

Date	8/21/2019
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Louisiana Certified Sites Program Application

Site name	Montgomery Industrial Site	
Street address or other physical location	Latitude: 31.680665, Longitude: -92.896834	
Additionally, please include accurate latitude/longitude <i>in decimal form</i> (not Deg/Min/Sec)	US-71 Montgomery, LA 71454	
City/town(nearest), State, and Zip code	Montgomery, LA 71454	
Parish	Grant	
Contact person and title (Owner, Director, etc.)	Vera S. Waters, Mayor	
Organization	Town of Montgomery	
Street address	625 Woodland St	
City/State/Zip	Montgomery, LA 71454	
Telephone	Office (318) 646-3110	Cell
E-mail	monttownhall@yahoo.com	

Statement of Affirmation

I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information, as requested by the department.

In submitting this application, I do freely participate in the Louisiana Certified Sites Program. I acknowledge that certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.

I therefore request certification pursuant to this application.

Signature	Mayor Title	12/28/2018 Date
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Minimum Criteria Check List		
Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain using <i>latest</i> DFIRM maps	25 acres or greater	Yes
Price per acre	Clearly stated numerical Price/Lease Amount quoted in writing	Yes
Control of property	Ownership/Option/Other clearly stated.	Yes
Use classification (zoning)	<p>If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned for industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for medium to heavy industrial use with 24-hr noise, lights and truck traffic with no significant residential areas nearby.</p> <p>If the parish has a land-use plan or similar document, the site must comport with the uses designated in that plan.</p>	Yes
Potable water supply	A minimum of a 4" water line and a capacity of 250,000 gal/day or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	250,000 gal/day or greater is available at the site within a reasonable time frame. If existing capacity is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase electrical power is on site or a construction plan, schedule, and cost estimate is attached.	Yes
Natural gas availability	4" minimum sized distribution line must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site attached.	Yes
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no issues (RECs). Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes

Cultural resources	<p>SHPO has cleared the entire site for development.</p> <p>A Phase I Cultural Resources study may be requested by the SHPO to get the site cleared.</p>	Yes
Endangered species clearance	<p>A clearance letter from the Louisiana Department of Wildlife and Fisheries (LDWF) is attached indicating that development on the site will not impact threatened/endangered species.</p>	Yes
Wetlands delineation	<p>A Wetlands Delineation has been completed and the report is included in the application.</p> <p>Note that a Jurisdictional Determination from the Corps of Engineers is NOT required.</p>	Yes
Geotechnical testing	<p>A geotechnical firm was hired and the required minimum number of geotechnical borings to appropriate depths (see previous guidance) were made on the site and the report is included in the application.</p>	Yes
Highway accessibility	<p>The site is adjacent to an existing roadway or has legal title/ownership of a R-O-W in perpetuity from the nearest roadway to the site.</p> <p>All highways required to access the site from the nearest Interstate highway are capable of supporting 83,400 pounds gross weight.</p>	Yes
Bound and tabbed copies of application and all exhibits	<p>Two copies of the application and all exhibits (in 1st generation copies) are submitted in a 3-ring or similar binder with tabs separating each exhibit.</p> <p>Submittal includes a flashdrive of all documents with each exhibit being a separate file.</p> <p>The site is outlined in a wide, bold contrasting color on EVERY map.</p> <p>All exhibit names match the filenames <i>exactly</i>.</p>	Yes
Maps and attachments	<p>All REQUIRED Maps and attachments, as a minimum, been included with this submittal. (See list of REQUIRED Exhibits near the end of the application.)</p>	Yes

I. Verification of Site Availability

A. Site Identification			
1.	Site name	Montgomery Industrial Park	
	If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line) As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.	Exhibit 1 – Site Photos Exhibit 3 – Aerial Photo Exhibit 4 – Site Boundary and Property Description	
	Special comments about the site. Comments can be used to describe interesting features, explain site issues, etc. or discuss any other aspect of the site.	The site has direct access to US highway 71 and the following interconnections: Natchitoches Parish Port on Red River – 16.3 miles Interstate I-49 at Hwy 6 – 13.2 miles Interstate I-49 at Hwy - 17.8 miles The on-site soils are well-drained and suitable for construction, supporting buildings, equipment, and site improvements. The site is located near the sources of agricultural raw materials. Access to raw materials located further away is convenient via several state highways.	
2.	Address or physical location (Additionally, include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	U.S. Hwy 71 Montgomery, LA 71454 (1.0 mile north of LA Hwy 34) Latitude: 31.680665, Longitude: -92.896834	
3.	City/town (nearest), State/Zip code	Montgomery, LA 71454	
4.	Parish	Grant	
5.	Google Maps Address (See Instructions. Please enter the EXACT text of a complete address that users world-wide can enter into Google Maps to find the site.)	The site does not currently have an assigned street number. The Latitude and Longitude coordinate entered as shown will zoom Google to the site's entrance driveway. Latitude: 31.680665, Longitude: -92.896834	
6.	Contact person and title	Vera S. Waters, Mayor	
7.	Street address for contact	625 Woodland St	
8.	City/State/Zip for contact	Montgomery, LA 71454	
9.	Telephone	Office (318) 646-3110	Cell
10.	E-mail for key contact(s)	monttownhall@yahoo.com	

	Total acres for lease/sale? (acres)			31.23 acres
11.	Total contiguous developable acreage above the 100-year flood plain (when assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.)			31.23 acres
12.	Number of parcels making up acreage			1
13.	Number of owners of the separate parcels			1
14.	Total selling price for all acres (\$) Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required.			\$468,450.00
15.	Total acreage annual lease (\$)			N/A
16.	Is there a lease-purchase option? (Yes/No)			No
	If Yes, description/comment on lease-purchase option: N/A			
17.	Is there a right-of-first-refusal feature? (Yes/No)			No
	If Yes, description/comment on right-of-first refusal option: N/A			
18.	Has a title abstract been submitted with this application? (Yes/No) Note: A title abstract is REQUIRED for sites designated as future LED mega-sites.			No
	If Yes, Exhibit# and title of document?		N/A	
19.	Is the acreage sub-divisible? If Yes, complete box 19a. (Yes/No)			No
19a.	Parcel description	Acres	Lease or selling price per acre (\$)	Total Lease or selling price (\$)
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Montgomery Industrial Park	
2.	Owner name	Town of Montgomery	
3.	Contact person	Vera S. Waters, Mayor	
4.	Street address	625 Woodland St.	
5.	City/State/Zip	Montgomery, LA 71454	
6.	Telephone	Office (318) 646-3110	Cell
7.	E-mail(s)	monttownhall@yahoo.com	
8.	Total acres or percent ownership, of the site owned by this owner (acres or %, or both)	100%	
9.	Total selling price for this owner's proportional share (\$)	468,450.00	
10.	Total annual lease price of this owner's share (\$)	N/A	
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	No The Town does intend to sell this site.	
12.	Comments regarding the immediate availability of this parcel:		
	This parcel is available immediately.		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts

1.	Is site within incorporated municipal limits? (Yes/No)	Yes, by 12/2022
	If Yes, what municipality?	Town of Montgomery, When approved
	If the site is NOT within an incorporated municipality, what is the distance to the boundary line of the nearest incorporated area (miles)? What is the name of the incorporated municipality/city/town?	N/A
2.	Is the site within a zoning district? (Yes/No)	When Annexed, No
	If Yes, contact name, agency name, address and phone number of zoning authority.	N/A
	If the site is zoned, briefly describe the property's current zoning classification.	N/A
	If the site is zoned, has a copy of the required zoning map (with the site clearly outlined in a bold, contrasting color) and zoning regulation for that zoning classification been included. If the site is zoned, include Exhibit# and title of document.	N/A
	If the site is not in a zoned area, is the site within the bounds of a parish or local land use plan or similar construct? (Yes/No)	When Annexed, No
	If Yes, does industrial use of the site fit well within the planned uses outlined within the land use plan?	N/A
3.	Are there any zoning restrictions or other ordinances that limit noise levels? (Yes/No)	When Annexed, Yes
	If Yes, please describe:	The Town of Montgomery has a noise ordinance as indicated in Exhibit 20 – Noise Ordinance.
4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (Yes/No)	When Annexed, No
	If Yes, please describe:	N/A
5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, etc.)	There are no other land restrictions.

6.	If the site must be rezoned to attain an Industrial classification, how long will it take for required re-zoning permits or other required permits to be issued? (months)	N/A
7.	If the site is zoned, are adjacent properties zoned the same as the site? (Yes/No)	N/A
	If No, what zoning applies to adjacent properties? If No, a zoning map of the area zoomed in to within a mile of the site must be included with the submittal. Please include Exhibit# and Title.	N/A
8.	Please describe previous and current uses of the adjacent sites and planned projects within a 2-mile radius of the centroid of the site. Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, or other major government or residential developments by name. Also, please note, by name, any highways, railroads, or other transportation arteries adjacent to the site in your response.	
	North: Largely undeveloped land with scattered residential structures. Campground Rd	
	East: Largely undeveloped land with scattered residential structures. Holy Church Duffy Ln, Hwy 34	
	South: Town of Montgomery, Residential Area Montgomery High School, Northside Baptist, commercial businesses, St. Patrick's Catholic, Montgomery Park US-71, Duffy Ln, Hwy 34	
	West: Largely undeveloped land with scattered residential structures. North Jefferson Hwy US-71 Red River	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	149.24
10.	What is the current assessed valuation of the whole site? (Total assessed value in \$\$)	Exempt
11.	Has a copy of the latest assessment been provided with this application? (Yes/No)	
	If Yes, include Exhibit# and title of document.	N/A
12.	Is the site located within a Foreign Trade Zone? (Yes/No)	No
13.	Is the site located within a Renewal Community? (Yes/No)	No
14.	Is the site located within a Louisiana Enterprise Zone? (Yes/No)	No

D. Existing Structures on-site

	Buildings (within the bounds of the site)	Size (sq ft)	Year Built	Latest use	Included in sale (Yes/No)
1.	None				
2.	Paved surfaces (including roadways, driveways, parking areas, etc.)				
	None				
3.	Fences				
	None			There is a fence indicated on the topographical map but it is been abandoned and is no longer standing.	
4.	Are there any cemeteries located on the site? (Yes/No)				No
	If Yes, please describe.	N/A			
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (Yes/No)				N/A
	If current and existing structures will be removed, does a work plan exist to remove structures? (Yes/No)			N/A	
	If Yes, include Exhibit# and title of document.				

E. Land Transferability and Encumbrances

1.	Has a copy of the deed been included with this application? (Yes/No) NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, right-of-ways, limitations of use, or other encumbrances MUST BE attached as an exhibit.	No
	If Yes, include Exhibit# and title of document.	N/A
2.	Has the required boundary/property survey been included with this application? (Yes/No) Note: The boundary survey <i>must be</i> on a white background. A boundary survey using an aerial photo for the background is also appreciated, as a second survey exhibit, if available.	Yes
	If Yes, include Exhibit# and title of document.	Exhibit 4 – Site Boundary Survey & Property Description
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit, if lengthy. Note: Each encumbrance of any type must be listed here. <i>List each one on a separate line. List the acres encumbered for each separate encumbrance.</i> If there is a utility right-of-way, a drainage right-of-way, wetlands, cultural resource sites, etc., list each of them on a separate line. Include Exhibit# and title of document if attached as a separate document.	
	None	
4.	List and describe other easements (include property survey indicating easements.) <i>Each easement must be listed on a separate line. Include approximate acreage for each easement.</i> Include Exhibit# and title of document if attached as a separate document.	
	Although no recorded easements have been found, power, communications and gas utility lines run across the property frontage adjacent to the highway. Therefore a tacit easement with an approximate width of 15' exists along the road frontage. See Exhibit 4 – Site Boundary Survey & Property Description And Exhibit 21 – Utility Easement	
5.	List and describe any liens against the property. Include Exhibit# and title of document if attached as a separate document.	
	None	
6.	List and describe any judgments impacting development of the site. Include Exhibit# and title of document if attached as a separate document.	
	None	

7.	<p>List and describe any restrictive covenants associated with the site, each on a separate line.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p>
8.	<p>List and describe other encumbrances, each on a separate line.</p> <p>If wetlands, waters of the US, or cultural resources remain on the site and have not been listed in the previous questions about encumbrances, list them here on separate lines. Include the number of encumbered acres.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p>
	None

F. Fire Protection Rating and Proximity to Emergency Medical Care

1.	Is the site within the coverage area of a fire department? (Yes/No)		Yes
2.	Name, address and phone of agency (or other provider) responsible for fire protection services at the site.	Montgomery Fire Department 631 Woodland St Montgomery, LA 71454 (318) 646-3110	
3.	Rating of fire service provider (ISO PPC rating)		10
4.	Distance to fire station that will be serving the site (road miles)		1.8 miles
	Name, address and phone of the Fire Station providing services to the site.	Montgomery Fire Department 631 Woodland St Montgomery, LA 71454 (318) 646-3110	
5.	Distance to local emergency medical care facility (road miles)		21.7 miles
	Name, address, phone and brief description of nearest emergency medical care facility. If the facility is a hospital, be sure to include, as a minimum, the number of beds and the types of services rendered.	Natchitoches Regional Medical Center 501 Keyser Ave Natchitoches, LA 71457 (318) 214-4200 96 beds Emergency, behavioral health, surgical services, obstetrics, orthopedics, sports medicine, emergency care, and additional services.	

II. Utilities and infrastructure

A. Water Supply Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing water utilities been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	Yes Exhibit 6 - Site Utilities Maps
2.	Company/agency name, address and phone of provider of potable or process water to the site	Town of Montgomery Utility Department 625 Woodland St. (318) 646-3110
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available at the property boundary or a construction plan, schedule, and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and title of document	Potable water main distribution is available at the boundary of this site.
4.	Size of potable/process water line closest to the site (inches in diameter)	2" 6" Proposed
5.	Static and residual pressures of the potable/process water line closest to the site	Static 55 lbs Residual 40 lbs
6.	Source of potable or process water (lake, well, or another source)	Well
7.	Total potable/process water system capacity (millions of gallons per day)	0.30 0.40 Proposed
8.	Current average daily use of the water system (millions of gallons per day)	0.07
9.	Peak demand (millions of gallons per day)	0.15
10.	Excess capacity of the existing water system (millions of gallons per day)	0.15 0.25 Proposed
11.	Has a letter from the provider, confirming the excess capacity, been provided with this application? (Yes/No) If Yes, include Exhibit# and title of document.	Yes Exhibit 15 - Water Capacity Confirmation Letter
12.	Distance to closest elevated potable water storage tank (miles)	1.1 miles
13.	Capacity of closest elevated potable water storage tank (gallons)	50,000 gal
14.	Distance to the appropriate booster station (miles)	0.8 miles

15.	<p>Is or will there be adequate pressure and flow at site to combat fires? (Yes/No)</p> <p>If No, please include an attachment from an engineering firm or other appropriate entity explaining how sufficient water will be made available to fight fires.</p> <p>If No, include the Exhibit# and title of document.</p>	<p>Yes, when system improvements are made.</p> <p>See Exhibit 16 – Water System Improvements</p>	
16.	<p>Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (Yes/No)</p> <p>If Yes, include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 16 - Water System Improvements</p>	
	<p>If Yes, can this plan be executed within a reasonable timetable such as 180 days or less? (Yes/No)</p>	<p>Yes</p>	
	<p>If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?</p>		
	<p>Engineer estimates design and construction of 2260' of 6" water main along US Highway 71 can be completed in 120 days. Engineer estimates design and construction of 12,000' of water main and one supply well can be completed in 180 days. These projects will be designed and constructed concurrently.</p>		

B. Wastewater Infrastructure		
1.	<p>Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (Yes/No)</p> <p>If Yes, please include Exhibit# and title of document.</p>	There are no wastewater utilities currently provided at this site.
2.	<p>Provider of sanitary sewer service (company name, municipal name, etc.). Include name, address, phone and contact name (and title), as appropriate.</p>	<p>Town of Montgomery 625 Woodland St Vera S. Waters, Mayor</p> <p>(318) 646-3110</p>
3.	<p>Distance to the closest wastewater collection line to service the site (feet)</p> <p>(Note: Line must be available at the site boundary or a construction plan, schedule, and cost estimate must be attached.)</p>	2400'
4.	<p>Size of wastewater collection line closest to the site (inches diameter)</p>	8"
5.	<p>Is there a force main at or near the site? (Yes/No)</p>	No
6.	<p>Capacity of nearest lift station (gallons/day)</p>	345,600
7.	<p>NPDES permit number of sewer provider</p>	LA 0042579
8.	<p>Total capacity of wastewater system (gallons/day)</p>	90,000 - Avg. 350,000 - Proposed
9.	<p>Current average daily use of wastewater system (gallons/day)</p>	14,000 MGD
10.	<p>Peak load on wastewater system (gallons/day)</p>	30,000
11.	<p>Excess capacity of wastewater system (gallons/day)</p>	60,000 - Avg 320,000 - Proposed
12.	<p>Has a letter from the provider confirming the excess capacity been provided with this application? (Yes/No)</p>	Yes
	<p>If not, what is the basis for the excess capacity assertion?</p>	N/A
13.	<p>If the site's industrial wastewater will be discharged to a local municipal sewer system, what are the pre-treatment requirements to discharge industrial wastewater to the municipal wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.</p> <p>If included as a separate document, please include Exhibit# and title of document here.</p>	
	<p>There are no pretreatment requirements in effect currently. It is anticipated that requirements will be adopted as shown in Exhibit 19 – Wastewater Pretreatment Requirements.</p>	

14.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (Yes/No)	Yes Exhibit 18 – Wastewater System Improvements
	If Yes, please include Exhibit# and title of document.	
	If Yes, can this plan be executed within a reasonable time frame such as 180 days or less? (Yes/No)	Yes
15.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (Yes/No)	No
	If Yes, please include the Exhibit# and title of document.	

C. Electricity Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	Yes Exhibit 6 – Site Utilities Maps
2.	Local provider of electrical power (company name, address, phone and contact person (and title), as appropriate)	Entergy Louisiana 901 Cypress St., West Monroe, LA 71291 Dennis Smith, Project Development 225-339-3237
3.	Distance to provider's nearest distribution line (feet)	Single phase electricity distribution main is available at the boundary of the site.
4.	Size of provider's nearest distribution line (kV)	13.8 kV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	2.3 miles
6.	Is reliable 3-phase service available at the site today? (Yes/No) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, schedule, construction plan and funding source to meet the minimum level of service within a reasonable timetable.)	No
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	Exhibit 17 – Electrical System Improvements
	What additional services are to be included with this upgrade?	None
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (Yes/No)	Yes
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (Yes/No)	No Dual feed can be achieved through additional work.
8.	Peak load capacity available at site (MW)?	7 MW
9.	Distance to nearest substation to serve the site (miles)	4.5 line miles
10.	Distance to the next closest substation to serve the site (miles)	12 miles

D. Natural Gas Infrastructure		
1.	Has a map, with the site clearly outlined, indicating the location of all existing natural gas distribution and transmission lines near/adjacent to the site been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	Yes Exhibit 6 - Site Utilities Maps
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone and contact name (and title), as appropriate)	Town of Montgomery 625 Woodland St Vera S. Waters, Mayor (318) 646-3110
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	Access is available on the west boundary of this site.
4.	Size of distribution service line (inches)	3" See Exhibit 22 - Gas Capacity Letter
5.	Pressure of distribution service line (psi)	80 psi See Exhibit 22 - Gas Capacity Letter
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	N/A
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (Yes/No)	N/A
	What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	N/A	
7.	Transmission provider (Company/ agency name, address, phone and contact name, as appropriate) of natural gas	Gulf South Pipeline Company, LP 9 Greenway Plaza, Ste 2800 Houston, TX 77046 Joy Parrot 985-898-1041
8.	Distance to nearest transmission line (NOT distribution line) (miles)	15 mi
9.	Size and pressure of transmission line (inches and PSI)	30", 936 psi
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (Yes/No)	No
11.	List and describe services to be upgraded or improved.	N/A
	Can these plans be executed within a reasonable timetable such as 180 days or less? (Yes/No) If so, what is the basis for this assertion?	N/A

E. Local Product Pipeline Crossings

1.	<p>Do any pipelines of any type (natural gas, water, crude oil, sewer, brine, etc.) cross the site? (Yes/No)</p> <p>If Yes, has a map, with the site clearly outlined, depicting the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (Yes/No)</p> <p>If Yes, please include Exhibit# and title of document.</p>	No
2.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
3.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
4.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
5.	Pipeline owner	N/A
	Primary contents of pipeline	N/A
6.	Pipeline owner	N/A
	Primary contents of pipeline	N/A

F. Telecommunications Infrastructure		
1.	Has a map, with the site clearly outlined, indicating the location of all existing telecommunications lines been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	Yes Exhibit 6 – Site Utilities Maps
2.	Local provider of telecommunications services (Company, name, address, phone and contact name (and title), as appropriate)	AT&T Colby Petch – Sales Executive 208 Thomas Rd West Monroe, LA 71291 (318) 557-6219
3.	Distance to provider's nearest telecommunications line (feet)	Access available on the west boundary.
4.	Distance to nearest central office (CO) serving the site (miles)	1.2 miles
5.	Is digital switching available at the site? (Yes/No)	Yes
6.	Is fiber optic cable currently available at the site? (Yes/No)	Yes
7.	Are T-1 lines available at the site? (Yes/No)	Yes
8.	Are T-3 lines available at the site? (Yes/No)	Yes
9.	Is cellular or PCS wireless service available at the site? (Yes/No)	Yes
10.	Is satellite of commercial grade with an unobstructed view of the sky available at the site? (Yes/No)	Yes
11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (Yes/No) If Yes, please include Exhibit# and title of document.	No
	If a plan has been developed, which services are to be included:	
	N/A	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (Yes/No) If Yes, what is the basis for this assertion?	
	N/A	

G. Roadway Transportation Infrastructure

1.	<p>Has the required map, with the site clearly outlined, indicating the location of all existing roadways in the vicinity of the site been provided with this application? (Yes/No)</p> <p>Note: See guidance on transportation map requirements in the Instructions.</p> <p>Note: There is no need to list a parish, state, or US highway if it is not used to access the site.</p> <p>If Yes, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 5 - Site Map With Roadways</p>			
2.	Nearest roadway	Roadway number (and local name)	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Duffy Ln	0.5	2	9'
	State highway <i>(Give common name, too.)</i>	Hwy 34	1	2	12'
	U.S. highway <i>(give common name, too)</i>	US-71 N Jefferson Hwy	0	2	12'
	North-south Interstate highway	I-49	25.8 miles		
	East-west Interstate highway	I-20	78.7 miles		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (Yes/No)				Yes
4.	What is the weight limit of the parish road in pounds (lbs)?				80,000 lbs Over 40,000 lbs with permit
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (Yes/No)				Yes
6.	What is the weight limit of the state highway in pounds (lbs)?				80,000 lbs 100,000 lbs with permit
7.	Is access to site controlled by a traffic light? (Yes/No)				No

8.	Are there any known improvements planned for the typical roadways that might be used to access the site? (Yes/No). If Yes, please complete the blocks below.		No
	Roadway to be improved	Description of improvement, Including controlling or funding authority	Schedule
9.	Are there any known road improvements planned that will impact access to the Interstate highway? (Yes/No)		No
	If Yes, how long will access to the interstate be impacted?	N/A	
10.	Are any roadway improvements required to access the site? (Yes/No)		No
	If Yes, please describe required improvements.	N/A	
	If Yes, is there a state or local commitment to making these improvements? (Yes/No)		N/A
11.	Do any rights-of-way need to be obtained to provide roadway access the site? (Yes/No) Note: Permanent legal ownership/title to a R-O-W, granted in perpetuity, is required for certification for those sites not adjacent to a roadway.		No
	If Yes, please describe Right-of-Way needs.	N/A	
	If Yes, what is the time schedule for obtaining these rights-of-way?		N/A

H. Air Transportation Infrastructure		
1.	Name and address of nearest commercial airport with scheduled passenger service	AEX - Alexandria International 1611 Arnold Avenue Alexandria, Louisiana 71303
2.	Distance in road miles to the nearest commercial airport (road miles)	40.7 miles
3.	Average travel time to nearest commercial airport (minutes)	48 minutes
4.	Number of air carriers serving nearest commercial airport	3
5.	Is direct international passenger service available at this airport? (Yes/No)	No
6.	Is international passenger service available within a two-hour flight? (Yes/No)	Yes
7.	Is international cargo service available? (Yes/No)	No
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from two airports.		
8.	Name and address of second closest commercial airport with scheduled passenger service	SHV - Shreveport Regional 5103 Hollywood Avenue Shreveport, Louisiana 71109
9.	Distance in road miles to the second closest commercial airport (road miles)	94.1 miles
10.	Average travel time to second closest commercial airport (min)	92 minutes
11.	Number of air carriers serving second closest commercial airport	4
12.	Is direct international passenger service available at this airport? (Yes/No)	No
13.	Is international passenger service available within a two-hour flight at this airport? (Yes/No)	Yes
14.	Is international cargo service available at this airport? (Yes/No)	No

I. Rail Infrastructure		
1.	Is there a rail spur already on-site or is a rail line adjacent to the site? (Yes/No)	No
2.	Name of carrier of nearest freight railroad line?	Kansas City Southern
3.	Distance to the nearest carrier's freight railroad line (miles)	Adjacent, but opposite side of Hwy 71.
4.	<p>If the site is accessible by rail, please provide a brief narrative describing the route the rail will take to access the site. If the route will cross any roads/highways or waterbodies (bayous, canals, rivers, etc.) be sure to mention these crossings in the narrative.</p> <p>Include a map of the proposed route if any right-of-way must be acquired in order to bring rail to the site.</p> <p>If a map is included, please include Exhibit# and title of document.</p>	N/A
5.	Second carrier's closest freight railroad line, if a second carrier can reasonably provide service to the site. Otherwise, answer "N/A."	N/A
6.	Distance to the second closest carrier's freight railroad line (miles or N/A)	N/A
7.	Ownership/Operator and approximate location of nearest intermodal rail yard	Natchitoches Parish Port
8.	Distance to nearest intermodal rail yard (rail miles)	18 miles
9.	<p>If rail is not already on or adjacent to the site, has a plan to provide service (including construction budget, construction plan, schedule, and source of funding) been attached? (Yes/No)</p> <p>If Yes, please include Exhibit# and title of document.</p>	No
	In what time frame can rail service be provided to the site? (months)	N/A
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	N/A
10.	If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (Yes/No)	No
	Do these rights-of-way cross federal, state, or parish roadways? (Yes/No)	N/A
11.	What party is responsible for ongoing maintenance of line extended to the site?	N/A
J. Water Transportation Infrastructure		

1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port Note: If a deep-water port is the closest port to the site and can handle shallow water/barge traffic, enter it here and in the spaces designated for a deep-water port.	Natchitoches Parish Port Commission Post Office Box 2215 Natchitoches, LA 71457 (318) 356-9686 Travis Tyler, Director
2.	Name of waterway at shallow draft port	Red River
3.	What types of cargo ships can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	Flat Barges Bulk & Breakbulk Containers Ro-Ro
4.	What water depth is maintained at the shallow water port? (feet)	9 feet
5.	Distance in road miles to nearest shallow draft port (road miles)	18 miles
6.	Does the shallow water port site currently have barge docking facilities? (Yes/No)	Yes
7.	Name, address, phone and contact name (as appropriate) of nearest deepwater port (Note the name of the shallow water port and deepwater port may be the same. Most deep-water ports can also service shallow water vessels, like barges.)	Port of Greater Baton Rouge 2425 Ernest Wilson Drive Port Allen, LA 70767 (225) 342-1660 Jay Hardman, P.E., Executive Director
8.	Name of body of water at deepwater port	Mississippi River
9.	What types of cargo ships can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	Dry & Liquid Bulk Breakbulk Ro-Ro, currently under construction
10.	Distance to the nearest deepwater port? (road miles)	164 miles
11.	Does the deepwater port currently have deepwater vessel docking facilities? (Yes/No)	Yes
12.	How much draft can this deepwater port accommodate? (feet)	45 feet

K. Geography and Geological Assessment

1.	<p>Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (Yes/No)</p> <p>Note: The map must be zoomed in to the site close enough to where the topographical data (elevations) is clearly legible. LED does not need the whole USGS quad map but would appreciate it if both exhibits are attached.</p> <p>Note: See cautionary statement about using hardcopy quad maps in the Instructions.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 2 – USGS Topo Map</p>
2.	<p>Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (Yes/No)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 8 – Soil Survey Map</p>
3.	<p>Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (Yes/No)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 7 – Wetlands Inventory Map</p>
4.	<p>Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (Yes/No)</p> <p>Note: Applicants must use the latest FEMA DFIRM map, even if the map is preliminary and the map is being contested by local authorities.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 9 – FEMA Base Flood Elevation Map</p>
5.	Minimum topographical elevation (ft, MSL)	138 ft
6.	Maximum topographical elevation (ft, MSL)	160 ft
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	22 ft
8.	Indicate the general grade or percentage slope of the site.	1.5 %
9.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Flat to gently sloping
10.	Describe the general type of vegetation on the site (forest, grass, crops, etc.)	Forest
11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.
	None	

12.	Has a copy of the required geotechnical study been provided with this application? (Yes/No) Note: See Instruction for geotechnical requirements. Please include Exhibit# and title of document.	Yes Exhibit 13 – Geotechnical Report
	If Yes, does the geotechnical study indicate that the site is compatible with industrial development? (Yes/No)	Yes
	If Yes, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes
	If Yes, is soil augmentation required for construction of a “typical” 100,000 sq ft industrial manufacturing building? (Yes/No)	No
13.	Depth to groundwater (ft)	20 feet
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (Yes/No) Please include Exhibit# and title of document.	Yes Exhibit 3 – Aerial Photo

L. Environmental Site Assessment

1.	<p>Has the required copy of the Phase I Environmental Site Assessment that is less than 5-years old been included with this application? (Yes/No)</p> <p>Note: Only the basic report should be included in the binder with the complete report included on the flashdrive.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 11 – Phase I Environmental Assessment</p>
2.	<p>Was the recommendation from the Phase I “No Further Action”? (Yes/No)</p> <p>If No, list the “Recognized Environmental Conditions (RECs)” that were identified (line-by-line) and what additional recommendations were made in the report.</p>	<p>Yes</p>
3.	<p>Do the findings of Phase I suggest/require a Phase II? (Yes/No)</p>	<p>No</p>
	<p>If Yes, has a Phase II environmental assessment been completed? (Yes/No)</p>	<p>N/A</p>
	<p>If a Phase II has been completed, a copy must be included as an exhibit. Has a copy of the Phase II assessment executive summary been provided with this application? (Yes/No)</p> <p>If Yes, please include Exhibit# and title of document.</p>	<p>N/A</p>
	<p>Was the recommendation from Phase II “No Further Action”? (Yes/No)</p>	<p>N/A</p>
4.	<p>Has the required letter from the LA Dept. of Wildlife and Fisheries (LDWF) indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (Yes/No)</p> <p>Note: No field study is required. Just the letter.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 14 – Wildlife and Fisheries Letter</p>
5.	<p>Has the required wetlands delineation (less than 5 years old) been conducted for this site? (Yes/No)</p>	<p>Yes</p>
	<p>A color copy of the entire wetland delineation report must be provided with this application.</p> <p>Please include Exhibit# and title of document.</p>	<p>Exhibit 10 – Wetlands & Environmental Report</p>
	<p>If a wetlands delineation has been conducted, did it indicate the presence of wetlands and/or</p>	<p>No</p>

	other "waters of the U.S." on site? (Yes/No)	
	<p>If wetlands were identified on site, has the optional Jurisdictional Determination (JD) been requested from the Corps of Engineers? (Yes/No)</p> <p>Note: Sites submitted for certification are NOT required to have a JD. Only a wetlands delineation is required.</p>	N/A
	<p>If the optional JD was requested, the JD application must be attached here.</p> <p>Please include Exhibit# and title of document.</p>	N/A
	<p>If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (Yes/No)</p> <p>Note: This is optionable. LED does not require any sites to seek a Sec 404 permit and/or mitigate the wetlands on site.</p> <p>If Yes, please include Exhibit# and title of document.</p>	N/A
	<p>If a Sec 404 wetlands permit application was submitted, has a Corps of Engineers Sec 404 Permit been received? (Yes/No)</p> <p>If Yes, please include Exhibit# and title of document.</p>	N/A
	<p>If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (Yes/No)</p> <p>Note: LED does not require that wetlands be mitigated for a site to be certified.</p> <p>If Yes, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.</p>	N/A
	Any other comments related to the possible presence of wetlands on site?	No
6.	<p>Has the required Phase 1 Cultural Resources study been completed (now or any time in the past)? (Yes/No)</p> <p>Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. They have a database of the entire state of Louisiana and know which areas have already had a Phase 1 study. If a site has already been studied, it is not necessary to re-do the Phase 1 study for certification.</p> <p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, please include Exhibit# and title of</p>	<p>Yes</p> <p>Exhibit 12 – Phase I Cultural Resources Assessment and SHPO Clearance Letter</p>

document.	
If a Phase 1 Cultural Resources study was completed as part of the site certification process, was the report submitted to the SHPO for their concurrence with the archeologist's recommendations? (Yes/No)	Yes
In the letter issued by the SHPO, did the SHPO mention any historical or prehistoric areas on the site that must be avoided during development? (Yes/No)	No
Has the SHPO cleared the <i>entire</i> site for development? (Yes/No)	Yes
If the SHPO has NOT cleared the entire site for development, is a Phase 2 or 3 Cultural Resources study planned? (Yes/No) If Yes, please include an explanation and, if needed, cite an Exhibit# and title of document.	N/A