

# Exhibit F. Industrial Drive Minden Webster Site Property Zoning Map, Documents & Tax Assessment

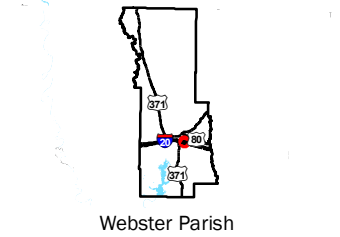
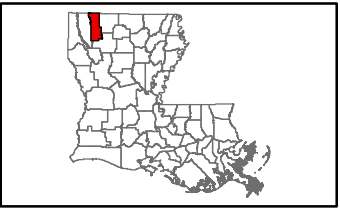




# Industrial Drive Minden Webster Site Zoning Map, Documents & Tax Assessment

Industrial Drive Minden  
Webster Site  
Webster Parish, LA

LED



Webster Parish

### LEGEND

- Site Boundary (24.96 Ac.±)
- Existing Land Use
  - B-4 (Highway Commercial)
  - M-1 (Light Industrial)
  - R-5 (Multifamily Residential)
- Existing Roadway
  - Interstate
  - Local Roads
  - Stream



Date:	1/20/2022
Project Number:	216269
Drawn By:	SEW
Checked By:	EEB



P:\216269\013 - Industrial Drive Minden Webster Site\CAD\GIS templates\GIS\Exhibit F. Site Zoning Map, Documents & Tax Assessment.mxd

SITE

M-1 (Light Industrial)

Cooley Branch

B-4 (Highway Commercial)

R-5 (Multifamily Residential)

Industrial Dr

Industrial Dr

Industrial Dr

- General Notes:
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  - No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  - Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
  - 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
  - Zoning data derived from City of Minden Planning & Zoning Department <https://www.mindenla.org/planning-zoning/>



Scale 1:3,470  
0 180 360 Feet



# Industrial Drive Minden Webster Site Zoning Documents

## Industrial Drive Minden Webster Land Site 1 Exhibit #1 – Zoning B-4 Highway Commercial

Minden, Louisiana, Code of Ordinances>>APPENDIX A – ZONING>>ARTICLE 17.B-4 HIGHWAY  
COMMERCIAL

Within all B-4 highway commercial districts, as shown on the official zoning map, the following regulations shall apply:

Section 17.01. - Permitted uses.

Section 17.02. - Height regulations.

Section 17.03. - Area regulations.

Section 17.04. - Off-street parking, loading and unloading.

### **Section 17.01. - Permitted uses.**

[In a B-4 highway commercial district, only the following uses of property shall be permitted:]

Any use permitted in B-2 and B-3 districts.

Auto washing establishments.

Building material storage buildings and yards.

Bulk fuel storing yards (see section 2.13, article 2).

Bus garages or car barns.

Dairies.

Dancing studios.

Drive-in theaters.

Nurseries.

Frozen food lockers.

Garages, public.

Laundries and dry cleaners.

Machinery and equipment sales and service.

Motels and trailer courts.

Motor freight terminals.

Nightclubs.

Mobile home and travel trailer sales.

Plumbing shops.

Printing shops.

Wholesale offices and warehouses.

Uses similar in character to [the] above-listed uses.

**Section 17.02. - Height regulations.**

No building or structure shall exceed 50 feet in height.

**Section 17.03. - Area regulations.**

[In B-4 highway commercial districts, the following area regulations shall apply:]

*Lot area.* Each lot shall contain a minimum area of not less than 5,000 square feet.

*Yards.* Each lot shall have front and rear yards not less than the following depths:

*Front yard* .....25 ft.

*Rear yard* .....25 ft.

*Side yard.* Side yards of five feet are required only when the side of a commercial lot abuts a residential district. Where side yards are provided but not required, these yards shall be not less than three feet.

**Section 17.04. - Off-street parking, loading and unloading.**

See article 4 [of this appendix].

## 115311 WEBSTER LAND CORP.

**Owner Name:** WEBSTER LAND CORP.**Parcel Address:****Owner Address:****TRS:** T19N/R09W Sec 34**Lot or Tract Number:** 004**Assessment Number:** 115311**Subdivision:**

**Legal Description:** 40.49 ACRES - NW/4 OF SE/4 & NE/4 OF SE/4 SEC. 34-19-9, LESS THAT PART OF NW/4 OF SE/4 LYING W OF COOLEY CREEK (6.75 AC.) PREV. SOLD, LESS 0.60 AC. OUT OF NW/4 OF SE/4 DONATED FOR I-20 SERVICE ROAD, LESS ALL THAT PART OF N/2 OF SE/4 LYING EAST OF COOLEY CREEK & LYING NORTH OF CENTERLINE OF PIPELINE R/W RUNNING IN NE'LY-SW'LY DIRECTION (CONT. 10.30 AC.), & LESS ALL THAT PART OF NE/4 OF SE/4 LYING & BEING SOUTH OF CENTERLINE OF PIPELINE R/W RUNNING NE'LY-SW'LY DIRECTION & LYING & BEING EAST OF CENTERLINE OF PIPELINE R/W RUNNING N'LY-S'LY DIRECTION (CONT. 15.63 AC.) SOLD, & ALL THAT PART OF NW/4 OF SE/4 SEC. 34-19-9, LYING WEST OF COOLEY CREEK, LESS 1.37 AC. & LESS 1.42 AC. PREV. SOLD (3.96 AC.)

**Section:** 34**Ward:** 1-MN**PIN:** 34190913004

# Industrial Drive Minden

## Webster Site

## Tax Assessment

**Agricultural Classes****Class Acres Percentage**

2	1.14	4.72%
3	18.06	74.49%
4	5.04	20.8%

**Timber Classes****Class Acres Percentage**

2	11.25	46.43%
3	12.99	53.58%

115311 WEBSTER LAND CORP.

**Owner Name:** WEBSTER LAND CORP.

**Parcel Address:**

**Owner Address:**

**TRS:** T19N/R09W Sec 34

**Lot or Tract Number:** 003

**Assessment Number:** 115311

**Subdivision:**

**Legal Description:** 40.49 ACRES - NW/4 OF SE/4 & NE/4 OF SE/4 SEC. 34-19-9, LESS THAT PART OF NW/4 OF SE/4 LYING W OF COOLEY CREEK (6.75 AC.) PREV. SOLD, LESS 0.60 AC. OUT OF NW/4 OF SE/4 DONATED FOR I-20 SERVICE ROAD, LESS ALL THAT PART OF N/2 OF SE/4 LYING EAST OF COOLEY CREEK & LYING NORTH OF CENTERLINE OF PIPELINE R/W RUNNNING IN NE'LY-SW'LY DIRECTION (CONT. 10.30 AC.), & LESS ALL THAT PART OF NE/4 OF SE/4 LYING & BEING SOUTH OF CENTERLINE OF PIPELINE R/W RUNNING NE'LY-SW'LY DIRECTION & LYING & BEING EAST OF CENTERLINE OF PIPELINE R/W RUNNING N'LY-S'LY DIRECTION (CONT. 15.63 AC.) SOLD, & ALL THAT PART OF NW/4 OF SE/4 SEC. 34-19-9, LYING WEST OF COOLEY CREEK, LESS 1.37 AC. & LESS 1.42 AC. PREV. SOLD (3.96 AC.)

**Section:** 34

**Ward:** 1-MN

**PIN:** 34190914003

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**Agricultural Classes**

**Class Acres Percentage**

3	14.08	100%
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**Timber Classes**

**Class Acres Percentage**

2	5.62	39.94%
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3	8.46	60.06%
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# Industrial Drive Minden Webster Site Construction Permit Fee Schedule

## **New Residential Construction**

### **Building Permit & Inspection Fees Below: \$30.00 minimum**

Building Permit - Includes review of Flood Plain, Zoning, Setbacks, Drainage Plan, Architectural Plan Review, and Inspections	\$0.30 per sf
Electrical Permit - New Residential Construction	\$25.00
Plumbing Permit - New Residential Construction	\$25.00
Mechanical Permit - New Residential Construction	\$25.00

## **Residential Building Renovations / Repairs: \$30.00 minimum**

\$0 to \$100,000	\$4.00 per \$1000.00 FMV
\$100,001 or more	\$3.00 per \$1000.00 FMV
Electrical Additions/Renovations	\$25.00
Plumbing Additions/Renovations	\$25.00
Mechanical Additions/Renovations	\$25.00

## **Residential Building Additions: \$30.00 minimum**

Building Permit	\$0.30 per sf
Electrical Permit	\$25.00
Plumbing Permit	\$25.00
Mechanical Permit	\$25.00

## **Commercial Building Permit and Inspections: \$30.00 minimum**

**\$4.00 per \$1,000 of the first \$1 Million of Improvements @ Fair Market Value**

**\$3.50 per \$1,000 of the second \$2 Million @ Fair Market Value**

**\$2.50 per \$1,000 Fair Market Value thereafter:**

Includes Review of: Flood Plain, Zoning Review, Landscaping, Setbacks, Parking, Driveways, Utilities, Traffic Circulation, Infrastructure, City Services, Drainage Plan

### **Trade Permits in conjunction with Building permit:**

Electrical Permit	\$50.00
Plumbing Permit	\$50.00
Mechanical Permit	\$50.00

**LSUCC Plan Review Fee – Provided by State Fire Marshal**

## **Other Permits/Inspections:**

Certificate of Occupancy - Existing structures	\$15.00
Swimming Pool/Fountains	\$125.00
Lawn Sprinkler System	\$30.00
Temporary Electric Service	\$35.00
Electric Reconnection	\$30.00
Gas Service Inspection / Retest	\$30.00
Demolition	\$30.00 + \$150.00 Sewer Cap Deposit
Moving Permit	\$30.00 + \$150.00 Sewer Cap Deposit
Portable Accessory Buildings	\$30.00 + \$25.00 per trade
Mobile Homes	\$100.00 + \$25.00 per trade
Fences	\$30.00

## **Commercial and Residential**

### **Reinspections and Inspections After Normal Hours:**

Reinspection -- Normal Hours per Inspection	\$30.00
Inspection After Hours per Inspection	\$60.00
Inspection Weekends/Holidays per Inspection	\$120.00

<b>Construction Trade Fees:</b>		
<b>Plumbing</b>		
Plumbing Permit	\$30.00	
plus Fixtures at	\$3.00	per fixture
Sewer Inspection	\$30.00	
Water Inspection	\$30.00	
Underground Sprinkler System	\$30.00	
Fire Protection System	\$150.00	
Water Heater Replacement	\$30.00	
Grease Trap	\$30.00	
Sand/Grit Separator	\$30.00	
Gas Permit	\$30.00	
plus Outlets at	\$4.00	per outlet
<b>Mechanical</b>		
Mechanical Permit	\$30.00	
Chillers	\$50.00	each
Condensers	\$15.00	each
Furnace / Blower Unit	\$15.00	each
Boilers	\$50.00	each
Registers	\$1.00	each
Cooling Towers	\$50.00	each
Unit Heater	\$15.00	each
Infrared Heater	\$15.00	each
<b>Electrical</b>		
Electrical Permit	\$30.00	
Temporary Electric Service	\$5.00	
Service ampacity up to 600 amps	\$10.00	
Service ampacity 601-2000 amps	\$20.00	
Service ampacity 2000+ amps	\$40.00	
Branch Circuit	\$1.00	each
Feeder Circuit up to 600 amps	\$10.00	each
Feeder Circuit over 600 amps	\$15.00	each
Power Transformer up to 75 KVA	\$15.00	each
Power Transformer over 75 KVA	\$30.00	each
X-Ray Machinery	\$15.00	each
Electric Motor up to 10 HP	\$4.00	each
Electric Motor 10-25 HP	\$6.00	each
Electric Motor over 25 HP	\$10.00	each
Fuel Pumps	\$15.00	each

<b>Sewer and Water Tap Fees:</b>	
Residential Sewer Tap	\$75.00
Commercial Sewer Tap	\$100.00
1 inch Water Tap	\$600.00
1½ inch Water Tap	@ cost (\$1000.00 min)
2 inch Water Tap	@ cost (\$1500.00 min)
Over 2 inches - including Fire Line Taps	@ Cost

<b>Registration of Crafts and Third-Party Inspectors:</b>	<b>Annual</b>	<b>Annual Renewal</b>
Electrical Contractors	\$100.00	N/A
Plumbing Contractors	\$100.00	N/A
Mechanical Contractors	\$100.00	N/A
Journeyman	\$15.00	N/A
Third Party Registered CBO	\$500.00	\$100.00
Third Party Building Inspectors	\$200.00	\$100.00
Third Party Electrical Inspectors	\$200.00	\$100.00
Third Party Plumbing Inspectors	\$200.00	\$100.00
Third Party Mechanical Inspectors	\$200.00	\$100.00