

Richmond Industrial Park South III

SITE QUALIFICATION CHECKLIST

	RESPONSE		REQUIRED DOCUMENTATION	
			NAME OF DOCUMENT	ATTACHED
BASIC INFORMATION				
Site Name	Richmond Industrial Park South III		N/A	N/A
Site Address	Bill Robertson Way, Richmond, Kentucky 40475		N/A	N/A
Site Lat/Long	37.68901,-84.27553		N/A	N/A
Site Owner	Richmond Industrial Development Corporation		N/A	N/A
Owner Contact Information	David Stipes, Richmond Industrial Development Corporation, 859-623-1000, dstipes@richmond.ky.us		N/A	N/A
Developer/Broker	David Stipes - see above		N/A	N/A
Developer/Broker Contact Information	David Stipes - see above		N/A	N/A
Total # of Developable Acres	157		N/A	N/A
Maximum # of Available Acres	157		N/A	N/A
Minimum # of Available Acres	Negotiable		N/A	N/A
Preferred Real Estate Transaction	Sale of land		N/A	N/A
Asking Price	\$35,000/acre		N/A	N/A
Real Property Tax Effective Rate (City)	14.7 cents per \$100.00 of assessed value		N/A	N/A
Personal Property Tax Effective Rate (City)	15.9 cents per \$100.00 of assessed value		N/A	N/A
LAND USE				
Zoning Classification	I-2 (Heavy Industrial) (Zoning Contact 859-623-1000 ext: 1300)		Zoning Ordinance	
Current Use	Industrial Park		N/A	
Previous Use	Farm		N/A	
Description of Adjacent Land Use	Farm, other industrial operations		N/A	
Approval/Permits Completed	Grading		Copy of Permits	
	Footings & Foundations		Copy of Permits	
Are there any easements or other rights of way?	Road		Map of Easement	
	Utility		Map of Easement	
	Telecommunications		Map of Easement	
	Other (Please Describe)		Map of Easement	
Free Trade Zone?	No		N/A	
ENVIRONMENT				
Phase 1 Environmental Assessment	Yes		Phase 1 Report	
	Phase 1 Report Completed			
Air Quality Status	Attainment		EPA Designation	
	Non-Attainment			
Historic & Archaeological Survey	Yes		Historical & Archaeological Survey	
	Survey Completed			
Endangered/Protected Species Survey	Yes		Endangered/Protected Species Survey	
	No			
Wetland Information	Yes		Wetland Maps	
	Yes			
	Survey Completed			
100-Year Flood Plain	If Yes, Please Describe		Location Maps Available	
	Yes			
	Location Maps Available			
Soil Survey	Yes		Soil Survey	
	Published Survey Madison Co.			
PHYSICAL CHARACTERISTICS				
Shape & Configuration	Shape		Aerial Photos	
	Dimensions			
Topography Characteristics	Describe		Topo Map	

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TRANSPORTATION				
Nearest Highway Service (interstate or controlled access)	Yes	Yes	US 25/421, 0.5 miles; I-75, 2.5 miles	
	No			
	If No, where is the closest access			
Intermodal Service	Yes		Norfolk Southern Georgetown Intermodal Terminal	
	No	No		
	If No, where is the closest access			
UTILITIES				
Electric	Yes	Yes	Kentucky Utilities; Blue Grass Energy Cooperative	Map of Electric Service & Substation Location
	No			
	Redundancy			
	Distance to Substation			
Natural Gas	Yes	Yes	8 inch line serves the site	Map of Natural Gas Service
	No			
	Service Provider			
Water	Yes	Yes	12 inch and 16 inch lines serve the site	Map of Water Service
	No			
	Service Provider			
Wastewater	Yes		10 inch and 12 inch gravity line serves the site	Map of Wastewater Service
	No			
	Service Provider			
Fiber Optics	Yes		AT&T and Time Warner Service Providers	Map of Fiber Optics
	No			
	Service Provider			
CODES, COVENANTS, AND RESTRICTIONS				
CCR	Yes		Codes, Covenants, and Restrictions	
	Published For Industrial Park			