

**HIGHWAY 478
DEVELOPMENT TRACT**

**LOUISIANA CERTIFIED SITES
PROGRAM APPLICATION**

**CITY OF NATCHITOCHE
NATCHITOCHE PARISH, LOUISIANA**

Prepared by:

COTHREN, GRAFF, SMOAK ENGINEERING, INC.

**112 Horn Street
Natchitoches, Louisiana 71457
Phone 318-354-6888**

**6305 Westport Ave
Shreveport, Louisiana 71129
Phone 318-687-3732**

November 2020

DATE: 10/29/2020

Louisiana Certified Sites Program Application

Site Name	Highway 478 Development Tract
Street Address or Other Physical Location <i>Additionally, please include accurate latitude/longitude in decimal form (not Deg/Min/Sec)</i>	Parish Rd 618 at LA Hwy 478 31.662615, -93.106203
City/Town (nearest), State, and Zip	Natchitoches, LA 71457
Parish	Natchitoches

Contact person and title <i>(Owner, Director, etc.)</i>	Paul Ferrell		
Organization	Mossy Oak Properties		
Street/P.O. Box Address	5152 Highway 84		
City, State, Zip	Vidalia, LA 71373		
Telephone	Office:	(318) 795-2490	Cell: (318) 792-1893
Email	pferrell@mossyoakproperties.com		

Statement of Affirmation

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

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

I therefore request certification pursuant to this application.

SIGNATURE:

TITLE:

DATE:

Table of Contents

<i>I. Verification of Site Availability</i>	6
A. Site Identification	6
A. Site Identification (continued) – Owner #1 Information	9
A. Site Identification (continued) – Owner #2 Information	10
B. Option to Purchase Site (<i>if applicable</i>)	11
C. Site Zoning, Tax Assessment, and Special Economic Development Districts	12
D. Existing Structures On-Site	15
E. Land Transferability and Encumbrances	16
F. Fire Protection Rating and Proximity to Emergency Medical Care	18
<i>II. Utilities and Infrastructure</i>	19
A. Water Supply Infrastructure	19
B. Wastewater Infrastructure	21
C. Electricity Infrastructure	23
D. Natural Gas Infrastructure	24
E. Local Pipeline Crossings	26
F. Telecommunications Infrastructure	27
G. Roadway Transportation Infrastructure	28
H. Air Transportation Infrastructure	30

Minimum Criteria Check List

CRITERIA	MINIMUM REQUIREMENT	YES/NO
Acres above 100-yr floodplain using <i>latest</i> DFIRM maps	25 acres or greater	Yes
Price per acre	Clearly stated numerical Price/Lease Amount quoted in writing	Yes
Control of property	Ownership/Option/Other clearly stated.	Yes
Use classification (zoning)	<p>If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned for industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for medium to heavy industrial use with 24-hr noise, lights and truck traffic with no significant residential areas nearby.</p> <p>If the parish has a land-use plan or similar document, the site must comport with the uses designated in that plan.</p>	Yes
Potable water supply	A minimum of a 4" water line and a capacity of 50,000 gal/day for sites less than 250-ac. For sites larger than 250-ac, the water system must provide service equal to 200gal * acreage (200 gallons times acres). If the water source is not available at the property boundary, a construction plan, schedule, funding source, and cost estimate is attached.	Yes
Wastewater service	50,000 gal/day wastewater service is required for sites less than 250-ac. For sites larger than 250-ac, the wastewater system must provide service equal to 200gal * acreage (200 gallons times acres). If existing capacity is not available at the property boundary, a construction plan, schedule, funding source, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase electrical power is on-site or a construction plan, schedule, and cost estimate is attached.	Yes
Natural gas availability	4" minimum sized distribution line must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site attached.	No
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no issues (RECs). Phase 2 may	Yes

	<p>be required if Phase 1 indicates issues exist on the property.</p> <p>Brownfield sites that processed/used any chemicals whatsoever must include a Letter of No Further Action from LDEQ or similar clearance document acceptable to LED.</p>	
Cultural resources	<p>SHPO's letter or stamp clears the entire site for development.</p> <p>A Phase I Cultural Resources study may be requested by the SHPO to get the site cleared. If required, a copy of the study must be attached as an exhibit.</p>	Yes
Endangered species clearance	<p>A clearance letter from the Louisiana Department of Wildlife and Fisheries (LDWF) is attached indicating that development on the site will not impact threatened/endangered species.</p>	Yes
Wetlands delineation	<p>A Wetlands Delineation has been completed and the report is included in the application.</p> <p>Note that a Jurisdictional Determination from the Corps of Engineers is NOT required.</p>	Yes
Geotechnical testing	<p>A geotechnical firm was hired and the required minimum number of geotechnical borings to appropriate depths (see previous guidance) were made on the site and the report is included in the application.</p>	Yes
Highway accessibility	<p>The site is adjacent to an existing paved roadway or has legal title/ownership of a R-O-W in perpetuity from the nearest roadway to the site.</p> <p>All highways required to access the site from the nearest Interstate highway are paved and capable of supporting 83,400 pounds gross weight.</p>	Yes
Bound and tabbed copies of application and all exhibits	<p>Two copies of the application and all exhibits (in 1st generation copies) are submitted in a 3-ring or similar binder with tabs separating each exhibit.</p> <p>Submittal includes a flashdrive of all documents with each exhibit being a separate file.</p> <p>The site is outlined in a wide, bold contrasting color on EVERY map.</p> <p>All exhibit names match the filenames exactly.</p>	Yes
Maps and attachments	<p>All REQUIRED Maps and attachments, as a minimum, been included with this submittal. (See list of REQUIRED Exhibits near the end of the application.)</p>	Yes

I. Verification of Site Availability

A. Site Identification

1.	Site Name:	Highway 478 Development Tract
	If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line) As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.	Exhibit 1 – Highway 478 Development Tract - Aerial Photos Exhibit 2 – Highway 478 Development Tract - Street-Level Photos Exhibit 7 – Highway 478 Development Tract - Boundary Survey
	Special comments about the site. Please use this space to mention the site's best attributes and/or issues that need an explanation. Comments can be used to describe interesting features, logistical advantages, explain special site situations, etc. or discuss any other aspect of the site.	This site has easy access to I-49, accessible immediately off of an exit, as well as two points of access to Hwy 478. Located within a short drive is Northwestern State University, a regional airport, a golf course, and the conveniences of the City of Natchitoches. As the surrounding land is undeveloped, there are no conflicts from surrounding land use. The corridor of property along Hwy 478 has recently been rezoned to encourage development. The size and situation of the property lend themselves to great flexibility of use. This site is eligible for New Market tax credits.
	Louisiana Site Selection web address:	Site has not yet been added.
2.	Address or physical location (Additionally, include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	31.662615, -93.106203
3.	City/Town (nearest), State/Zip	Natchitoches, LA 71475
4.	Parish	Natchitoches
5.	Google Maps Address (See Instructions. Please enter the EXACT text of a complete address that users world-wide can enter into Google Maps to find the site.)	MV7V+26 Natchitoches, LA

6.	Contact Person and Title	Paul Ferrell			
7.	Street Address for Contact	5152 Highway 84			
8.	City/State/Zip for Contact	Vidalia, LA 71373			
9.	Telephone:	Office:	(318) 795-2490	Cell:	(318) 792-1893
10.	Email for Key Contact(s)	pferrell@mossyoakproperties.com			
11.	Total acres for lease/sale? (acres)	155			
	Total contiguous developable acreage above the 100-year floodplain (when assessed using the latest floodplain maps, even if the maps are preliminary and are being protested by local authorities.)	149.724 acres of non-wetlands, developable land. FIRM Panel ID: 22069C0515D			
12.	Number of parcels making up acreage	2			
13.	Number of owners of the separate parcels	2			
14.	Total selling price for all acres (\$)	\$6,200,000			
	Total selling price per acre (\$) <i>Note: "Total selling price" divided by "Total acres for sale."</i>	\$40,000			
15.	Total acreage annual lease (\$)	NA			
16.	Is there a lease-purchase option? (YES/NO)	No			
	If yes, description/comment on lease-purchase option:	NA			
17.	Is there a right-of-refusal option? (YES/NO)	No			
	If yes, description/comment on right-of-refusal option:	-			

18.	Has a title abstract been submitted with this application? (YES/NO) <i>Note: A title abstract is REQUIRED for sites designated as future LED mega-sites.</i>		Yes	
	If YES, Exhibit# and title of document?		Exhibit 3a - Highway 478 Development Tract - Title Documents	
19.	Is the acreage sub-divisible? If yes, complete box 19a. (YES/NO)			No
19a.	Parcel description	Acres	Lease or Selling Price Per Acre (\$)	Total Lease or Selling Price(\$)
	-	-	-	-

A. Site Identification (continued) – Owner#1 Information

1.	Site Name	Highway 478 Development Tract		
2.	Owner Name	The Hawley Group		
3.	Contact Person	Burton Smallwood		
4.	Street Address	3949 Liz Circle		
5.	City/State/Zip	Doylestown, PA 18902		
6.	Telephone	Office:	(973) 879-2706	Cell:
7.	Email(s)	bsmall93@hotmail.com		
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	75%		
9.	Total selling price for this owner’s proportional share (\$)	\$4,650,000		
10.	Total annual lease price of this owner’s share (\$)	-		
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 A MOU has been signed by all parties has been included as Exhibit 4 – Highway 478 Development Tract - Memorandum of Understanding		
12.	Comments regarding the immediate availability of this parcel:			
	This property is available immediately.			

A. Site Identification (continued) – Owner#2 Information

1.	Site Name	Highway 478 Development Tract			
2.	Owner Name	Tabletop Properties			
3.	Contact Person	Paul Ferrell, Mossy Oak Properties			
4.	Street Address	5152 Hwy 84			
5.	City/State/Zip	Vidalia, LA 71313			
6.	Telephone	Office:	(318) 794-2490	Cell:	(318) 792-1893
7.	Email(s)	pferrell@mossyoakproperties.com			
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	25%			
9.	Total selling price for this owner’s proportional share (\$)	\$1,550,000			
10.	Total annual lease price of this owner’s share (\$)	-			
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 A MOU has been signed by all parties has been included as Exhibit 4 – Highway 478 Development Tract - Memorandum of Understanding			
12.	Comments regarding the immediate availability of this parcel:				
	This property is available immediately.				

B. Option to Purchase Site (if applicable)

1.	Option Holder	NA			
2.	Contact Person and Organization (as appropriate)	-			
3.	Street Address	-			
4.	City/State/Zip	-			
5.	Telephone	Office:		Cell:	
6.	Email(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)? 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.	Shontrell Roque Director of Planning & Zoning City of Natchitoches 700 Second St. Natchitoches, LA 71457 318-357-3840 sroque@natchitochesla.gov
	If the site is zoned, briefly describe the property's current zoning classification.	I-1 Light Industrial
	If the site is zoned, has a copy of the required zoning map (with the site clearly outlined in a bold, contrasting color) and zoning regulation for that zoning classification been included? If the site is zoned, include Exhibit# and title of document.	Exhibit 5 - Highway 478 Development Tract - Area Zoning Map Exhibit 6 – Highway 478 Development Tract - 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.	-
	If YES, does industrial use of the site fit well within the planned uses outlined within the land use plan? If industrial use does not comport with the land use plan, what will be done to remedy the situation prior to certification?	-

3.	Are there any zoning restrictions, land use restrictions, or other ordinances that limit noise levels? (YES/NO)		Yes
	If YES, please describe:	Additional information may be found in Exhibit 6 - Highway 478 Development Tract - Zoning Ordinance	
4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (YES/NO)		Yes
	If YES, please describe:	45 feet, with exceptions	
5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, etc.)	None	
6.	If the site must be rezoned to attain an Industrial classification, how long will it take for required re-zoning permits or other required permits to be issued? (months)		-
7.	If the site is zoned, are adjacent properties zoned the same as the site? (YES/NO)		Yes
	If NO, what zoning applies to adjacent properties? If NO, a zoning map of the area zoomed in to within a mile of the site must be included with the submittal. Please include Exhibit# and Title.	B-1 Transitional Business District I-1 Light Industrial There are also unzoned properties nearby that fall outside of the limits of the City of Natchitoches.	
8.	Please describe previous and current uses of the adjacent sites and planned projects within a 2-mile radius of the centroid of the site.		
	Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, or other major government or residential developments by name.		
	Also, please note, by name, any bodies of water, highways, railroads, other transportation arteries, or other entities of potential interest adjacent to the site in your response.		
	North:	I-49, Hwy 478, forested land, Parish Rd 618	
	East:	I-49, Hwy 478, scattered residential, Flora Natchez Rd, potable water utility pumping station, potable water elevated storage tank	
South:	I-49, Hwy 478, forested land, scattered residential		
West:	Forested land		
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)		146.99
10.	What is the current assessed valuation of the whole site? (Total assessed value in \$\$)		\$152,570

11.	Has a copy of the latest assessment been provided with this application? (YES/NO)	Yes
	If YES, include Exhibit# and title of document.	Exhibit 3b - Highway 478 Development Tract - Tax Assessment Documents
<p>SPECIAL ECONOMIC ZONES – Confirm eligibility for Foreign Trade Zones, Renewal Zones, Opportunity Zones, New Market Tax Credits, Quality Jobs Parishes, and Enterprise Zones</p> <p>Read the DIRECTIONS carefully and view the linked maps to address these questions.</p>		
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 Opportunity Zone? (YES/NO)	No
15.	Is the site located within a New Market Tax Credit Zone? (YES/NO)	Yes
16.	Is the site located within one of the designated Quality Jobs Parishes? (YES/NO)	No
17.	Is the site located within an Enterprise Zone? (YES/NO)	No

D. Existing Structures On-Site

1.	Buildings (within the bounds of the site)	Size (sq.ft.)	Year Built	Latest Use	Included in Sale (YES/NO)
1.	None	-	-	-	-
2.	Paved surfaces (including roadways, driveways, parking areas, etc.)				
2.	Gravel access road	12'			
3.	Fences				
3.	None	-	-		
4.	Are there any cemeteries located on the site? (YES/NO)			No	
4.	If YES, please describe.	-			
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)			NA	
5.	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO) If YES, include Exhibit# and title of document.	NA			

E. Land Transferability and Encumbrances

1.	Has a copy of the deed been included with this application? (YES/NO) <i>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.</i>	No
	If YES, please include Exhibit# and title of document:	-
2.	Has the required boundary/property survey been included with this application? (YES/NO) <i>Note: The boundary survey must be on a white background. A boundary survey using an aerial photo for the background is also appreciated, as a second survey exhibit, if available.</i>	Yes
	If YES, include Exhibit# and title of document.	Exhibit 7 - Highway 478 Development Tract - 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. <i>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.</i> Include Exhibit# and title of document if attached as a separate document.	
	No rights-of-ways exist. Existing road is used for timber access.	
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.	
	None	
5.	List and describe any liens against the property. Include Exhibit# and title of document if attached as a separate document.	
	None	
6.	List and describe any judgments impacting development of the site. Include Exhibit# and title of document if attached as a separate document.	
	None	

7.	<p>List and describe any restrictive covenants associated with the site, each on a separate line.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p> <p>None</p>
8.	<p>List and describe other encumbrances, each on a separate line.</p> <p>If wetlands, waters of the US, or cultural resources remain on the site and have not been listed in the previous questions about encumbrances, list them here on separate lines. Include the number of encumbered acres.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p> <p>Exhibit 8 - Highway 478 Development Tract – Wetlands Delineation Study</p> <p>5.276 Total acres of collected wetlands</p> <p>4.579 acres – Located in the southeast quadrant, encompassing the stream identified as Stream 1 in the Wetlands Report.</p> <p>Three additional small areas are identified as Wetland 2 (0.454 acres) and Wetlands 3 (0.120 acres) located on Stream 2. Stream 2 runs south on the east side of the property. Wetland 4 (0.123 acres) is located on Stream 9 in the northeast quadrant.</p> <p>9,917 total linear feet of streams were identified as considered Waters of the US.</p>

F. Fire Protection Rating and Proximity to Emergency Medical Care

1.	Is the site within the coverage area of a fire department? (YES/NO)	Yes
2.	Name, address and phone of agency (or other provider) responsible for fire protection services at the site.	Natchitoches Parish Fire District 6 114 Magnolia Ave Natchitoches, LA 71457 (318) 352-8755
3.	Rating of fire service provider (ISO PPC rating)	2
4.	Distance to fire station that will be serving the site (road miles)	8.7 miles
4.	Name, address and phone of the Fire Station providing services to the site.	Natchitoches Fire Department 578 Second St Natchitoches, LA 71457 (318) 357-3860
5.	Distance to local emergency medical care facility (road miles)	8.1 miles
5.	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.	<p>Has a site map, with the site clearly outlined, indicating the location of all existing water utilities been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 9 - Highway 478 Development Tract - Water Supply Map</p>	
2.	<p>Company/agency name, contact name including title and email address, address, and phone of provider of potable or process water to the site</p>	<p>City of Natchitoches Utility Department Matt Anderson Utility Director 1100 Power Plant Dr Natchitoches, LA 71457 (318) 357-3850 manderson@natchitochesla.gov</p>	
3.	<p>Distance to the closest potable/process water line to service the site (feet)</p> <p><i>Note: The line must be available at the property boundary or a construction plan, schedule, and cost estimate must be attached to this application.</i></p> <p>If a construction plan is attached, include Exhibit# and title of document</p>	<p>16,896 feet</p> <p>Exhibit 10 - Highway 478 Development Tract - Water Supply Extension Plan</p> <p>City to Extend to Old River Rd – 3.2 miles</p>	
4.	<p>Size of potable/process water line closest to the site (inches in diameter)</p>	<p>Existing 12"</p>	
5.	<p>Static and residual pressures of the potable/process water line closest to the site</p>	<p>Static: 65 psi</p>	<p>Residual: 45 psi</p>
6.	<p>Source of potable or process water (lake, well, or another source)</p>	<p>Municipal</p>	
7.	<p>Total potable/process water system capacity (millions of gallons per day)</p>	<p>8.2 mgd</p>	
8.	<p>Current average daily use of the water system (millions of gallons per day)</p>	<p>6.5 mgd</p>	
9.	<p>Peak demand (millions of gallons per day)</p>	<p>7 mgd</p>	
10.	<p>Excess capacity of the existing water system (millions of gallons per day)</p>	<p>1.2 mgd</p>	

11.	<p>Has a letter from the provider, confirming the excess capacity, been provided with this application? (YES/NO)</p> <p>If YES, include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 11 - Highway 478 Development Tract - Water and Wastewater System Capacity Letter</p>
12.	<p>Distance to closest elevated potable water storage tank (miles)</p>	<p>7.65 miles</p>
13.	<p>Capacity of closest elevated potable water storage tank (gallons)</p>	<p>500,000 gal</p>
14.	<p>Distance to the appropriate booster station (miles)</p>	<p>7.65 miles</p>
15.	<p>Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)</p> <p><i>Note: A wide-spread fire at a 100k f2 light manufacturing building will require 1.2 million gallons for a 1-hr fire.</i></p> <p>If NO, please include an attachment from an engineering firm or other appropriate entity explaining how sufficient water will be made available to fight fires. Include the Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 12 - Highway 478 Development Tract - Fire Protection Plan</p>
16.	<p>Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 10 - Highway 478 Development Tract - Water Supply Extension Plan</p>
	<p>If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)</p>	<p>Yes</p>
	<p>If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?</p>	
	<p>Engineer's estimate</p>	

B. Wastewater Infrastructure

1.	<p>Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 13 – Highway 478 Development Tract - Wastewater Map</p>
2.	<p>Provider of sanitary sewer service (company name, municipal name, etc.). Include agency name, address, phone, contact name including title and email address, as appropriate.</p>	<p>City of Natchitoches Utility Department 1100 Power Plant Drive Natchitoches, LA 71457 Matt Anderson Utility Director (318) 357-3850 manderson@natchitochesla.gov</p>
3.	<p>Distance to the closest wastewater collection line to service the site (feet)</p> <p><i>(Note: Line must be available at the site boundary or a construction plan, schedule, and cost estimate must be attached.)</i></p>	<p>27,600 ft</p> <p>See details in Exhibit 14 – Highway 478 Development Tract - Wastewater Service Plan</p>
4.	<p>Size of wastewater collection line closest to the site (inches diameter)</p>	<p>8"</p>
5.	<p>Is there a force main at or near the site? (YES/NO)</p>	<p>No</p>
6.	<p>Capacity of nearest lift station (gallons/day)</p>	<p>216,000 gpd</p>
7.	<p>NPDES permit number of sewer provider</p>	<p>LA0095222</p>
8.	<p>Total capacity of wastewater system (gallons/day)</p>	<p>City System: 5.4 mgd</p>
9.	<p>Current average daily use of wastewater system (gallons/day)</p>	<p>City System: 2 mgd</p>
10.	<p>Peak load on wastewater system (gallons/day)</p>	<p>City System: 2.4 mgd</p>
11.	<p>Excess capacity of wastewater system (gallons/day)</p>	<p>City System: 3 mgd</p>
12.	<p>Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 11 - Highway 478 Development Tract - Water and Wastewater System Capacity Letter</p>
	<p>If not, what is the basis for the excess capacity assertion?</p>	<p>-</p>

13.	<p>If the site's industrial wastewater will be discharged to a local municipal sewer system, what are the pre-treatment requirements to discharge industrial wastewater to the municipal wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.</p> <p>If included as a separate document, please include Exhibit# and title of document here.</p>	
	N/A	
14.	<p>Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No
	<p>If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)</p>	N/A
15.	<p>Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO)</p> <p>If YES, please include the Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 14 - Highway 478 Development Tract - Wastewater Service Plan</p>

C. Electricity Infrastructure

1.	<p>Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application?(YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 15 – Highway 478 Development Tract - Electrical Supply Map</p>
2.	<p>Local provider(s) of electrical power (company name, address, phone and contact name including title and email address, as appropriate)</p>	<p>City of Natchitoches Utility Department 1100 Power Plant Drive Natchitoches, LA 71547 Matt Anderson, Utility Director (318) 357-3850 manderson @natchitochesla.gov</p>
3.	<p>Distance to provider’s nearest distribution line (feet)</p>	<p>4500 ft</p>
4.	<p>Size of provider’s nearest distribution line(kV)</p>	<p>13.8 kV</p>
5.	<p>Distance to nearest transmission line equal to or greater than 69 kV (miles)</p>	<p>5.8 miles</p>
6.	<p>Is reliable 3-phase service available at the site today? (YES/NO)</p> <p><i>(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.)</i></p>	<p>No</p>
	<p>If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.</p>	<p>Exhibit 16 - Highway 478 Development Tract - Electrical Extension Plan</p>
	<p>What additional services are to be included with this upgrade?</p>	<p>None</p>
	<p>Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)</p>	<p>Yes</p>
7.	<p>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)</p>	<p>No</p>
8.	<p>Peak load capacity available at site?(MW)</p>	<p>40 MW</p>
9.	<p>Distance to nearest substation to serve the site (miles)</p>	<p>1 mile (5,400 ft)</p>
10.	<p>Distance to the next closest substation to serve the site (miles)</p>	<p>4.96 miles</p>

D. Natural Gas Infrastructure

1.	<p>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)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 17 - Highway 478 Development Tract - Gas Pipeline Map</p>
2.	<p>Local distribution/supplier of natural gas (Company/agency name, address, phone and contact name, including title and email address, as appropriate)</p>	<p>Atmos Energy 300 Industrial Drive Natchitoches, LA 71457</p> <p>Michael Rodgers, Operations Supervisor 318-352-5824 michael.rodgers@atmosenergy.com</p>
3.	<p>Distance to nearest distribution service line (NOT transmission line) (feet)</p>	25,040 ft
4.	<p>Size of distribution service line (inches)</p>	2" and 4"
5.	<p>Pressure of distribution service line (psi)</p>	40 psi
6.	<p>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)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>There are no distribution lines adjacent or nearby the site.</p> <p>No plans exist at this time.</p> <p>Should the development choose to connect to local service, the new line path is indicated in Exhibit 17 – Highway 478 Development Tract - Gas Pipeline Map.</p> <p>Gas extension may cost between \$350,000 and \$900,000. Both cost and construction timeline are subject to size and route of line.</p>
	<p>If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)</p>	Yes
	<p>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.</p>	
	<p>Engineer's assessment</p>	

7.	Transmission provider (Company/ agency name, address, phone and contact name, as appropriate) of natural gas	EnLink Brian Cervantes 1772 Routh St. Ste 1300 Dallas, TX 75201 214- 953-9544
8.	Distance to nearest transmission line (NOT distribution line) (miles)	11.5 miles, on street 8 miles, direct
9.	Size and pressure of transmission line (inches and PSI)	8" 400 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.	-
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion?	-

E. Local Pipeline Crossings

1.	<p>Do any pipelines of any type (natural gas, water, crude oil, sewer, brine, etc.) cross the site? (YES/NO)</p> <p>If YES, has a map, with the site clearly outlined, depicting the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	No 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	-

F. Telecommunications Infrastructure

1.	<p>Has a map, with the site clearly outlined, indicating the location of all existing telecommunications lines been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 18 - Highway 478 Development Tract - Telecom Map</p>
2.	<p>Local provider of telecommunications services (Company, name, address, phone and contact name including title and email address, as appropriate)</p>	<p>CP-Tel (EpicTouch) 5909 Highway One Bypass Natchitoches, LA 71457 Brian Mills Utility Director 318-352-0006 brian_mills@cp-tel.net</p>
3.	<p>Distance to provider's nearest telecommunications line (ft)</p>	<p>< 100 ft</p>
4.	<p>Distance to nearest central office (CO) serving the site (mi)</p>	<p>10 mi</p>
5.	<p>Is digital switching available at the site? (YES/NO)</p>	<p>No</p>
6.	<p>Is fiber optic cable currently available at the site? (YES/NO)</p>	<p>No</p>
7.	<p>Are T-1 lines available at the site? (YES/NO)</p>	<p>No</p>
8.	<p>Are T-3 lines available at the site? (YES/NO)</p>	<p>No</p>
9.	<p>Is cellular or PCS wireless service available at the site? (YES/NO)</p>	<p>Yes</p>
10.	<p>Is satellite of commercial grade with an unobstructed view of the sky available at the site? (YES/NO)</p>	<p>Yes</p>
11.	<p>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)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>No</p>
	<p>If a plan has been developed, which services are to be included:</p>	<p>-</p>
	<p>Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion?</p>	<p>-</p>

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>Exhibit 19 - Highway 478 Development Tract - Area Roadways Map</p>		
2.	Nearest Roadway	Roadway Number (and local/common name)	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish Road	Par 618 (Blue Bayou Rd)	adjacent	2	10'
	State highway	Hwy 478	adjacent	2	12'
	U.S. highway (give local/common name, too)	US-71	18.3 miles	2	12'
	North-south Interstate highway	I-49	<.25 miles		
	East-west Interstate highway	I-20	76.5 miles		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				No
4.	What is the weight limit of the parish road in pounds (lbs)?				83,000 lbs
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway in pounds (lbs)?				80,000 lbs 100,000 lbs with permit
7.	Is access to site controlled by a traffic light? (YES/NO)				No

8.	Are there any known improvements planned for the typical roadways that might be used to access the site? (YES/NO). If YES, please complete the blocks below.		
	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)		No
	If YES, please describe required improvements.	-	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		-
11.	Do any rights-of-way need to be obtained to provide roadway access the site? (YES/NO)		No
	<i>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.</i>		
	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, including the airport's IATA Code, and address of <i>nearest commercial airport with scheduled passenger service</i> Please include link to airport website.	AEX - Alexandria International Airport 1100 Frank Andrews Blvd Alexandria, LA 71303 https://flyaex.org
2.	Distance in road miles to the nearest commercial airport (road miles)	46 miles
3.	Average travel time to nearest commercial airport (minutes)	45 minutes
4.	Number of air carriers serving nearest commercial airport	3
5.	Is direct international passenger service available at this airport? (YES/NO)	No
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	No
Optional – Enter a second commercial airport that might be near the site if the site can be accessed fairly easily from two airports.		
8.	Name, including the airport's IATA Code, and address of <i>second closest commercial airport with scheduled passenger service</i>. Please include link to airport website.	SHV - Shreveport Regional Airport 5103 Hollywood Ave Shreveport, LA 71109 https://www.flyshreveport.com/
9.	Distance in road miles to the second closest commercial airport (road miles)	78 miles
10.	Average travel time to second closest commercial airport (min)	70 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

I. Rail Infrastructure

1.	Is there a rail spur already on-site or is a rail line adjacent to the site? (YES/NO)	No	
2.	Name of carrier of nearest Class 1 freight railroad line? If a short-line (Class III) rail serves the site or the immediate area, please include their name, as well.	Union Pacific	
3.	Distance to the nearest carrier's freight railroad line (miles)	4.25 miles	
4.	If the site is accessible by rail, please provide a brief narrative describing the route the rail will take to access the site. If the route will cross any roads/highways or waterbodies (bayous, canals, rivers, etc.) be sure to mention these crossings in the narrative. Include a map of the proposed route if any right-of-way must be acquired in order to bring rail to the site. If a map is included, please include Exhibit# and title of document.	Site is not accessible by rail.	
5.	Second carrier's closest freight railroad line, if a second carrier can reasonably provide service to the site. Otherwise, answer "N/A."	NA	
6.	Distance to the second closest carrier's freight railroad line (miles or N/A)	-	
7.	Ownership/Operator and approximate location of nearest intermodal rail yard	Union Pacific Shreveport, LA	
8.	Distance to nearest intermodal rail yard (rail miles)	73 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) If YES, please include Exhibit# and title of document.	No. It is not feasible or practical to bring rail service to the site.	
	In what time frame can rail service be provided to the site? (months)	-	

	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	
	Engineer's assessment	
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)	-
11.	What party is responsible for ongoing maintenance of line extended to the site?	-

J. Water Transportation Infrastructure

<p>1.</p>	<p>Name, address, phone, contact name including title and email address (as appropriate) of nearest shallow draft port.</p> <p>Please include link to port website.</p> <p><i>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.</i></p>	<p>Natchitoches Parish Port Commission Post Office Box 2215 Natchitoches, LA 71457</p> <p>Travis Tyler Director 318-356-9686 nat-port@cp-tel.net https://www.natchitochesparishport.com/</p>
<p>2.</p>	<p>Name of waterway at shallow draft port</p>	<p>Red River</p>
<p>3.</p>	<p>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.?</p>	<p>Flat Barges Bulk & Breakbulk Containers Ro-Ro Reefer</p>
<p>4.</p>	<p>What water depth is maintained at the shallow water port? (feet)</p>	<p>9 ft</p>
<p>5.</p>	<p>Distance in road miles to nearest shallow draft port (road miles)</p>	<p>20 miles</p>
<p>6.</p>	<p>Does the shallow water port site currently have barge docking facilities? (YES/NO)</p>	<p>Yes</p>
<p>7.</p>	<p>Name, address, phone and contact name including title and email address (as appropriate) of nearest deepwater port.</p> <p>Please include link to port website.</p> <p><i>(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.)</i></p>	<p>Port of Greater Baton Rouge 2425 Ernest Wilson Drive Port Allen, LA 70767</p> <p>Jay Hardman, P.E. Executive Director 225-342-1660 hardmanj@portgbr.com https://www.portgbr.com/</p>
<p>8.</p>	<p>Name of body of water at deepwater port</p>	<p>Mississippi</p>
<p>9.</p>	<p>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.?</p>	<p>Dry & Liquid Bulk Breakbulk Ro-Ro (currently under construction)</p>
<p>10.</p>	<p>Distance to the nearest deepwater port? (road miles)</p>	<p>171 miles</p>

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><i>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.</i></p> <p><i>Note: See cautionary statement about using hardcopy quad maps in the Instructions.</i></p> <p>Please include Exhibit# and title of document.</p>	Exhibit 20 - Highway 478 Development Tract - USGS Topo Map
2.	<p>Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	Exhibit 21 - Highway 478 Development Tract - Soils Data Map
3.	<p>Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	Exhibit 22 - Highway 478 Development Tract – National Wetlands Inventory Map
4.	<p>Has the required FEMA 100-year floodplain map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p><i>Note: Applicants must use the latest FEMA DFIRM map, even if the map is preliminary and the map is being contested by local authorities.</i></p> <p>Please include Exhibit# and title of document.</p>	Exhibit 23 - Highway 478 Development Tract – FEMA 100-Year Flood Plain Map
5.	Minimum topographical elevation (ft, MSL)	140 ft
6.	Maximum topographical elevation (ft, MSL)	210 ft
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	75 ft
8.	Indicate the general grade or percentage slope of the site.	appx. 5% slope
9.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	sloping towards the center
10.	Describe the general type of vegetation on the site (forest, grass, crops, etc.)	pine forest, undergrowth

	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.
11.	4.579 acres – Located in the southeast quadrant, encompassing the stream identified as Stream 1 in Exhibit 8 – Highway 478 Development Tract - Wetlands Delineation Study.	USACE
	Three additional small areas are identified as Wetland 2 (0.454 acres) and Wetlands 3 (0.120 acres) located on Stream 2. Stream 2 runs south on the east side of the property. Wetland 4 (0.123 acres) is located on Stream 9 in the northeast quadrant.	USACE
	9,917 total linear feet of streams were identified as considered Waters of the US.	USACE
12.	<p>Has a copy of the required geotechnical study been provided with this application? (YES/NO)</p> <p><i>Note: See Instruction for geotechnical requirements.</i></p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 24 - Highway 478 Development Tract - Geotechnical Report</p>
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
	If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes
	If YES, is soil augmentation required for construction of a “typical” 100,000 sq ft industrial manufacturing building? (YES/NO)	Yes
13.	Depth to groundwater (ft)	1 ft-9 ft after heavy rain, 10 ft typical
14.	<p>Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 1 - Highway 478 Development Tract - Aerial Photos</p>

L. Environmental Site Assessment

1.	<p>Has the required copy of the Phase I Environmental Site Assessment that is less than 5-years old been included with this application? (YES/NO)</p> <p><i>Note: Only the basic report should be included in the binder with the complete report included on the flashdrive.</i></p> <p>Please include Exhibit# and title of document.</p>	Exhibit 25 - Highway 478 Development Tract – Phase I Environmental Assessment	
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>	Yes	
<p>Do the findings of Phase I suggest/require a Phase II? (YES/NO)</p>		No	
<p>If YES, has a Phase II environmental assessment been completed? (YES/NO)</p>		No	
3.	<p>If a Phase II has been completed, a copy must be included as an exhibit. Has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	N/A	
<p>Was the recommendation from Phase II “No Further Action”? (YES/NO)</p>		N/A	
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><i>Note: No field study is required. Just the letter.</i></p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 26 - Highway 478 Development Tract - LDFW Impact Letter</p>	

5.	<p>Has the required wetlands delineation (less than 5 years old) been conducted for this site? (YES/NO)</p>	Yes
	<p>A color copy of the entire wetland delineation report must be provided with this application.</p> <p>Please include Exhibit# and title of document.</p>	Exhibit 8 - Highway 478 Development Tract - Wetlands Delineation Study
	<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>	Yes
	<p>If wetlands were identified on site, has the optional Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO)</p> <p><i>Note: Sites submitted for certification are NOT required to have a JD. Only a wetlands delineation is required.</i></p>	No
	<p>If the optional JD was requested, the JD application must be attached here.</p> <p>Please include Exhibit# and title of document.</p>	N/A
	<p>If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO)</p> <p><i>Note: This is optional. LED does not require any sites to seek a Sec 404 permit and/or mitigate the wetlands on site.</i></p> <p>If YES, please include Exhibit# and title of document.</p>	No
	<p>If a Sec 404 wetlands permit application was submitted, has a Corps of Engineers Sec 404 Permit been received? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	N/A
	<p>If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO)</p> <p><i>Note: LED does not require that wetlands be mitigated for a site to be certified.</i></p> <p>If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.</p>	N/A
	<p>Any other comments related to the possible presence of wetlands on site?</p>	Minor presentation of groundwater.

6.	<p>Has the required Phase 1 Cultural Resources study been completed (now or any time in the past)? (YES/NO)</p> <p><i>Note: The “SHPO” in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. They have a database of the entire state of Louisiana and know which areas have already had a Phase 1 study. If a site has already been surveyed, it is not necessary to re-do the Phase 1 study for certification.</i></p> <p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit 27 - Highway 478 Development Tract - Cultural Resources Study</p> <p>Exhibit 28 – Highway 478 Development Tract - SHPO Clearance</p>
	<p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, was the report submitted to the SHPO for their concurrence with the archeologist’s recommendations? (YES/NO)</p>	<p>Yes</p>
	<p>In the letter issued by the SHPO, did the SHPO mention any historical or prehistoric areas on the site that must be avoided during development? (YES/NO)</p>	<p>No</p>
	<p>Has the SHPO cleared the <i>entire</i> site, as outlined on the boundary survey, for development?(YES/NO)</p>	<p>Yes</p>
	<p>If the SHPO has NOT cleared the entire site for development, is a Phase 2 or 3 Cultural Resources study planned? (YES/NO)</p> <p>If YES, please include an explanation and, if needed, cite an Exhibit# and title of document.</p>	<p>N/A</p>