

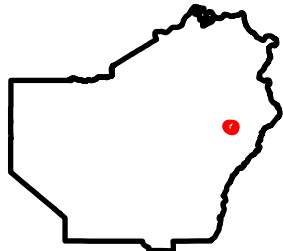
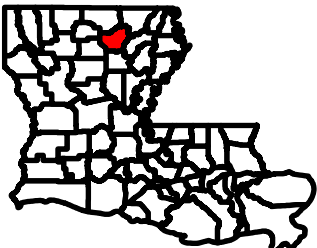
Exhibit AA. Guide Site FEMA 100 Year Flood Plain Letter & Map



Guide Site FEMA 100 Year Flood Plain Letter & Map

Site Exhibit for
Guide Site
Ouachita Parish, LA

NLEP



Legend

- Site Boundary (±49.49 ac.)
- Land Above BFE LOMR (±9.71 ac.)
- Area to Fill (±15.29 ac.)
- Pond (±3.21 ac.)

FEMA Flood Zone

- A (100-year without Base Flood Elevation) (±39.78 ac.)
- AE (100-year with Base Flood Elevation)
- X (area outside of 100-year)
- Base Flood Elevation
- Ground Elevation Contours

Major Road

- Interstate
- State Highway
- Railroad



Date: 4/23/2024
Project Number: 216269
Drawn By: BMS
Checked By: EEB



Ouachita Parish Guide Site					
Developed Area (Acres)	Pond Size (Acres)	Pond Depth (Feet)	Fill Required (C.Y)	Imported Fill Cost (\$14.00 per C.Y)	On Site Fill Cost (\$6.00 per C.Y)
25.0±	3.21±	10.0	51,832	\$ 725,648.00	\$ 310,992.00
			Contingency		
			x1.20		x1.20
			Total	\$ 880,000.00	\$ 380,000.00



- General Notes:
- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 - No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 - Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
 - Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.
 - Federal Emergency Management Agency (FEMA) National Flood Hazard Layer data is from the website: <https://www.fema.gov/flood-maps/national-flood-hazard-layer>.



April 24, 2024

Mrs. Sheena Bryant
North Louisiana Economic Partnership
333 Texas Street, Suite 411
Shreveport, LA 71101

Guide Site
FEMA 100 Year Flood Plain
Letter & Map

RE: Guide Site
FEMA 100 Year Flood Plain Letter & Map
CSRS Project No 216269

Dear Mrs. Bryant,


According to the FEMA Digital Flood Insurance Rate Map (DFIRM) panel no. 22073C0305F of Ouachita Parish, Louisiana, effective 1/20/2016, the Guide Site has approximately 39.78 acres in Flood Zone A and 9.71 acres in Flood Zone X. In addition, according to the FEMA Effective DFIRM map provided on the LSU AgCenter website (<http://maps.lsuagcenter.com>), the site is located in Flood Zone A and Flood Zone X. Based on the 2010 Letter of Map Revision for the former Guide Facility, the base flood elevation for the Flood Zone A is approximately 67 feet. The LiDAR contours downloaded from LSU's ATLAS site indicate that the site ranges in elevation from 63 feet to 68 feet, however, the mean elevation of the developable property on the site is at elevation 65.5 feet.

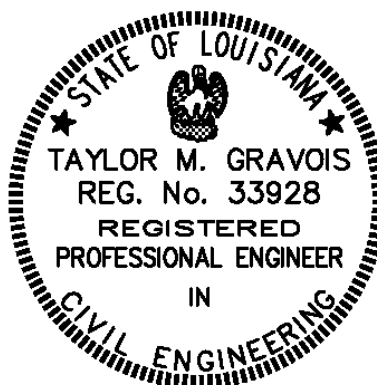
In order to obtain twenty-five (25) contiguous acres equal to the BFE, ± 15.29 acres will need to be elevated to 67 feet, since ± 9.71 acres of the site are in Flood Zone X. Approximately, 51,832 cubic yards of in-place select fill will be required. The estimated construction cost for importing select fill embankment is \$880,000 and \$380,000 for suitable embankment material excavated on-site. If the on-site fill option is selected by the future developer, the excavation will result in a ± 3.21 -acre pond with a depth of 10 feet.

Thank you for the opportunity to assist you with this project. Should you have any questions or require additional information, feel free to contact me.

Respectfully,

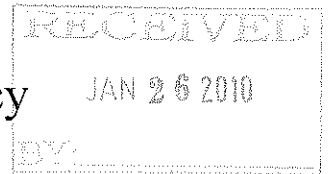
CSRS, Inc.


Taylor Gravois, PE, PLS





Federal Emergency Management Agency
Washington, D.C. 20472



January 21, 2010

THE HONORABLE LISA RICHARDSON
FLOODPLAIN ADMINISTRATOR,
OUACHITA PARISH
1650 DESIARD STREET
SUITE 202
MONROE, LA 71201

CASE NO.: 10-06-0029C
COMMUNITY: OUACHITA PARISH, LOUISIANA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 220135

DEAR MS. RICHARDSON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

CLOMR-F COMMENT DOCUMENT

cc: Mr. David Hitchcock
Mr. Randy A. Denmon, P.E. P.L.S.



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	OUACHITA PARISH, LOUISIANA (Unincorporated Areas)	A parcel of land, as described in the Deed, recorded as File No. 1522739, in Book 2149, Pages 402 through 418, in the Office of the Clerk of Court, Ouachita Parish, Louisiana
	COMMUNITY NO.: 220135	
AFFECTED MAP PANEL	NUMBER: 22073C0075E; 22073C0080E	
	DATE: 3/15/1994; 3/15/1994	

FLOODING SOURCE: BENNETT BAYOU

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 32.493, -91.997

SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	--	Structure	X (shaded)	66.8 feet	68.1 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

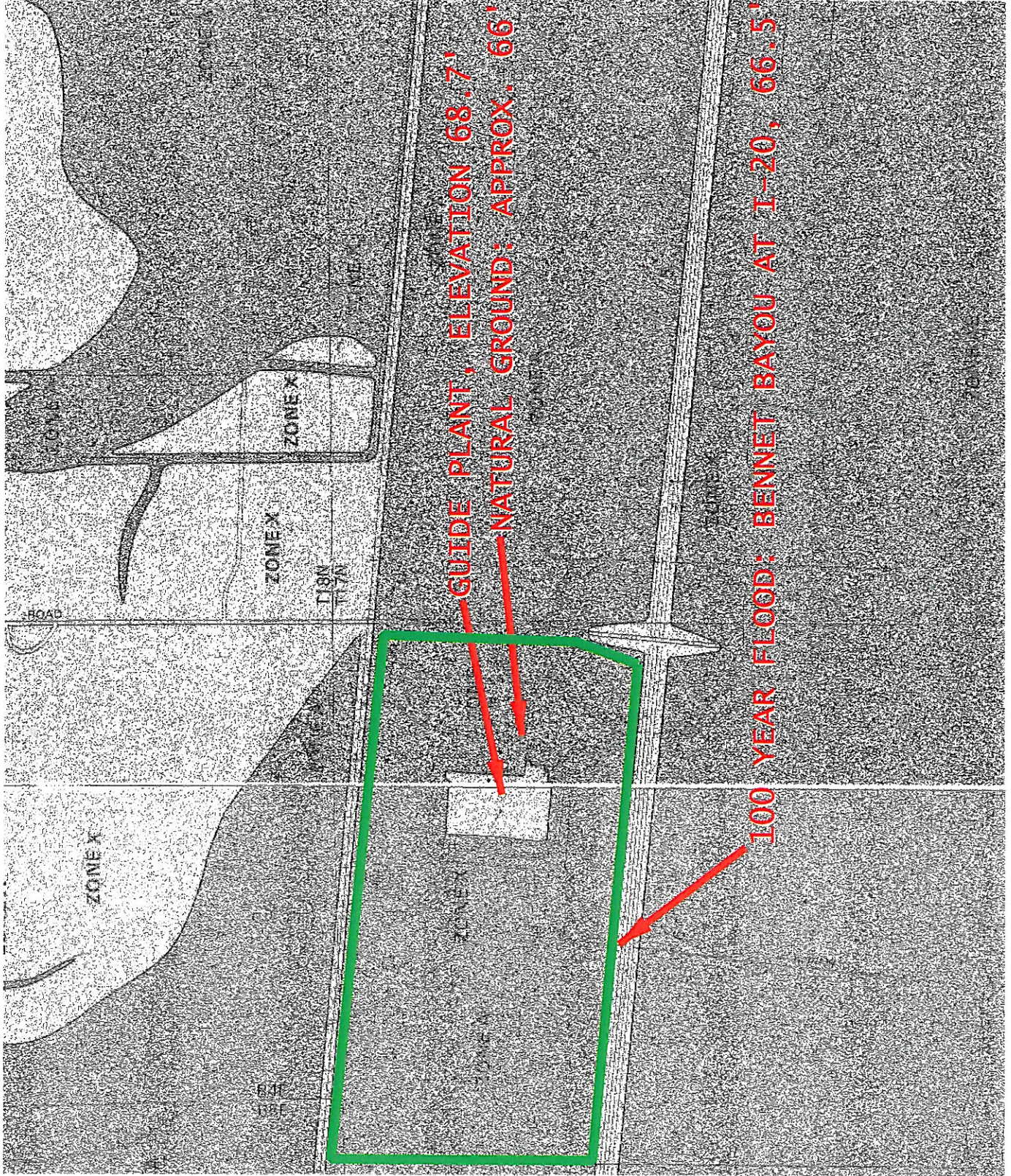
The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



insurance agent or call the National Flood Insurance Program



APPROXIMATE SCALE

1000
0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP
OUACHITA PARISH,
LOUISIANA AND
INCORPORATED AREAS

PANEL 80 OF 100

DATE MAP MADE: 11/11/1994 (NOT PRINTED)

LEGEND
FLOOD INSURANCE RATE
FLOOD INSURANCE RATE
FLOOD INSURANCE RATE



PANEL LOCATION

Under Section 1024(b)(1) of the National Flood Insurance Act of 1968, the Federal Emergency Management Agency is authorized to issue flood insurance policies to persons who are not eligible for coverage under the National Flood Insurance Program.

MAP NUMBER
220730080 E

EFFECTIVE DATE
MARCH 15, 1994



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was prepared using the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) data. This map does not show the design of the flood insurance policy. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov.

HARRISON AND ASSOCIATES, INC.

Consulting Engineers & Land Surveyors
200 Washington Street, 2nd Floor — Post Office Box 1542
Monroe, Louisiana 71210-1542
Telephone (318) 361-0007 — Fax (318) 361-0009

SEP 24 2009

DONALD R. HARRISON, P.E., P.L.S.

September 22, 2009

Mr. Randy A. Denmon, P.E.
Denmon Engineering Company, Inc.
P. O. Box 8460
114 Venable Lane
Monroe, Louisiana 71203

Re: FEMA Conditional Letter of Map Revision – Fill
V-Vehicle Company
Ouachita Parish, Louisiana

Dear Randy:

Returned herewith is the original CLOMR-F application for the referenced property which I have reviewed and acknowledged on behalf of the Ouachita Parish Police Jury as Parish Engineer.

If I can be of any further assistance, please contact me.

Very truly yours,

HARRISON AND ASSOCIATES, INC.


Donald R. Harrison, P.E.

DRH/es
Attachments

Copy to: Ouachita Parish Police Jury (w/o attachments)
Mr. John Tom Murray, Director of Public Works (w/ attachments)
Mr. Thomas L. Holtzclaw, P.E. (w/ attachments)

FLOOD ZONE & ELEVATION DETERMINATION

Ouachita Parish, Louisiana

No. 09-002

Requested By : John Tom Murray

Director of Public Works

Municipal Address: V-Vehicle Company, 11000 Millhaven Road, Monroe, Louisiana 71203

Location: Section 6 Township 17 North Range 5 East

Other Former Guide Louisiana property consisting of approx. 182 acres

located on the North side of I-20, South & West of LA 594.

Lowest Floor Elevation (including basement) of any existing structure 69.00 feet NGVD

Lowest Ground Elevation of subject property (if available) -- feet NGVD

FIRM Map No. 22073C0075 E Panel No. 75 & 80 of 140 Effective Date: March 15, 1994
& 22073C0080 E

Flood Zone A BFE -- feet NGVD Adj. BFE -- feet NGVD

Recorded High Water Elevation with existing storm drainage and flood control improvements in

place 65.28 feet NGVD Date 1991

Gage or Elevation Location Bennett Bayou @ I-20

Reading By Harrison and Associates, Inc. - -

Flood Insurance Rate Maps for Ouachita Parish, Louisiana, and Incorporated Areas (effective March 15, 1994) indicate that subject property X is is not located in a Special Flood Hazard Area inundated by the Flood Insurance Study 100-year flood, and, does X does not fall within a designated floodway area.

Based on the Flood Insurance Rate Maps, and/or, technical and historical flood data available, the base flood elevation (BFE) at subject location is established at elevation 66.75 feet NGVD.

Current flood control ordinances of Ouachita Parish require a minimum building elevation (lowest floor including basement) for new construction or substantial improvement of an existing structure at subject location to be elevated to a minimum elevation of 67.25 feet NGVD. Special ordinance provisions may require a higher elevation in a Flood Zone AO based on specific site conditions.

This determination is made solely for regulatory purposes, and, is based on available scientific and engineering data and considerations. Flood elevations established by this determination may be exceeded by man-made or natural causes. This determination does not imply that any land or permitted use will be free from flooding or flood damages.

By:

Donald R. Harrison
Donald R. Harrison, P.E.

Date: September 18, 2009

**U.S. DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM**

O.M.B. NO. 1660-0015
Expires December 31, 2010

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, U.S. Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (1660-0015). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

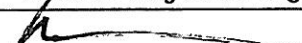
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), including an attached deck or garage. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. In order to process your request, all information on this form must be completed in its entirety. Incomplete submissions may result in processing delays.

- NFIP Community Number: **220135** Property Name or Address: **Part of Section 6, T17N-R5E
Ouachita Parish, La.**
 - Are the elevations listed below based on ☐ existing or ☒ proposed conditions? (Check one)
 - What is the elevation datum? ☐ NGVD 29 ☐ NAVD 88 ☒ Other (explain) If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
- Local Elevation +/- ft. = FIRM Datum**
- Please provide the Latitude and Longitude of the most upstream edge of the structure (in decimal degrees):
Indicate Datum: ☐ NAD83 ☒ NAD27 **32.49528** Lat. **91.99.497** Long.
Please provide the Latitude and Longitude of the most upstream edge of the property (in decimal degrees):
Indicate Datum: ☐ NAD83 ☒ NAD27 **32.49073** Lat. **91.99.497** Long.
 - For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☒ slab on grade ☐ basement/enclosure ☐ other (explain)
 - Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
If yes, what is the date of the current releveling? / (month/year)

Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source	For DHS - FEMA Use Only
1	1	65.5	68	66.75	Ouachita Parish	

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Randy Denmon	License No.: 29390	Expiration Date: 3/31/11
Company Name: Denmon Engineering	Telephone No.: 318-388-1422	Fax No.: 318-361-5036
Signature: 	Date: 9/24/09	



*For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.