

PAGE SITE - 5630 GEORGE WASHINGTON MEMORIAL HIGHWAY, GLOUCESTER, VA

DEVELOPMENT OPPORTUNITY

ATTACHMENT INFORMATION		SUBMITTED	COMMENTS
MAPS, VISUALS, SUPPORTING DOCUMENTATION			
Aerial Map (w/ Clear Boundary Lines of Property)	Please provide as much of the documentation at left that is readily available. Providing these now will help orient SSG to the property.	Yes	
Marketing Brochure		No	Video - go to website at www.gloucesterva.info/economic development
KML/KMZ File for Site Boundaries		Yes	
Boundary Survey		Yes	
Topographic Map		Yes	
County Tax Parcel Map		Yes	
Zoning Map and Description		Yes	
Infrastructure Map(s)		Yes	
Copy of Park Covenants, Conditions, Restrictions (if applicable)		No	
Phase I ESA		Yes	Timmons Group in 2017
Wetlands Delineation or 30 Letter (or proof of 30 request)		No	
Threatened & Endangered Species Survey		No	
Archaeological & Historical Investigation		No	
Geotechnical Assessment		No	
Effluent Surcharge Schedule		No	

SITE INFORMATION		RESPONSE	COMMENTS
BASIC INFORMATION		RESPONSE	COMMENTS
Site Information	Site Name	Page Site	
	Site Address	5630 George Washing Mem. Hwy	
	Site City	N/A	
	Site County	Gloucester	
	Incorporated/Unincorporated Area	Incorporated	
	Site State	Virginia	
	Site Zip Code	23061	
	Site Latitude	[0.00]	GIS
	Site Longitude	[0.00]	GIS
Owner	Owner Name	Gloucester County	
	Owner Company	Government	
	Owner Phone	804-815-2212	
	Owner Email Address	<u>sspring@gloucesterva.info</u>	
Ownership Type	Ownership Type	Public	
Tax Map ID Number	Tax Map ID Number	039-9	RPC - 29970, 19423, 20164
Developer/Broker Contact Information (if applicable)	Developer Name	N/A	
	Developer Company	N/A	
	Developer Phone	N/A	
	Developer Email Address	N/A	

SITE INFORMATION		RESPONSE	COMMENTS
Property Size	Total Proposed # of acres	28.520	3-Parcels Together See RPC Numbers Above
	Total # of Developable Acres	28.520	
	Maximum # of Available Acres	28.520	
	Minimum # of Available Acres	28.520	
Real Estate Transaction	Preferred Real Estate Transaction	Sale	
	Purchase: Asking Price Per Acre (If negotiable, please provide either market price, or recent comparable)	\$63,113	
	Lease: Provide the annual lease rate per acre.	\$0	
	Brief description of the property and ownership background (e.g. raw greenfield, existing industrial park, padded and graded site, infrastructure projects currently under construction, existing bldg.etc.)	Former Page Middle School site that has reverted back to the County from the public school system. Now its just a greenfield.	
LAND USE		RESPONSE	COMMENTS
Zoning	Zoning Classification	Other	SC-1 Suburban Countryside
	Is a zoning change necessary for the listed use(s)?	Yes	
	If a zoning change is necessary, detail the process and approvals necessary to rezone and timeline to complete	Zoning can be done quickly by the County Board of Supervisors. This is the governing body of the County.	
Are there any easements or other rights of way within the site that could impact site/building configuration?	Road	No	
	Utility	No	
	Telecommunications	No	
	Other (please describe)	No	
Land Use	Current Use	Vacant	
	Previous Use	Residential	
	Description of Adjacent Land Uses	Vacant	
Existing buildings	Number of Structures onsite	0	
History of Contamination	Describe any contamination (on-site or off-site) that impacts the site.	None	

USE RESTRICTIONS		RESPONSE	COMMENTS
Height Restriction	Is the site subject to a height restriction?	Yes	
	maximum allowable building height (ft) without a variance	50000.000	
Codes, Covenants, and Restrictions (CCR)	Are CCR's in place at property that would limit the intended use?	No	
ENVIRONMENTAL		RESPONSE	COMMENTS
Phase I Environmental Assessment	Phase I ESA Status	Complete	
Historic & Archaeological Study	H&A Status	Not Complete	
Threatened & Endangered Species Study Complete	T&E Status	Not Complete	
Wetlands - Potential wetlands within proposed tract	Wetlands Delineation Status	Not Complete	
	Jurisdictional Determination Letter Status	Not Complete	
Geotechnical Report	Geotech Status	Not Complete	

TRANSPORTATION		RESPONSE	COMMENTS
Highway Service	Nearest 2-lane Highway	N/A	
	2-lane HWY Distance (Miles)	0.000	
	Nearest 4-lane Highway	Adjacent	
	4-lane HWY Distance (Miles)	0.000	
Closest Interstate	Nearest Interstate	Interstate 64	
	Interstate Distance (Miles)	35.000	
Site Access & Route	Describe the transportation route from the nearest interstate to the property	All 4-lanes to I-64	Please describe interchange accesses including physical design, controlled intersections, traffic patterns, number of lanes, etc.
	Is the route from the property to the closest interstate able to accommodate standard tractor-trailer access (80,000 lbs.)?	Yes	Consider roads, interchanges, bridges, and underpasses.
Airport Service	Name of nearest commercial airport	Richmond International	
	Airport Distance (Miles)	61.000	
Port Service	Nearest Port:	Port of Virginia	
	Distance (Miles):	45.800	

UTILITIES - Electric		RESPONSE	COMMENTS
Electric Infrastructure Consumption: 292,032 kWh per month Peak Demand: 400+ kW Green Energy is preferred Specifications reflect the current planned uses of the facility and are believed to be directionally correct; however, details may be subject to further refinement as planning progresses. Please note that the provided values represent full build out	Distance to Nearest Electric Distribution Line (feet)	[0.00]	Distribution line is currently on the property.
	Voltage of Distribution Line (kV)	[0.00]	34.5 kV Three-Phase
	Describe the Electric distribution line location	[text]	The three-phase power line runs along Memorial Highway (front of property). Also, the line runs along the south property line.
	Distance to Substation (Miles)	[0.00]	Approx. 1.9 Miles from site
	List available existing capacity (MW)	[0.00]	Approx. 22 MW (currently)
Electric Service Provider Contact	Electric Company Name	Dominion Energy	
	Electric Contact Name	Kevin Carter	
	Electric Provider Phone	804-624-1012	
	Electric Provider Email	<u>Kevin.C.Carter.Jr@dominionenergy.com</u>	

UTILITIES - Natural Gas		RESPONSE	COMMENTS
Natural Gas Infrastructure	Distance to Nearest Distribution Line (feet)	-	
Peak Hourly Demand: TBD - Minimal & not mandatory	Distribution Line Size (inches)	0.00	
Specifications reflect the current planned uses of the facility and are believed to be directionally correct; however, details may be subject to further refinement as planning progresses. Please note that the provided values represent full build out	Describe distribution line location	Site does not have natural gas. County does have 2-large Propane Distributors in close proximity of the site.	
	Indicate if there is a capacity concern once connected	Unknown	
Natural Gas Service Provider Contact	Natural Gas Company Name	There is no Natural Gas	
	Natural Gas Contact Name	N/A	
	Natural Gas Provider Phone	N/A	
	Natural Gas Provider Email	N/A	

UTILITIES - Water		RESPONSE	COMMENTS
Potable water Service	Is potable water service available to the site?	[Yes/No]	
Potable Water Service Provider Contact	Water Company Name	Gloucester County	
	Water Contact Name	Katey Legg	
	Water Provider Phone	804-693-1233	
	Water Provider Email	<u>klegg@gloucesterva.info</u>	
Saline Groundwater Wells 2-3 MGD per site minimum 9.1 MGD collectively Target Salinity: 20,000-35,000 ppm Specifications reflect the current planned uses of the facility and are believed to be directionally correct; however, details may be subject to further refinement as planning progresses. Please note that the provided values represent full build out.	Indicate the name of the aquifer identified for saline water withdraw.	DEQ	
	Indicate the depth range required to collect water of the appropriate salinity.	DEQ	
	If possible, provide an estimate of the water temperature at the depth listed in prior question.	DEQ	
	Can at least 2-3 MGD of saline water be withdrawn from wells on or nearby the site?	Yes	
	If more than 3MGD of saline water be withdrawn from wells on or nearby the site, please describe what capacity might be possible.	DEQ	
	Describe any anticipated seasonal variation to the proposed water source.	N/A	
	Describe any particular challenges with the proposed water source.	N/A	
	Provide any additional commentary about the proposed water source	N/A	
	Describe the permitting process and annual requirements for saline wells in this site's jurisdiction.	N/A	

UTILITIES - Wastewater		RESPONSE	COMMENTS
Sanitary Wastewater Service	Is potable wastewater service available to the site?	Yes	
Sanitary Wastewater Service Provider Contact	Wastewater Company Name	HRSD	
	Wastewater Contact Name	[text]	
	Wastewater Provider Phone	757-460-2261	
	Wastewater Provider Email	[text]	
Water Discharge - Outflow 2-3 MGD per site minimum 9.1 MGD collectively Specifications reflect the current planned uses of the facility and are believed to be directionally correct; however, details may be subject to further refinement as planning progresses. Please note that the provided values represent full build out.	Indicate the name of the proposed water outflow discharge point (specific river, stream, bay, aquifer, etc - include name). If multiple options are available, please list each.	[text]	
	Distance to the proposed discharge point(s) (feet)	[text]	
	Identify any known limitations or restrictions on this discharge point.	[text]	
	Describe the potential route to the proposed discharge point.	[text]	
	Can the proposed discharge point receive at least 2-3 MGD of outflow per day?	[Yes/No]	
	If more than 3 MGD of outflow can be supported at the proposed discharge point, please describe what capacity might be possible.	[text]	
	Describe any anticipated seasonal variation to the proposed discharge point (e.g. level fluctuation, temperature, additional sensitivities to nutrients, etc).	[text]	
	Describe any particular challenges with the proposed discharge point (e.g. nutrient sensitive, proximity to sensitive uses, riparian rights, etc.	[text]	
	Provide any additional commentary about the proposed discharge point.	[text]	

