Name of Site: Site A

Location

Address:

Parcel IDs: 104.019.03001002.01

104.019.03001004.

City: Herculaneum
Township:
County: Jefferson

County: Jef
Is site located in an industrial park,

rural or residential area:

Survey Available:

rk,

Surroundings

North: Joachim Creek
South: Undeveloped Land
East: Interstate 55
West: Undeveloped Land

Physical Characteristics

Site Description

Size (Acres): 11.85

Topography: Gradual East-West Slope

Mineral Rights: No
Riparian Rights: No
Divisible: Unknown
Build to Suit: Unknown

Undeveloped Land/Adjacent to

Setting: Interstate
Amenities: N/A

Site Preparation

Clearing: Yes
Removal of Structures: No
Grading: Possible
Easements (position, type): N/A
Has site ever flooded (details)? No

Flooding (drainage direction): West/Northwest

Soil Characteristics

Type of soil: Menfro, Gasconade, Useful Bearing (lbs. per sq. ft.): ≈ 6,000

Dimensions (Feet): 1000 x 700 x 400 x 900 (approx.)

Elevation (Feet): 370 - 480

Underlying rock: Undermining: No

Results of nearby soil tests:

Zoning

Present use: Undeveloped Present zoning: Residential

Will zoning change be required to

accommodate project

Possibly requirements?

If so, list steps in zoning process:

Estimated time required to change

Historic Preservation: No

Transportation

Highway

Distance of site from nearest

interstate interchange (miles): 0.5 mile

Condition of roads serving site

(paved, two-lane, etc.) Two-lane, paved

Traffic problems: N/A

Cost of access road improvements:

Frontage: Yes/Adjacent to I-55

Traffic Count: 57,752 AADT Interstate 55

Waterways

Position of channel:

Distance to present docks: Other

Utilities

Water

Name of company: City of Herculaneum

Water Service Onsite: Location of line serving site:

Size of line: Pressure:

Cost of extension: Line extension policy:

Treatment plant capacity: 3,000,000 gallons/day

Sewer

City of Herculaneum Name of company:

Sewer Onsite:

Location of line serving site:

Size of Line: Cost of extension: Line extension policy:

Storm Drainage

Type of drainage (open ditch,

Open Ditch

Location of line serving site:

Size of line:

Cost of extension:

Gas

Name of Company: Missouri Natural Gas

Natural Gas Onsite:

Location of line serving site:

Size of line: Pressure:

Cost of extension Line extension policy Electric power

Name of company: Ameren IP

Onsite Electric: Location of lines: Size of line:

Nearest substation: Size of substation:

Outage history at substation:

Potential for two-way separate

feed:

Telecommunications

Name of company: AT&T Availability of T Line, Fiber Optics,

etc.:

Environmental

Assessment

Has Phase I Environmental Report

been completed? N/A

Is the site subject to any protected

species? No Explain: N/A

Air Attainment Classification:

List non attainment substances: Flood Zone: Yes

Flood Zone: Yes

Other environmental issues

relative to this site: No

Property Taxes

Tax rate per \$100 of assessed

value: Year:

Assessment Ratio:

Site

Ownership

Name of owner: Henry Cords

Contact: Phone: Address: 1800 Herky Horine Rd Availability:

 City:
 Pevely

 State:
 MO

 ZIP:
 63070

Sale Price:

Lease Price:

Broker Commission:

TIF: No Enterprise Zone: No

Protection Services at Site

Police (city, county, other): City
Fire (city, county, other): City

Nearest Fire Station: 1.5 Miles NBFU Rating: 5