

# Alexandria Park



## Alexandria • Madison County, Indiana

### DRIVE TIME



# Alexandria Park • Quality Certified • Fiber Ready • Rail Prime

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## Location

Name: Alexandria Park  
St. Rd. 9 & St. Rd. 28  
City/Town: Alexandria, IN 46001  
Longitude, Latitude: 40.285318, -85.660143  
County: Madison  
Taxing Unit & Rate: Monroe Township 2.0364%

## Description:

Acreage Available: up to 460  
Dimensions: Approx. 5,000 ft. x 4,000 ft.  
Sale Price Per Acre: \$30,000  
Ownership: CED hold Option Agreements with all 11 property owners of the 16 parcels  
Current Use: Farmland  
Neighboring Uses: North –Industrial & Agriculture  
South –Ag. & minimal Resident  
East –Agriculture  
West –Commercial

## Development

Zoning Type: Currently Agricultural – Rezoning to Light Industrial (LI) is underway, complete by June  
Topography: Flat and Gently Rolling  
Elevation Change: 0.92% Rise Slope total  
2.91% Rise Slope at steepest  
Soil Type: Mostly Blount Silt Loam & Morley Silt Loam  
Soil Load-Bearing: 1,500 – 4,000 psf.  
Groundwater Level: 10 ft.  
Seismic Site Class: D  
Density Cover Ratio: LI - 70%  
Ratio includes: Building & Parking  
Height Restriction: LI - 45 feet, variance can be Requested  
Noise Restriction: Yes, see descriptions at <http://www.madisoncounty.in.gov/Zoning%20Ordinances/main6.10.pdf>  
Light Restrictions: Yes, see descriptions at <http://www.madisoncounty.in.gov/Zoning%20Ordinances/main6.19.pdf>  
Air Emissions: Yes, see descriptions at <http://www.madisoncounty.in.gov/Zoning%20Ordinances/main6.10.pdf>

## Construction

Design Approval: 1 month or less  
Construction Permit: 2 weeks or less  
Earthwork: No Permit needed to move soil  
Clear, Grubb, Grade: 250,000 sf – 4 weeks  
500,000 sf – 6 weeks  
\$25,000 - \$28,000 / acre  
SWPPP Permit: 3 months  
Air Permit: IDEM  
Environmental Permit: State of Indiana

## Environmental

Air Quality: Attainment Area  
Boundary Survey: Completed Oct. 2015  
Geotech Report: Completed Jan. 2015  
Phase 1 Report: Completed Feb. 2015  
Ecological & Historic: Completed Feb. 2015  
Wetland Delineation: Completed Aug. 2015  
4.5 acres Delineated  
Archeological: Completed Aug. 2015  
100 Yr. Flood Plain: No  
500 Yr. Flood Plain: No  
AEP Quality Certified: February 2016

## Fire

Fire Protection: City of Alexandria  
Fire Rating: ISO rating of 5

## Incentives

Real Property Tax Abatement –Land  
Personal Property Tax Abatement –Equipment  
AEP ED Rider –Electric Power  
Recruitment and Training –State and Local  
Industrial Revenue Bonds

## Contact

Company: CED - Corporation for Economic Development  
Name: Rob Sparks  
Phone: 765-642-1860  
Email: [RobSparks@CEDAnderson.com](mailto:RobSparks@CEDAnderson.com)

## Additional Information

Alexandria Park is located in Madison County limits. Annexation into the City of Alexandria may be considered during utility negotiations.

# Alexandria Park Utilities

## Telecommunications:

Telecom Supplier: AT&T  
 Distance: On-Site  
 Capacity: 2 MB to 100 GIG & switched Ethernet available  
 Designations: Fiber Ready

## Gas:

Gas Supplier: Vectren Energy  
 a CenterPoint Energy Comp.  
 Gas Main Size: 8" Steel -50 PSI  
 Gas Main Distance: along SR 28  
 2<sup>nd</sup> Gas Main Size: 4" Plastic -50 PSI  
 2<sup>nd</sup> Gas Main Distance: along 100 East  
 Feed: 8" Steel -240 PSI  
 SR 28 & 75 W  
 4,500 ft West of Alex Park

## Wastewater:

Supplier: City of Alexandria  
 Main Size: 3 Inch Force  
 Main Distance: On-Site  
 Total Capacity: 0.751 MGD  
 Excess Capacity: 0.700 MGD  
 Additional Mains: 8" Gravity -500 ft to South  
 6" Gravity -500 ft to North  
 9 months to extend lines  
 System Capacity: 3.0 MGD  
 System Excess Cap: 1.8 MGD  
 Alternatives: Current company Poet Biorefinery (directly north of Alexandria Park) has pretreated their wastewater to meet IDEM standards allowing them to discharge into the nearby creek, eliminating most of their wastewater costs.



## Waste Water Rates

Treatment Rate per  
 1,000 Gallons of Usage  
 per Month: \$10.08

<u>Connection Size</u>	<u>Monthly Charge</u>
5/8 - 3/4 Inch Water Meter	\$15.09
1 Inch Water Meter	\$33.78
2 Inch Water Meter	\$127.13
3 Inch Water Meter	\$291.00
4 Inch Water Meter	\$501.75
6 Inch Water Meter	\$1,137.18

\*Minimum Charge -3,000 Gallons of usage per month applied to the treatment rate plus the appropriate base rate depending on meter size.

## Wastewater Limits

<u>Effluent</u>	<u>Limit</u>
COD - Chemical Oxygen Demand	200 mg/L
BOD - Biochemical Oxygen Demand	200 mg/L
TKN - Kjeldahl Nitrogen	0 mg/L
AOX - Adsorbable Organic Halogens	0 mg/L
FOG - Fats, Oil & Grease	100 mg/L
Temperature	0 F
pH Value	9-Jun
Suspended solids	240 mg/L
Sucharge Calculation	-No to all

## Water:

Supplier:	City of Alexandria
Main Size:	12 Inch
Main Distance:	On-Site
Total Capacity:	1.0 MGD**
Excess Capacity:	500,000 GPD
Main Pressure:	58 – 60 PSI, can be expanded
Water Line Piping:	C-900, up to 200 PSI
Distance of Line:	4 miles of existing line
Water Treatment:	Alexandria Water Works
Distance:	On-Site
System Total Capacity:	2.0 MGD
System Excess Cap.:	1.2 MGD
Water Sources:	3 Municipal Wells, 0 Surface Water, Multiple Aquifers
Water Loss in System:	Less than 20%
Disruptions:	0 (None) in last 5 years

*\*\*Water expansion underway. The City of Alexandria is currently conducting Electromagnetic Testing (fully funded) to identify 4 new wells. Once identified, design will begin, ideally producing 1 MGD per well totaling an additional 4 MGD of capacity for the City of Alexandria.*

### Water Rates

<u>Consumption per Month</u>	<u>Rate per 1,000 Gallons</u>
First 20,000 Gallons	\$4.43
20,001 - 40,000 Gallons	\$3.70
40,001 - 60,000 Gallons	\$2.94
60,001 - 200,000 Gallons	\$2.26
Over 200,000 Gallons	\$1.35

### Water Meter Rates

<u>Meter Size</u>	<u>Gallons Allowed</u>	<u>Monthly Charge</u>
5/8 Inch	3,027	\$7.72
3/4 Inch	5,108	\$13.03
1 Inch	8,409	\$21.45
2 Inch	10,891	\$27.78
3 Inch	15,200	\$38.76
4 Inch	20,174	\$51.38
6 Inch	36,163	\$85.43
8 Inch	47,836	\$106.85

### Water Analysis 8-2016

<u>Test</u>	<u>Result</u>
Conductivity -SM2510B	802 uS/cm
Iron -200.7	1.73 mg/L
Copper -200.7	<0.01 mg/L
Chloride -SM 4500 Cl-B	42.5 mg/L
Temperature -170.1	15.6 C
Langelier Index-Calculcation	0.3
Calcium Hardness -SM 2340C	260 mg/L
Solids, dissolved -SM 2540C	563 mg/L
Alkilineity -SM 2320 B	324 mg/L
Ca Hardness + total alkalinity as (CaCO3)	584 mg/L
Color -EPA110.3	<7.0 PtCo units
pH -SM 4500 H+B	7.31

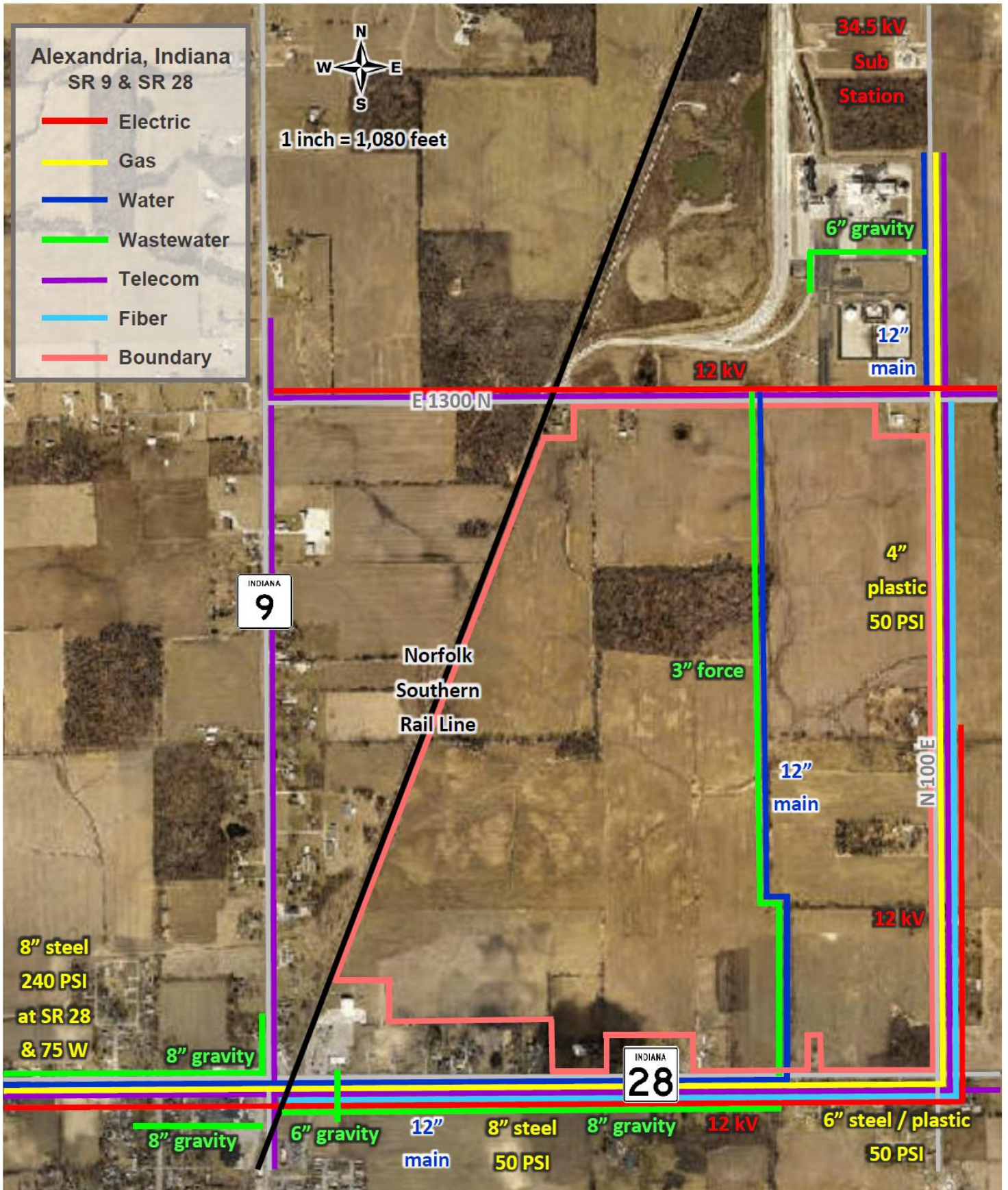
### Automatic Sprinkler Connection per Year

<u>Connection Size</u>	<u>Annual Charge</u>
1 Inch	\$19.44
1 1/4 Inch	\$30.63
1 1/2 Inch	\$44.09
2 Inch	\$78.16
3 Inch	\$175.95
4 Inch	\$312.82
6 Inch	\$704.21
8 Inch	\$1,251.69
10 Inch	\$1,955.89
12 Inch	\$2,816.60

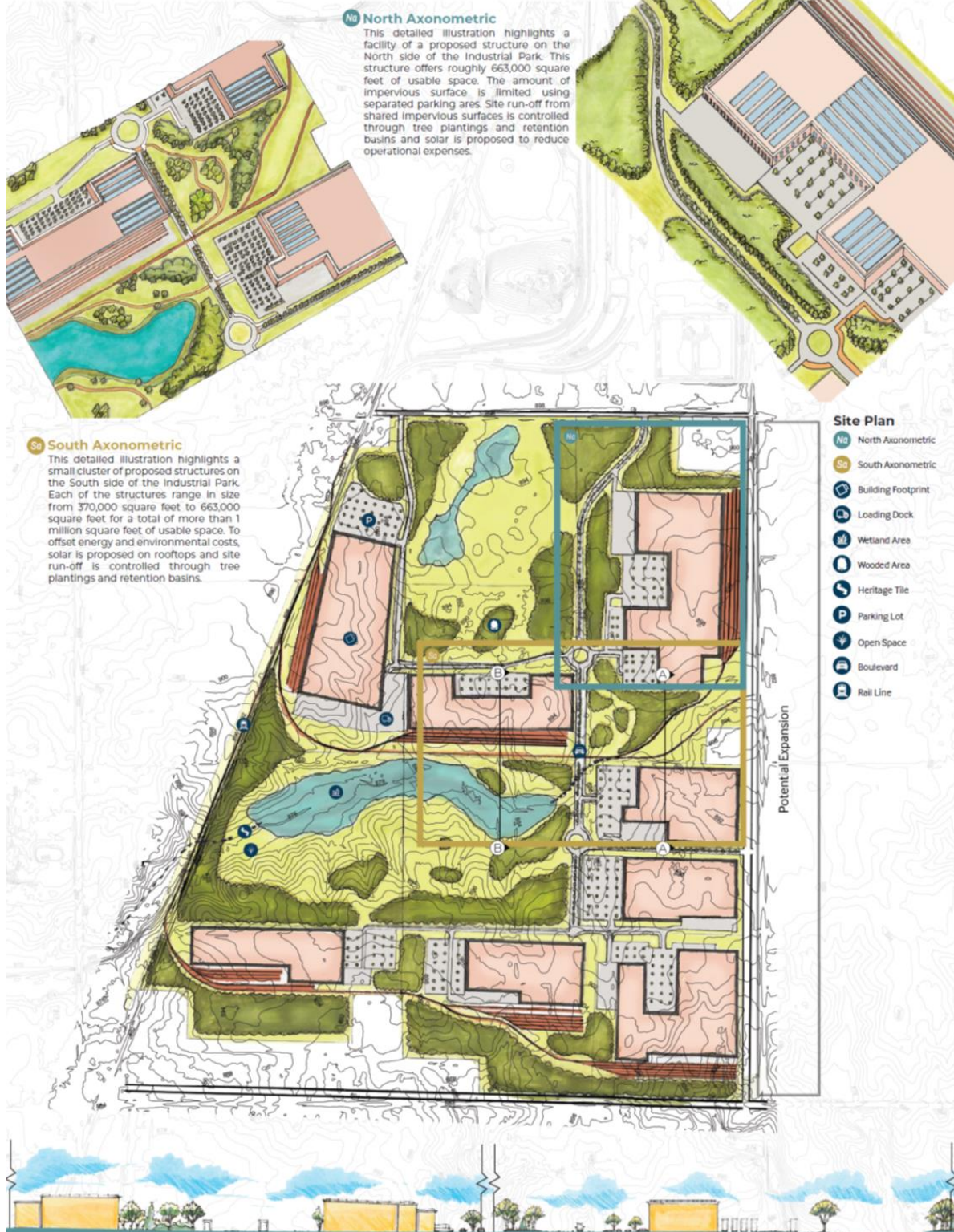




# Alexandria Park Utilities Map



# Alexandria Park Potential 460 acre Site Layout



**No North Axonometric**  
 This detailed illustration highlights a facility of a proposed structure on the North side of the Industrial Park. This structure offers roughly 663,000 square feet of usable space. The amount of impervious surface is limited using separated parking areas. Site run-off from shared impervious surfaces is controlled through tree plantings and retention basins and solar is proposed to reduce operational expenses.

**So South Axonometric**  
 This detailed illustration highlights a small cluster of proposed structures on the South side of the Industrial Park. Each of the structures range in size from 370,000 square feet to 663,000 square feet for a total of more than 1 million square feet of usable space. To offset energy and environmental costs, solar is proposed on rooftops and site run-off is controlled through tree plantings and retention basins.

- Site Plan**
- No North Axonometric
  - So South Axonometric
  - Building Footprint
  - Loading Dock
  - Wetland Area
  - Wooded Area
  - Heritage Tile
  - P Parking Lot
  - Open Space
  - Boulevard
  - Rail Line

**A North/South Cross-Section**  
 Section A bisects the site from North to South through proposed Industrial Park boulevard. This illustration highlights the relationship between the multi-use trail, boulevard, structures, and loading docks.

**B North/South Cross-Section**  
 Section B bisects the site from North to South emphasizing the elevation change between proposed structures and the wetland area. This illustration highlights the relationship between the multi-use trail, rail spurs, structures, and the wetland area.



Alexandria Industrial Park, Alexandria, Indiana - Concept B

Keaton Osborn  
 August 10, 2018






# Wetland Delineation Map



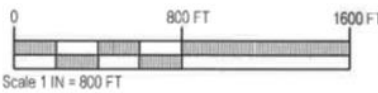
Project Name:  
ALEXANDRIA BUSINESS PARK

Agent:



**Earth-Source Inc**  
14921 Hand Road, Fort Wayne, IN 46818  
(260) 489-8511 Fax (260) 489-8607

**WETLAND DELINEATION MAP**

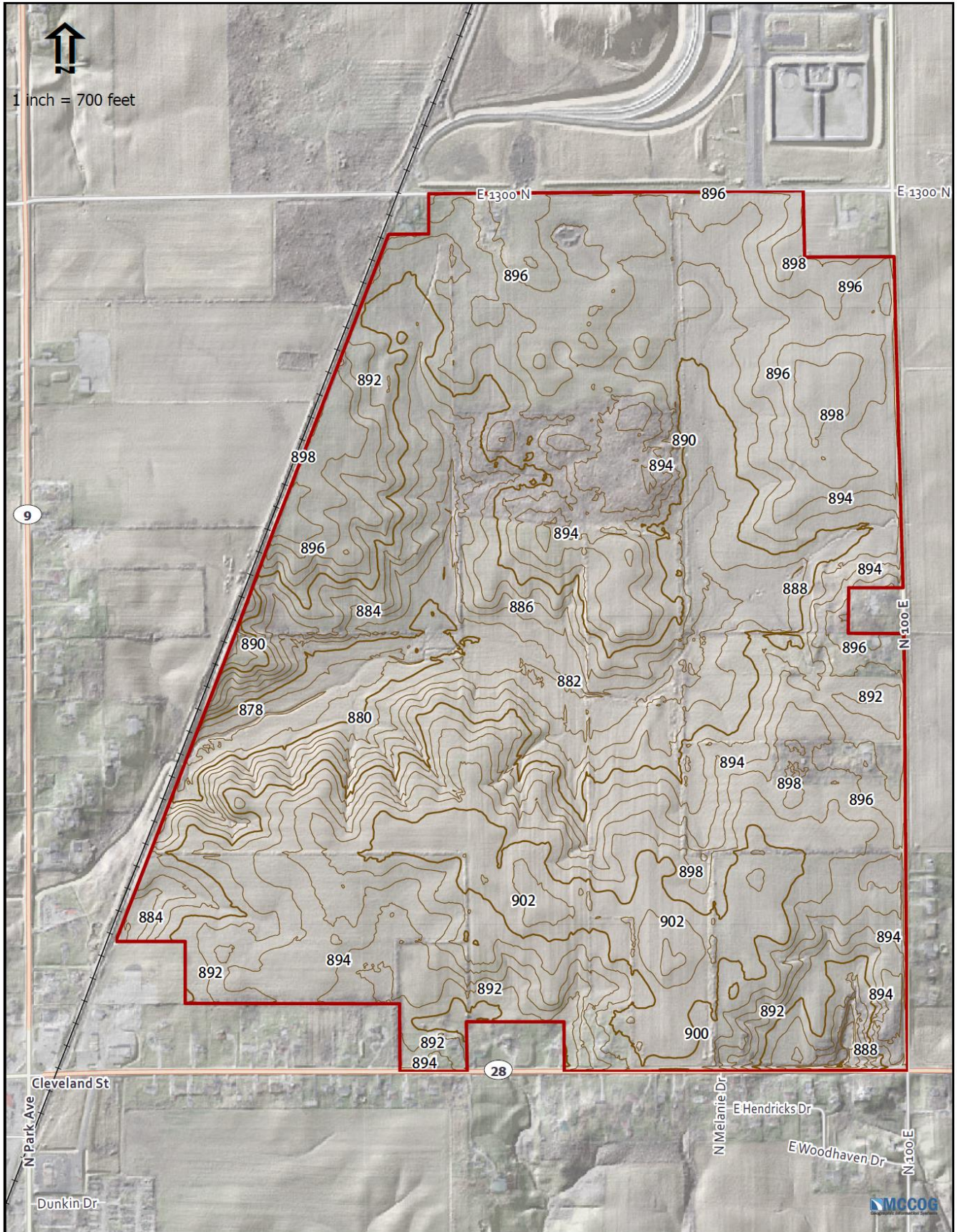


Scale 1 IN = 800 FT

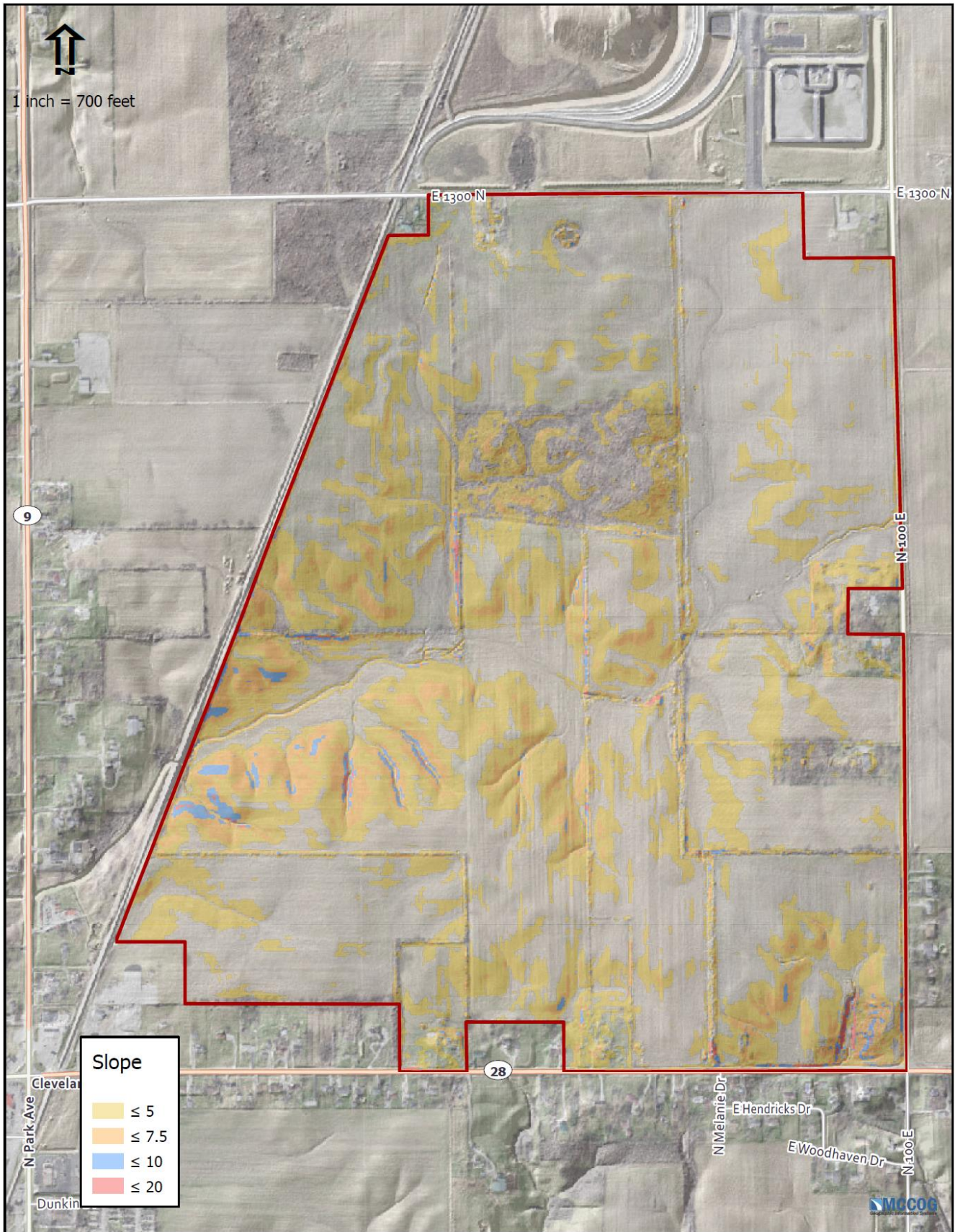
Applicant:  
CORPORATION FOR  
ECONOMIC DEVELOPMENT  
2705 ENTERPRISE DRIVE, SUITE 161  
ANDERSON, IN 46013

State: INDIANA		County: MADISON	
Township Name: MONROE			
Township: T21N	Range: R8E	Section: 7	
Quadrangle: ALEXANDRIA (IN)			
Latitude/Longitude (NAD 27): 40.282901° , -85.660432°			
Date: 8-26-2015		Attachment: A6	

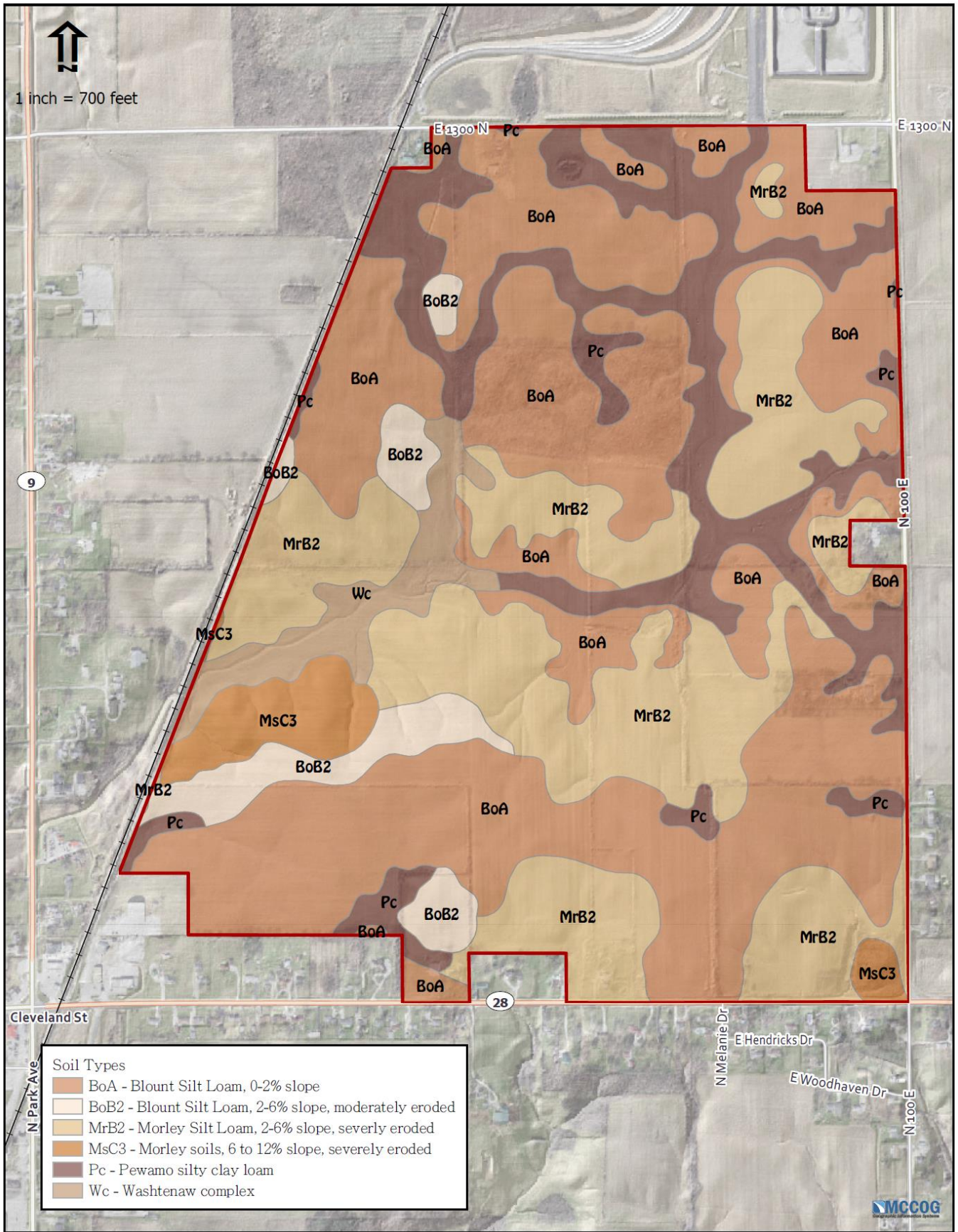
# Topography Maps



# Contours Map



# Soils Map



# Location Maps

