

# Exhibit V. Woodley Site FEMA 100 Year Flood Plain Fill Letter & Map



# Woodley Plantation Site FEMA 100 Year Flood Plain Fill Letter & Map



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

September 1, 2016

Mr. Jim Cavanaugh  
Baton Rouge Area Chamber  
564 Laurel Street  
Baton Rouge, LA 70801

Re: Woodley Plantation Site  
CSRS Job No. 212161.017

Dear Mr. Cavanaugh:

According to the FEMA Digital Flood Insurance Rate Map (DFIRM) panel no. 2201400365B and 2201400370B of Pointe Coupee Parish, Louisiana, effective July 16, 1981, the Woodley Plantation property on Louisiana Highway 77 south of Livonia, Louisiana is located in Flood Zone "A" (no base flood elevations determined). In addition, according to the FEMA Effective DFIRM map provided on the LSU AgCenter website (<http://maps.lsuagcenter.com>), the site is located in Flood Zone "A". A determination was requested from the Pointe Coupee Parish Flood Plain Administrator, who determined a BFE of elevation 25 and a design elevation of 26 feet. The LiDAR contours downloaded from LSU's ATLAS site indicate that the site ranges in elevation from 18 feet to 27 feet, however, the majority of the developable property on the site is at elevation 25 feet.

The sample twenty-five acre site pad shown on the attached exhibit has an average elevation of 25.75 feet. In order to raise the sample site pad to one foot above the BFE of 25 feet, approximately 12,400 cubic yards of in-place select fill will be required, thus bringing the twenty-five (25) contiguous acres to an elevation of 26 feet. This volume may vary depending on the size and final location of the site pad. The estimated construction cost for importing select fill embankment is \$124,000 and \$62,000 for suitable embankment material excavated on-site.

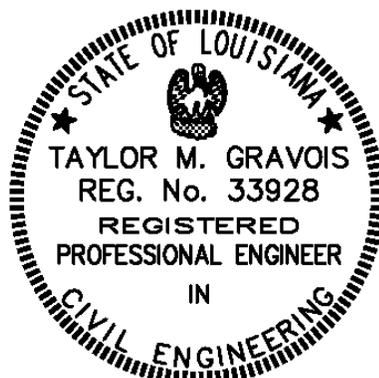
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 180 days or less based on preliminary engineering judgment.

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

Sincerely,

CSRS, Inc.

Taylor M. Gravois, PE, PLS



# Woodley Site 100 Year Flood Plain Map

FEMA 100 Year Flood Map  
Woodley Plantation Site  
Pointe Coupee Parish, LA

BRAC



Pointe Coupee Parish

### LEGEND

- Site Boundary (341.42 Ac. +/-)
- 25 Acre Site Pad
- Effective FIRM Flood Zone**
- A (100-year with no Base Flood Elevation)
- X (area outside of 100-year)
- Preliminary FIRM Flood Zone**
- A (100-year with no Base Flood Elevation)
- AE (100-year with Base Flood Elevation)
- Existing Railroad
- Preliminary FIRM Base Flood Elevation
- Existing Roadway**
- Urban State Highway
- Rural State Highway
- ContoursSECLIP\_Clip\_Clip
- Local Roads
- Stream

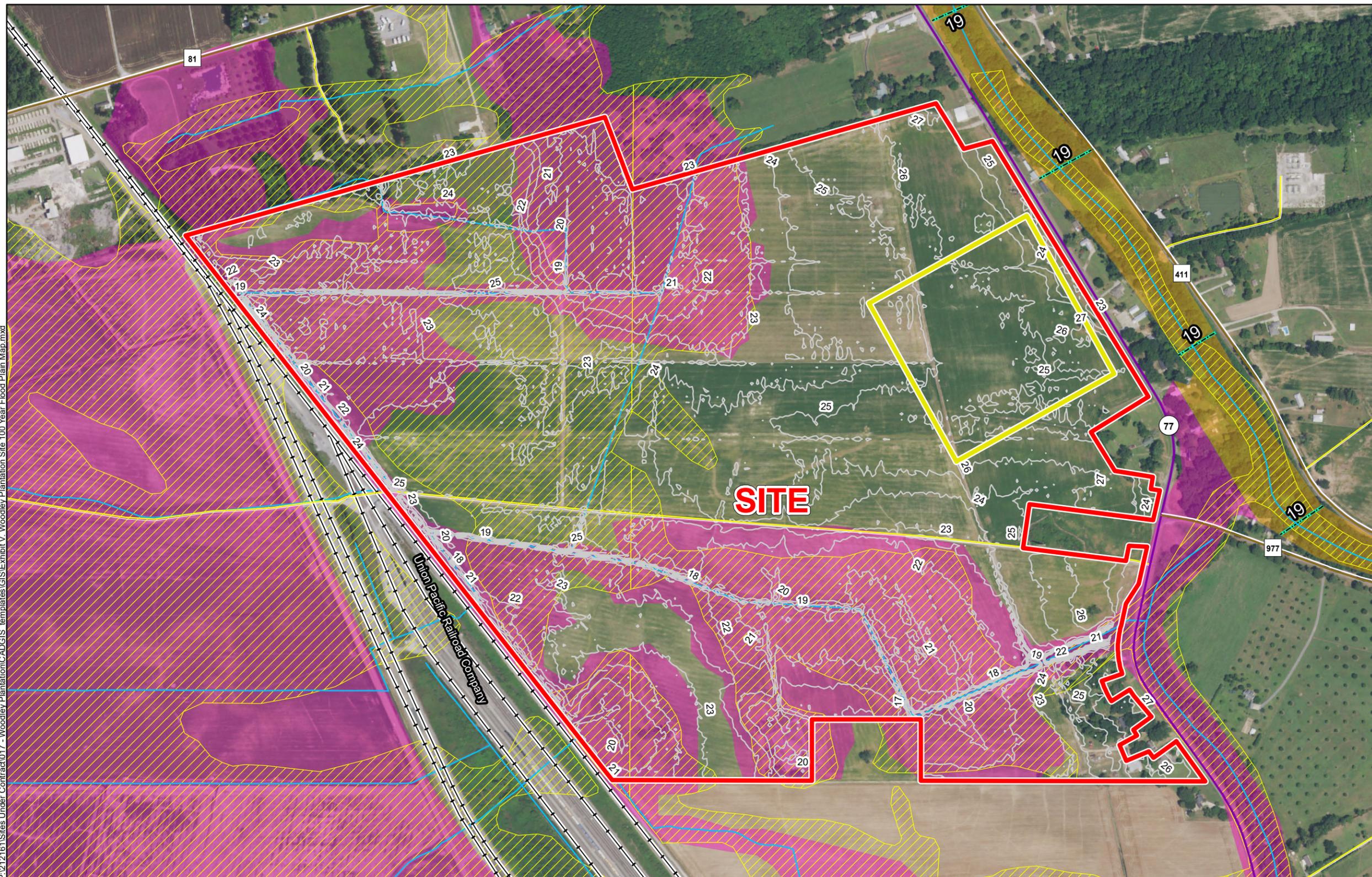
### Site Details

Appx. Site Size: 341.42 Ac. ±  
Area in 1% Flood Zone: 169.01 Ac. ±



Date: 6/27/2016  
Project Number: 212161  
Drawn By: AMB  
Checked By: JAY

**CSRS**  
IMAGINE SHAPE DELIVER  
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsonline.com



P:\212161\Sites Under Contract\017 - Woodley Plantation\CAD\GIS templates\GIS\Exhibit V. Woodley Plantation Site 100 Year Flood Plain Map.mxd

### General Notes:

1. 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.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Effective FIRM Flood data provided by FEMA Flood Map Service Center ([msc.fema.gov](http://msc.fema.gov)), FIRM panel no. 2201400280B effective 7/16/1981 and panel no. 2201400260C effective 11/16/1995.
5. Preliminary FIRM Flood data provided by LSU AgCenter GIS Web Application (<http://maps.lsuagcenter.com/floodmaps/>).
6. According to the Pointe Coupee Parish Flood Plain Administrator, the base flood elevation has been determined to be 25 feet and the design elevation has been determined to be 26 feet.

Effective FIRM Panel No 2201400365B dated 07/16/1981  
Effective FIRM Panel No 2201400370B dated 07/16/1981  
Preliminary FIRM Panel No 22077C0445D dated 05/29/2009

