

Name of Site:	Site A	
Location		
Address:		
Parcel IDs:	104.019.03001002.01	
	104.019.03001004.	
City:	Herculaneum	
Township:		
County:	Jefferson	
Is site located in an industrial park, rural or residential area:	Rural	
Survey Available:		
Surroundings		
North:	Joachim Creek	
South:	Undeveloped Land	
East:	Interstate 55	
West:	Undeveloped Land	

Physical Characteristics		
Site Description		
Size (Acres):	11.85	Dimensions (Feet): 1000 x 700 x 400 x 900 (approx.)
Topography:	Gradual East-West Slope	Elevation (Feet): 370 - 480
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
Underlying rock:	Undermining: No	
Results of nearby soil tests:		

Zoning

Present use: Undeveloped
Present zoning: Residential

Will zoning change be required to accommodate project requirements? Possibly

If so, list steps in zoning process:

Estimated time required to change zoning:

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: N/A

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

Name of company: City of Herculaneum

Sewer Onsite:

Location of line serving site:

Size of Line:

Cost of extension:

Line extension policy:

Storm Drainage

Type of drainage (open ditch, line): 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
 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