

<b>Date</b>	3/3/2020
-------------	----------

## Louisiana Certified Small Sites Program Application

<b>Site name</b>	Natchitoches Business Park II	
<b>Street address or other physical location</b> (Please include accurate latitude/ longitude in decimal form (not Deg/Min/Sec))	Industrial Dr Natchitoches, LA 71457  Plus Code (usable in GoogleMaps and GoogleEarth) <u>PWH8+75 Natchitoches, Louisiana</u>  Lat: 31.728157 Long: -93.084713	
<b>City/town (nearest), State, and Zip code</b>	Natchitoches, LA 71457	
<b>Parish</b>	Natchitoches	
<b>Contact person and title</b> (Owner, Director, etc.)	Edd Lee Chief of Staff, Purchasing, City of Natchitoches	
<b>Organization</b>	City of Natchitoches	
<b>Street address</b>	1400 Sabine St.	
<b>City/State/Zip</b>	Natchitoches, Louisiana 71457	
<b>Telephone</b>	Office (318) 357-3871	Cell
<b>E-mail</b>	elee@natchitochesla.gov	

**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 Development 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 Small 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****Title****Date**

## Table of Contents

Minimum Criteria Check List .....	4
I. Verification of Site Availability .....	7
A. Site Identification .....	7
C. Site Zoning, Tax Assessment, and Special Economic Development Districts .....	11
D. Existing Structures on-site .....	14
E. Land Transferability and Encumbrances .....	15
F. Fire Protection Rating and Proximity to Emergency Medical Care.....	17
II. Utilities and infrastructure .....	18
A. Water Supply Infrastructure .....	18
B. Wastewater Infrastructure .....	20
C. Electricity Infrastructure .....	22
D. Natural Gas Infrastructure .....	23
E. Local Product Pipeline Crossings .....	25
F. Telecommunications Infrastructure .....	26
G. Roadway Transportation Infrastructure .....	27
H. Air Transportation Infrastructure.....	29
I. Rail Infrastructure .....	30
J. Water Transportation Infrastructure .....	31
K. Geography and Geological Assessment.....	32
L. Environmental Site Assessment.....	34

<b>Minimum Criteria Check List</b>		
<b>Criteria</b>	<b>Minimum Requirement</b>	<b>Yes/No</b>
Acres above 100-yr flood plain (typically land designated with flood plain zones of X, B, or C) using <i>latest</i> DFIRM maps	10 acres or greater. Sites as small as 10 acres must be above the flood plain in their entirety.	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 light or heavy industrial use, high-rise, low-rise, or mixed-use (offices, warehouse, etc.) (or capable of being rezoned within a reasonable timetable) and, if zoned, a zoning map and zoning regulations are attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for the intended use and must comply with any local land use planning ordinances.</p> <p>The site's planned use must comport with any parish land use plan.</p>	Yes
Potable water supply	50,000 gal/day or greater is available on site within a reasonable time frame (12-14 months). If the water source is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	50,000 gal/day or greater is available at the site within a reasonable time frame (12-14 months). 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 can be supplied within a reasonable time frame (12-14 months). If not currently available on site, a construction plan, schedule, and cost estimate must be attached.	Yes
Natural gas availability	A minimum sized distribution line (4" or greater) must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site within a reasonable time frame (12-14 months) must be attached.	Yes

Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no RECs. A Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural resources	A desktop-level Cultural Sources study has been completed and the results indicate there are no known cultural source finds within the site boundaries. If the desktop study indicates the site does have archeological finds within its bounds, a Phase 1 Cultural Resource study was completed and the SHPO has cleared the site for development.	Yes
Endangered species clearance	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.	Yes
Wetlands delineation	A Wetlands Delineation map and accompanying 1-3-page memo has been completed and is included in the application. Plus, the map indicates there are no wetlands in the middle or prime areas of the site.	Yes
Forested lands	At least 50% of the acreage of a small site must be cleared. Thus, at least 5 acres of a 10-acre site must be cleared.	Yes
Geotechnical Memo	A registered geologist or geotechnical engineer meeting the qualifications discussed in the instructions wrote a 1-3-page opinion of the soils expected to be found at the site including an expectation of approximate soil bearing pressures at the site.	Yes
Highway accessibility	The site is adjacent to an existing paved roadway or has legal title/ownership of a R-O-W in perpetuity from the nearest roadway to the site.  All highways required to access the site from the nearest Interstate highway are paved and capable of supporting 83,400 pounds gross weight.	Yes
Traffic/Driveway Connection	Sites on a parish, state or Federal highway with average daily traffic counts greater than 10,000 must include a letter of no objection from state and/ or local authorities for a driveway connection.	N/A

<p>Bound and tabbed copies of application and all exhibits</p>	<p>Two copies of the application and all exhibits (in 1<sup>st</sup> 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>	<p>Yes</p>
<p>Maps and attachments</p>	<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>	<p>Yes</p>

## I. Verification of Site Availability

A. Site Identification				
	Site name	Natchitoches Business Park II		
1.	<p>If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line. List as many exhibits as you need.)</p> <p>As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.</p>	<p>Exhibit 1 – Aerial Photos Exhibit 2a – Boundary Survey Exhibit 14 – Site Photos</p>		
	<p>Special comments about the site.</p> <p>Comments can be used to describe interesting features, explain site issues, etc. or discuss any other aspect of the site.</p>	<p>This site is in a central location with easy access to I-49 being 6 miles away via two access routes, and 8 miles from the Port of Natchitoches. The site falls in an Opportunity Zone, Enterprise Zone, and New Markets Tax Credit Zone.</p> <p>Amenities within a 3-mile radius include the NSU Wellness Center, Northwestern Golf Club and Regional Airport.</p> <p>This site shares a boundary with the certified Business Park I site.</p>		
2.	Address or physical location (include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	<p>The site does not yet have an assigned street address.</p> <p>Lat: 31.728157 Long: -93.084713</p>		
3.	City/town (nearest), State/Zip	Natchitoches, LA 71475		
4.	Parish	Natchitoches		
5.	Google Maps Address	<p>Plus Code (usable in GoogleMaps and GoogleEarth)</p> <p><u>PWH8+75 Natchitoches, Louisiana</u></p>		
6.	Contact person and title	<p>Edd Lee Chief of Staff, Purchasing, City of Natchitoches</p>		
7.	Street address for contact	1400 Sabine St.		
8.	City/State/Zip for contact	Natchitoches, LA 71457		
9.	Telephone	<table border="1"> <tr> <td>Office (318) 357-3871</td> <td>Cell</td> </tr> </table>	Office (318) 357-3871	Cell
Office (318) 357-3871	Cell			
10.	E-mail for key contact(s)	elee@natchitochesla.gov		

	Total acres for lease/sale? (acres)			19.46 acres
11.	Total contiguous developable acreage <b>above the 100-year flood plain</b> (typically land designated with flood plain zones of X, B, or C)  Note: Flood plain acreage must be assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.			19.46 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.			\$583,800
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)			Yes
	If YES, Exhibit# and title of document?	Exhibit 2b – Title Letter		
19.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			No
19a.	Parcel description	Acres	Lease or selling price per acre (\$) (PSF pricing may also be included)	Total Lease or selling price (\$)
	N/A			



<b>A. Site Identification (continued) – Owner #1 information</b>			
1.	Site name	Natchitoches Business Park II	
2.	Owner name	City of Natchitoches	
3.	Contact person	Edd Lee	
4.	Street address	1400 Sabine St.	
5.	City/State/Zip	Natchitoches, LA 71457	
6.	Telephone	Office (318) 357-3871	Cell
7.	E-mail(s)	elee@natchitochesla.gov	
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 (\$)	\$583,800	
10.	Total annual lease price for this owner's proportional 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	
12.	Comments regarding the immediate availability of this parcel:		
	This site is immediately available.		

<b>B. Option to Purchase Site (if applicable)</b>			
1.	Option holder	N/A	
2.	Contact person and organization (as appropriate)		
3.	Street address		
4.	City/State/Zip		
5.	Telephone	Office	Cell
6.	E-mail(s)		
7.	Total number of acres under option to purchase (acres)		
8.	Option expiration date (MM/DD/YYYY)		
9.	Is the option assignable? (YES/NO)		
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and title of document.		
12.	Special comments, if any, relative to option to purchase:		

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

1.	Is site within incorporated municipal limits? (YES/NO)		Yes
	If YES, what municipality?	City of Natchitoches	
	If the site is NOT within an incorporated municipality, what is the distance to the boundary line of the nearest incorporated area (miles)?	N/A	
	What is the name of the incorporated municipality/city/town?		
2.	Is the site within a zoning district? (YES/NO)		Yes
	If YES, contact name (including title and email address), agency name, address and phone number of zoning authority.	Juanita Fowler Directory, Planning and Zoning Natchitoches Planning and Zoning 420 4th St, Natchitoches, LA 71457 jfowler@natchitochesla.gov 318-357-3840	
	If the site is zoned, briefly describe the property's current zoning classification.	Industrial: I-2 Heavy Industry	
	If the site is zoned, has a copy of the 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.	Exhibit 4a – Zoning Map Exhibit 4b – City Zoning Ordinance	
	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)  If YES, include Exhibit# and title of land use plan document.	N/A	
	If YES, does intended use of the site fit well within the planned uses outlined within the land use plan and listed in the Instructions?	Yes	
3.	Are there any zoning restrictions, land use restrictions, or other ordinances that limit noise levels? (YES/NO)		No
	If YES, please describe the restrictions/ordinances:	N/A	

4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (YES/NO)	Yes
	If YES, please describe:	Airport clear zone maximum height above the ground is 531' +/- . Zoning restriction is 45'.
5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, truck traffic restrictions, etc.)	None
6.	If the site must be rezoned or the land-use plan modified to attain a more appropriate classification (as described in the instructions), how long will it take for required re-zoning/re-classification process or other required permits to be issued? (months)	N/A
7.	If the site is zoned or subject to land-use controls, are adjacent properties zoned/classified the same as the site? (YES/NO)	Yes
7.	If NO, what zoning/land-use classification applies to adjacent properties?  If NO, a zoning/land-use 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.	<p>What jurisdictions have permitting or review authority over the site for development and/or construction? Planning Commissions? Overlay districts, including airport overlay districts? Roadways? Water use? Drinking Water Recharge Zone authorities? Other?</p> <p>List each authority by 1) name of permit/review, 2) name of authority, contact name, phone, website, and address. For each permit/review, include the approximate length of time for the permit/review, and any estimated cost applicable to the review and/or impact fees.</p> <p>Planning and Zoning, City of Natchitoches Process Time: 2 Months Contact: Juanita Fowler, Director, 318-357-3840 <a href="https://www.natchitochesla.gov/government/city-departments/planning-zoning">https://www.natchitochesla.gov/government/city-departments/planning-zoning</a></p> <p>Natchitoches Regional Airport Commission Process Time: 1 Month Contact: Larry Cooper, Manager, 318-352-0994 <a href="https://www.natchitochesla.gov/government/city-departments/airport">https://www.natchitochesla.gov/government/city-departments/airport</a></p> <p>Building Permits, City of Natchitoches Process Time: 1 Week Contact: Johnny White, 318-357-3840</p> <p>Utilities, City of Natchitoches Process: 2 weeks Contact: Charles Brossette, 318-357-3850, <a href="mailto:cbrossette@natchitochesla.gov">cbrossette@natchitochesla.gov</a> <a href="https://www.natchitochesla.gov/government/city-departments/utility">https://www.natchitochesla.gov/government/city-departments/utility</a></p>	

9.	Please describe previous and current uses of the adjacent sites and planned projects within a radius of 1-2 miles. Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, major employers, 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.	
	If there are any bayous, lakes or streams nearby, be sure to name them in your response.	
	North: Town of Natchitoches, Northwestern State University, US Department of Wildlife and Fisheries, Natchitoches National Fish Hatchery and Aquarium, National Guard, commercial businesses, Red River Residential are within 600'	
	East: Undeveloped fields, Railroad, LA1, Mobile Home Park, commercial businesses, residential developments, Natchitoches Assisted Living, Department of Transportation and Development, electrical substation	
	South: Farmland, Woods, LA 1, Oasis of Love Christian Academy, Ford Dealership, hotel, Julian Bayou, Natchitoches Industrial Park, apartment complexes, residential development	
	West: Industrial, Residential, Natchitoches Regional Airport, Wooded area, LA 1, Pilgrim's Pride, veterinary clinic, Press Club Bar, The Edge Nightclub, Tokay's Nightclub, and National Guard. Church within 900' but not contiguous	
10.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	98.04 mills Percentage of assessed value
11.	What is the current assessed valuation of the site? (\$)	Currently exempt
12.	Has a copy of the latest assessment been provided with this application? (YES/NO)	No
	If YES, include Exhibit# and title of document.	N/A
<b>Special Economic Zones</b> – Confirm eligibility for Foreign Trade Zones, Renewal Zones, Opportunity Zones, New Market Tax Credits, Quality Jobs Parishes, and Enterprise Zones		
13.	Is the site located within a Foreign Trade Zone? (YES/NO)	No
14.	Is the site located within a Renewal Community? (YES/NO)	No
15.	Is the site located within a Louisiana Opportunity Zone? (YES/NO)	Yes
16.	Is the site located within a New Market Tax Credit Zone? (YES/NO)	Yes
17.	Is the site located within one of the designated Quality Jobs Parishes? (YES/NO)	No
18.	Is the site located within an Enterprise Zone? (YES/NO)	Yes

--

<b>D. Existing Structures on-site</b>					
	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, parking and other paved areas)				
	None				
3.	Fences				
	None				
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.				

<b>E. Land Transferability and Encumbrances</b>		
1.	Has a copy of the deed been included with this application? (YES/NO)	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.	
	If YES, include Exhibit# and title of document.	Property details can be found in Exhibit 2b – Title Letter
2.	Has the required boundary/property survey for the exact site being certified been included with this application? (YES/NO)	Yes
	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.	
	If YES, include Exhibit# and title of document.	Exhibit 2a - Boundary Survey
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. List each one on a separate line. List the acres encumbered for each separate encumbrance. 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.) Each easement must be listed on a separate line. Include approximate acreage for each easement.	
	Include Exhibit# and title of document if attached as a separate document.	
	N/A	
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.	List and describe any restrictive covenants associated with the site, overlay districts, HOA districts, or other similar issues, each on a separate line. Include Exhibit# and title of document, if attached as a separate document.
	None
8.	List and describe other encumbrances, each on a separate line.  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. Include Exhibit# and title of document if attached as a separate document.
	A 30' drainage ditch runs along the south border of the property. Encumbered acres total 2.8.
9.	Number of cleared acres? And percent of cleared acres as a percentage of the total acreage?
	19.46 acres 100%



<b>F. Fire Protection Rating and Proximity to Emergency Medical Care</b>		
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 to the site.	Natchitoches Parish Fire District 114 Magnolia Ave Natchitoches, LA 71547  318-352-8755
3.	Rating of fire service provider (ISO PPC rating)	2
4.	Distance to fire station from the site (miles)	4.1 miles
	Name, address, and phone of Fire Station providing services to the site.	Natchitoches Fire Department 578 Second St Natchitoches, LA 71547  318-357-3860
5.	Distance to local emergency medical care facility (miles)	3.4 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  NRMC offers an extensive scope of care from primary care services offered through their rural health clinic to specialty clinics, rehabilitation, emergency, and acute care services, as well as assisted living and nursing home services.  The primary facility hosts 96 beds.

## 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 5 - Utilities Map	
2.	Company/agency name, address, contact name including title and email address, and phone of provider of potable or process water to the site	City of Natchitoches Utility Department Charles Brossette Office Director 318-357-3850 cbrossette@natchitochesla.gov	
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 for running a 6" pipe must be attached to this application.)  If a construction plan is attached, include Exhibit# and title of document	Potable water distribution is available adjacent to the site, across the street.	
4.	Size of potable/process water line closest to the site (inches in diameter)	8"	
5.	Static and residual pressures of the potable/process water line closest to the site	Static 65 psi	Residual 45 psi
6.	If the nearest potable water line is less than 6" in diameter, enter the distance to nearest 6" water line [the minimum size necessary to support the use of sprinklers and/or fire hydrants] (feet).  If the nearest potable water line is 6" or larger, answer "N/A."	N/A	
6.	Source of potable or process water (lake, well, municipal, private water company, or other source)	Municipal	
7.	Total potable/process water system capacity (millions of gallons per day)	12 mgd	
8.	Current average daily use of the water system (millions of gallons per day)	3 mgd	
9.	Peak demand (millions of gallons per day)	7 mgd	
10.	Excess capacity of the existing water system (millions of gallons per day)	9 mgd	

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 6 - Water Capacity Confirmation Letter
12.	Distance to closest elevated potable water storage tank (miles)	2.0 miles
13.	Capacity of closest elevated potable water storage tank (gallons)	500,000 gal
14.	Distance to the appropriate booster station (miles)	0.5 miles
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes
16.	Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO)  If YES, include Exhibit# and title of document.	No
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	N/A
	If the plan can be implemented within a reasonable time frame (12-14 months max), what is the basis for this estimate? Discussions with water company? Engineering schedule? Contractor discussions?	
	N/A	

<b>B. Wastewater Infrastructure</b>		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO)  If YES, please include Exhibit# and title of document.	Yes  Exhibit 5 - Utilities Map
2.	If sewer service is available in the area, please indicate the provider of sanitary sewer service (company name, municipal name, etc.). Include agency name, address, phone, email address and contact name (including title), as appropriate.	City of Natchitoches Utility Department 100 Power Plant Drive Natchitoches, LA 71457 Charles Brossette Utility Director 318-357-3850 cbrossette@natchitochesla.gov
3.	If sewer service is NOT available at the site, where will the industrial wastewaters and sanitary sewerage be discharged? (Include name of lake, stream or other "named" waterbody downstream of site into which discharged waters will drain.)	N/A
4.	Distance to the closest wastewater collection line to service the site (feet)  (Note: Line must be available at the site boundary or a construction plan, schedule, and cost estimate must be attached.)	Sanitary sewer collection main is available at the site boundary.
5.	Size of wastewater collection line closest to the site (inches diameter)	8"
6.	Is there a force main at or near the site? (YES/NO)	No
7.	Capacity of nearest lift station (gallons/day)	216,000 gpd
8.	NPDES permit number of sewer provider	LA0095222
9.	Total capacity of wastewater system (gallons/day)	12 mgd
10.	Current average daily use of wastewater system (gallons/day)	3 mgd
11.	Peak load on wastewater system (gallons/day)	7 mgd
12.	Excess capacity of wastewater system (gallons/day)	9 mgd
13.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Yes
	If not, what basis was used to establish the excess capacity estimate?	N/A

14.	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.		
	If included as a separate document, please include Exhibit# and title of document here.		
	NA		
15.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)	No	
	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)		N/A
16.	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.		

<b>C. Electricity Infrastructure</b>		
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 5 - Utilities Map
2.	Local provider of electrical power (company name, address, phone, email, and contact person including title, as appropriate)	City of Natchitoches Utility Department 100 Power Plant Drive Natchitoches, LA 71547 Charles Brossette Utility Director 318-357-3850 cbrossette@natchitochesla.gov
3.	Distance to provider's nearest distribution line (feet)	Located on site boundary
4.	Size of provider's nearest distribution line (kV)	13.8 kV
5.	Distance to nearest transmission line (miles)	0.27 miles 69 kV
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.)	Yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	N/A
	What additional services are to be included with this upgrade?	N/A
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	N/A
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)	Yes
8.	Peak load capacity available at site (MW)?	40 MW
9.	Distance to nearest substation to serve the site (miles)	0.4 miles
10.	Distance to the next closest substation to serve the site (miles)	1.63 miles

<b>D. Natural Gas Infrastructure</b>		
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 5 - Utilities Map
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone, email, and contact name including title, as appropriate)	Atmos Energy 300 Industrial Drive Natchitoches, LA 71457  Michael Rodgers Operations Supervisor 318-352-5824 michael.rodgers@atmosenergy.com
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	north and east boundaries
4.	Size of distribution service line (inches)	2" and 4"
5.	Pressure of distribution service line (psi)	40 psi
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 (12-14 months max)? (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	Atmos Energy See Above
8.	Distance to nearest transmission line (NOT distribution line) (miles)	0.84
9.	Size and pressure of transmission line (inches and PSI)	101 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 (12-14 months) or less? (YES/NO) If so, what is the basis for this assertion?
	N/A



**E. Local Product Pipeline Crossings**

1.	<p>Does a pipeline (or 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 pipelines cross the site.
2.	Pipeline owner	
	Primary contents of pipeline	
3.	Pipeline owner	
	Primary contents of pipeline	
4.	Pipeline owner	
	Primary contents of pipeline	
5.	Pipeline owner	
	Primary contents of pipeline	
6.	Pipeline owner	
	Primary contents of pipeline	

<b>F. Telecommunications Infrastructure</b>		
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 5 - Utilities Map
2.	Local provider of telecommunications services (Company, name, address, phone, email, and contact name including title, as appropriate)	CP-Tel 5909 Highway One Bypass Natchitoches, LA 71457 Brian Mills Utility Director 318-352-0006 brian_mills@cp-tel.net
3.	Distance to provider's nearest telecommunications line (feet)	north boundary
4.	Distance to nearest central office (CO) serving the site (miles)	< 3 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)	No, But CP-Tel can construct it
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.	N/A
	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 12-14 months 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 3 - Roadway Maps</p>		
2.	Nearest roadway	Roadway number (& local/common name, if applicable)	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Industrial Drive	0	2	12'
	State highway (give local/common name, too.)	Hwy 1	0.3 mi	2	12'
	U.S. highway (give local/common name, too.)	US 71	12.4 mi	2	12'
	North-south Interstate highway	I-49	6.7 mi		
	East-west Interstate highway	I-20	71.8 mi		
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)?				83k
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)?				80,000 100,000 w/permit
7.	Is access to site controlled by a traffic light? (YES/NO)				No

8.	Does the roadway adjacent to the site have more than 10,000 average daily trips? (YES/NO) If YES, a copy of a letter of no objection (from DOTD for state highways and parish/city authorities for local roadways) for a driveway connection must be included with this application.  If YES, please include Exhibit# and title of document.		No
9.	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
	N/A	N/A	N/A
10.	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	
11.	Are any roadway improvements required to access the site via paved roads? (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)		
12.	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 schedule for obtaining these rights-of-way?		N/A

<b>H. Air Transportation Infrastructure</b>		
1.	Name and address of <b>nearest commercial airport</b> with scheduled passenger service  Please include a link to the airport website.	AEX - Alexandria International Airport 1100 Frank Andrews Blvd Alexandria, LA 71303  <a href="https://flyaex.org/">https://flyaex.org/</a>
2.	Distance to the nearest commercial airport (road miles)	50 miles
3.	Average travel time to nearest commercial airport (min)	52 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
<b>Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from two airports.</b>		
8.	Name and address of second closest commercial airport with scheduled passenger service  Please include a link to the airport website.	SHV - Shreveport Regional Airport 5013 Hollywood Ave Shreveport, LA 70119  <a href="https://www.flyshreveport.com/">https://www.flyshreveport.com/</a>
9.	Distance to the second closest commercial airport (road miles)	79 miles
10.	Average travel time to second closest commercial airport (min)	75 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)	Yes

<b>I. Rail Infrastructure</b>			
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?	Union Pacific	
3.	Distance to the nearest carrier's freight railroad line (miles)	0.25 miles	
4.	Second carrier's closest freight railroad line, if a second carrier is available.	Kansas City Southern	
5.	Distance to the second closest carrier's freight railroad line (miles or NA)	13 miles	
6.	Location of nearest intermodal rail yard	Shreveport, LA	
7.	Ownership/Operator of nearest intermodal rail yard	Union Pacific	
8.	Distance to nearest intermodal rail yard (road miles and rail miles)	61 road miles 60 rail miles	
9.	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)	There is no right-of-way to bring rail to the site.	
	If YES, please include Exhibit# and title of document.		
	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?	Rail will not be extended to the site.	

<b>J. Water Transportation Infrastructure</b>		
1.	Name, address, phone and contact name including title and email address (as appropriate) of <b>nearest shallow draft port</b>  Please include a link to the Port website.  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  Travis Tyler Director 318-356-9686 nat-port@cp-tel.net <a href="https://www.natchitochesparishport.com/">https://www.natchitochesparishport.com/</a>
2.	Name of waterway at shallow draft port	Red River
3.	What types of cargo ships/barges 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 to the nearest shallow draft port? (road miles)	10.4 miles
6.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes
7.	Name, address, phone and contact name including title and email address (as appropriate) of <b>nearest deepwater port</b>  Please include a link to the Port website.  (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  Jay Hardman, P.E. Executive Director 225-342-1660  <a href="https://www.portgbr.com/">https://www.portgbr.com/</a>
8.	Name of body of water at deepwater port	Mississippi River
9.	What types of cargo ships/barges 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 nearest deepwater port? (road miles)	174 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 ft

## 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 7 – USGS Topo Maps</p>
2.	<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 is being contested by local authorities.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 8 – FEMA Base Elevation Flood Map</p>
3.	Minimum topographical elevation (ft, MSL)	109
4.	Maximum topographical elevation (ft, MSL)	111
5.	Topographical variation (maximum elevation minus minimum elevation) (ft)	2 ft
6.	Indicate the general grade or percentage slope of the site.	0.1%
7.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Flat
8.	Describe the general type of vegetation on the site (grass, forest, crops, etc.)	Grass



9.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.
	None	
10.	Has a copy of the required geotechnical memo/letter been provided with this application? (YES/NO)	Yes
	Please include Exhibit# and title of document.	Exhibit 9a – Geotechnical Report Exhibit 9b – Soil Data Transference Exhibit 9c – Soils Inventory Map
	If YES, does the memo 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 light industrial /manufacturing or office park building? (YES/NO)	Yes
11.	Estimated depth to groundwater (ft)	Varied 4' to 20'
12.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)	Yes
	Please include Exhibit# and title of document.	Exhibit 1 – Aerial Photos

<b>L. Environmental Site Assessment</b>		
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 10 – Phase 1 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>Note: The entire Phase II report must be included on the flashdrive.</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 11 - 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 map and accompanying 1-2-page memo must be provided with this application.</p> <p>Note: As described in the Instructions, a full wetlands report is not required.</p> <p>Please include Exhibit# and title of document.</p>	<p>Exhibit 12a – National Wetlands Inventory Map</p> <p>Exhibit 12b – Wetlands Desktop Study</p>
	<p>If a wetlands delineation has been conducted, did it indicate the presence of wetlands and/or other “waters of the U.S.” on site? (YES/NO)</p>	<p>No</p>
	<p>If wetlands were identified on site, has a Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO)</p>	<p>N/A</p>
	<p>If a JD was requested, the JD application must be attached here.</p> <p>Please include Exhibit# and title of document.</p>	<p>N/A</p>
	<p>If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO)</p> <p>Note: LED does not require Small Site applicants to seek a Sec 404 permit and mitigate the wetlands on site unless the wetlands are in the middle of the site.</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>N/A</p>
	<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>	<p>N/A</p>
	<p>If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.</p>	<p>N/A</p>
	<p>Any other comments related to the possible presence of wetlands on site?</p>	<p>No</p>

6.	Has the required Cultural Resources desktop-level study been completed? (YES/NO)  Please include Exhibit# and title of document.	Yes Exhibit 13 - Desktop Cultural Resources Survey
	Did the desktop-study indicate the entire site has been previously surveyed via a Phase 1 Cultural Source study and the SHPO has cleared the entire site for development? (YES/NO)	No
	Did the desktop study indicate the presence of known archeological finds/digs on the site (YES/NO)	No
	If the desktop study indicated the presence of known archeological finds on the site, was a Phase 1 Cultural Resources study conducted? (YES/NO)	No
	If a Phase 1 Cultural Resources study was conducted, has the SHPO cleared the <i>entire</i> site for development and issued a stamp or letter clearly stating that? (YES/NO)	No