

CLECO Industrial Site Certification Program Phase A - Site & Infrastructure Questionnaire (Site)

Site Information	
Site Name:	England Airpark Heavy Industrial Site
City, County, State:	Alexandria, Rapides, Louisiana
Zip Code:	71303
Latitude, Longitude:	31 20 34 34 N 92 31 42 28 W

Applicant Information	
Name:	Jon Grafton
Title:	Executive Director
Organization:	England Authority
Street Address:	1611 Arnold Drive
City, County, State:	Alexandria, Rapides, Louisiana
Zip Code:	71303
Office Phone Number:	318-427-6414
Mobile Phone Number:	318-792-6063
Fax Number:	318-449-3506
Email Address:	jgrafton@englandairpark.org
Web Address:	www.englandairpark.org

SITE INFORMATION

1. Total contiguous acres of proposed site:

Answer: 31.52

2. Number of developable acres of proposed site:

Answer: 31.52

3. Number of parcels of proposed site:

Answer: 5

4. Property price (total or average price per acre):

Answer: \$45,000 per acre

5. Site configuration / shape including any out parcels or site development limitations:

Rectangular	<input checked="" type="checkbox"/>
Square	<input type="checkbox"/>
Irregular	<input type="checkbox"/>

6. Is the site in an industrial park setting:

Answer: Yes

7. Indicate method of control:

Check Applicable Box		
<input type="checkbox"/>	Real Estate Listing	
<input type="checkbox"/>	Name of Listing Agent	
<input type="checkbox"/>	Duration of Listing	
<input type="checkbox"/>	Option	
<input type="checkbox"/>	Name of Option Holder	
<input type="checkbox"/>	Option Expiration Date	
<input type="checkbox"/>	Contingency Contract to Purchase or Lease	
<input checked="" type="checkbox"/>	Letter from Owner (if Owner is Applicant)	

8. Number of landowners:

Answer: One

9. Current property landowners (repeat if necessary):

Name	Address	City	State	Zip	Phone	Comment
------	---------	------	-------	-----	-------	---------

	Name	Address	City	State	Zip	Phone	Comment
Owner 1	England Authority	1611 Arnold Drive	Alexandria	Louisiana	71303	318-427-6407	
Owner 2							
Owner 3							
As many as needed, etc.							

10. Provide a chronology of each parcel's previous use including dates:

Answer: The England Authority has owned the parcel since 2003. Prior to that time, the parcel was owned by a single landowner dating back to the 1940s

11. Number of existing structures on site:

Answer: 0

12. Describe each structure on site:

Answer: NA

13. Maximum topographic elevation of the site:

Answer: 81 ft.

14. Minimum topographic elevation of the site:

Answer: 80 ft.

15. Maximum elevation change:

Answer: 1 ft.

16. Indicate the percent of slope of the site:

Answer: Less than 1%

17. Describe the terrain of the site (please check one):

Terrain Description	Check One
Flat	X
Gently sloping / gently rolling	
Moderately sloping / moderately rolling	
Greatly sloping / greatly rolling	

18. Describe any areas of the site with bodies of water, creeks, wetlands, etc.:

Answer: The site is bounded on the west and north side by Big Bayou

19. Identify the jurisdiction controlling these bodies of water / wetlands:

Answer: Rapides Parish Police Jury

20. Identify the FEMA Flood Zone designation associated with this site (Zone X, Zone A, Zone AE, etc.) and the corresponding acreage in each flood zone.

Answer: Zone A

21. Indicate FEMA Firm panel number:

Answer:

22. Identify any easements and right-of-ways on the proposed site and the owner for each:

Answer: None

23. Describe soil types and conditions:

Answer: Sandy Clay

ZONING

24. Is there zoning in this area?

Answer: No

If yes, please answer questions 25 through 29.

If no, please indicate the comprehensive plan's land use designation for the proposed industrial site (if applicable).

Answer: Industrial

25. If there is zoning, indicate the jurisdiction in which the site is zoned (city, county, etc.):

Answer:

26. Identify the site's current zoning:

Answer:

27. Is a zoning change necessary for the intended usage?

Answer:

28. Identify the current zoning surrounding the proposed property:

Answer:

29. Detail the process and approvals necessary to rezone and the timeline to complete:

Answer:

TRANSPORTATION

Roads

30. Describe site ingress / egress routes in regards to congestion and safety:

Answer: Site is accessed by industrial grade two lane street which enters to Highway 1 North. Intersection is uncontrolled and modern design.

31. Indicate the total number of roads providing access to the site:

Answer: One

32. Is access to the site controlled with a traffic signal?

Answer: No

33. Identify the closest North / South interstate(s):

Answer: I-49

34. Number of miles to the closest North / South interstate(s):

Answer: Less than one mile

35. Identify the closest East / West interstate(s):

Answer: I-10

36. Number of miles to the closest East / West interstate(s):

Answer: 90 miles

37. Describe the transportation route from the nearest North / South interstate to the site (please describe interchange accesses including physical design, controlled intersections, traffic patterns, number of lanes, etc.):

Answer: Exit off of I-49 is at full interchange. Head south on Air Base Road, four lanes to intersection of Highway 1. Turn right at this stop light controlled intersection and proceed for approximately ½ mile. Road transitions from 4 lanes to 2 lanes with turning lane. Enter turn lane and turn left proceeding 500 feet to exit right on to unnamed drive entering site.

38. Indicate bridges on route to nearest North / South interstate and corresponding weight limits:

Answer: One bridge on route. Approximately 5 years old. No weight limit. 88,000 pounds

39. Indicate any underpasses on route to nearest North / South interstate and corresponding bridge heights and widths:

Answer: None

40. Describe the transportation route from the nearest East / West interstate to the site (please describe interchange accesses including physical design, controlled intersections, traffic patterns, number of lanes, etc.):

Answer: Proceed north from I-10 on I-49 to Airbase Road Intersection

41. Indicate bridges on route to nearest East / West interstate and corresponding weight limits:

Answer: Only overpasses. Interstate Standard

42. Indicate any underpasses on route to nearest East / West interstate and corresponding bridge heights and widths:

Answer: None

43. Will any road access improvements be necessary including the extension of roads, interchange improvements, etc.?

Answer: No

If yes, please describe:

Answer:

Commercial Air Service

44. Name of commercial airport (include identifier):

Answer: Alexandria International Airport (AEX)

45. Hub status:

Answer: Non hub

46. Location:

Answer: England Airpark

47. Distance from the site (miles):

Answer: Less than 1 mile

48. Transit time from site to airport (minutes):

Answer: 5 minutes

49. Number of runways:

Answer: 2

50. Longest runway length:

Answer: 9,300 feet

51. Carriers serving the airport:

Passenger	American, Delta, United
Charter	
Air Cargo	

52. Total number of daily non-stops to all cities served:

Answer: 24

53. Total number of daily non-stops to international locations:

Answer: None

54. Please advise of any approved capital expansion plans:

Answer: AEX has ongoing capital project program of approximately \$35 million for FY 2011/12

Railroads

55. Will site be marketed as served by rail?

Answer: No

	Answer	Answer (if dual rail)
Rail carrier		
Rail rating		
Number of miles to the nearest rail siding extendable to the site	Adjacent	
Do you currently have control of right-of-ways to the site	Yes	
Describe any necessary rail access improvements	Turn out on site.	

UTILITIES

Electric

56. Name of the electric power transmission company serving the proposed site:

Answer: CLECO

57. Name of the electric power distribution company or companies serving the proposed site:

Answer: CLECO

58. Approximately how far away are the nearest electric lines?

Answer: Adjacent to site

59. What voltage lines are available?

Answer: 34.5 KV

60. What is the distance to the nearest substation serving the site?

Answer: Two substations are almost adjacent to site

Natural Gas

61. Will site be marketed as served by natural gas?

Answer: Yes

62. Name of the natural gas transmission company or companies serving the proposed site:

Answer: City of Alexandria

63. Name of the natural gas distribution company or companies serving the proposed site:

Answer: City of Alexandria

64. Distance to the closest gas line serving the site:

Answer: On site

65. Indicate the size of the line serving the site:

Answer: 4 inch

66. Indicate the capacity of the line serving the site:

Answer: 135,000 CFH

67. Indicate the pressure of the line serving the site:

Answer: 40 PSIG

68. Indicate the current peak utilization of the line / system:

Answer:

69. Describe any bottlenecks within the system that need to be upgraded:

Answer: None

Water Service

70. Name of the water provider serving the site:

Answer: City of Alexandria

71. Distance to the closest water line serving the site:

Answer: On site

72. Size of the line serving the site:

Answer: 12 inch

73. Capacity of the line serving the site:

Answer: 2,400 GPM

74. Name of closest water treatment plant serving the site:

Answer: NA

75. Distance to closest water treatment plant serving the site:

Answer: NA

76. Capacity of the water system (mgd):

Answer: 16 mgd

77. Average utilization of the water system (mgd):

Answer: 8 mgd

78. Peak utilization of the water system (mgd):

Answer: 10 mgd

79. Excess capacity of the water system factoring in peak utilization (mgd):

Answer: 38%

80. Identify any planned upgrades to the water system, including the schedule and the source of funding for the project:

Answer: City of Alexandria has an ongoing process of upgrading and repairing water system

Wastewater Service

81. Name of the wastewater provider serving the proposed site:

Answer: City of Alexandria

82. Distance to the closest sewer line serving the site:

Answer: On site

83. Size of the line serving the site:

Answer: 10 inch

84. Capacity of the line serving the site:

Answer: 500 GPM

85. Name of closest wastewater treatment plant serving the site:

Answer: City of Alexandria Wastewater treatment plant

86. Distance to closest wastewater treatment plant serving the site:

Answer: 10 miles

87. Capacity of the sewer system (mgd):

Answer: 22 MGD

88. Average utilization of the sewer system (mgd):

Answer: 11 MGD

89. Peak utilization of the sewer system (mgd):

Answer: 21 MGD

90. Excess capacity of the sewer system factoring in peak utilization (mgd):

Answer: 7 MGD

91. Identify any planned upgrades of the system, including the schedule and the source of funding for the project:

Answer: City of Alexandria has an ongoing process of upgrading and repairing wastewater system.

Telecommunications

92. Name of telecommunications provider:

Answer: ATT

93. Distance to the closest telecommunications infrastructure serving the site:

Answer: Adjacent to site

94. Identify services available at the proposed site:

Answer: Robust communication infrastructure on Highway 1 adjacent to site.

ENVIRONMENTAL

95. Indicate status of each due diligence report:

Report	Complete	Planned	Expected Completion Date	Not Planned Currently
Phase I (and/or Phase II)	X			
Geotechnical assessment	X			

Wetlands delineation	X			
Endangered species	X			
Archeological / historical	X			

If any due diligence is completed, please submit a copy of each report.

Subsurface

96. Indicate if the site owner has current ownership of the mineral rights:

Answer: Yes

If no, indicate who owns the mineral rights:

Answer:

97. Are there any leases on the mineral rights?

Answer: No

98. Indicate if the area has been mined or drilled in the past, and the location of mines in relation to site:

Answer: No

99. Indicate if the site has evidence of sink holes, natural springs, caves, etc.:

Answer: No

100. Indicate if the area is prone to sink holes, natural springs, caves, etc.:

Answer: No

Restrictions

101. Identify any noise restrictions for this site:

Answer: None

102. Identify any height restrictions for this site:

Answer: 150 feet