



# Cardiff Valley Road Site

## SITE OVERVIEW

### Awarded "Plus" Designation

Site Address: **Cardiff Valley Road**

City (where site is located): **Unincorporated**

County (where site is located): **Roane**

Site ownership: **Public**

Site acreage: **44 acres**

Developable acreage: **25 acres**

Additional acreage available: **94 acres**

For sale or lease: **Sale**

Sale/Lease price: **\$15,000 per acre**

Zoning: **I-3 Industrial**

Site covenants: **Yes**

Impact fees: **None**

Foreign trade zone: **Designation possible**

Distance to four-lane highway: **0.5 miles**

Rail service: **Nearby**

## UTILITY SERVICE

Electric line serving site: **12.47 / 7.2 kV**

Electric service to substation: **161 kV**

Dual feed service: **Not Available**

Natural gas service: **6 Inch line / 160 psi**

Water line serving site: **10 Inch**

Water system capacity: **6 MGD**

Excess water system capacity: **3.6 MGD**

Wastewater line: **8 Inch**

Wastewater system capacity: **1 MGD**

Excess wastewater capacity: **0.45 MGD**

## TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**

Geotechnical survey: **Available**

Site grading plan/design: **Available**

Flood hazard: **Outside flood plain**

Phase 1 ESA: **Available [January, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

