

A. Site Information – Lot 4

SITE INFORMATION	
SITE NAME	Stephens Industrial Park
COMMUNITY	Front Royal, Virginia
LOCATION/ADDRESS	Lot 4, Stephens Industrial Park
Ownership & Asking Price:	
Is the property available for sale?	Yes
What is the asking land price? (\$/acre)	\$85,000 per acre
Please list property owner(s)	Warren County Industrial Development Authority
Is the owner's property represented by a broker? If yes, please provide contact information	No, contact Jennifer McDonald Front Royal/Warren County EDA, 540.635.2182
Site Description:	
Size of proposed site (gross & usable acreage)	53.5698 acres, 32.3 south of gas line, 19.46 north of gas line
Dimensions (length & depth)	Max width approx. 1400; depth 2100
General shape of site	Irregular rectangle
Any height restrictions? (Yes/No, describe)	Yes, up to 60, then EDA Association approval is required
Existing structures on site? (Yes/No, describe)	No
Any easements or impediments on site?	Gas easement
Topography (max grade variance-feet/meters)	Steepest grade 13% over 15% avg., 2% over 70% of lot
Is site development ready? (Yes/No, describe timing and costs associated with development)	Yes, 120 days for zoning approval and EDA approval, site work, electrical, gas, water hookups from main lines
Compatibility:	
Current zoning (allowable uses) *Please provide copy of applicable zoning ordinances, and if applicable, process and timeline for securing zoning variances	Zoned Industrial, Enterprise Zone, Foreign Trade Zone
Surrounding area zoning	Light Industrial, Warehouse Manufacturing
Present use	Vacant
Prior use(s)	Farmland
Adjacent/surrounding uses/tenants	Baugh/Sysco Food Distribution, Interbake Foods
Environmental/Geological:	
Located in flood plain? (Yes/No)	No
Wetlands located on site? (Yes/No)	No
Archaeological issues/features (Yes/No, describe)	None
Environmental (contamination issues)	No
Seismic, weather, etc., issues	No

Any natural disaster risk?	No
Emission issues (Yes/No, describe)	No
Site Access:	
Multiple existing access roads to site? (Yes/No, describe)	Yes, access is Success Road, Baugh Drive, Rockland Road
Construction access to site? (Yes/No)	Yes
Nearest interstate/4-lane highway (name, distance)	I-66, less than 3 miles; I-81, less than 8 miles; I-95, 70 miles
Nearest commercial airport (name, distance)	Dulles Airport, 45 miles; Regan National, 75 miles
Nearest intermodal facility (name, distance)	Virginia Inland Port, 1 mile
Describe how rail access is provided to the site	Norfolk and Southern RR siding adjacent
Amenities & Emergency Services:	
Distance to fire department	Less than 1 mile
Distance to police department	Less than 5 miles
Distance to hospital	Less than 5 miles
Amenities near site	Golf, river, housing, two new shopping centers being built
Distance to nearest amenities	Less than 5 miles

B. Electric Power Data

ELECTRIC POWER	
Electric Supplier(s) (including name[s] & contact phone number[s])	Rappahannock Electric Cooperative, Jeff Hinson, 540-622-5163
Current Service:	
Electricity service to site (Yes/No)	Yes
Line size (kV)	34.5 kV
Available capacity to site	Load study required
Distance to substation	4 miles
Is the substation dedicated to this site (Yes/No)	No, new substation would be at expense of the customer; see attached file of electric comparisons. Allegheny Power will insure the recovery of overhead construction costs by taking total cost to serve and dividing by 3 to obtain a minimum annual electric bill. If the customer uses this much electricity for each of 5 years, PP rate or 3 years PH rate, he owes nothing towards the overhead service costs. If the customer requires underground service, he provides

	all trenching, concrete pads, and conduits and pays the difference in cost between underground service and overhead service, if any. If the customer requests two line dual service, then he is charged up front for the second line of service and pays a monthly reserve capacity charge on the electric bill.
Is dual circuit service possible? (Yes/No)	Yes
Provide a history of outages on this line	09/21/00 to 09/21/95 = 2
Electricity cost (per kWh); please provide a copy of applicable tariffs	3.44 cents/kwh http://www.alleghenypower.com/Tariffs/va/VAAApp.pdf
Demand charges (\$/kW)	\$7.25/kW
Additional charges (other fees/charges)	Customer Charge - \$124.95, kvar charge - \$0.040/kvar, kwh charge - \$0.02241/kwh
Required Upgrades:	
Describe any infrastructure upgrades	If upgrade is required, there would be no cost to prospect and upgrade should be complete before plant is ready for electric service

C. Natural Gas Data Request

NATURAL GAS	
Gas supplier(s) (include name[s] & contact phone number[s])	Shenandoah Gas, Larry Bogacz, 540.868.7913
Current Service:	
Gas line existing to site? (Yes/No)	Yes
Line size & pressure	6" plastic, gas* note change in line size
Available capacity to site	
Location of nearest transmission line (or next largest distribution line)	See GIS map
Please provide map that shows the location of gas infrastructure at the site and surrounding area	Shenandoah Gas would bring natural gas line and meter to the building wall working within the scope of the Tariff filed with the VA SCC

D. Water Data

WATER	
Water supplier(s) (include name[s] & contact phone number[s])	Town of Front Royal, Jimmy Hannigan, 540.635.3552
Current Service:	
Water line existing to site? (Yes/No)	Yes

Line size & pressure	80 psi static, 70 residual psi and 3.040 gallons per minute
Available capacity to site	3 million gallons per day capacity with 300,000 reserve capacity
Water source and location (e.g., aquifer, well, river)	Two 750,000 gallon clearwells, one 100,000 gallon above ground storage, one 3,000,000 above ground storage tank, Rt. 55; one 3,000,000 above ground storage tank, Guard Hill Road; one 1,000,000 gallon elevated water storage tank, Fairground Road
Water cost (e.g., per 1,000 gallons)	See Town of Front Royal Web Site
Other charges	

E. Wastewater

WASTEWATER	
Service provider(s) (include name[s] & contact phone numbers)	Town of Front Royal
Current Service:	
Wastewater line existing to site (Yes/No)	Yes
Line size	16"
Name & location of wastewater treatment facility	Wastewater treatment plant, Manassas Avenue, Front Royal
Total capacity of existing treatment facility	4,000,000 gallons per day
Excess capacity of existing treatment facility	0.500 MGD of reserve capacity; Stephens is served by a sewage lift station designed for 3 MGD
Please provide map that shows the wastewater infrastructure at the site and surrounding area	
Discharge limits	