

To be included on VirginiaScan, the site must have at least 5 contiguous acres available. Site boundaries must be provided and a sale price or price range must be included..



VIRGINIASCAN SITE DATA SHEET

GENERAL	
County/City Washington County	Town/CommunityNear the Town of Chilhowie_
Site nameClark/Naylor Site	Within corporate limits: Yes No
Street address/locationExit 32 off I-81	Industrial park? Yes ☐ No ☒
Virginia Enterprise Zone? Yes ☐ No ☐ Foreign Trade Zo	one? Yes 🗌 No 🔲 Technology Zone? Yes 🗌 No 🗀
SITE SPECIFICATIONS	
Total acreage118 Acreage suitable for construction _	118 Largest contiguous acreage
Is site subdividable? Yes \(\Boxed{ No } \Boxed{ Range of site s} \)	
Zoning classification General Agricultural Compi	rehensive plan designation Preliminary Site Plan
Zoning restrictions:	Is outside storage permitted? Yes \(\Bar{\text{ No } \Bar{}}
Existing structures on site? Yes \(\square\) No \(\square\) Type of structures	ıre
ENVIRONMENTAL FEATURES	
Terrain: Ground cover: Cleared%	Wooded% Crop%
Slope: Level ☐ Gently rolling ☒	Hilly ☐ Rock outcroppings ☐
Percentage of site in 100 year flood plainZone X - Low flood	<u> </u>
U.S. Army Corps Certified Wetlands study available: Yes	No Date certified:
Phase 1 Environmental audit available: Yes No	Brownfield: Yes ☐ No ☐
Archaeological assessment (treatment plan if needed): Yes	No □
Storm water management plan: Yes \(\scale \) No \(\scale \)	k endangered species management plan: Yes 🗌 No 🗌
UTILITIES	
Electric Power	
Name of supplierAppalachian Power Co./AEP	On site: Yes No No
Distance to distribution lineft. Voltag	e Phase
Natural Gas	
Name of supplierEast Tenn. Natural Gas	On Site: Yes No
Distance from site ft. Line si	ze in. Pressure
<u>Water</u>	
Name of public service provider <u>Washington County Service</u>	ce Authority
Served by public water? Yes No Distance from	site ft. Line size in.
Are wells on site? Yes \(\scale= \) No \(\scale= \) Name of treatment factors	lity
Surface Water	
Name of source	Gpd
Waste Water Treatment	
Name of public service provider	
	ft. Line size in. Septic
systems practical? Yes No Receiving stream	on or adjacent to site? Yes 🗌 No 🗌

<u>Telecommunications</u>
Name of supplierCentury Link Digital switching: Yes No
ISDN: Yes \(\bigcap \) No \(\bigcap \) Fiber optic lines on site? Yes \(\bigcap \) No \(\bigcap \) Distance to fiber optic lines \(\bigcap \) ft.
Other (e.g., POPs, SMDS, Centrex)
SUPPORTING/MARKETING INFORMATION
Plat/Survey: Yes No Site/Master Plan: Yes No Signage: Yes No No
RIGHT NOW SITES INDUSTRIES
Light Manufacturing: Yes ☐ No ☐General Manufacturing: Yes ☐ No ☐ Heavy Manufacturing: Yes ☐ No ☐
Mega Site: Yes ☐ No ☐ Business/Industrial Park: Yes ☐ No ☐ Office Park: Yes ☐ No ☐
Research & Development: Yes No Warehouse/Distribution: Yes No No
TRANSPORTATION
<u>Railroad</u>
Rail access? Yes No Name of railroad Norfolk Southern
Type of line Can rail siding be installed? Yes No Distance from site ft.
<u>Highway</u>
Distance to nearest interstate interchange <u>Adjacent</u> mi. Interstate name <u>I-81</u>
Interchange nameChilhowie Exit number32
Distance to nearest 4-lane arterial <u>Adjacent</u> mi. Name and route number <u>Rt. 11 Lee Hwy.</u>
Name and route number of highway or street serving site
Industrial access road needed? Yes No Will owner dedicate right-of-way? Yes No
Public Transportation
Name of service provider
<u>Air</u>
Distance to nearest commercial airport <u>50</u> mi. Name <u>Tri-Cities Regional Airport</u>
Distance to nearest general aviation airport mi. Name mi.
Runway length of general aviation airport ft.
<u>Water</u>
Name of navigable waterway
Depth of channel ft.
OWNERSHIP
Ownership: Private X Public (or under option by public body) Sale price per acre Negotiable
Owner Phone
Principal contact Nancy Hoganson Phone 410-877-4198
Address 2412 Cahernet Ct Fallston MD 21047 F-mail_iehoganson@comcast.net

To be included in our computerized database, a vicinity map or topographic map showing the boundaries of the site <u>must</u> be included with this form. A tax map may be substituted if a tax map index is included. A certified survey and site plan, including size and location of water, sewer, gas, and electrical lines, and a color photograph of the site should also be included. Digital photos are welcome and may be e-mailed to mmende@yesvirginia.org. This form should be returned to:

Information submitted by Carol Barrett, Admin. Asst., Washington Co. Econ Development (276) 525-1305_Date 05-10

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP RESEARCH DIVISION

P. O. Box 798 Richmond, Virginia 23218-0798 Phone: (804) 545-5785 Fax: (804) 545-5771

Light Manufacturing Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing

General Manufacturing Sites

- 10 developable acres minimum
- 60,000 sq. ft. building pad
- 100,000 gallons/day water supply with fire protection
- 8 in. water line
- 100,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity 10,000kW
- T-1 line
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Zoned for manufacturing allowing outside storage

Heavy Manufacturing Sites

- 25 developable contiguous acres minimum
- 600,000 gallons/day water supply with fire protection within 180 days
- 12 in. water line
- 450,000 gallons/day sewer treatment capacity within 180 days
- 12 in. sewer line
- Electricity 25,000kW
- Natural Gas
- T-1 Line
- Within 1 mile of an interstate or four-lane U.S. highway
- Direct access to a four-lane highway via a truck route
- Zoned for heavy manufacturing allowing outside storage

MegaG Sites

- 500 acres with 200 acres developable minimum
- 200-acre buildable area
- 250,000 gallons/day water supply within 3 miles of the site
- 250,000 gallons/day sewer treatment capacity within 3 miles of the site
- Electricity 3 miles from a main transmission line
- Natural Gas 3 miles from a major transmission line
- T-1 line or fiber optic cable at the access road
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Within 1 mile of a rail line with a rail spur possible
- Zoned agricultural or rural

Business/Industrial Parks

- 50 developable acres minimum within the park
- 5-acre site available in the park
- 200,000 gallons/day water supply with fire protection
- 8 in. water line
- 200,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity 14,000 kW
- T-1 line
- Within 10 miles of an interstate or four-lane highway
- Direct access from four-lane highway via a truck route
- Within 90 miles of a commercial airport
- Zoned for manufacturing and other business uses

Office Sites

- 5 developable acres minimum
- 15,000 gallons/day water supply with fire protection
- 6 in. water line
- 15,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity 1,500 kW dual service
- Served by multiple T-1 lines or sonet ring (fiber on site)
- Zoned for office park usage

Research and Development

- 5 developable acres
- 2,500 gallons/day water supply with fire protection
- 6 in. water line
- 2,500 gallons/day sewer treatment capacity
- 8 in sewer line
- Electricity 600 kW dual service
- Served by T-1 line or fiber optic cable
- Within 60 miles of a university research center
- Zoned for research and development

Warehouse/Distribution Sites

- 25 developable acres minimum
- 6,000 gallons/day water supply with fire protection
- 6 in, water line
- 6,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity 2,500kW
- Within 5 miles of an interstate or four-lane divided highway
- Within 1 mile of a four-lane highway with capacity to handle heavy volume truck traffic
- Zoned for warehouse/distribution

Motorsports Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing
- Direct connection to a motorsports asset (race track, research facility, specialized training program or facility, ties to a motorsports organization, etc.)