

**BASIC DUE DILIGENCE  
PACKAGE FOR:**

**9696 Siegen Lane  
Baton Rouge, Louisiana**

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**PREPARED FOR:**



**VICINITY MAP**

**NTS**

**July 2015**

**SJB Job No. 80019.8**

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- Exhibit 4      Existing Soils Map**

## Executive Summary

SJB Group, LLC has completed its Due Diligence investigation for 9696 Siegen Lane, located on the northwest corner of the intersection of Siegen Lane and North Oak Hills Parkway in Baton Rouge, Louisiana. This report includes findings on zoning, topography, flood zone information, site access, utilities, drainage and other matters associated with site development. A summary of the findings is as follows.

The subject tract consists of 1.05 acres of land. The site is located within the city limits of Baton Rouge and is currently zoned A1 (Single Family Residential).

Based upon a desktop review of the site, water, sewer, electricity, telephone and cable television are apparently available adjacent to the subject property. Baton Rouge Water Company is the provider of water service. East Baton Rouge Parish Department of Public Works provides sanitary sewer service. Entergy is the provider of electrical and gas service to this area. BellSouth provides telephone service. Cox Communications provides cable television, internet service, as well as telephone service.

According to the FEMA Flood Insurance Rate Map, the site is in Flood Zone "X," which is outside the 500 year flood plain. A drainage impact study will be required to address drainage issues prior to development of this site.

## Scope

The scope of this due diligence report includes:

- Current Traffic Counts
- Existing Zoning
- Utility Availability
- Existing Soils
- Existing Topography

## **Traffic Count**

Average Daily Traffic (ADT) 1,800 feet north of this site on Siegen Lane was 23,119. This traffic count was performed in 2014. In addition, the site is controlled by signalized access at North Oak Hills Parkway and Siegen Lane.

## **Existing Site Conditions**

### **Zoning**

The property is currently zoned A1 (Single Family Residential). The purpose of the A1 district is to permit low density residential development with a maximum density of 4.1 units per acre. This site will require rezoning to support commercial activities. This site is bordered on the north and west with A1 Residential. It is bordered on the east by Siegen Lane and the south by North Oak Hills Parkway.

### **Utilities**

In reviewing aerial imagery and discussions with Louisiana One Call, the following utilities appear available adjacent to the site. Further investigation, outside the scope of this study should be pursued to determine the capacities of these utilities. Off-site improvements are not anticipated to extend services to this site.

#### **Electric**

Entergy provides electrical services to this area. There appears to be adequate feeder capacity available to serve this site. Currently there is three phase available.

#### **Gas**

Entergy also provides natural gas services to this area. Depending on future loads, there appears to be adequate capacity available to serve this site.

#### **Water and Wastewater**

The Baton Rouge Water Company provides water service to this site. There appears to be adequate capacity available to serve this site.

#### **Sewerage**

East Baton Rouge Parish provides sanitary sewer to the site. There appears to be adequate capacity available to serve this site. Prior to connection into the system, a sewer capacity request must be submitted to the DPW-Sewer Division to confirm adequate capacity is available for the development. In addition, a sewer impact fee will be necessary prior to issuance of Certificate of Occupancy.

### **Cable**

Cox Communications provides telephone, cable, and Internet services to this area. They appear to have lines running above ground on the western side of Siegen Lane.

### **Telephone**

BellSouth provides telephone service to this area. They appear to have lines running above ground on the western side of Siegen Lane.

### **Existing Soils**

The site is entirely composed of Frost Silt Loam soil, which is characterized as having slopes of 0 to 1% and is somewhat poorly drained. Although these soils are considered "hydric" in nature, there are no conditions apparent from aerial imagery that indicate wetlands are present. Frost Silt Loam is located in hydrologic soil group 'C/D'. The soils are characterized as having a very slow infiltration rate (high runoff potential) when thoroughly wet.

### **Existing Topography & FEMA Base Flood Elevation**

The existing site's topography is generally flat and gently slopes to the south. With a high elevation of 38.00 and a low elevation of 36.00, the existing slopes do not exceed 1.2%.

The subject site is located in Flood Zone "X" according to the FEMA F.I.R.M. map (22033C0330E) provided in Exhibit 3. Flood Zone "X" is defined as "areas determined to be outside 500-year flood-plain." The site is currently at an elevation of +/- 27.00. The nearest effective Base Flood Elevation (BFE) is located along the Wards Creek corridor. The BFE near Wards Creek is at 23.00 and is +/- 4,000 feet to the northeast of the site