

# Exhibit II.

# Magnolia Ridge Logistics Park

# USACE Section 404 Permit



December 20, 2025

Mr. Jayson Newell  
Greater Baton Rouge Economic Partnership  
564 Laurel Street  
Baton Rouge, LA 70801

# Magnolia Ridge Logistics Park USACE Section 404 Permit

**RE: Magnolia Ridge Logistics Park – LED Site Certification  
Wetlands Delineation and USACE Permit – Executive Summary  
CSRS Project No 212161**

Dear Mr. Newell,

This Executive Summary provides a detailed explanation of the 183±-acre Magnolia Ridge Logistics Park with respect to wetlands due diligence and U.S. Army Corps of Engineers (USACE) permitting that has already been completed for the site. This information is documented within the Louisiana Economic Development (LED) Certified Sites Application and supporting exhibits. The objective of this summary is to clarify the wetlands delineation and USACE permit issued for the property and to assist interested parties in understanding differences in site boundaries, identified wetlands and waters, and the current status of the site from a wetlands and USACE regulatory perspective.

Prior to initiating the LED certification process, the landowner completed a wetlands delineation report for the site in 2023. The delineation was conducted across a 269-acre boundary, which included the entire 183-acre certified site boundary as well as an additional 86 acres located outside of the certification boundary. The delineation identified several wetlands, ponds, agricultural ditches, and other waters within the overall 269-acre study area. Potentially jurisdictional wetlands and other waters were identified within the 183-acre certified site boundary.

In 2024, the landowner submitted a USACE permit application for the 183-acre certified site boundary to the USACE New Orleans District. The application proposed the excavation and filling of 6.96 acres of wetlands and 0.72 acres of non-wetland waters (previously referred to as “other waters”). On October 14, 2025, the USACE approved and issued the permit (MVN-2024-00878-CF). As part of the permitted design, approximately 0.25 acres of wetlands were avoided. All remaining wetlands, waters, and other jurisdictional features within the certified site boundary were authorized by the USACE to be filled or excavated.

**In summary, only 0.25 acres of jurisdictional wetlands remain within the certified site boundary.** Other features previously identified or discussed in the 2023 wetlands delineation report no longer reflect current site conditions with respect to jurisdictional or existing wetlands, waters, or other hydrologic features within the current certified site boundary.

**All remaining acreage within the certified site boundary has been permitted by the USACE and is immediately available for development besides 0.25 acres of wetlands that were avoided in the USACE permit.** Please refer to Exhibit K. Magnolia Ridge Logistics Park Wetlands & Cultural Encumbrances to view the remaining onsite wetlands associated with the site.

Thank you for the opportunity to assist you with this project. Should you have any questions or require additional information, feel free to contact me.

Respectfully,



**Elliott Boudreaux**  
Industrial Development Practice Lead

# Magnolia Ridge Logistics Park USACE Section 404 Permit

## DEPARTMENT OF THE ARMY PERMIT

Permittee: Magnolia Ridge Logistics Investment, LLC

Permit No.: MVN-2024-00878-CF

Issuing Office: New Orleans District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Clear, grade and deposit fill to construct and maintain an industrial logistics park, in accordance with the attached eleven drawings dated November 2024.

Project Location: Industriplex Avenue in Gonzales, Louisiana within Ascension Parish (30.218511, -90.978129)

### Permit Conditions:

#### General Conditions:

1. The time limit for completing the work authorized ends on **Oct 31, 2030**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Special Conditions: See page 4.**

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- ( ) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
- ( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.


5. **Reevaluation of Permit Decision.** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. **Extensions.** General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

x  x 10-06-2025  
(PERMITTEE) (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

**Neil Gauthier** Digitally signed by Neil Gauthier  
Date: 2025.10.14 10:37:44 -05'00'  
\_\_\_\_\_  
(DATE)

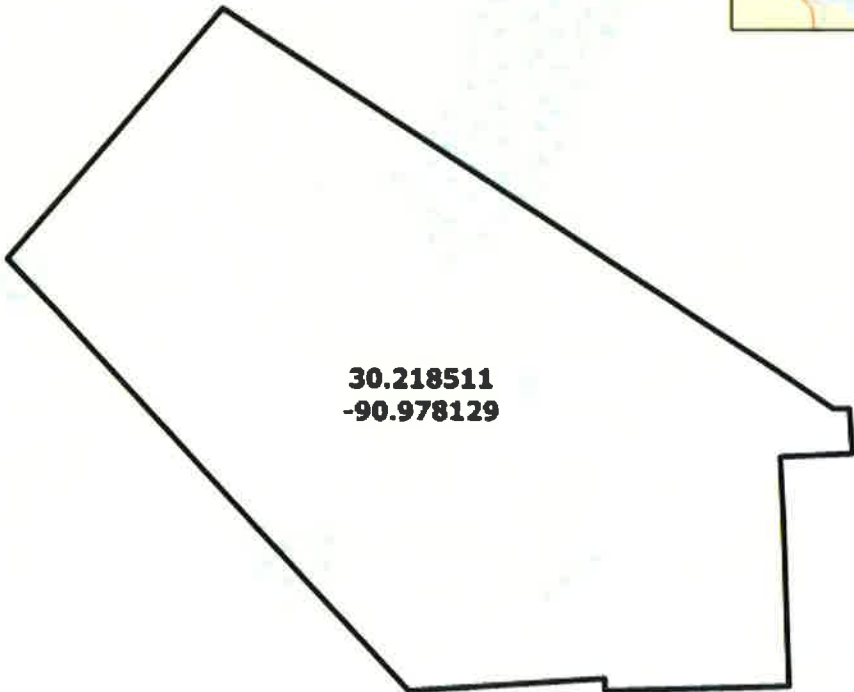
Neil Gauthier, Chief Central Evaluation Branch  
for SCOTTY M. AUTIN, Colonel, U.S. Army, District Engineer

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFEREE) (DATE)

**SPECIAL CONDITIONS: MVN-2024-00878-CF**

7. Permittees that discover any previously unknown historic, cultural, or archeological remains and artifacts while accomplishing the permitted activity must immediately notify the US Army Corps of Engineers, New Orleans District Regulatory Division (CEMVN-RG), halt all construction activity at the location of discovery, and avoid construction activities within a fifty (50) foot buffer zone of the location of discovery until the required coordination has been completed. CEMVN-RG will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places
8. If abandoned cemeteries, unmarked graves, or human remains are discovered during the permitted activity, the permittee will stop work immediately and comply with the Louisiana Unmarked Human Burial Sites Preservation Act (La. R.S. 8:671 et seq.). The permittee will notify local law enforcement, CEMVN-RG, and the Louisiana Division of Archaeology (LDOA), within the Louisiana Department of Culture, Recreation and Tourism, Office of Cultural Development, by telephone at 225-342-8170 to assess the nature and age of the human skeletal remains within twenty-four (24) hours of the discovery of unmarked human remains and will accompany local law enforcement personnel during all field investigations. If the appropriate local law enforcement official determines that the remains are not a crime scene, and the remains are more than 50 years old, LDOA has jurisdiction over the remains. In no instance will human remains be removed from the discovery site until jurisdiction is established. In cases where the LDOA assumes jurisdiction and the remains are determined to be American Indian, LDOA will consult with Tribes, CEMVN-RG, and the permittee to determine the appropriate course of action.
9. Construction activities shall not cause more than minimal and temporal water quality degradation of any adjacent wetland, stream, or water body. Appropriate erosion and siltation controls must be utilized during construction to prevent sediment runoff into adjacent wetlands and waterways. Sediment control techniques could include but are not limited to the use of secured hay bales, sediment/silt fencing, wooden or vinyl barriers, and/or seeding or sodding of exposed or disturbed areas. These structures shall be maintained in effective operating condition until sediments are stabilized by vegetation and other impervious surfacing
10. The permittee shall limit clearing, excavation and the placement of fill material to areas essential to the project. The jurisdictional remainder of the property shall be left in its natural state. If the authorized project requires any additional work not expressly permitted herein, the permittee must obtain an amendment to this authorization prior to commencement of work.
11. The permittee is aware that future site visits and inspections of the project site may be conducted by personnel of CEMVN-RG and/or other resource agencies in order to assess project compliance with the requirements of this authorization.
12. Issuance of this permit confirms that CEMVN-RG has been provided with written notification from Fifth Louisiana Resource, LLLC that the permittee has contracted for 14.1 acres of Bottomland Hardwoods at Morgan Branch Mitigation Bank. Fifth Louisiana Resource, LLC has assumed responsibility for completing the mitigation in accordance with the Morgan Branch Mitigation Banking Instrument and has recorded the allocation of the mitigation required by this permit in the Regulatory In-Lieu Fee and Bank Information Tracking System (RIBITS).
13. The permittee shall maintain the culvert and drains to ensure that hydrology is uncompromised. All constructed detention ponds, culverts, and other drainage features shall be maintained for the life of the project. Sediment, vegetation including invasive species, and other debris shall be regularly removed such that adequate flow is maintained.
14. The permittee shall ensure that any contractors, foremen, and/or any workers associated with construction of the project are equally aware of the conditions and restrictions associated with this approval.



**30.218511**  
**-90.978129**

**Legend**

 **Project Location**



**PROJECT LOCATION**

Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



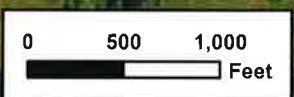
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Date: November 2024  
Scale: 1:12,000  
Source: GEC  
Map Author: C. Perez

Esri, HERE, Garmin, INCREMENT P, Intergraph, USGS, METANASA, EPA, USDA, Esri, HERE, Garmin, NGA, USGS, NPS



**Legend**

Project Location



**PROJECT VICINITY**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana

Esri, HERE, Garmin, Maxar



Figure: 2
Date: November 2024
Scale: 1:12,000
Source: GEC
Map Author: C. Perez

S THAT ARE UNDISTURBED

S TO BE CLEARED AND FILLED

S TO BE CLEARED AND EXCAVATED



PROPOSED DRAINAGE STRUCTURE



PROPOSED SEWER STRUCTURE



PROPOSED SEWER PIPE



PROPOSED DRAINAGE PIPE



PROPOSED DITCH CENTER

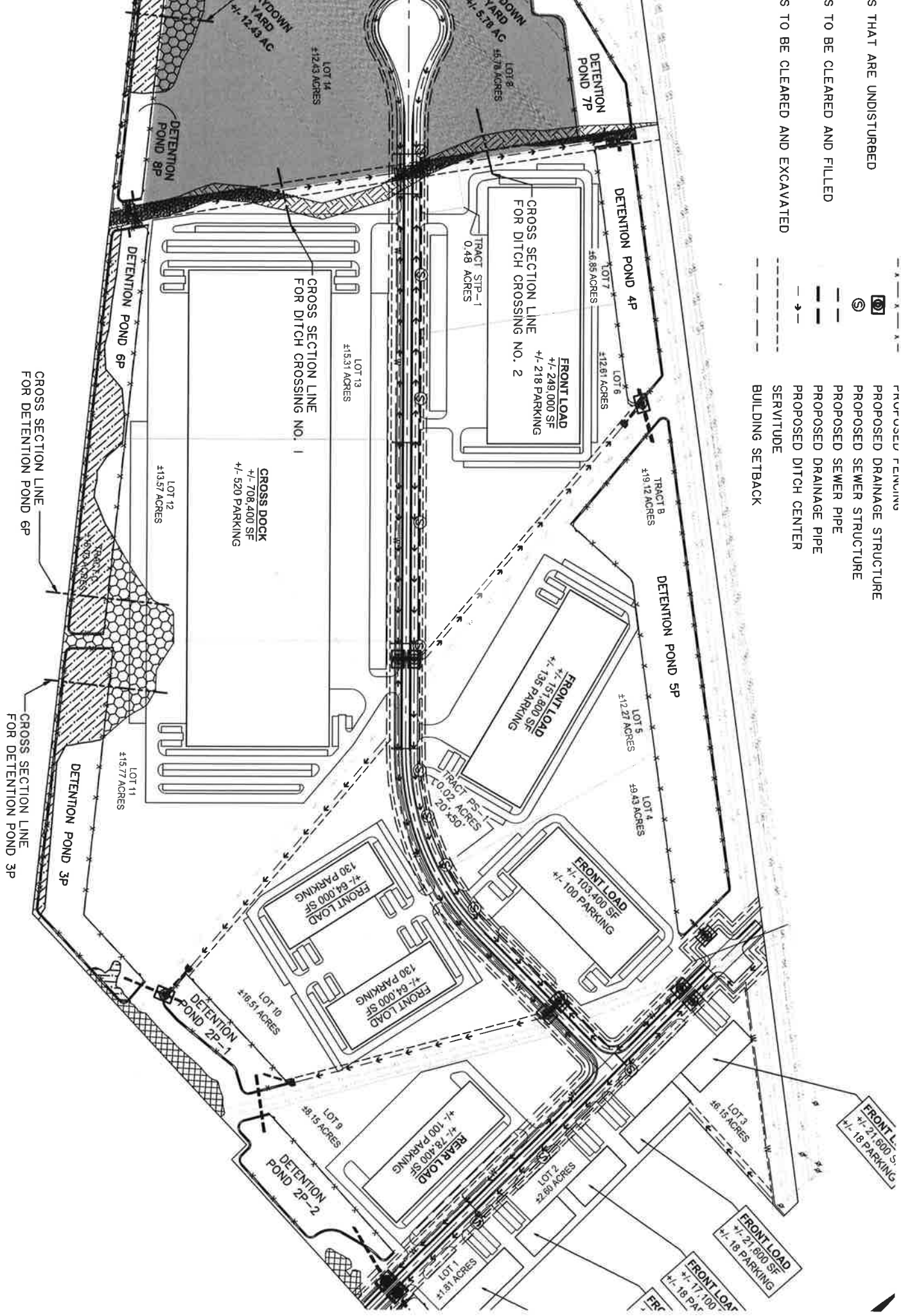


SERVITUDE





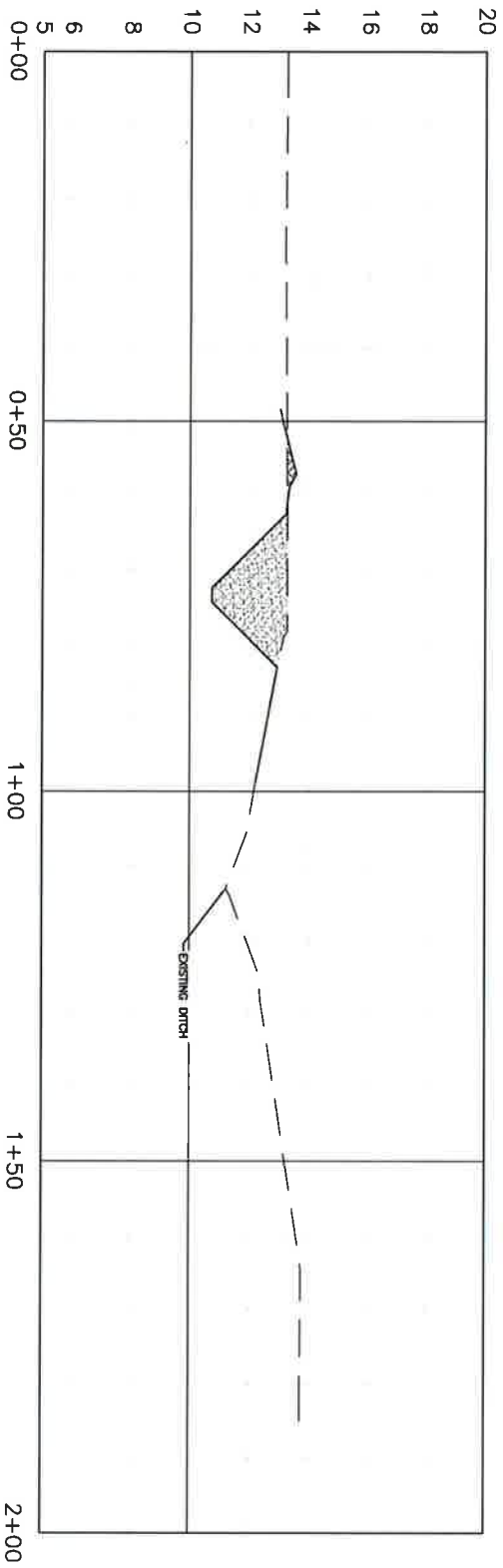
BUILDING SETBACK

PROPOSED PLANNING





LEGEND:  
 AREAS TO BE FILLED (DITCH)  
 AREAS TO BE CUT (DITCH)



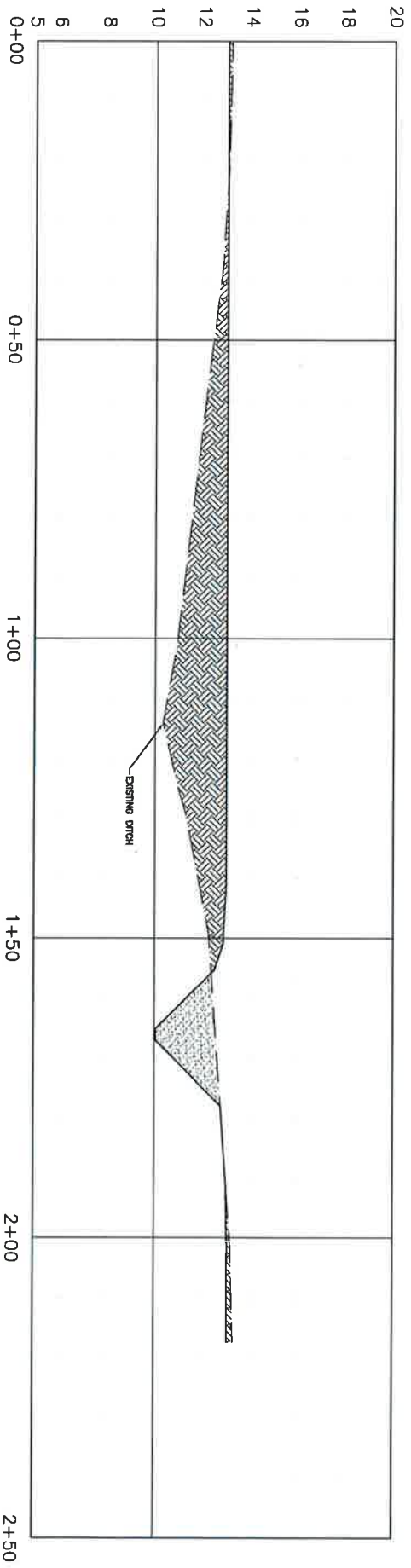
**DITCH CROSSING 1**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 4  
 Date: November 2024  
 Scale: N/A  
 Source: GEC/Monceaux Buller  
 Map Author: C. Perez

LEGEND:  
 AREAS TO BE FILLED (DITCH)  
 AREAS TO BE CUT (DITCH)





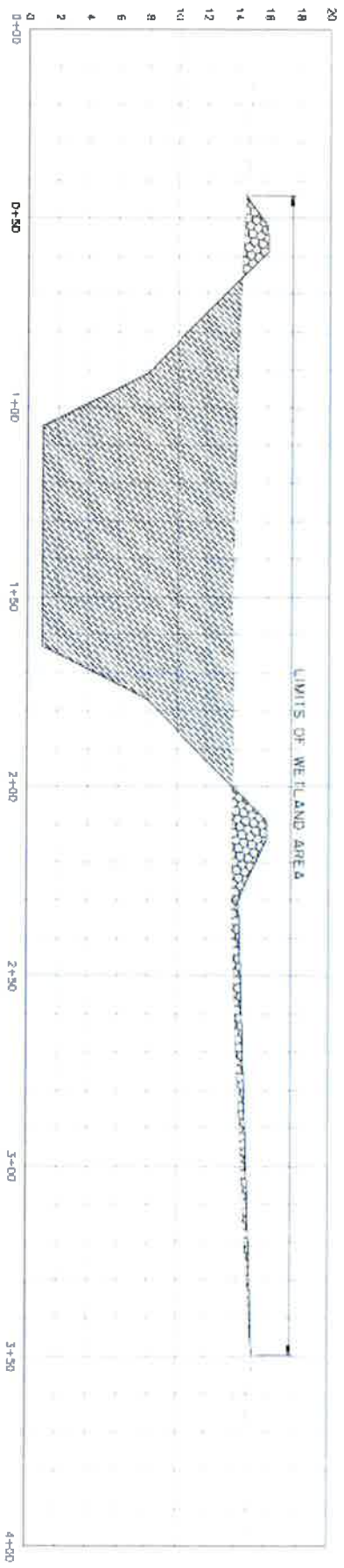
**DITCH CROSSING 2**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 5  
 Date: November 2024  
 Scale: N/A  
 Source: GEC/Monceaux Buller  
 Map Author: C. Perez

- LEGEND**
-  AREA WETLANDS TO BE CLEARED AND FILLED
  -  AREA WETLANDS TO BE CLEARED AND EXCAVATED





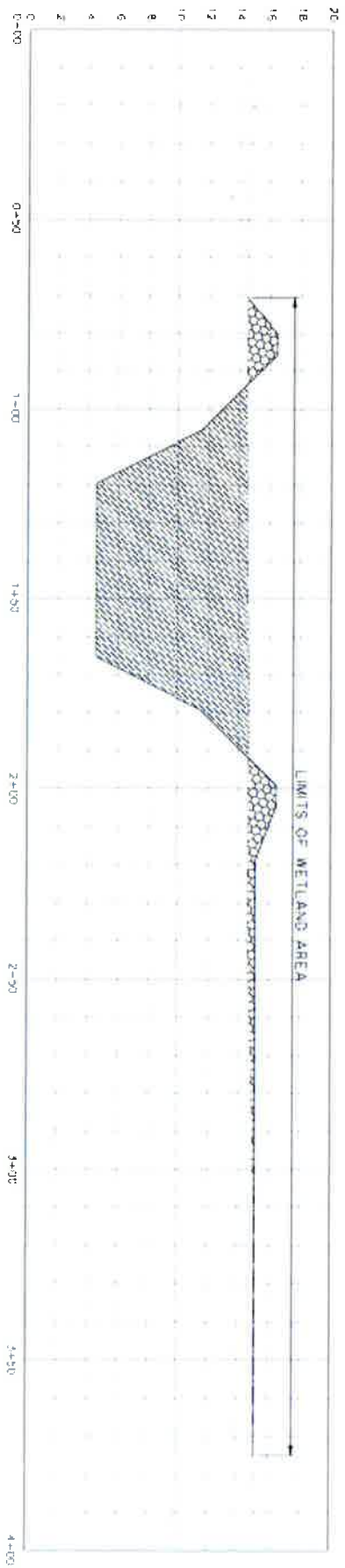
**POND 3P CROSS SECTION**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 6  
 Date: November 2024  
 Scale: N/A  
 Source: GEC/Morceaux Bulter  
 Map Author: C. Perra



- LEGEND**
-  DATA WITH DATA TO BE EXCAVED AND FILLED
  -  WETLANDS TO BE CLEARED AND ESTIMATED

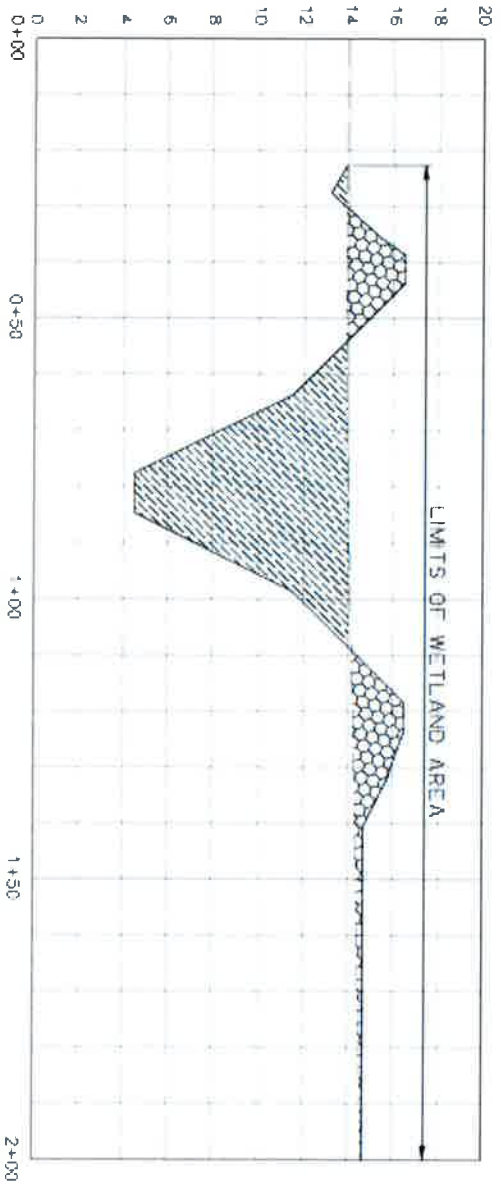


**POND 6P CROSS SECTION**  
 Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 7  
 Date: November 2024  
 Scale: N/A  
 Source: GEC/Monceaux Buller  
 Map Author: C. Perez

- LEGEND
-  AREA WETLANDS TO BE CLEARED AND DRAINED
  -  AREA WETLANDS TO BE CLEARED AND RESTORED

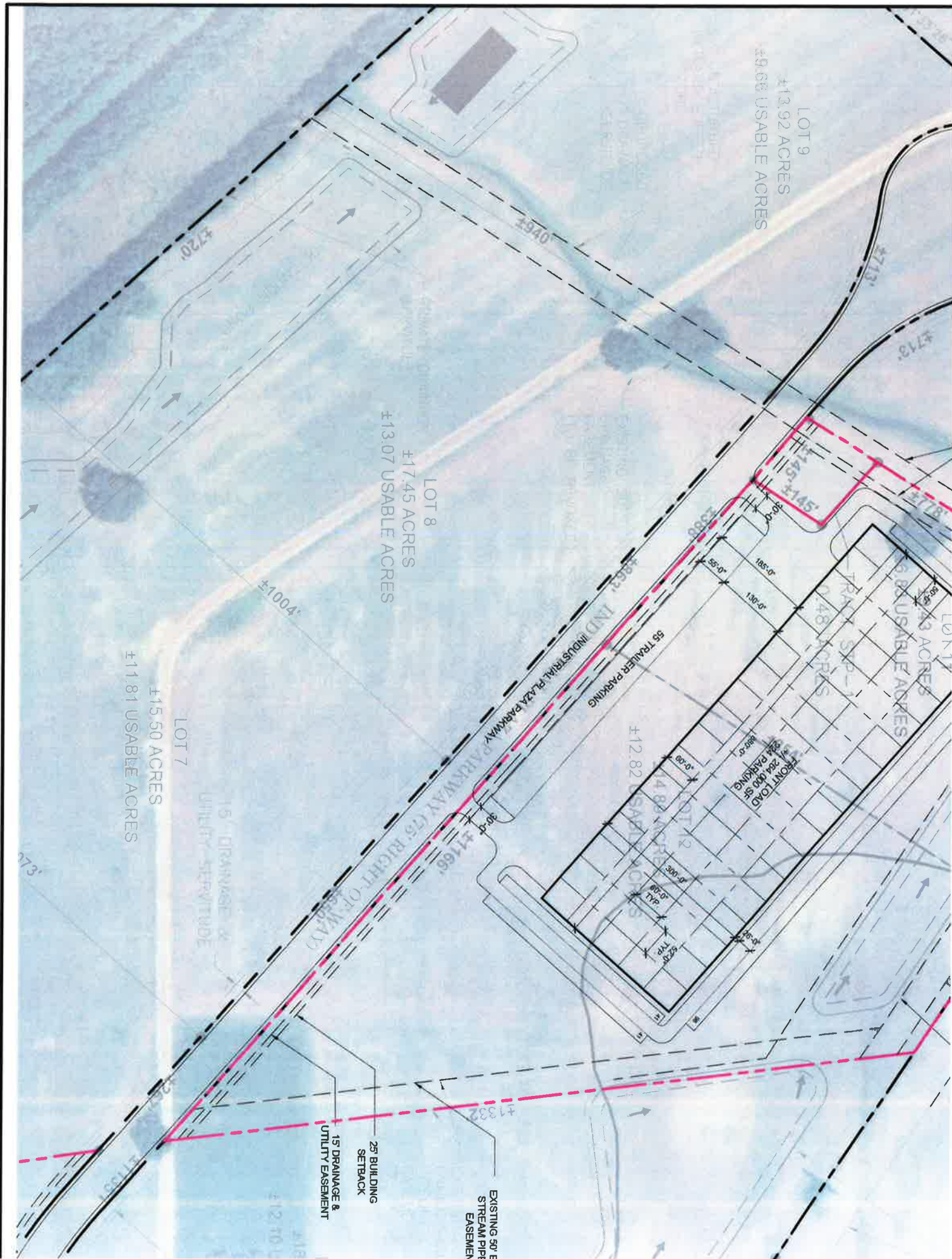


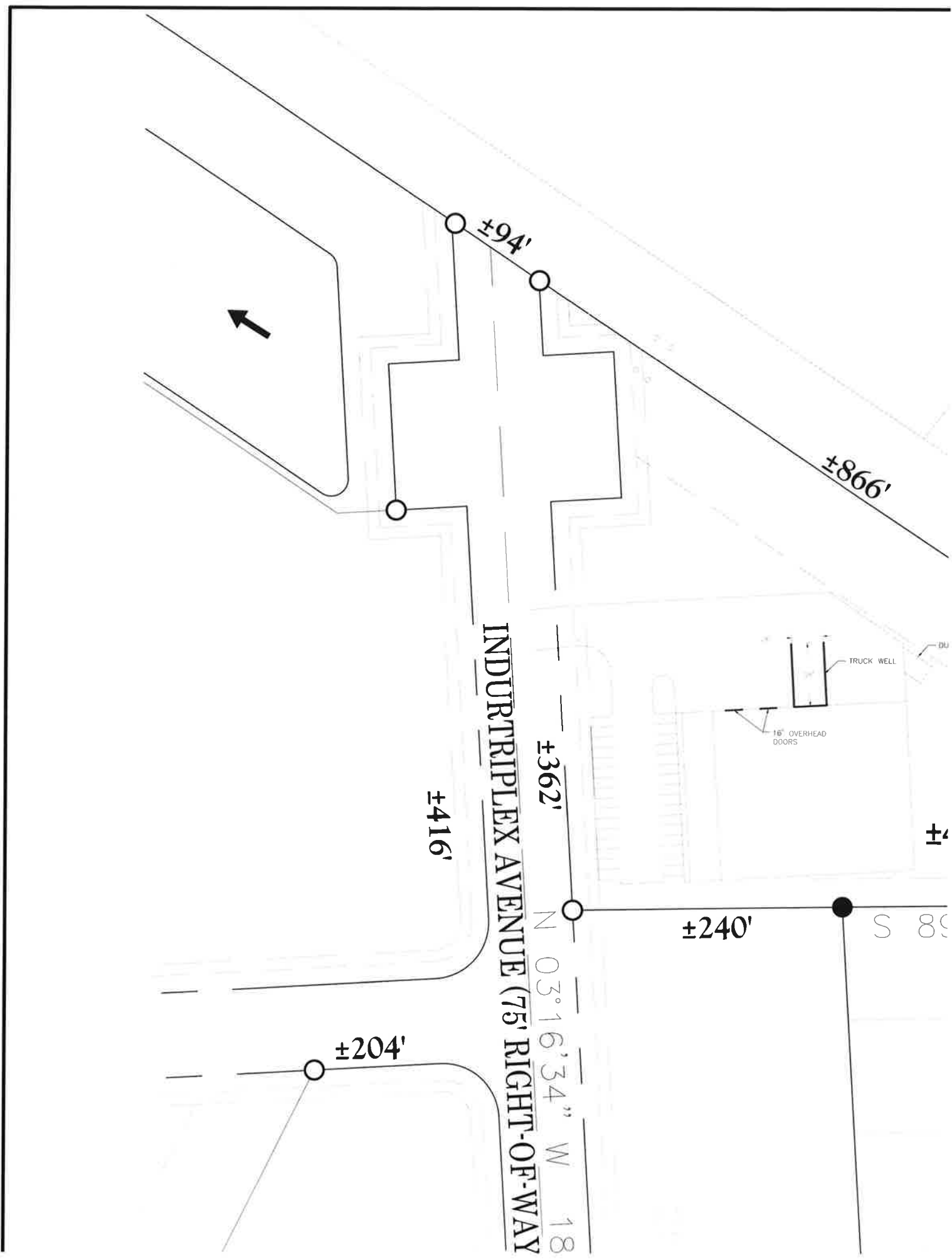
**POND 8P CROSS SECTION**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 8  
 Date: November 2024  
 Scale: N/A  
 Source: SEC/Monceaux Butler  
 Map Author: C. Perez





±94'

±866'

INDURTRIPLEX AVENUE (75' RIGHT-OF-WAY)

±416'

±362'

±240'

±204'

TRUCK WELL  
16" OVERHEAD DOORS

N 03°16'34" W 18"

S 89°



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
7400 LEAKE AVENUE  
NEW ORLEANS LA 70118-3651

February 10, 2025

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Zach Steinkoenig  
(504) 862-1288  
Zachary.j.steinkoenig@usace.army.mil

Application #: MVN-2024-00878-CF

## **PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the U.S. Army Corps of Engineers (USACE), New Orleans District (CEMVN) pursuant to: [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

### **MAGNOLIA RIDGE LOGISTICS PARK IN ASCENSION PARISH**

**NAME OF APPLICANT:** Magnolia Ridge Logistics Investment, LLC, c/o G.E.C. Inc., attn.: Barry McCoy, 8282 Goodwood Blvd, Baton Rouge, Louisiana 70806.

**LOCATION OF WORK:** Located along Industriplex Avenue within Geismar, Louisiana, within Ascension Parish, (lat. 30.218511, long. -90.978129), as shown within the attached drawings. (Hydrologic Unit Code 08070204, Lake Pontchartrain Watershed).

**CHARACTER OF WORK:** The applicant has requested Department of Army authorization to fill wetlands and non-wetland waters for the construction of a logistics park. The applicant is proposing to fill 6.96 acres of wetlands and 0.72 acre of non-wetland waters for the construction of commercial/industrial buildings and a roadway along with the associated parking and detention ponds. The applicant is proposing to construct and develop 14 lots. The applicant is proposing to excavate 29,038 cubic yards of material for the creation of the detention ponds and to utilize that material for on-site fill. Secondary impacts to adjacent wetlands and non-wetland waters offsite is anticipated to be minimal with required best management practices (BMPs) to reduce runoff and erosion.

**MITIGATION:** The applicant claims that they have designed the detention ponds in a manner to minimize impacts to wetlands. Additionally, the applicant states that they will

mitigate for the permanent loss of wetland habitat through the purchase of compensatory mitigation credits.

The comment period for the requested Department of Army Permit will close **20** days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the CEMVN's project manager listed above or forwarded to the CEMVN at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Zach Steinkoenig**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment must be specific and substantively supportive of the requested extension and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://rrs.usace.army.mil/rrs/public-notice>.

### **USACE Permit Criteria**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

CEMVN is soliciting comments from area residents, the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by CEMVN to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts

on communities with environmental justice concerns, endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

CEMVN is presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any such species.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the CEMVN and the U.S. Fish and Wildlife Service, Ecological Services Office (USFWS), it has been determined that the proposed project would have no effect to any species listed as threatened or endangered by the USFWS, nor affect any habitat designated as critical to the survival and recovery of any such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance of **0** acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards

will be required from the LA Department of Environmental Quality before a Department of the Army permit is issued.

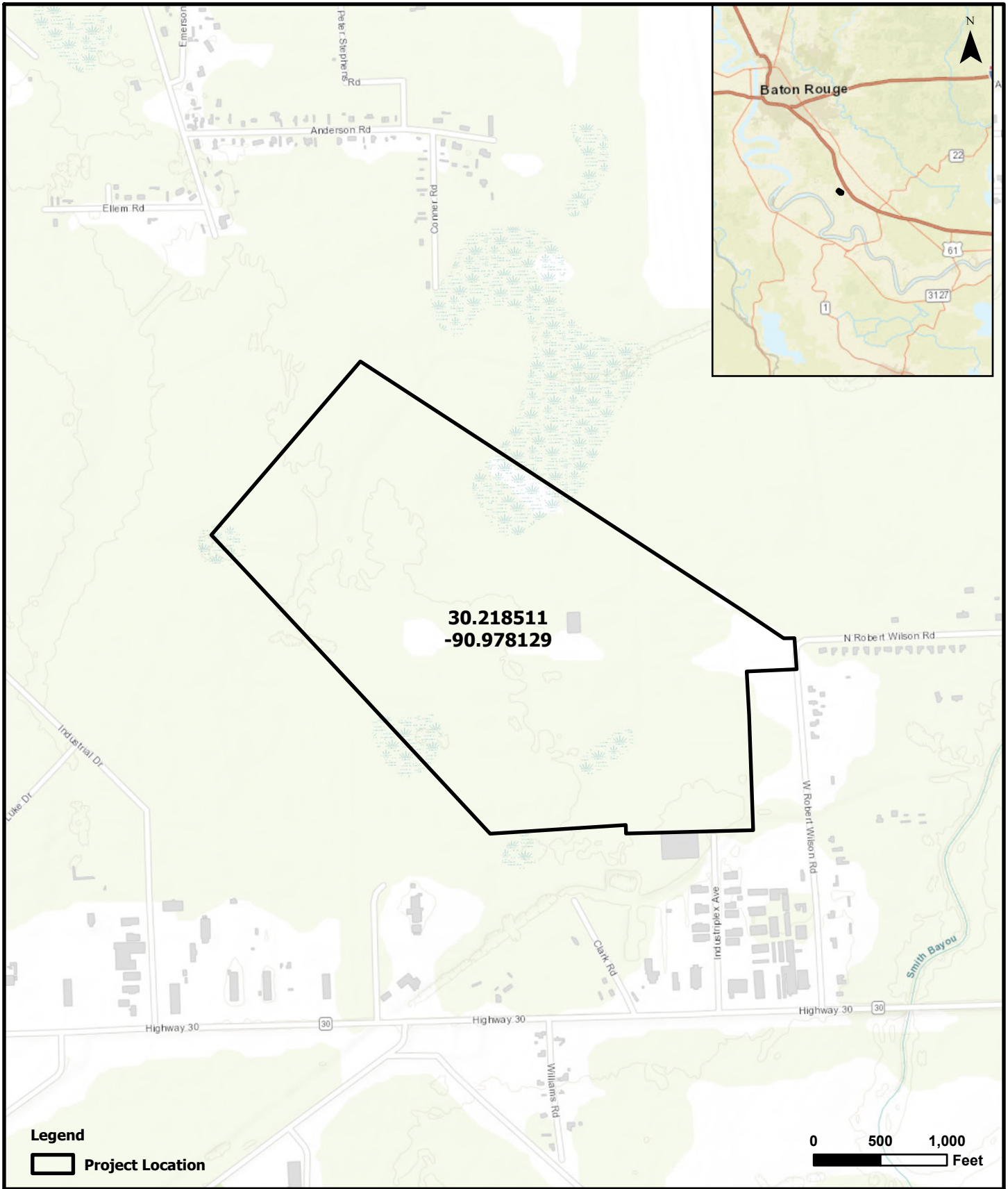
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Sincerely,

Neil T. Gauthier  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosure



**PROJECT LOCATION**

Magnolia Ridge Logistics Park  
 Section 404 Permit Application  
 Ascension Parish, Louisiana



Figure: 1

Date: November 2024

Scale: 1:12,000

Source: GEC

Map Author: C. Perez



**PROJECT VICINITY**

Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana

Esri, HERE, Garmin, Maxar



Figure: 2






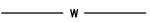
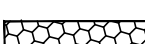
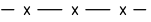
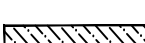





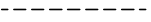
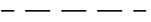
Date: November 2024

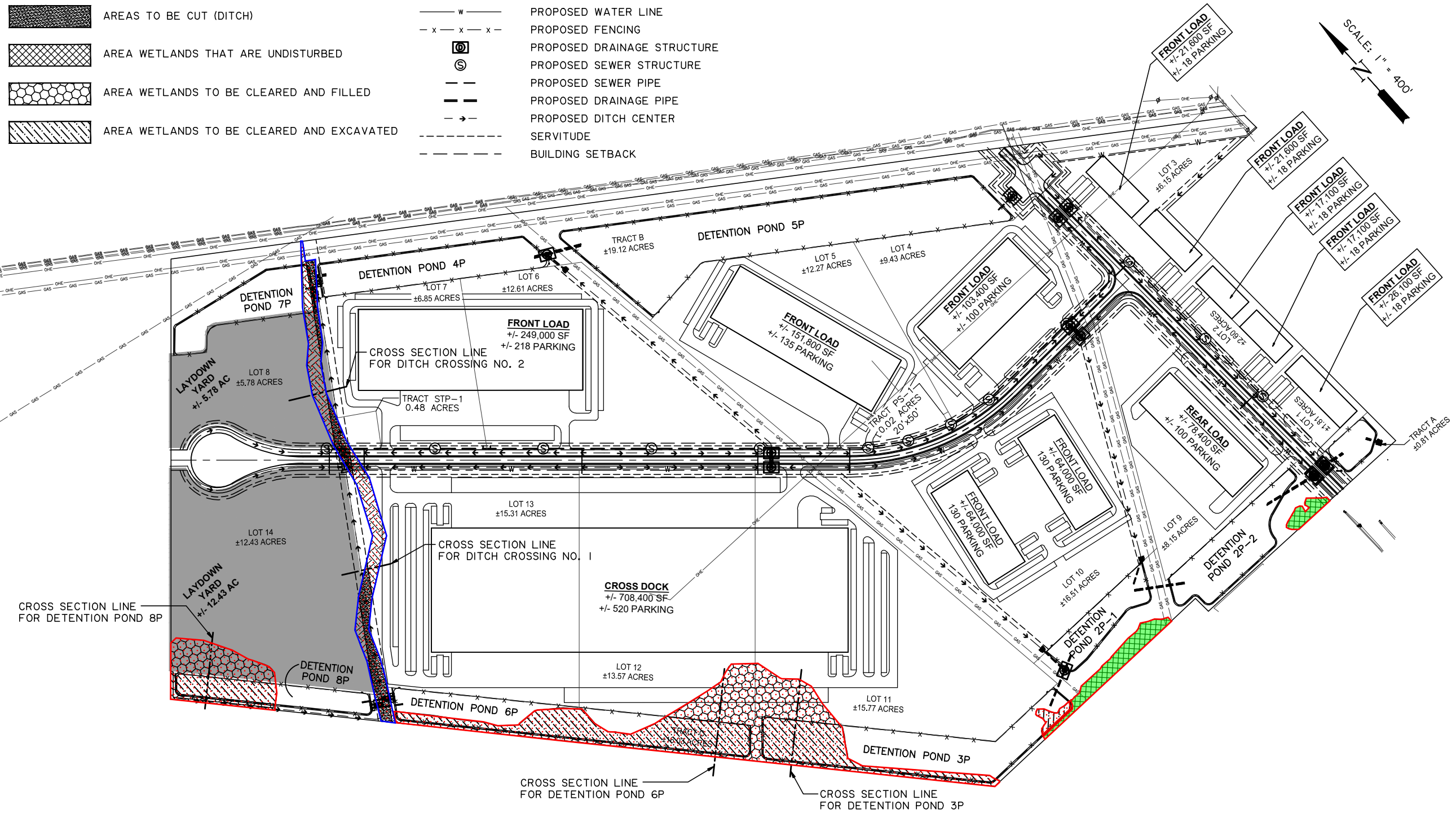
Scale: 1:12,000

Source: GEC

Map Author: C. Perez

**LEGEND:**

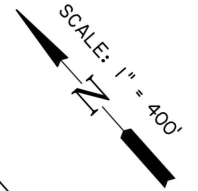
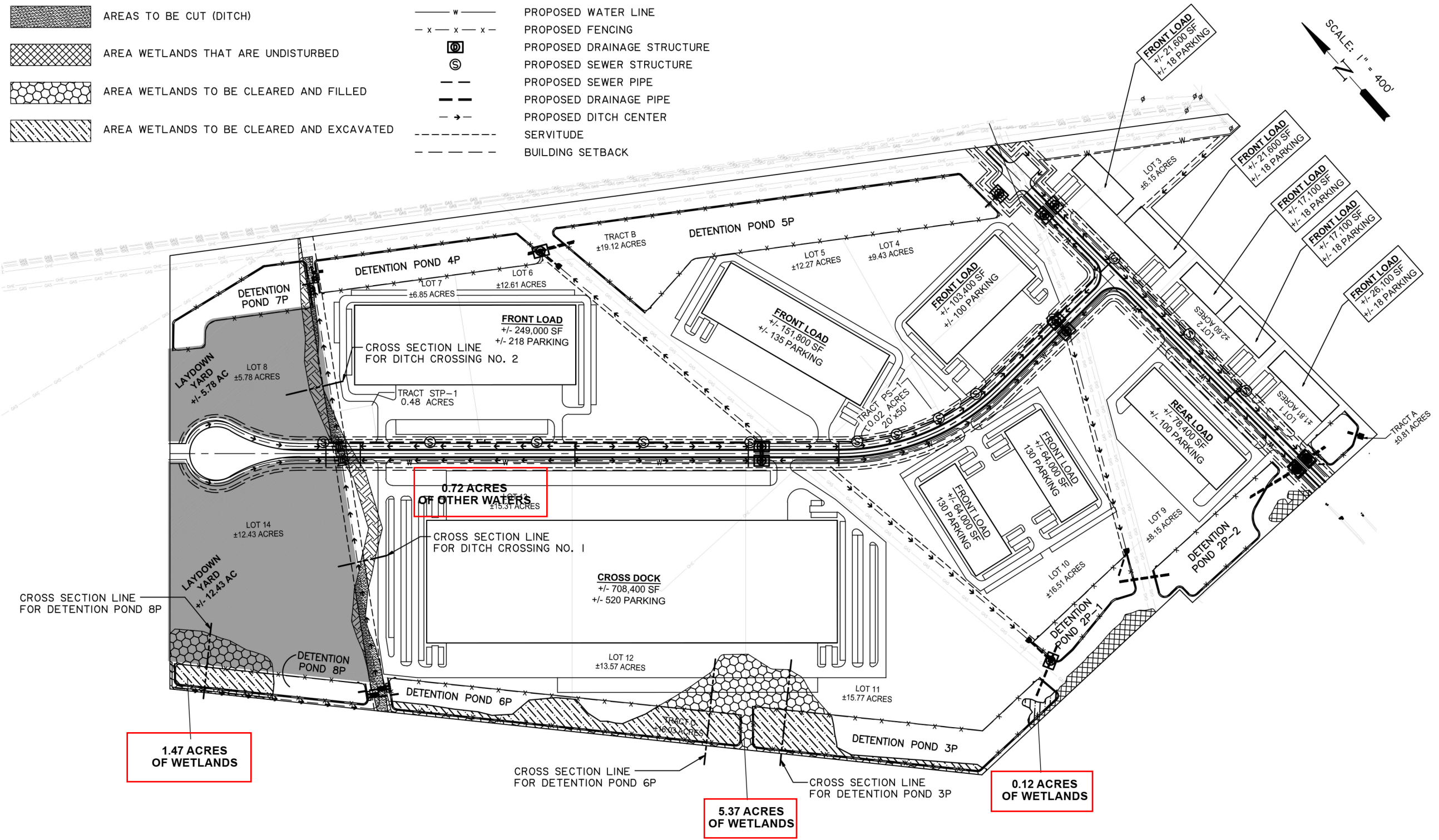
- |   |   |   |                             |
|---|---|---|-----------------------------|
|  | AREAS TO BE FILLED (DITCH)                |   | EXISTING GAS LINE           |
|  | AREAS TO BE CUT (DITCH)                   |   | EXISTING OVERHEAD ELECTRIC  |
|  | AREA WETLANDS THAT ARE UNDISTURBED        |   | PROPOSED WATER LINE         |
|  | AREA WETLANDS TO BE CLEARED AND FILLED    |   | PROPOSED FENCING            |
|  | AREA WETLANDS TO BE CLEARED AND EXCAVATED |  | PROPOSED DRAINAGE STRUCTURE |
|   |   |  | PROPOSED SEWER STRUCTURE    |
|   |   |  | PROPOSED SEWER PIPE         |
|   |   |  | PROPOSED DRAINAGE PIPE      |
|   |   |  | PROPOSED DITCH CENTER       |
|   |   |   | SERVITUDE                   |
|   |   |   | BUILDING SETBACK            |





DESIGNED	CHECKED	DATE	BY
Detailed	Checked	OCT. 2024	
REVISION DESCRIPTION			
NO.	DATE	DESCRIPTION	BY
<b>SITE LAYOUT</b>			

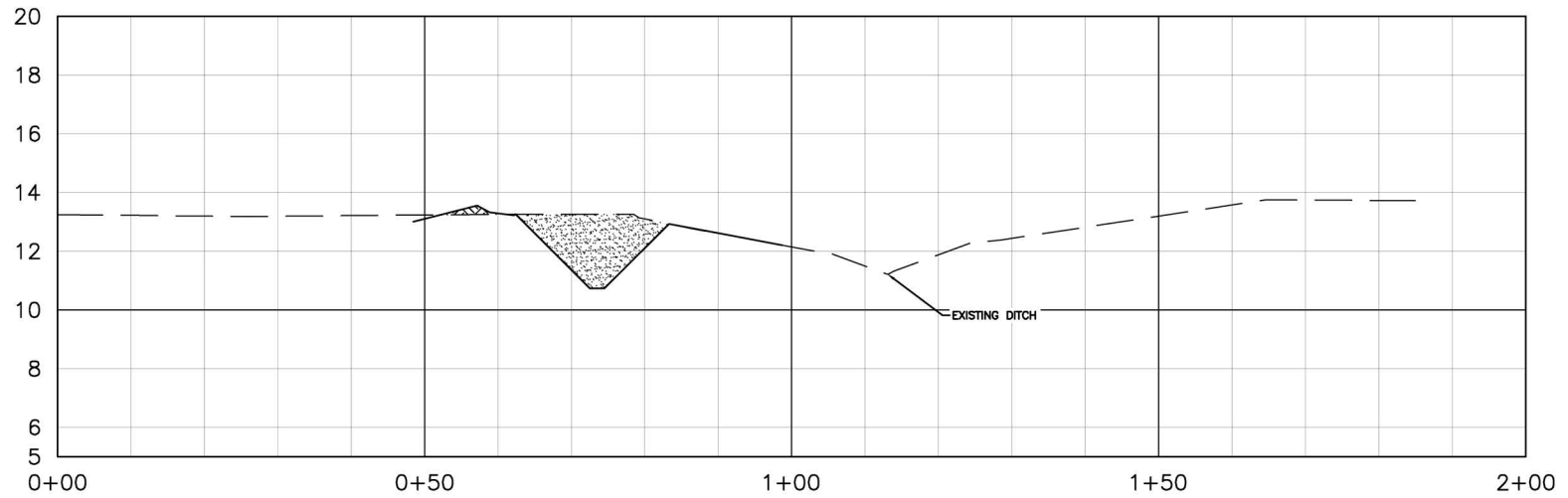
**LEGEND:**

- |  |   |  |                             |
|--|---|--|-----------------------------|
|  | AREAS TO BE FILLED (DITCH)                |  | EXISTING GAS LINE           |
|  | AREAS TO BE CUT (DITCH)                   |  | EXISTING OVERHEAD ELECTRIC  |
|  | AREA WETLANDS THAT ARE UNDISTURBED        |  | PROPOSED WATER LINE         |
|  | AREA WETLANDS TO BE CLEARED AND FILLED    |  | PROPOSED FENCING            |
|  | AREA WETLANDS TO BE CLEARED AND EXCAVATED |  | PROPOSED DRAINAGE STRUCTURE |
|  |   |  | PROPOSED SEWER STRUCTURE    |
|  |   |  | PROPOSED SEWER PIPE         |
|  |   |  | PROPOSED DRAINAGE PIPE      |
|  |   |  | PROPOSED DITCH CENTER       |
|  |   |  | SERVITUDE                   |
|  |   |  | BUILDING SETBACK            |



LEGEND:

-  AREAS TO BE FILLED (DITCH)
-  AREAS TO BE CUT (DITCH)





**DITCH CROSSING 1**

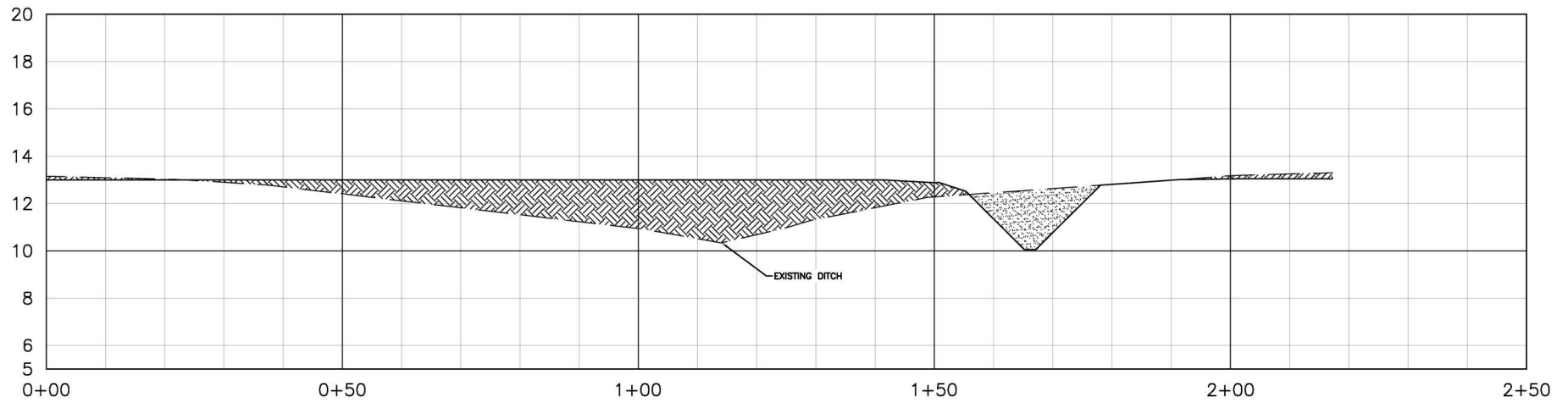
Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



Figure: 4
Date: November 2024
Scale: N/A
Source: GEC/Monceaux Buller
Map Author: C. Perez

LEGEND:

-  AREAS TO BE FILLED (DITCH)
-  AREAS TO BE CUT (DITCH)





**DITCH CROSSING 2**

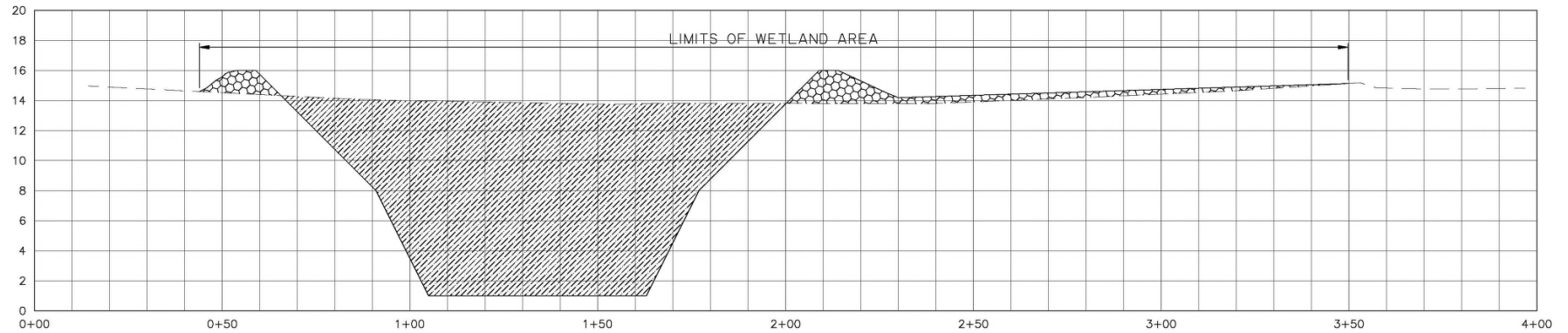
Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



Figure: 5
Date: November 2024
Scale: N/A
Source: GEC/Monceaux Buller
Map Author: C. Perez

LEGEND:

-  AREA WETLANDS TO BE CLEARED AND FILLED
-  AREA WETLANDS TO BE CLEARED AND EXCAVATED



**POND 3P CROSS SECTION**

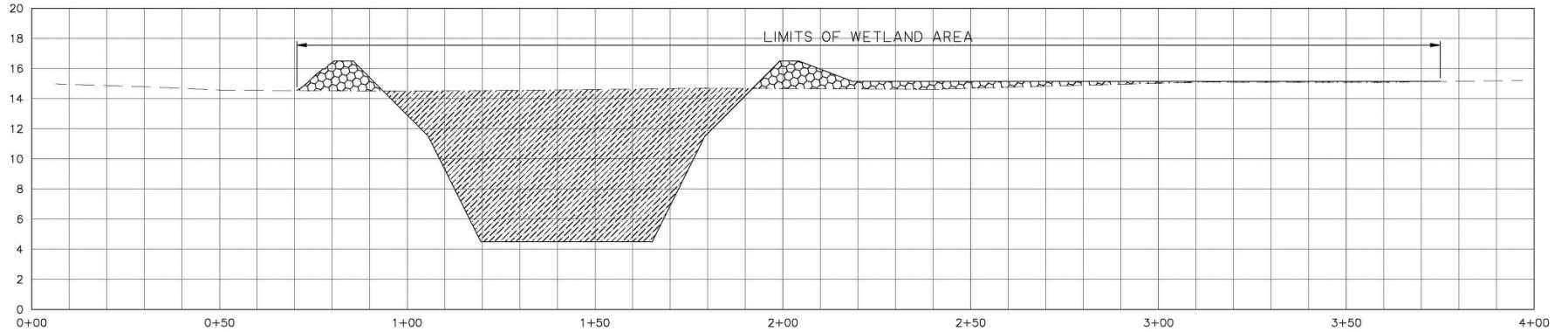
Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



Figure: 6
Date: November 2024
Scale: N/A
Source: GEC/Monceaux Buller
Map Author: C. Perez

LEGEND:

- AREA WETLANDS TO BE CLEARED AND FILLED
- AREA WETLANDS TO BE CLEARED AND EXCAVATED



**POND 6P CROSS SECTION**

Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



Figure: 7
Date: November 2024
Scale: N/A
Source: GEC/Monceaux Buller
Map Author: C. Perez

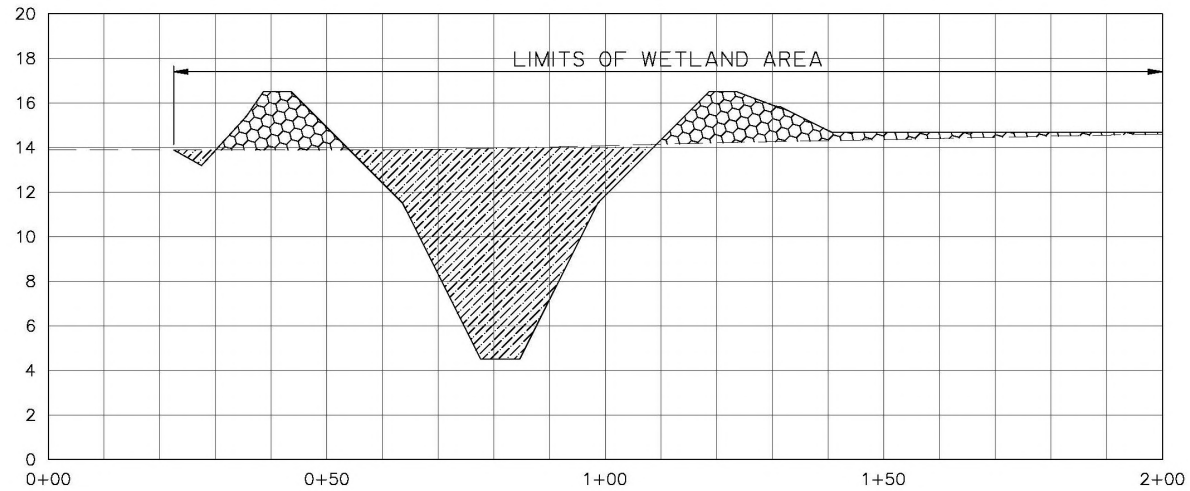
**LEGEND:**



AREA WETLANDS TO BE CLEARED AND FILLED



AREA WETLANDS TO BE CLEARED AND EXCAVATED



**POND 8P CROSS SECTION**

Magnolia Ridge Logistics Park  
Section 404 Permit Application  
Ascension Parish, Louisiana



Figure: 8

Date: November 2024

Scale: N/A

Source: GEC/Monceaux Buller

Map Author: C. Perez

# OVERALL MASTER PLAN - OPTION A.1

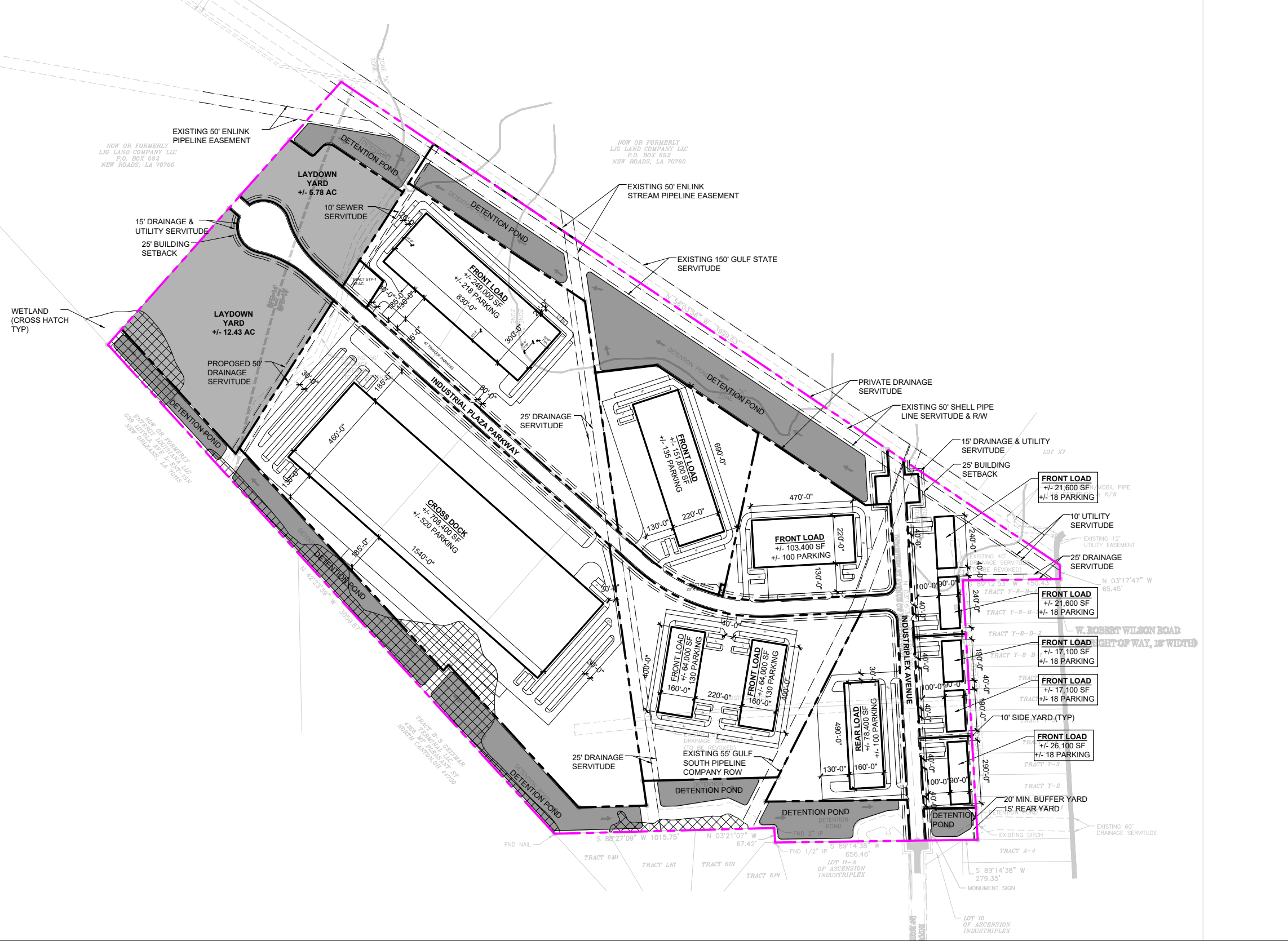
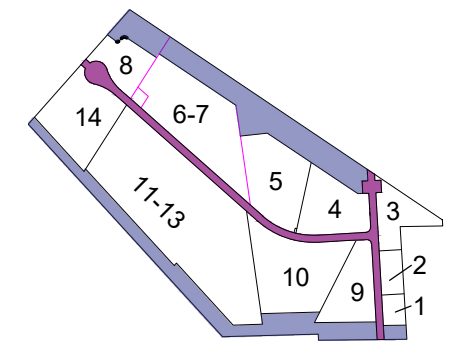
BUILDING SITE AREA : +/- 139.7 AC ( +/- 6,086,330 SF)

BUILDING AREA : +/- 1,522,500 SF

COVERAGE : 25%

PARKING : +/- 1,405 SPACES

TOTAL SITE AREA : +/- 186.38 AC (+/- 8,118,970 SF)



### BUILDING LOT AREAS:

(LOT 1)	+/- 1.81 AC (+/- 78,957 SF)
(LOT 2)	+/- 2.59 AC (+/- 112,989 SF)
(LOT 3)	+/- 6.15 AC (+/- 267,840 SF)
(LOT 4)	+/- 9.43 AC (+/- 410,876 SF)
(LOT 5)	+/- 12.27 AC (+/- 534,425 SF)
(LOTS 6-7)	+/- 19.94 AC (+/- 868,579 SF)
(LOT 8)	+/- 5.79 AC (+/- 252,002 SF)
(LOT 9)	+/- 8.16 AC (+/- 355,310 SF)
(LOT 10)	+/- 16.5 AC (+/- 719,028 SF)
(LOTS 11-13)	+/- 44.64 AC (+/- 1,944,636 SF)
(LOT 14)	+/- 12.44 AC (+/- 541,688 SF)

**TOTAL: +/- 139.7 AC ( +/- 6,086,330 SF)**

**DETENTION SITE AREA**  
+/- 35.96 AC (+/- 1,566,454 SF)

**ROW**  
+/- 10.7 AC (+/- 466,182 SF)

**TOTAL SITE AREA:**  
+/- 186.38 AC (+/- 8,118,970 SF)

### CITY OF ASCENSION PARISH, LA PARKING REQUIREMENTS:

#### INDUSTRIAL BUILDINGS:

- ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
- INDUSTRIAL BUILDINGS SHALL HAVE AT LEAST ONE HANDICAPPED ACCESSIBLE PARKING SPACE. FOR EVERY 25 SPACES IN EXCESS OF 25 SPACES, THE PARKING LOT SHALL HAVE AN ADDITIONAL HANDICAPPED ACCESSIBLE SPACE.
- EACH PARKING SPACE SHALL BE NO LESS THAN NINE FEET BY 20 FEET.

\* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. \* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. \* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. \* PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. \*

## MAGNOLIA RIDGE LOGISTICS PARK

