

Date	February 14, 2012
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Louisiana Certified Sites Program Application

Site name	Ward II Industrial Park	
Street Address or other physical location	Roy "Hoppy" Hopkins Drive	
City/town(nearest), State, and Zipcode	Vivian, LA 71082	
Parish	Caddo	
Contact person and title (owner, Director, etc.)	James "Mike" Francis, President	
Organization	Ward II Industrial Development Corporation	
Address	P.O. Box 1043	
City/State/Zip	Vivian, LA 71082	
Telephone	Office 318-375-3476	Cell 318-218-1483
E-mail	francisfive@aol.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. 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 	President Title	February 14, 2012 Date
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Foreword

As you prepare to undertake the LED certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as “busy work” necessary to get your site certified by LED. That could be a big mistake. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Do your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits. Take your time and show your site in its best light. A minimum quality submittal will get minimal interest from buyers.

Prospective buyers that contact LED are often considering multiple states. Your site submittals may be compared to a dozen sites under consideration from other states. Do what you can via enhanced submittals to make sure your site makes it to the second round and you get a site visit from the buyer.

Instructions

Save yourself time, effort, and rework. Please read these instructions carefully.

Also, to eliminate the need to complete this document out a second time, please download the latest version from LED’s website. Don’t bother submitting an out-of-date version.

This is a “protected form.” Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the user from blank to blank.

Requirement - Upper/Lower Case

All responses MUST BE in upper/lower case. Upper/lower case responses are easier to read. Responses in all UPPER CASE are the hardest to read and will be rejected.

Requirement - Descriptive Titles on All Exhibits

In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give an exhibit a title as long as is necessary to properly describe the contents of the exhibit.

Submissions with brief, non-descriptive titles will be rejected. For example, the titles “Exhibit B – SHPO” and “Exhibit C – Wetlands” will both be rejected since they do not properly convey the contents of the exhibit. But, the titles “Exhibit B – SHPO Letter of Site Clearance” and “Exhibit C – Wetlands Delineation” are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

Requirement - Large, Clear Labeling of All Exhibits

All attachments submitted with the questionnaire should be CLEARLY labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a title: "Exhibit A – Property Boundary Survey," preferably at the top of the page.

NOTE: Applicants are requested NOT to use Brother "PTouch" and other similar tape-based labeling systems as this results in a significantly degraded exhibit when the tape-labeled exhibit is rescanned into the computer. Instead, use one of the myriad of the computer tools like Adobe Acrobat, discussed elsewhere herein, or PDF-Exchnage (free) that allow users to submit 1st generation copies.

DO NOT place the exhibit label any closer than ½ inch from any edge of the exhibit as the exhibit name may be lost during any later scans of the image/document. Scanners often truncate text/graphics near edges.

The Exhibit labels (both exhibit number and title) need to be placed at the top of the page on the document itself. Exhibit labels should be in BOLD font and at least 16-points in size if the document allows.

Note: To accomplish the above, may require the applicant to purchase a copy of Adobe Acrobat (not to be confused with Adobe READER.) Adobe ACROBAT(~\$99) allows the used to edit PDF documents and place text at the top of any PDF file. So, if the user has a scanned PDF document of a letter from the Corps or a survey boundary, the user can label it properly to reflect the Exhibit number and title.

Requirement – All Exhibits Referenced at Least Once

Lastly, all exhibits should be referenced in the application at least once.

Requirement – Titles of Filenames Must Exactly Match Exhibit Names

It is the intent of the department to send an electronic copy to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy and electronic form. In addition to 16-point exhibit names on the top page of each document (discussed above), all files submitted electronically should have a similar filename. That is, the "Exhibit A – Property Boundary Survey", when submitted electronically, should have a filename similar to: "Exhibit A – Property File Survey."

Note: It is critical that the documents in electronic form be clearly labeled: the titles ("filenames") of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document when opened, should have the 1) Exhibit number and 2) title prominently (16-point or larger as mentioned above) at the top of the page.

Requirement – Map Specifications and Quality

The site must be clearly outlined on all maps, aerial photos, etc. in a wide line that contrasts sharply with the surrounding colors on the map/photo.

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3^d generation maps.

Requirement – Roadway Maps

At least one map should be included to show the roadways in the area of the site. At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included.

Requirement – Legible Exhibits

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

IMPORTANT NOTE: Some of the required maps, such as the National Resource Conservation Soils map, the FEMA floodplain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data is lost via this process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous tools available from Adobe and others to accomplish this task.

Minimum Criteria for Entry into the Louisiana Certified Sites Program

Note: A site does not have to be certified to have its profile published on Louisiana Economic Development's interactive sites and building website.

- **Size:** At least 10 contiguous, buildable acres, free of impediments to development such as soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A price per acre or leasing price is required to certify and publish a site.
- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required the property can be obtained free and clear of encumbrances.
- **Zoning:** The site must be zoned (or capable of being rezoned with no problem within 180 days) or otherwise cleared for industrial applications. If zoned, a zoning district description and map are required.
- **Flood:** At least 10 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a plan by which construction footprints can be elevated above the plain and meet FEMA standards.
- **Potable Water:** Delivery within 180 days of notification, either by line or by well, a minimum of 50,000 gallons of potable water per day. If an existing source of potable water is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less
- **Sanitary Sewer:** Provide a minimum of 50,000 gallons per day of available sanitary sewer capacity within 180 days of notification. If existing capacity is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers
- **Electricity:** Identify service provider or providers that can deliver 3-Phase service to the site within 180 days of execution. If existing capacity is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Natural Gas:** Natural gas must be available within 2,500 ft of the site or available within 180 days of notification. If natural gas is not available (existing line is more than 2,500 feet from the site), certification will require submission of a formal cost estimate, construction plan, and funding source to meet the minimum level of service within a timetable of 180 days or less.
- **Listing:** The property owner must agree to have the site published by the **Louisiana Economic Development** on its interactive sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase 1 Environmental Assessment must be less than 10 years old from the date of submission for non-active sites (agricultural, fallow or forested lands) and less than 5 years old for sites engaged in active commerce within the last five years.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided or remediation efforts have been completed and documented according to DEQ standards.

Minimum Criteria Check List		
Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain	10 acres or greater	Yes
Price per acre	Price/Lease quoted in writing	Yes
Control of property	Ownership/Option/Other	Yes
Use classification (zoning)	Zones for industrial use (or capable of being rezoned to industrial use within 180 days) and, if zoned, a zoning map is attached	Yes
Potable water	50,000 gpd or greater is available on site within 180 days. If the water source is greater than 2,500 ft from site, a construction plan and cost estimate is attached.	Yes
Wastewater	50,000 gpd or greater is available at the site within 180 days. If the nearest sewer line is greater than 2,500 ft away, a construction plan and cost estimate is attached.	Yes
Electricity	3-phase on site or a construction plan and cost estimate is attached.	Yes
Natural Gas	Must be available within 2,500' of the site or a construction estimate and plan for bringing to the site attached.	Yes
Environmental	Phase I (less than 10-yr old for agricultural, forestry and fallow sites; less than 5 years old for others) Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Highway access	Capable of supporting 83,400 pounds gross weight	Yes
Maps and Attachments	Have all REQUIRED Maps and attachments, as a minimum, been included with this submittal? (See list of REQUIRED/DESIRED Exhibits near the end of the form.)	Yes

I. Verification of Site Availability

A. Site Identification			
1.	Site name	Ward II Industrial Park	
2.	Address or physical location (include accurate latitude/longitude if available)	Roy "Hoppy" Hopkins Drive Vivian, LA 71082	
3.	City/town (nearest), state/zipcode	Vivian, Louisiana	
4.	Parish	Caddo	
5.	Contact person and title	Arnie Frankel/Industrial Park Representative	
6.	Address	507 Applespice Drive	
7.	City/State/Zip	Shreveport, LA 71115	
8.	Telephone	Office 318-797-0662	Cell 318-364-7379
9.	E-mail Contact(s)	atf99@yahoo.com	
10.	Total acres to be transferred with the lease/sale?	933.6	
	Total contiguous developable acreage (above the 100-year flood plain)	917.8	
11.	Number of parcels making up acreage	4	
12.	Number of owners of the separate parcels	2	
13.	Total selling price for all acres (\$)	\$9,336,000	
14.	Total acreage annual lease (\$)	N/A	
15.	Is there a lease-purchase option? (YES/NO)	No	
	If yes, description/comment on lease-purchase option:		
16.	Is there a right-of-first-refusal feature? (YES/NO)	No	

	If yes, description/comment on right-of-first refusal option:			
17.	Has a title abstract been submitted with this application? (YES/NO)			Yes
	If YES, Exhibit # and name of document?		Exhibit 1 - Title Abstract	
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes
18a	Parcel description	Acres	Lease or price per acre (\$)	Total Lease or selling price (\$)
	As Required	Variable	\$10,000	Based On Acreage

A. Site Identification (continued) – Owner#1 information			
1.	Site name	Ward II Industrial Park	
2.	Owner name	Caddo Ward II Industrial Development Corporation	
3.	Contact person	Arnie Frankel	
4.	Address	507 Applespice Drive	
5.	City/State/Zip	Shreveport, LA 71115	
6.	Telephone	Office 318-797-0662	Cell 318-364-7379
7.	E-mail	atf99@yahoo.com	
8.	Total acres within the site owned by this owner	705.4	
9.	Total selling price of this acreage (\$)	\$7,054,000	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an "intent to sell" letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	N/A	
12.	Comments regarding the immediate availability of this parcel: Owned and Managed by Caddo Ward II Industrial Development Corporation and Immediately Available		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	Ward II Industrial Park	
2.	Owner name	Caddo Parish Commission	
3.	Contact person	Arnie Frankel	
4.	Address	507 Applespice Drive	
5.	City/State/Zip	Shreveport, LA 71115	
6.	Telephone	Office 318-797-0662	Cell 318-364-7379
7.	E-mail	atf99@yahoo.com	
8.	Total acres within the site owned by this owner	228.2	
9.	Total selling price of this acreage (\$)	\$2,282,000	
10.	Total annual lease price of this acreage (\$)	N/A	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	N/A	
12.	Comments regarding the immediate availability of this parcel: Managed by Caddo Ward II Industrial Development Corporation and Immediately Available		

A. Site Identification (continued) – Owner #3 information		
1.	Site name	N/A
2.	Owner name	
3.	Contact person	
4.	Address	
5.	City/State/Zip	
6.	Telephone	Office Cell
7.	E-mail	
8.	Total acres within the site owned by this owner	
9.	Total selling price of this acreage (\$)	
10.	Total annual lease price of this acreage (\$)	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	
12.	Comments regarding the immediate availability of this parcel:	

A. Site Identification (continued) – Owner #4 information		
1.	Site name	N/A
2.	Owner name	
3.	Contact person	
4.	Address	
5.	City/State/Zip	
6.	Telephone	Office Cell
7.	E-mail	
8.	Total acres within the site owned by this owner	
9.	Total selling price of this acreage (\$)	
10.	Total annual lease price of this acreage (\$)	
11.	Has an “intent to sell” letter from this owner regarding this acreage been included with this application? (YES/NO) If YES, include Exhibit# and name of document.	
12.	Comments regarding the immediate availability of this parcel:	

B. Option to Purchase Site (if applicable)			
1.	Option holder	N/A	
2.	Contact person and organization (as appropriate)		
3.	Address		
4.	City		
5.	Telephone	Office	Cell
6.	E-mail		
7.	Total number of acres under option to purchase		
8.	Option expiration date		
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 name 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)	No, but 20 acres of site are in the city limits of Vivian, LA	
	If so, what municipality?		
	If the site is NOT within an incorporated municipality, how far is it to the boundary line of the nearest incorporated area (miles)? What is the name of the incorporated municipality/city/town?	Adjacent to Vivian, Louisiana on the West	
2.	Is the site within a zoning district? (YES/NO)	No, there are no zoning requirements in the Parish. The 20 acres of site within city limits are zoned Industrial.	
	If YES, contact name, agency name, address and phone of zoning authority.		
	If zoned, briefly describe the property's current zoning classification?		
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.		
3.	Are there any restrictions on noise level? (YES/NO)	No	
	If YES, please describe:		
4.	Are there any height restrictions? (YES/NO)	Yes	
	If YES, please describe:	45 Feet as Described in Exhibit 5 - Restrictive Covenants, but this height restriction can be modified or lifted easily by all parties involved.	
5.	Describe any land use restrictions (e.g., hours of operation)		
6.	Can any required city/parish re-zoning permits or other required permits be issued within 180 days? (YES/NO)	N/A	
7.	Are adjacent properties zoned the same as the site? (YES/NO)	N/A	

8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.		
	North: Forestry and Undeveloped Land		
	East: Forestry and Undeveloped Land		
	South: Forestry and Undeveloped Land		
	West: Forestry and Undeveloped Land		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	147.96	
10.	What is the current assessed valuation of the site?	\$158,340	
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)		Yes
	If YES, include Exhibit# and name of document.	Exhibit 2 - Tax Assessor Information	
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)	Yes	

D. Existing Structures on-site					
	Buildings	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.					
2.	Paved surfaces				
	Asphalt Road	126,000	1999		
3.	Fences				
4.	Are there any cemeteries located on the site? (YES/NO)				Yes
	If YES, please describe.	Harrison-Harrell Cemetery, Small Historial, Not Active			
5.	Can any structures not included in the sale be removed within 180 days? (YES/NO)				N/A
	If current and existing structures will be removed, does a 180-day work plan exist to remove structures? (YES/NO)		No Structures To Be Removed		
If YES, include Exhibit# and name of document.					

E. Land Transferability and Encumbrances

1.	Has a copy of the deed been included with this application? (YES/NO)	Yes
	NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, limitations of use, or other encumbrances must be attached as an exhibit.	
	If YES, include Exhibit# and name of document.	Exhibit 3 - Deeds
2.	Has the required boundary/property survey been included with this application? (YES/NO)	Yes
	If YES, include Exhibit# and name of document.	
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit if lengthy.	
	Include Exhibit # and name of document if attached as a separate document.	Road Right-Of-Ways For Roy "Hoppy" Hopkins Drive And Louisiana State Highway 170
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document.	None
5.	List and describe any liens against the property.	
	Include Exhibit # and name of document if attached as a separate document.	None
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit # and name of document if attached as a separate document.	None

7.	List and describe any restrictive covenants. Include Exhibit # and name of document if attached as a separate document.
	Exhibit 5 - Restrictive Covenants
8.	List and describe other encumbrances. Include Exhibit # and name of document if attached as a separate document.
	Possible Oil and Gas Leases (No Attachments)

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 of agency or other provider of fire protection services to the site	Caddo Fire District 7
3.	Rating of fire service provider	6
4.	Distance to fire station (miles)	10
	Name of Fire Station providing services to the site	Station #1
5.	Distance to emergency medical care (miles)	2
	Name and brief description of nearest emergency medical care facility:	<p>North Caddo Medical Center</p> <p>Provided Services: Anesthesia; Blood Bank; Clinical Laboratory; Diagnostic Radiology; Dietary; Inpatient Surgical; Obstetric; Operating Room; Outpatient; Pediatric; Pharmacy; Physical Therapy; Respiratory Care; Social</p> <p>Employment Full-Time Equivalent: Licensed Practical or Vocational Nurses: 8.00; Registered Professional Nurses: 10.00; Registered Pharmacists: 1.00; Respiratory Therapists: 3.00</p> <p>Number Of Beds: Total: 25; Total Certified: 25</p>

II. Utilities and infrastructure

A. Potable Water Infrastructure			
1.	Has a site map 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 Map Of Utilities	
2.	Company/agency name, address and phone of provider of potable water to the site	Diann House Town of Vivian 112 W. Alabama St. Vivian, LA 71082 318-375-3856	
3.	Distance to the closest potable water line to service the site (feet) (Note: The line must be within 2,500 feet of the site or a construction plan and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and name of document	On-Site	
4.	Size of potable water line closest to the site (inches in diameter)	12	
5.	Static and residual pressures of the potable water line closest to the site	Static 89 PSI	Residual 79 PSI
6.	Source of potable water (lake, well, other source)	Caddo Lake	
7.	Total potable water system capacity (millions of gallons per day)	0.9	
8.	Current average daily use of the water system (millions of gallons per day)	0.45	
9.	Peak demand (millions of gallons per day)	0.6	
10.	Excess capacity of the existing water system (millions of gallons per day)	0.3	
11.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	Yes Exhibit 7 - Town of Vivian letter on water and wastewater capacity	
12.	Distance to closest elevated potable water storage tank (miles)	1.86	
13.	Capacity of closest elevated potable water storage tank (gallons)	300,000	
14.	Distance to the appropriate booster station (miles)	3.86	

15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes
16.	<p>Has a plan to improve or upgrade the existing potable water system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, include Exhibit# and name of document.</p>	<p>Yes</p> <p>Exhibit 8 - Water & Sewer Extension</p> <p>Exhibit 9 - Water and Sewer Extension Construction Cost Estimate</p> <p>No Schedule</p>
	If YES, can this plan be executed within 180 days? (YES/NO)	Yes
	If the plan can be implemented within 180 days, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?	
	Shovel Ready Project with an Engineering Estimated Construction Time of 180 Days	

B. Wastewater Infrastructure		
1.	Has a site map 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 6 - Site Map of Utilities
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Diann House Town of Vivian 112 W. Alabama St. Vivian, LA 71082 318-375-3856
3.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be within 2,500 ft or a construction plan and cost estimate must be attached.)	On-Site
4.	Size of wastewater collection line closest to the site (inches diameter)	8
5.	Is there a force main at or near the site? (YES/NO)	Yes
6.	Capacity of nearest lift station (gallons/day)	460,800
7.	NPDES permit number of sewer provider	LA0020061
8.	Total capacity of wastewater system (gallons/day)	1,500,000
9.	Current average daily use of wastewater system (gallons/day)	400,000
10.	Peak load on wastewater system (gallons/day)	600,000
11.	Excess capacity of wastewater system (gallons/day)	900,000
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	Yes Exhibit 7 - Town of Vivian letter on water and wastewater capacity
	If not, what is the basis for the excess capacity assertion?	
13.	What are the pre-treatment requirements to discharge to the 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.	
	None	

14.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 8 - Water & Sewer Extension Exhibit 9 - Water and Sewer Extension Construction Cost Estimate No Schedule
	If YES, can this plan be executed within 180 days? (YES/NO)	Yes, Shovel Ready Project with an Engineering Estimated Construction Time of 180 Days
15.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO) If YES, please include the Exhibit# and title of document.	No

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 Map of Utilities
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Frank Crockett AEP-SWEPCO 428 Travis St. Shreveport, LA 71101 318-673-3170
3.	Distance to provider's nearest distribution line (feet)	On-Site
4.	Size of provider's nearest distribution line (kV)	12.47
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	0.1
6.	Is 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, construction plan and funding source to meet the minimum level of service within a timetable of 180 days or less.)	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 plans be executed within 180 days? (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)	No
8.	Peak load capacity available at site (MW)?	5 MW
9.	Distance to nearest substation to serve the site (miles)	1.5
10.	Distance to the next closest substation to serve the site (miles)	2.3

D. Natural Gas Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing natural gas 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 Map of Utilities
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Jacki Richmond Centerpoint Energy P.O. Box 21734 Shreveport, LA 71151 318-429-4433
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	On-Site
4.	Size of distribution service line (inches)	4
5.	Pressure of distribution service line (psi)	60
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.	No
	If the line needs to be extended to the site, can this plan be executed within 180 days? (YES/NO)	Yes
	What is your basis for asserting that the plan can be completed in 180 days? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	Conversation with Centerpoint Energy	
7.	Transmission provider of natural gas	Centerpoint Energy Gas Transmission
8.	Distance to nearest transmission line (NOT distribution line) (miles)	5,500 Ft.
9.	Size and pressure of transmission line (inches and PSI)	4" - 60 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.
	None
	Can these plans be executed within 180 days? (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, etc.) cross the site? (YES/NO)</p> <p>If YES, has a site map, with the site clearly outlined, indicating 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 site map indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No, Only Service to Existing Business Presently in the Industrial Park
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	CenturyLink 100 CenturyLink Drive Monroe, LA 71201 800-793-7269
3.	Distance to provider's nearest telecommunications line (feet)	On-Site
4.	Distance to nearest central office (CO) serving the site (miles)	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 or 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:	
	Can these plans be executed within 180 days? (YES/NO) If YES, what is the basis for this assertion?	

G. Roadway Transportation Infrastructure

1.	Has the required site map, with the site clearly outlined, indicating the location of all existing roadways abutting or crossing the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.		Yes Exhibit 10 - Roadway Map Exhibit 11 - Roadway Map (Large Scale)		
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Roy "Hoppy" Hopkins Drive	On-Site	2	12 FT.
	State highway	LA 1	0.25	2	12 FT.
	U.S. highway	US 71	5	2	12 FT.
	North-south Interstate highway	I-49	7		
	East-west Interstate highway	I-20	30		
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?			70,000 lbs.; based on posted bridge loading	
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?			70,000 lbs.; based on posted bridge loading	
7.	Is access to site controlled by a traffic light? (YES/NO)				No
8.	Are there any known improvements planned for local roadways? (YES/NO). If YES, please complete the blocks below.				No
	Local 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?	
10.	Are any roadway improvements required to access the site? (YES/NO)	Yes
	If YES, please describe required improvements.	Extension of Roy "Hoppy" Hopkins Drive to LA Hwy 170
	If YES, is there a state or local commitment to making these improvements? (YES/NO)	No
11.	Do any rights-of-way need to be obtained to access the site? (YES/NO)	No
	If YES, please describe Right-of-Way needs.	
	If YES, what is the time schedule for obtaining these rights-of-way?	

H. Air Transportation Infrastructure

1.	Name and address of nearest commercial airport with scheduled passenger service	Shreveport Regional Airport 5103 Hollywood Ave. Shreveport, LA 71109
2.	Distance in road miles to the nearest commercial airport	36 Miles
3.	Average travel time to nearest commercial airport	45 Minutes
4.	Number of air carriers serving nearest commercial airport	4
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)	Yes

I. Rail Infrastructure		
1.	Is the site currently served by rail? (YES/NO) (Is there a rail spur currently on the site or adjacent to the site?)	No
2.	Name of nearest freight railroad line?	Kansas City Southern Railway
3.	Distance to the nearest freight railroad line (miles)	0.25 Miles
4.	Second closest freight railroad line	Union Pacific Railway
5.	Distance to the second closest freight railroad line (miles)	18 Miles
6.	Location of nearest intermodal rail yard	Wylie, TX
7.	Distance in rail miles to nearest intermodal rail yard	170 Miles
8.	If rail does not serve the site, has a plan to provide service (including construction budget, construction plan, and source of funding) been attached? (YES/NO)	No, But in Planning Stage
	If YES, please include Exhibit# and title of document.	
	In what time frame (number of months) can rail service to the site be provided?	
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
9.	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)	No
10.	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	Eric England Port of Shreveport-Bossier P.O. Box 52071 Shreveport, LA 71135 318-524-2272
2.	Name of waterway at shallow draft port	Red River
3.	What water depth is maintained at the port? (feet)	9 Feet
4.	Distance in road miles to nearest shallow draft port	41 Miles
5.	Does the site currently have barge docking facilities? (YES/NO)	Yes
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port	Jay Hardman Port of Greater Baton Rouge 2425 Ernest Wilson Drive Port Allen, LA 70767 225-342-1660
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	304 Miles
10.	Does the site currently have deepwater vessel docking facilities? (YES/NO)	Yes

K. Geography and Geological Assessment		
1.	Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 12 - USGS Quad Map - Vivian South
2.	Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 13 - Custom Soil Resource Report for Caddo Parish
3.	Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No No Data for this Site on National Wetlands Inventory
4.	Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 14 - FEMA 100-yr Floodplain Map
5.	Minimum topographical elevation (ft)	220
6.	Maximum topographical elevation (ft)	330
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	110
8.	Indicate the general grade or percentage slope of the site.	7.5%
9.	Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Gently Sloping
10.	Described the general type of vegetation on the site.	Pines & Hardwoods

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	Flood Hazard Area	FEMA
	Jurisdictional Waters	USACE
12.	Has a copy of a preliminary geotechnical study been provided with this application? (YES/NO) Note: By "geotechnical study," we mean the study must have included soil borings by a licensed geotechnical contractor at the site or a nearby adjacent site. A GeoCheck report, while useful information, is not deemed sufficient to satisfy this criteria. If YES, please include Exhibit# and title of document.	No
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	
	If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	
	If YES, is soil augmentation required for construction of a "typical" 100,000 sq ft industrial manufacturing building? (YES/NO)	
13.	Depth to groundwater (ft)	Unknown
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 15 - Aerial Photograph

L. Environmental Assessment		
1.	Has the required copy of the Phase I Environmental Assessment been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 16 - Phase 1 ESA Report
2.	Was the result from Phase I "No Further Action"? (YES/NO) If NO, what additional recommendations were made?	Yes
3.	Do the findings of Phase I require a Phase II? (YES/NO)	No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)	No
	If a Phase II has been completed, has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	
	Was the result from Phase II "No Further Action"? (YES/NO)	
4.	Has the LA Dept. of Fish and Wildlife determined that development will not impact any endangered species? (YES/NO) Please include Exhibit# and title of document.	No Exhibit 17 - US Fish and Wildlife Endangered Species Findings
	Has the LA Dept. of Fish and Wildlife approved a plan to avoid impact to these species during development? (YES/NO)	No
5.	Has a wetlands delineation/determination been conducted for this site? (YES/NO)	Yes
	If a wetlands determination has been conducted, has a copy of the wetland delineation/ determination been provided with this application? (YES/NO) If a copy has been included, please include Exhibit# and title of document.	Yes Exhibit 18 - US Army Corp of Engineers Wetlands Determination Letter
	If a wetlands determination has been conducted, did it indicate the presence of wetlands and/or other waterways on site? (YES/NO)	Yes
	If YES, will or have the wetlands been mitigated? (YES/NO)	No

	<p>If wetlands are present, has a Corp of Engineers Sec 404 Permit Application been submitted? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
	<p>If wetlands are present, has a Corp of Engineers Sec 404 Permit been received? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
	<p>If wetlands are present, 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>	No
	<p>Any other comments related to the possible presence of wetlands on site?</p>	No
6.	<p>Has the required State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site been provided with this application? (YES/NO)</p> <p>Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 19 - State Historic Preservation Office-Cultural Resources Findings</p>
	<p>Has the SHPO cleared the site for development? (Respond with "YES", or "No - Phase 1 Req'd")</p>	<p>No - Phase 1 Cultural Resource Survey is Required</p>

Required Documents/Exhibits List

- 1. U.S. Geological Survey quad map with the site outlined
- 2. Color aerial photo from the past 24 months **with the site outlined**
- 3. Boundary survey (including rights-of-way and easements)
- 4. Copy of the deed or other documents, including parish, state or federal ordinances, that would restrict construction or operations at the site of any type.
- 5. Topographical map **with the site outlined**
- 6. Roster of owners
- 7. Site map, **with the site outlined**, indicating the location of all existing roadways abutting and/or crossing the site
- 8. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utilities lines
- 9. USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
- 10. National Wetlands Inventory (NWI) map **with the site outlined**
- 11. If 10% or more of a site is thought to be wetlands, a wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been thru the Army Corps' Wetland Delineation course.)

The submitted wetlands delineation does not have to be a "jurisdictional wetlands determination," that is, a delineation officially approved by the Corps of Engineers. Nor is a Corps of Engineers 404 wetlands permit required. However, if a permit or jurisdictional wetlands delineation has been completed, a copy of the wetland determination or Corps of Engineers wetlands permit should be submitted with the application.
- 12. FEMA flood plain map **with the site outlined**
- 13. Phase I environmental assessment (must be within the last 5 years for active sites and no older than 10 ten years for sites with no prior use other than agriculture/farming.)
- 14. If a Phase II environmental assessment has been completed, a copy of a Phase II assessment report in its entirety.
- 15. La. Dept. of Fish and Wildlife (LDFW) determination – A letter from LDFW indicating that development will or will not impact any endangered species.
- 16. State Historical Preservation Officer (SHPO) letter regarding the presence of historical or cultural artifacts on the site. The letter from SHPO will indicate that the site is cleared or may indicate that further evaluation is required.

Desired Documents List

- 17. Copy of the deed, if not required above
- 18. Copy of title abstract
- 19. Copy of the latest property assessment from the parish assessor
- 20. Copy of a geotechnical study for the site or any nearby property
- 21. If applicable, a plan to improve or upgrade the existing potable water system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- 22. Letter from the local water provider confirming excess potable water capacity.
- 23. If applicable, a plan to improve or upgrade the existing wastewater system to meet 50 thousand gal./day certification threshold (including construction budget & schedule)
- 24. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- 25. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- 26. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- 27. If applicable, a plan to provide service rail service to the site (including construction budget and schedule)

(Last revision: November 2011)