

Date	April 2, 2015
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Louisiana Certified Sites Program Application

Site name	England Airpark Heavy Industrial Site W2	
Street Address or other physical location	1611 Arnold Drive	
City/town(nearest), State, and Zip code	Alexandria, LA 71303	
Parish	Rapides	
Contact person and title (owner, Director, etc.)	Jon Grafton, Executive Director David Broussard, Airpark Development Manager	
Organization	England Economic and Industrial Development District	
Address	1611 Arnold Drive	
City/State/Zip	Alexandria, LA 71303	
Telephone	Office 318-427-6407	Cell 318-623-7202
E-mail	dbroussard@englandairpark.org	

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	Airpark Development Manager Title	April 2, 2015 Date
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Exhibit 3 – Drawing Indicating the Boundaries of Site W2 (Full Size Drawings)
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Exhibit 3b – Boundary Survey of 54.364± Acres Owned by Maria Barrilleaux
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Exhibit 11 – Wetlands Delineation (Full Report)

Exhibit 14 – Endangered Species Study (Full Report)

Exhibit 15 – Phase I Cultural Resources Survey (Full Report)

Exhibit 16 – Preliminary Geotechnical Investigation Services Report (Full Report)

Exhibit 17 – Title Opinions with Abstracts

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Exhibit 17b – 54.380 Acres Owned by Maria Barrilleaux

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Exhibit 17e – 24.48 Acres Owned by Joe Brown, Et Ux

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Exhibit 17g – 2.623 Acres Owned by Peter Dekeyzer, Et Ux

Separately Bound Exhibits

Exhibit 13 – Phase I Environmental Site Assessments (Full Reports)

Exhibit 13a - 253.2± Acres Owned by Peter Dekeyzer

Exhibit 13b - 55± Acres Owned by Maria Barrilleaux

Exhibit 13c - 57.4± Acres Owned by Jerome Dekeyzer, Et Ux

Exhibit 13d - 303.47± Acres Owned by Oxland Plantation, LLC

Exhibit 13e - 23.49± Acres Owned by Joe Brown, Et Ux

Exhibit 13f - 157.37± Acres Owned by Jerome Dekeyzer, Et Ux

Exhibit 13g - 2.623± Acres Owned by Peter Dekeyzer, Et Ux

Minimum Criteria Check List		
Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain using latest DFIRM maps	25 acres or greater	Yes
Price per acre	Price/Lease quoted in writing	Negotiable
Control of property	Ownership/ <u>Option</u> /Other	Yes
Use classification (zoning)	If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned to industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.	Yes
Water supply	250,000 gpd or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan and cost estimate is attached.	Yes
Wastewater	250,000 gpd or greater is available at the site within a reasonable time frame. If existing capacity is not available to the property boundary, a construction plan and cost estimate is attached.	Yes
Electricity	Reliable 3-phase on site or a construction plan and cost estimate is attached.	Yes
Natural Gas	Must be available to the property boundary or a construction estimate and plan for bringing to the site attached.	Yes
Environmental	Phase I (less than 5 years old). Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural Resources	Phase I is required if the State Historical Preservation Office does not clear the site for development.	Yes
Endangered Species	A clearance letter from the Louisiana Department of Wildlife and Fisheries indicating that development on the site will not impact threatened/endangered species.	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	England Airpark Heavy Industrial Site W2	
2.	Address or physical location (include accurate latitude/longitude, if available)	31.337526° N, 92.577102° W	
3.	City/town (nearest), state/zip code	Alexandria, LA 71303	
4.	Parish	Rapides	
5.	Contact person and title	David Broussard, Airpark Development Manager	
6.	Address	1611 Arnold Drive	
7.	City/State/Zip	Alexandria, LA 71303	
8.	Telephone	Office 318-427-6407	Cell 318-623-7202
9.	E-mail Contact(s)	dbroussard@englandairpark.org	
10.	Total acres for lease/sale?	865± Acres	
	Total contiguous developable acreage above the 100-year flood plain	395± Acres	
11.	Number of parcels making up acreage	10	
12.	Number of owners of the separate parcels	6	
13.	Total selling price for all acres (\$) Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required.	Negotiable	
14.	Total acreage annual lease (\$)	Negotiable	
15.	Is there a lease-purchase option? (YES/NO)	NO	
	If yes, description/comment on lease-purchase option:		
	N/A		
16.	Is there a right-of-first-refusal feature? (YES/NO)	NO	

If yes, description/comment on right-of-first refusal option:				
N/A				
17.	Has a title abstract been submitted with this application? (YES/NO)			YES
	If YES, Exhibit # and name of document?	Exhibit 17 – Property Deeds & Title Opinions with Abstracts		
18.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			YES
18a	Parcel description	Acres	Lease or selling price per acre (\$)	Total Lease or selling price (\$)
	It is the intent of this development to create a Megasite.			

A. Site Identification (continued) – Owner Information (Peter Dekeyzer)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Peter C. Dekeyzer	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	263.884± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel: The property is available pending exercising of option.		

A. Site Identification (continued) – Owner Information (Maria Barrilleaux)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Maria Dekeyzer Barrilleaux	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	54.364± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel:		
	The property is available pending exercising of option.		

A. Site Identification (continued) – Owner Information (Jerome Dekeyzer, Et Ux)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Jerome J. Dekeyzer, Et Ux	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	217.005± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel: The property is available pending exercising of option.		

A. Site Identification (continued) – Owner Information (Oxland Plantation, LLC)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Oxland Plantation, LLC	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	308.228± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel:		
	The property is available pending exercising of option.		

A. Site Identification (continued) – Owner Information (Joe Brown, Et Ux)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Joe D. Brown, Jr., Et Ux	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	24.816± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel:		
	The property is available pending exercising of option.		

A. Site Identification (continued) – Owner Information (Peter Dekeyzer, Et Ux)			
1.	Site name	England Airpark Heavy Industrial Site W2	
2.	Owner name	Peter C. Dekeyzer, Et Ux	
3.	Contact person	David Broussard	
4.	Address	1611 Arnold Drive	
5.	City/State/Zip	Alexandria, LA 71303	
6.	Telephone	Office 318-427-6407	Cell 318-623-7202
7.	E-mail	dbroussard@englandairpark.org	
8.	Total acres within the site owned by this owner	2.621± Acres	
9.	Total selling price of this acreage (\$)	Negotiable	
10.	Total annual lease price of this acreage (\$)	Negotiable	
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.	NO N/A	
12.	Comments regarding the immediate availability of this parcel:		
	The property is available pending exercising of option.		

B. Option to Purchase Site			
1.	Option holder	Diversified Lands, LLC	
2.	Contact person and organization (as appropriate)	Mark Pearce, General Counsel	
3.	Address	2030 Donahue Ferry Rd.	
4.	City	Pineville, LA	
5.	Telephone	Office (318)484-7400	Cell N/A
6.	E-mail	mark.pearce@cleco.com	
7.	Total number of acres under option to purchase	865±	
8.	Option expiration date	November 11, 2016	
9.	Is the option assignable? (YES/NO)	YES	
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)	YES	
11.	Has a copy of the option to purchase been included with this application? (YES/NO)	NO	
	If YES, include Exhibit# and name of document.	N/A	
12.	Special comments, if any, relative to option to purchase:		
	Please contact the Applicant for option information.		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts		
1.	Is site within incorporated municipal limits? (YES/NO)	NO
	If so, what municipality?	N/A
	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?	2,020 feet to Alexandria, LA
2.	Is the site within a zoning district? (YES/NO)	NO
	If YES, contact name, agency name, address and phone of zoning authority.	N/A
	If zoned, briefly describe the property's current zoning classification?	N/A
	If zoned, has a copy of the zoning regulation been attached? (YES/NO) If zoning regulation is attached, include Exhibit# and name of document.	N/A
3.	Are there any restrictions on noise level? (YES/NO)	NO
	If YES, please describe:	N/A
4.	Are there any height restrictions? (YES/NO)	YES
	If YES, please describe:	Because of the proximity of Site W2 to an airport, the entire site is subject to height restrictions of varying maximum structure height. A structure exceeding the height restrictions may not necessarily be prohibited, but require evaluation by the FAA to determine what control measures (light, beacon, etc.) are required or recommended to be installed to mitigate the obstacle. Structures on the majority of the site are restricted to approximately 238 feet above mean sea level (AMSL), which would allow for a building approximately 150 to 158 feet tall. The northeastern corner of the site is subject to more stringent height restrictions as follows: At the site's northeasternmost corner, a structure is limited to approximately 97 feet tall above ground level. The allowable building height increases one (1) foot for every seven (7) feet of additional distance from the extended centerline of Runway 14-32.
5.	Describe any land use restrictions (e.g., hours of operation)	Reserved for industrial manufacturing and distribution

6.	How long will it take for required city/parish re-zoning permits or other required permits to be issued? (months)	None Req'd
7.	Are adjacent properties zoned the same as the site? (YES/NO)	YES
8.	Please describe previous and current uses of the adjacent sites and planned projects. Please note any nearby schools, churches, or residential developments.	
	North: Rural Residential; Majority of properties have been purchased by Applicant through FAA Noise Mitigation Program. Currently, approximately 50% inhabited.	
	East: England Airpark Heavy Industrial Site W1; and beyond, Alexandria International Airport (AEX).	
	South: Bayou Rapides Road (La Hwy 1202). Agricultural and Rural Residential areas are south of the highway and Bayou Rapides.	
	West: Agricultural and Rural Residential areas.	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.)	115.13 mills plus \$0.20/acre Red River Levee Acreage Fee
10.	What is the current assessed valuation of the site?	\$46,256.00
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)	NO
	If YES, include Exhibit# and name of document.	Not Included
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	FTZ #261 is adjacent to site.
13.	Is the site located within a Renewal Community? (YES/NO)	N/A
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.	House 1 (North Bayou Rapides Road)	2,200	Unknown	Residence	YES
	Shed 1 (North Bayou Rapides Road)	900	Unknown	Storage/Garage	YES
	House 2 (Rapides Station Road)	5,700	Unknown	Residence	YES
	Barn (Rapides Station Road)	4,800	Unknown	Barn	YES
	No others known				
2.	Paved surfaces				
	Driveway to House 2	4,200	Unknown		
3.	Fences				
	Miscellaneous fences (generally wire agricultural fences) along Rapides Station Road and Bayou Rapides Road (La Hwy 1202)	3-5' tall	Various		
4.	Are there any cemeteries located on the site? (YES/NO)				NO
	If YES, please describe.	None			
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)				YES
	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO) If YES, include Exhibit# and name of document.	All structures not desired by tenant are to be removed prior to development. N/A			

E. Land Transferability and Encumbrances		
1.	Has a copy of the deed been included with this application? (YES/NO) 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.	NO
	If YES, include Exhibit# and name of document.	N/A
2.	Has the required boundary/property survey been included with this application? (YES/NO)	YES
	If YES, include Exhibit# and name of document.	Exhibit 3 – Boundary Surveys
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. See Exhibit 3 – Boundary Surveys and Exhibit 17 – Title Opinions with Abstracts	
4.	List and describe other easements (include property survey indicating easements)	
	Include Exhibit # and name of document if attached as a separate document. See Exhibit 3 – Boundary Surveys and Exhibit 17 – Title Opinions with Abstracts	
5.	List and describe any liens against the property.	
	Include Exhibit # and name of document if attached as a separate document. Exhibit 17 – Title Opinions with Abstracts	
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit # and name of document if attached as a separate document. Exhibit 17 – Title Opinions with Abstracts	
7.	List and describe any restrictive covenants.	
	Include Exhibit # and name of document if attached as a separate document. Exhibit 17 – Title Opinions with Abstracts	
8.	List and describe other encumbrances.	
	Include Exhibit # and name of document if attached as a separate document. Exhibit 17 – Title Opinions with Abstracts	

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	England Airpark Fire Department and Rapides Parish Fire District No. 2
3.	Rating of fire service provider	ISO 4
4.	Distance to fire station (miles)	2
	Name of Fire Station providing services to the site	England Airpark Fire Department and Rapides Parish Fire District No. 2
5.	Distance to emergency medical care (miles)	7
	Name and brief description of nearest emergency medical care facility:	Rapides Regional Medical Center, full service hospital, and Level II Trauma Center

II. Utilities and infrastructure

A. Water Supply 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 8a – Water Service Map	
2.	Company/agency name, address and phone of provider of potable or process water to the site	Alexandria Water Department P.O. Box 71 Alexandria, LA 71309-0071 (318) 441-6216	
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available to the property boundary 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	A rural, not-for-profit water system, Rapides Island Water System, currently provides water to the site. However, improvements are proposed to serve industrial customers from the City of Alexandria Water System, which is currently 17,300 feet from the site. Exhibit 19 – Proposed Water Service Improvements	
4.	Size of potable/process water line closest to the site (inches in diameter)	16"	
5.	Static and residual pressures of the potable/process water line closest to the site	Static 65 psi	Residual 60 psi
6.	Source of potable or process water (lake, well, other source)	Wells- Kisatchie and Urban well fields	
7.	Total potable/process water system capacity (millions of gallons per day)	28.4 MGD	
8.	Current average daily use of the water system (millions of gallons per day)	10.4 MGD	
9.	Peak demand (millions of gallons per day)	Appx. 14 MGD	
10.	Excess capacity of the existing water system (millions of gallons per day)	13.6 MGD	
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 19b – Letter from City of Alexandria Utilities Department Regarding Excess Water and Wastewater Capacity	
12.	Distance to closest elevated potable water storage tank (miles)	2.5 miles	
13.	Capacity of closest elevated potable water storage tank (gallons)	500,000 gallons	

14.	Distance to the appropriate booster station (miles)	2 miles
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	YES
16.	Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, include Exhibit# and name of document.	YES Exhibit 19 – Proposed Water Service Improvements Exhibit 19a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Limited water service is available virtually immediately. However, the improvement plan included herein would require longer than 180 days.
	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?	
	Preliminary engineering layouts and prior discussions with the service provider.	

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 8b – Wastewater Service Map
2.	Provider of sewer service (company name, municipal name, etc.). Include name, address, phone number and contact name, as appropriate.	Alexandria Wastewater Department P.O. Box 71 Alexandria, LA 71309-0071 (318) 441-6241 Jimbo Graham, Superintendent
3.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be available to the site boundary or a construction plan and cost estimate must be attached.)	6,000 feet (6" SFM with limited excess capacity) 17,665 feet (24" SFM)
4.	Size of wastewater collection line closest to the site (inches diameter)	24" SFM
5.	Is there a force main at or near the site? (YES/NO)	YES
6.	Capacity of nearest lift station (gallons/day)	720,000 GPD (proposed)
7.	NPDES permit number of sewer provider	LA0041009 & LAJ650021
8.	Total capacity of wastewater system (gallons/day)	22,000,000 GPD
9.	Current average daily use of wastewater system (gallons/day)	11,000,000 GPD
10.	Peak load on wastewater system (gallons/day)	27,000,000 GPD
11.	Excess capacity of wastewater system (gallons/day)	6,500,000 GPD
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	YES Exhibit 19b – Letter from City of Alexandria Utilities Department Regarding Excess Water and Wastewater Capacity
	If not, what is the basis for the excess capacity assertion?	N/A
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.	
	Exhibit 20b – Wastewater Pre-Treatment Requirements	

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 20 – Proposed Wastewater Service Improvements Exhibit 20a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	The improvement plan included herein would require longer than 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 None

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 8c – Electrical Service Map
2.	Local provider of electrical power (company name, address, phone and contact person, as appropriate)	Cleco Power, LLC P.O. Box 5000 Pineville, LA 71361 Mike Sibley (318)308-1273
3.	Distance to provider's nearest distribution line (feet)	On-site
4.	Size of provider's nearest distribution line (kV)	Dual 230 kV
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	On-Site
6.	Is reliable 3-phase service available at the site today? (YES/NO) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, construction plan and funding source to meet the minimum level of service within a reasonable timetable.)	YES
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	Exhibit 21 – Proposed Electrical Service Improvements Exhibit 21a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	What additional services are to be included with this upgrade?	Transmission level service will provide redundant feed.
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	YES
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO)	YES
8.	Peak load capacity available at site (MW)?	400+ MW
9.	Distance to nearest substation to serve the site (miles)	0.7 miles
10.	Distance to the next closest substation to serve the site (miles)	2.6 miles

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 8d – Natural Gas Service Map
2.	Local supplier of natural gas (Company/agency name, address, phone and contact name, as appropriate)	Alexandria Gas Department P.O. Box 71 Alexandria, LA 71309-0071 (318)441-6064
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	6,000 feet
4.	Size of distribution service line (inches)	4"
5.	Pressure of distribution service line (psi)	50 psi
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	YES Exhibit 22 – Proposed Natural Gas Service Improvements Exhibit 22a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	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)	The improvement plan included herein would require longer than 180 days.
	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.	
	Preliminary engineering layouts and prior discussions with the service provider.	
7.	Transmission provider of natural gas	Enterprise Products Partners, L.P.
8.	Distance to nearest transmission line (NOT distribution line) (miles)	2.1 miles
9.	Size and pressure of transmission line (inches and PSI)	42", 1500 psi & 16", 600 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.
	Install a new tap, meter, regulator, and odorant station at the existing 42" high pressure gas transmission pipe; Install 11,725 LF of 6" steel gas main from the transmission main to the site; Install a step-down regulator station on the site with a stub out for distribution and/or service connections.
	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?
	YES. The construction schedule indicates a longer project length, but the schedule could potentially be expedited.

E. Local Product Pipeline Crossings		
1.	Do any pipelines of any type (natural gas, water, crude oil, etc.) cross the site? (YES/NO)	NONE KNOWN
	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)	N/A
	If YES, please include Exhibit# and title of document.	N/A
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.	YES Exhibit 8e – Telecommunications Service Map
2.	Local provider of telecommunications services (Company, name, address, phone and contact name, as appropriate)	AT&T 1120 Texas Ave Alexandria, LA 71301 (318)473-1746 Corey Sims
3.	Distance to provider's nearest telecommunications line (feet)	On-site
4.	Distance to nearest central office (CO) serving the site (miles)	5 miles
5.	Is digital switching available at the site? (YES/NO)	Digital switching is available via the central office
6.	Is fiber optic cable currently available at the site? (YES/NO)	Fiber cable is nearby and can be provided to the site
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.	YES Exhibit 23 – Proposed Telecommunications Service Improvements Exhibit 23a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	If a plan has been developed, which services are to be included:	
	AT&T is the Incumbant Local Exchange Carrier and can provide virtually any copper or fiber based telecommunications services to the site. Examples of services include POTS, DSL, T1, DS3, Metro Ethernet, Wavelength, Lightgate, and SMARTRing. The plan shown in the included Exhibits includes the installation of underground conduit, which is to be used by the Local Exchange Carrier.	
	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? Basic telecommunications services are available virtually immediately. The level and location of services required will dictate whether construction is required and the length of time before such services are available.	

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 7e – Site Map with Existing Roadways and Proposed Transportation Improvements	
2.	Nearest roadway	Roadway number	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Jimmy Brown Rd & Rapides Station Road	0 (Abutting)	2	9 feet
	State highway	LA 1202	0 (Abutting)	2	10.5
	U.S. highway	US 71/ US 165	7.5	4	12
	North-south Interstate highway	I-49	1.0		
	East-west Interstate highway	I-10	93		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				YES
4.	What is the weight limit of the parish road in pounds (lbs)?				80,000 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
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.				YES
	Local roadway to be improved	Description of improvement, Including controlling or funding authority		Schedule	
	Rapides Station Rd	Widening of 12,825 LF from 18' to 28' wide		18 months	
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?		N/A		
10.	Are any roadway improvements required to access the site? (YES/NO)				NO

	If YES, please describe required improvements.	Access to the site exists, however, construction is proposed to improve access the site.	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)	NO	
	Do any rights-of-way need to be obtained to access the site? (YES/NO)	NO	
11.	If YES, please describe Right-of-Way needs.	N/A	
	If YES, what is the time schedule for obtaining these rights-of-way?	N/A	

H. Air Transportation Infrastructure		
1.	Name and address of nearest commercial airport with scheduled passenger service	Alexandria International Airport
2.	Distance in road miles to the nearest commercial airport	On Site
3.	Average travel time to nearest commercial airport	On Site
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)	Yes
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from both airports.		
8.	Name and address of second closest commercial airport with scheduled passenger service	Lafayette Regional
9.	Distance in road miles to the second closest commercial airport	94
10.	Average travel time to second closest commercial airport	80 minutes
11.	Number of air carriers serving second closest commercial airport	3
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 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 carrier of nearest freight railroad line?	Union Pacific Railroad
3.	Distance to the nearest carrier's freight railroad line (miles)	1 mile
4.	Second carrier's closest freight railroad line, if a second carrier is available.	Kansas City Southern Railroad
5.	Distance to the second closest carrier's freight railroad line (miles)	3 miles
6.	Location of nearest intermodal rail yard	New Orleans, LA
7.	Distance in rail miles to nearest intermodal rail yard	Appx. 180 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)	YES
	If YES, please include Exhibit# and title of document.	Exhibit 24 – Proposed Rail Service Improvements Exhibit 24a – Opinion of Probable Costs Exhibit 25 – Schedule for Proposed Improvements
	In what time frame (number of months) can rail service to the site be provided?	21 months
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	Engineering estimate
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)	YES
10.	What party is responsible for ongoing maintenance of line extended to the site?	Undetermined

J. Water Transportation Infrastructure		
1.	Name, address, phone and contact name (as appropriate) of nearest shallow draft port	Port of Alexandria 600 Port Rd. Alexandria, LA 71303 (318)473-1848 Blake Cooper, Executive Director
2.	Name of waterway at shallow draft port	Red River
3.	What water depth is maintained at the shallow water port? (feet)	9 ft.
4.	Distance in road miles to nearest shallow draft port	6 miles
5.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes
6.	Name, address, phone and contact name (as appropriate) of nearest deepwater port	Port of Greater Baton Rouge 2425 Ernest Wilson Drive P.O. Box 380 Port Allen, LA 70767-0380 (225)342-1660 ext. 1202 Jay G. Hardman, Executive Director
7.	Name of body of water at deepwater port	Mississippi River
9.	Distance in road miles to nearest deepwater port	140
10.	Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO)	Yes
11.	How much draft can this deepwater port accommodate?	45 ft.

K. Geography and Geological Assessment	
1.	<p>Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Note: We prefer a map where the site has been zoomed into close enough to where the topographical data (elevations) is legible. We do not need the whole USGS quad map but would appreciate it if both exhibits are attached.</p> <p>If YES, please include Exhibit# and title of document.</p>
	<p>YES</p> <p>Exhibit 1 – USGS Quad Map</p>
2.	<p>Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, 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 – USDA NRCS Soil Survey Map</p>
3.	<p>Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>
	<p>YES</p> <p>Exhibit 10 – National Wetlands Inventory (NWI) Map</p>
4.	<p>Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please use the latest FEMA DFIRM map, even if preliminary.</p> <p>If YES, please include Exhibit# and title of document.</p>
	<p>YES</p> <p>Exhibit 12 – FEMA Flood Map</p>
5.	<p>Minimum topographical elevation (ft, MSL)</p>
	<p>77 feet MSL</p>
6.	<p>Maximum topographical elevation (ft, MSL)</p>
	<p>88 feet MSL</p>
7.	<p>Topographical variation (maximum elevation minus minimum elevation) (ft)</p>
	<p>11 feet</p>
8.	<p>Indicate the general grade or percentage slope of the site.</p>
	<p>0.1 %</p>
9.	<p>Described the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).</p>
	<p>Nearly Flat to Slightly Sloping</p>
10.	<p>Described the general type of vegetation on the site.</p>
	<p>Row Crops, and Small Groups of Scattered Trees (to be cleared if desired)</p>

11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over water body.
	Northern Boundary: 3,296 LF/4.74 Acres of Big Bayou/Fringe Wetland	U.S. Army Corps of Engineers
	Northwest Corner: 1,256 LF of Intermittent Stream	U.S. Army Corps of Engineers
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.	YES
	If YES, please include Exhibit# and title of document.	Exhibit 16 – Preliminary Geotechnical Investigation Services Report
	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)	5 to 15 feet
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO)	YES
	If YES, please include Exhibit# and title of document.	Exhibit 2 – Aerial Imagery

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 13 – Phase I Environmental Site Assessments
2.	Was the result from Phase I “No Further Action”? (YES/NO) If NO, what additional recommendations were made?	YES N/A
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)	N/A
	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.	N/A N/A
	Was the result from Phase II “No Further Action”? (YES/NO)	N/A
4.	Has the required letter from the LA Dept. of Wildlife and Fisheries indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO) Please include Exhibit# and title of document.	YES Exhibit 14 – Endangered Species Study
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 11 – Wetlands Delineation
	If a wetlands determination has been conducted, did it indicate the presence of wetlands and/or other waterways on site? (YES/NO)	YES

	<p>If wetlands are present, has a Corps of Engineers Sec 404 Permit Application been submitted? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>NO</p> <p>N/A</p>
	<p>If wetlands are present, has a Corps of Engineers Sec 404 Permit been received? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>NO</p> <p>N/A</p>
	<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>	<p>NO</p> <p>N/A</p>
	<p>Any other comments related to the possible presence of wetlands on site?</p>	<p>See Exhibit 11 – Wetlands Delineation</p>
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>To complete this application, it was assumed that the SHPO would require a Cultural Resources Assessment.</p> <p>N/A</p>
	<p>Has the SHPO cleared the site for development? (YES/NO)</p>	<p>NO</p>
	<p>If the SHPO has NOT cleared the site for development, has the required Phase I Cultural Resources Assessment been performed? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>YES</p> <p>Exhibit 15 – Phase I Cultural Resources Survey</p>