. William Russell 68388 Compassway East, Mandeville, LA. 70471 (985) 320-9995
3.	Distance to nearest distribution service line (NOT transmission line)	4.5 miles
4.	Size of distribution service line (inches)	N/A
5.	Pressure of distribution service line (psi)	N/A
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.	No
	If the line needs to be extended to the site, can this plan be executed within 180 days? (YES/NO)	Yes
	What is your basis for asserting that the plan can be completed in 180 days? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	Consultation with Atmos Energy	
7.	Transmission provider of natural gas	Atmos Energy
8.	Distance to nearest transmission line (NOT distribution line)	4.15 miles
9.	Size and pressure of transmission line (inches and PSI)	N/A
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

11.	List and describe services to be upgraded or improved.
	N/A
	Can these plans be executed within 180 days? (YES/NO) If so, what is the basis for this assertion?
	N/A

E. Local Product Pipeline Crossings

1.	<p>Do any pipelines cross the site? (YES/NO)</p> <p>If YES, has a site map indicating the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>There are no pipelines on the site.</p>
2.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
3.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
4.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
5.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
6.	Pipeline owner	N/A
	Primary contents of pipeline	N/A

F. Telecommunications Infrastructure		
1.	Has a site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit Z-Telecommunications Infrastructure Map.
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	AT&T Karen Broussard 72337 Industry Park, Covington, LA. 70435 Tel: 985-898-3473
3.	Distance to provider's nearest line	on site
4.	Distance to nearest central office (CO) serving the site	on site
5.	Is digital switching available for the site? (YES/NO)	N/A
6.	Is fiber optic cable available for the site? (YES/NO)	Yes
7.	Are T-1 lines available for the site? (YES/NO)	Yes
8.	Are T-3 lines available for the site? (YES/NO)	Yes
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	Yes
10.	Is satellite or 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.	N/A
	If a plan has been developed, which services are to be included:	
	N/A	
	Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?	
	N/A	

G. Roadway Transportation Infrastructure

1.	Has the required site map indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.		Yes. See Exhibit B - Road Map and Exhibit K-DOTD Driveway Permit.		
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Rigolets Road	0.6 miles	2	14'
	State highway	LA Hwy 433	Adjacent	2	14'
	U.S. highway	U.S. 90	Adjacent	2	14'
	North-south Interstate highway	I-10 East	4.5 miles		
	East-west Interstate highway	I-10 East	8.5 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?				80,000 LBS.
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway?				88,000 LBS.
7.	Is access to site controlled by a traffic light? (YES/NO)				No
8.	Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below.				Yes
	Local roadway to be improved	Description of improvement, Including controlling or funding authority			Schedule
	LA Hwy 433	Extension of LA 433 to tie in with U.S. Hwy 90			completed
	Driveway tie-in to LA Hwy. 433	Proposed Driveway			Planning Phase, See Exhibit CC-Proposed Driveway Improvements and Exhibit J-Typical Cross Sections.

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

H. Air Transportation Infrastructure

1.	Name and address of nearest commercial airport with scheduled passenger service	Louis Armstrong International Airport of New Orleans 900 Airline Drive, Kenner LA. 70062 Tel. No. (504) 303-7500
2.	Distance in road miles to the nearest commercial airport	30 miles
3.	Average travel time to nearest commercial airport	35 minutes
4.	Number of air carriers serving nearest commercial airport	20
5.	Is direct international passenger service available? (YES/NO)	Yes
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	Yes

I. Rail Infrastructure		
1.	Is the site currently served by rail? (YES/NO) (Is there a rail spur currently on the site or adjacent to the site?)	No
2.	Name of nearest freight railroad line	Norfolk Southern Railroad
3.	Distance to the nearest freight railroad line	6 miles
4.	Second closest freight railroad line	CSX Transportation Railroad
5.	Distance to the second closest freight railroad line	6 miles
6.	Location of nearest intermodal rail yard	New Orleans
7.	Distance in rail miles to nearest intermodal rail yard	20 miles
8.	If rail does not serve the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)	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?	N/A
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
	N/A	
9.	Do rights-of-way exist for extension of line to site? (YES/NO)	No
10.	Do rights-of-way cross federal, state, or parish roadways? (YES/NO)	No
11.	What party is responsible for ongoing maintenance of line extended to the site?	N/A

J. Water Transportation Infrastructure	
1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port Port Manchac 32450 Hwy. 51 South, Manchac, LA, 70421 (985) 386-9309. Patrick Dufresne, Executive Director
2.	Name of waterway at shallow draft port Lake Maurepas, Manchac Pass.
3.	What water depth is maintained at the port? 9' deep draft main and 12' deep at shoreline.
4.	Distance in road miles to nearest shallow draft port Adjacent
5.	Does the site currently have barge docking facilities? (YES/NO) Yes
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port Port of New Orleans P.O. Box 60046 New Orleans, LA 70160 (504) 522-2551
7.	Name of body of water at deepwater port Mississippi River
9.	Distance in road miles to nearest deepwater port 50 miles
10.	Does the site currently have deepwater vessel docking facilities? (YES/NO) No

K. Geography and Geological Assessment		
1.	Has a U.S. Geological Survey quad map with the site outlined been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit BB, U.S. Geological Survey Quad Map
2.	Has a Soils Conservation Service (SCS) map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit I, Soil Conservation Service Map.
3.	Has a National Wetlands Inventory (NWI) map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit DD, National Wetland Inventory Map
4.	Has a FEMA 100-year flood plain map which includes the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes See Exhibit H, FEMA 100-Year Flood Plain Map
5.	Minimum topographical elevation (ft)	Elev. 24' C.D., (0.00 N.G.V.D.=20.43 CAIRO DATUM. See Exhibit O - Topographic Survey.
6.	Maximum topographical elevation (ft)	Elev. 28' C.D., See Exhibit O - Topographic Survey.
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	4'
8.	Indicate the general grade or percentage slope of the site.	Elev. 25' C.D.
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Generally flat
10.	Described the general type of vegetation on the site.	Ground vegetation. No trees on site.

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	Lake Pontchartrain (South)	U.S. Coast Guard St. Tammany Parish
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO)	Yes
	If YES, please include Exhibit# and title of document.	See Exhibit M - Soil Investigation 2001 and Exhibit N - Sub-Soil Investigation 1973.
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
13.	Groundwater depth (ft)	5' - 10' depending on the season
14.	Suitability of soil for building and roadway substrate	Suitable based on soil report. See Exhibit M-Soil Investigation 2001 and Exhibit N-Sub-Soil Investigation 1973.
15.	Is soil augmentation required? (YES/NO)	No
16.	Has a color aerial photo from the past 12 months been provided with this application? (YES/NO)	Yes
	If YES, please include Exhibit# and title of document.	See Exhibits A - Site Plan & Exhibit D - Aerial Photography.

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

	Alternatively, will the jurisdictional wetlands be mitigated? (YES/NO)	N/A
7.	Has the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation (the federally-designated State Historic Preservation Office (SHPO)), determined that archeological or historical resources are present on the site? (YES/NO)	Waiting for determination
	Has the State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Waiting for determination

Required Documents/Exhibits Check List

- 1. U.S. Geological Survey quad map with the site outlined
- 2. Color aerial photo from the past 12 months **with the site outlined**
- 3. Boundary survey (including rights-of-way and easements)
- 4. Topographical map **with the site outlined**
- 5. Roster of owners
- 6. Copy of the deed
- 7. Copy of title abstract (if available)
- 8. Copy of the latest property assessment from the parish assessor
- 9. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
- 10. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications utilities lines
- 11. Soils Conservation Service (SCS) map **with the site outlined**
- 12. National Wetlands Inventory (NWI) map **with the site outlined**
- 13. FEMA flood plain map **with the site outlined**
- 14. Copy of a geotechnical study
- 15. Phase I environmental assessment (must be within the last 5 years for active sites and no older than 10 ten years for sites with no prior use other than agriculture/farming.)
- 16. La. Dept. of Fish and Wildlife determination that development will not impact any endangered species?
- 17. Copy of the wetland determination
- 18. State Historical Preservation Officer letter regarding the presence of historical or cultural artifacts on the site
- 19. If applicable, a plan to improve or upgrade the existing potable water system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- 20. Letter from the local water provider confirming excess potable water capacity.
- 21. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)

- 22. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- 23. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- 24. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- 25. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)
- 26. If applicable, a copy of a Phase II assessment