

Bunge Exhibit  
PZR 2013-13



# Parish of St. Charles

## Department of Planning and Zoning

P.O. Box 302 • Hahnville, Louisiana 70057  
(985) 783-5060 • (985) 783-5000 • Fax (985) 783-6447

### PERMIT APPLICATION COMMERCIAL/INDUSTRIAL

CI

PERMIT #: 22448-10 DATE REQUESTED: 1/27/2010  
RECEIPT #: 23174 ZONING DISTRICT: M3  
CONTRACTOR: Tooo & Sargent PHONE #: 515-232-0442  
MAILING ADDRESS: 2805E 5th Street, Amos, Iowa 50010  
LIC#: LA 12051

PROPERTY OWNER (S): Bunge North America  
ADDRESS: 12416 River Road, Destrehan, LA 70047  
PHONE#: 785-725-0977  
CONSTRUCTION ADDRESS: 12416 River Road, Destrehan, LA 70047  
COUNCIL DIST.#: 5

CORNER LOT?:  YES  NO; SUBDIVISION: \_\_\_\_\_  
LOT#: \_\_\_\_\_ SQUARE/BLOCK#: \_\_\_\_\_ CONSTRUCTION VALUE: \_\_\_\_\_  
FLOOD ZONE: \_\_\_\_\_ BASE FLOOD ELEVATION REQUIREMENT: \_\_\_\_\_  
PROPERTY AREA (SQ. FT): \_\_\_\_\_ BUILDING DIMENSIONS: (4) 45'0" x 112' Tall  
INTERIOR AREA: \_\_\_\_\_ ACCESSORY AREA: \_\_\_\_\_ TOTAL AREA: \_\_\_\_\_  
BUILDING STORIES: 1 BUILDING USE: Warehouse - Metal Storage

ANY OTHER STRUCTURES ON PREMISES? Yes  
IF YES, ARE THEY TO BE DEMOLISHED PRIOR TO CONSTRUCTION? Yes, Existing  
Storage will be removed to accommodate replacement.  
SEWER PERMIT#: \_\_\_\_\_ WATER PERMIT#: LA 003455  
PROPERTY ID#: 350000000110 CULVERT PERMIT#: \_\_\_\_\_

\$3500.00  
Permitted  
Use

#### PLANNER REVIEW:

CONSTRUCTION REQUIRES THE PRODUCTION OF A SITE PLAN DRAWN TO SCALE, WHICH INCLUDES ALL ACTUAL DIMENSIONS, BUILDING SETBACKS, AND PROPOSED WATER DRAINAGE PATTERNS. THE SITE PLAN SHALL ALSO INCORPORATE ALL OF THE FOLLOWING CODE REQUIREMENTS WHERE APPLICABLE: (i) HARD SURFACE PARKING; (ii) LANDSCAPING; (iii) BUFFER ZONES; (iv) FENCING.

PLANNER SIGNATURE (DATE): [Signature]

ATTENTION! YOU ARE HEREBY INFORMED OF THE FOLLOWING REGULATIONS:

**DRAINAGE DITCH BLOCKAGE (PARISH LAW):** Under Section 7-1 of the parish Code, it is illegal, "for any person to allow any dirt, sand, concrete, lumber, etc., to be placed or top be allowed to be placed so as to slip, fall, or run into any drainage ditches and canals under the jurisdiction of the Parish Council." Penalties are provided for violation of this law under Code Section 13-9.

**FLOODING OF NEIGHBORING PROPERTIES (DUE TO IMPROPER CONSTRUCTION PRACTICES):** The Louisiana State Civil Code specifically prohibits any alteration of the natural watercourse over any properties, which would cause substantial damage to neighboring properties. Offending property owners would be liable for such actions within the state civil court system.

**COMMERCIAL/INDUSTRIAL CONSTRUCTION- PERMITTING PROCESS**

1. Upon application for a permit, the applicant shall pay the appropriate fees.
2. A Department Planner shall review the proposal for compliance with parish regulations. Upon such approval, the applicant shall receive a receipt and a site preparation placard, which must be posted at the construction site.
3. Before the slab is poured or foundation is constructed, an elevation certificate (indicating the TOP of FORMS ELEVATION) and a formal survey (indicating the forms setbacks from all property lines) must be submitted to this office.
4. Upon verification of elevation and setback requirements, your building permit will be issued. If the structure does not meet the elevation and/or setback requirements, a STOP WORK ORDER will be issued until the proposed structure is brought into compliance.
5. Upon completion of the structures, an "as built" survey and elevation certificate must be submitted to this office. The approval of the State Fire Marshall's Office and the Sewer Department and/or Health Unit must also be provided to this office. Permanent electrical service will not be authorized until all of the above requirements have been satisfied.

You must contact this office at 783-5060 to arrange for a final inspection. At the time of inspection, the owner, contractor, or agent must be present to sign the inspection form.

Should you fail to arrange for final clearance from this office, you will be subject to penalties specified in the St. Charles Parish Code of Ordinances.

**CHECKLIST FOR OBTAINING PERMIT:**

1. Application signed and dated by current owner.
2. Copy of deed to the property. *92*
3. 3 copies of a site plan, including all actual dimensions, building setbacks, and proposed water drainage patterns. The site plan also should include any required parking, landscaping, fencing, and/or buffer design elements. Plans must be approved by a departmental planner.
4. Permit fee paid in full. *?*
5. Contract from a Portable Sanitary Facility Vendor. *N.A.*
6. Survey of and grade certificate of property dated and signed by a licensed land surveyor. *N.A.*
7. Copy of driveway permit, if required. DOTD for state highways. *N.P.*
8. Copy of sewer permit. *N.A.*
9. Copy of water permit. *Existing*
10. Health department approval. 985-785-1029. *N.A.*
11. State Fire Marshall review—(life safety)
12. State Fire Marshall review—(building code plan review, unless having plan review through St. Charles Parish)
13. Three complete sets of construction plans with approval from the State Fire Marshall.
14. Sewerage Review/Sewer Calculation. The drainage plan must be stamped by a licensed LA engineer. *1-800-256-5432*

**CHECKLIST FOR OBTAINING THE FINAL CERTIFICATE OF ZONING COMPLIANCE:**

1. As-built survey, including elevation certificate.
2. State Fire Marshall approval (written).
3. Sewer Department or Health Unit approval (written).
4. 2 digital copies of the completed building plans, after final amendments, on CD ROM's in DWG Format.

I hereby acknowledge that I have read and understand all of the above.

OWNER (S) SIGNATURE: *N. G. ...* 11/25/2010  
 (DATE)

FEE PAID (PERMIT SECTION SIGNATURE): *D. J. ...*