

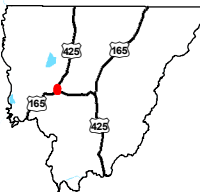


Exhibit I. Bastrop IP Mill Site Zoning Map & Documents

Bastrop IP Mill Site Zoning Map & Documents

Bastrop IP Mill Site
Morehouse Parish, LA

NELEA



Morehouse Parish

Legend

Site Boundary

Zoning

- CC-2 (Commercial Corridor)
- HI (Heavy Industrial)
- LI (Light Industrial)
- MS-3 (Main Street)
- MX-2/3 (Mixed Use)
- RM-2 (Multifamily)
- RMX-2 (Residential Mixed Use)
- RS-10 (Single-Family)
- RS-6 (Single-Family)
- RT-2 (Two-Family)

Major Roads

- US Highway
- Rural State Highway
- Local Roads
- Railroad



ECONOMIC ALLIANCE

NELEA

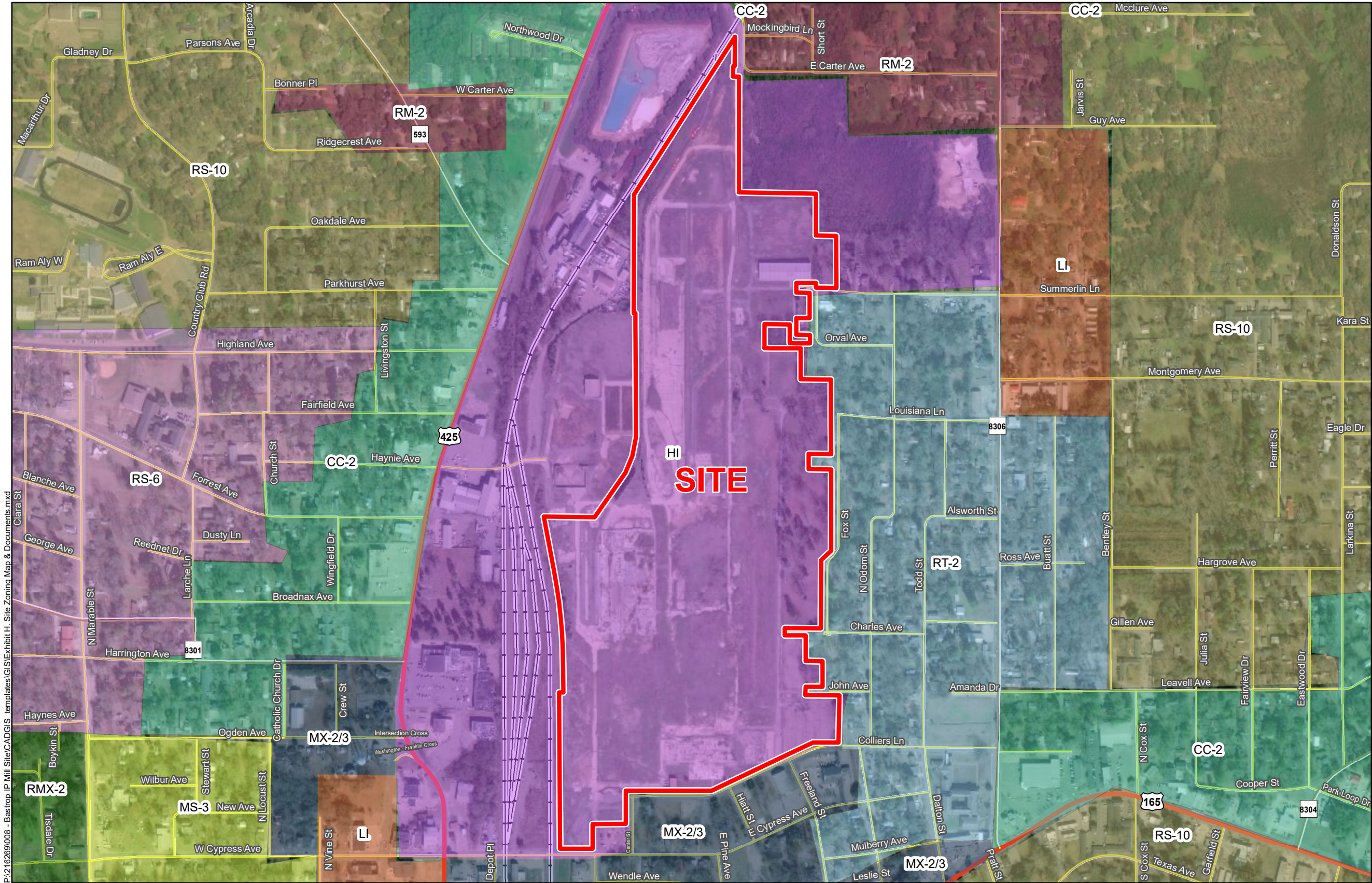
Date: 8/8/2019

Project Number: 216269

Drawn By: BNF

Checked By: DWC

CSRS



- 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. Zoning data from City of Bastrop Planning and Zoning.



Scale 1:7,000

0 375 750 Feet

Bastrop IP Mill Site

Zoning Map & Documents

K. Retail Sales

Facilities involved in the sale, lease, or rental of new or used products.

Example Uses:

Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or second-hand goods, vehicle parts and accessories, videos, and related products

Art studio, gallery

Check cashing

Convenience store (with gas)

Convenience store (without gas)

Corner Store

Drop-in child care center

Dry-cleaning or laundry drop-off facility

Pawnshop

Seafood market, farm stand

L. Vehicle Sales

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Boats and other recreational vehicle sales

Vehicle sales, rental, or leasing

M. Water-Oriented

Uses that require direct access to navigable waters.

Example Uses:

Boat livery

Dock or pier (commercial)

Dry storage of boats

Ferry/water taxi

Marina

Wet storage of boats (commercial)

7.2.4 Industrial Use Categories

A. Heavy Industrial

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

Example Uses:

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause

Asbestos, radioactive materials

Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot

Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products

Concrete batching and asphalt processing and manufacture, batch plant

Detention center, jail, prison

Earth moving, heavy construction equipment, transportation equipment

Explosives, fabricated metal products and machinery

Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard

Labor hall, leather and leather products includes tanning and finishing

Petroleum, liquefied petroleum gas and coal products and refining

Primary metal manufacturing

Pulp mill, rubber and plastic products, rubber manufacturing

Scrap metal processors, sawmill, secondary materials dealers
Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
Tire recapping, tobacco products, transportation equipment

B. Light Industrial

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility.

Example Uses:

Brewery, winery
Bus or rail transit vehicle maintenance or storage facility
Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site
Crematorium, pet crematorium
Electronics service center
Food beverage products except animal slaughter, stockyards
Lawn, tree or garden service
Laundry, dry-cleaning, and carpet cleaning plants
Leather and leather products except tanning and finishing
Lumberyard and wood products, sheet metal shop, soft drink bottling
Manufactured or modular housing sales
Stone, clay, glass, and concrete products
Bulk mailing service
Clothing, textile apparel manufacturing
Office showroom/warehouse
Printing, publishing, and lithography
Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory
Repair of scientific or professional instruments and electric motors
Sheet metal, welding, machine, tool repair shop or studio
Woodworking, including cabinet makers and furniture manufacturing

C. Research and Development

A facility focused primarily on the research and development of new products.

Example Uses:

Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

D. Self-Service Storage

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

Example Uses:

Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

E. Vehicle Service

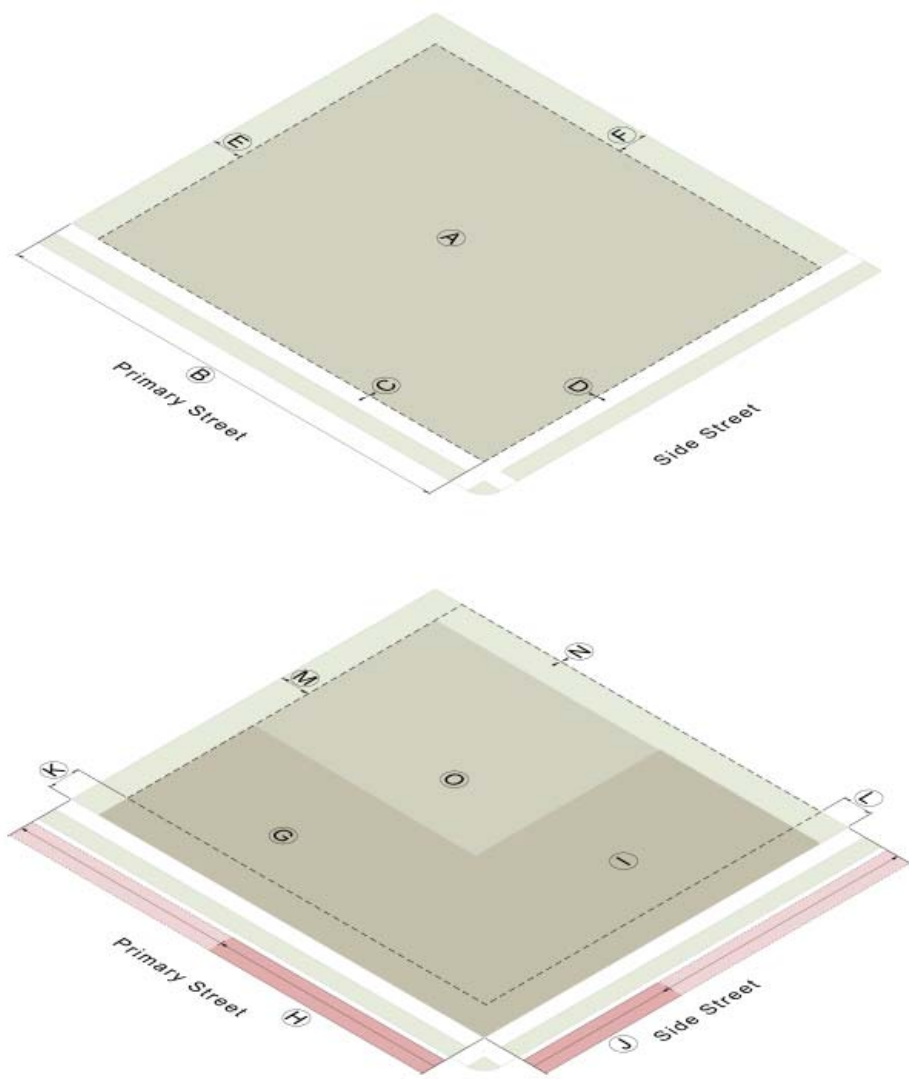
Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash
Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions
Service station
Towing service, truck service, vehicle towing station

6.4.3 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.



SITE	SP-HI
Lot	
Ⓐ Area (min sf)	2 acre
Ⓑ Width (min)	200'
Principal Structure Setbacks	
Ⓒ Primary street (min)	60'
Ⓓ Side street (min)	45'
Ⓔ Setback abutting another lot (min)	25'
Ⓕ Rear setback (min)	5'
Build-to	
Ⓖ Primary street build-to (min/max)	60' / 180'
Ⓗ Building width in primary build-to (min)	50%
Ⓘ Side street build-to (min/max)	45' / 180'
Ⓙ Building width in side build-to (min)	30%
Parking Location	
Ⓚ Primary street setback (min)	15'
Ⓛ Side street setback (min)	15'
Ⓜ Setback abutting another lot (min)	40'
Ⓝ Setback abutting alley (min)	0'
Open Space	
Ⓞ Building coverage (max)	60%

BUILDING FORM		SP-HI
Principal Structure		
Ⓟ Stories (max)		5
Ⓟ Height (max)		70'
Ⓢ Ground story elevation (min)		0"
Transparency		
Ⓡ Ground story (min)		30%
Ⓢ Blank wall area (max)		60'
Building Entrance		
Ⓣ Street facing entrance required		no

