



## 2015 Wake County Economic Development Site Assessment Questionnaire

Site Information	
Site Name:	Wendell – 264/Wendell Blvd & Wendell Falls
City, County, State:	Wendell, Wake County, North Carolina
Zip Code:	27591
Latitude, Longitude:	35.801182, -78.424636
<b>Ownership &amp; Asking Price</b>	
Is the property available for sale? Lease?	For sale
Asking land price (cost/sf or cost/acre)	No common price among different owners at this time
Property owner(s)	NASH Wendell Falls LLC; Faye Smith & Carole Lloyd; Goode Trust; Lee & Barbara Sedwick; DV & Faye Smith
Is the owner's property represented by a broker? If yes, please provide contact information.	Yes; Garland Askew – 919-833-5555 (DV Smith representative) Cushman & Wakefield; Justin Good – 919-987-1010 (Wendell Falls rep)
<b>Site Description</b>	
Size of proposed site (Total & Buildable acreage)	296.63 acres; approx. 292 acres
Land to building construction ratio requirement	
Dimensions: length & depth (in feet)	390 feet & 4415 feet
General shape of site	Rectangular
Height Restrictions (Yes/No, Describe)	No max height for industrial; 3 stories for most commercial



Any easements or impediments on site (e.g. high voltage lines, canals, pipes, buildings to be removed)?	Only known easements is one access easement for houses; 7 existing houses and horse stables
Topography (max grade variance in ft)	Generally flat with some hills; ridges exist around streams
Are there any wetlands on the site? (Yes/No, Describe)	Yes; there are two ponds on site with associated blue line streams
If there are wetlands, where are they located and how large (sg ft or acres)	Middle of site; about 1.5 acres each
Is the site prone to flooding/location on a flood plain? (yes/No, Describe, Flood height in last 50 years)	No
Are there archeological issues/features? (Yes/No, describe, attach studies if available)	No
Are there environmental (contamination) issues or emission issues? (Yes/No, Describe, attach studies if available)	One small underground tank on site; no known issues with tank
Is the site developed and "shovel" ready, i.e. cleared, leveled and no impediments? (Yes/No, Describe)	No; site is wooded/farmland
<b>Compatibility – Site Description</b>	
Current Zoning (allowable uses)	R3; R-30; and HD (Highway District); majority of site is within Wake County's current jurisdiction but in Wendell's Urban Service Boundary. Any development required public water and sewer will require annexation in to Wendell's corporate limits. Wendell is currently investigating adding property to Wendell ETJ and rezoning the property to a manufacturing and industrial zone.
Present Use(s)	Vacant, farm, and single family detached
Prior Use(s)	Vacant, farm, and single family detached
Limits in terms of gaseous, liquid, or noise emissions (Yes/No, Describe)	No
<b>Site Access – Site Description</b>	
Multiple existing access roads to site? (Yes/No, Describe)	Yes; frontage on Wendell Boulevard; Eagle Rock Road, and Knightdale Eagle Rock Road
Nearest 4-lane limited access highway (Name, Distance)	Immediately adjacent to Us-264/Future I-495



Electric Power	
Electric Supplier(s)	Duke Progress Energy
<b>Current Service</b>	
Electric Power Service to Site (Yes/No)	Yes
Line size serving the site (kV)	23 kV
Available capacity for site (MW)	n/a without project load requirements
Distance to substation	4.5 miles
Is the substation dedicated to this site? (Yes/No)	No
Please describe available redundant feeds of power	Not available currently, but depending on project requirements it is a possibility
Electricity cost (\$ per kWh)	n/a without load requirements
Demand Charges (\$/kW)	n/a without load requirements
Additional charges (other fees/charges)	\$16.45 fee request for service
Estimated "all-in" rate for a large industrial user including taxes, demands charges, etc.	n/a without load requirements
<b>Required Upgrades</b>	
If electric service is not currently at the site, please include the distance to the site & estimated cost to upgrade	John Nelms with Duke Energy will provide ASAP
Natural Gas	
Gas Supplier(s)	PSNC

<b>Current Service</b>	
Gas line existing to site? (Yes/No)	Yes
Is there excess capacity in the system? (Yes/No, if yes, then how much excess capacity is there?)	Yes; capacity depending on project load requirements
Line size & pressure (inches/mm or bar/psi)	8 inch steel; 230 pounds
Location of nearest transmission line (or next largest distribution line)	Adjacent to site
Gas cost (\$ per m <sup>3</sup> )	\$5/MMbtu
<b>Required Upgrades</b>	
If natural gas is not currently at the site, please include the distance to the site & estimated cost to upgrade	N/A
<b>Water</b>	
Water Supplier(s)	City of Raleigh – Public Utilities Department
<b>Current Service</b>	
Water line existing to site? (Yes/No)	Yes
What is the total capacity of the water system?	Unlimited – Merger town with City of Raleigh
Is there excess capacity in the system? (Yes/No, if yes, then how much excess capacity is there?)	Yes; Unlimited – Merger town with City of Raleigh
Line size & pressure (inches/mm or bar/psi)	16"
Water source, location (e.g. aquifer, well, river) and quality	Lake; excellent
Water cost (\$ per m <sup>3</sup> )	\$16.59/m <sup>3</sup>

<b>Required Upgrades</b>	
If water is not currently at the site, please include the distance to the site & estimated cost to upgrade	
<b>Waste Water</b>	
Service Supplier(s)	City of Raleigh – Public Utilities Department
<b>Current Service</b>	
Waste water line existing to site? (Yes/No)	Yes; adjacent to site
What is the total capacity of the existing treatment facility?	Unlimited – Merger town with City of Raleigh
Is there excess capacity in the facility? (Yes/No, if yes, then how much excess capacity is there?)	Yes; Unlimited – Merger town with City of Raleigh
Line size & pressure (inches/mm or bar/psi)	8"; no pressure on sewer
Discharge limits (m <sup>3</sup> or per 1,000 gallons)	Dependent on project proposal
Waste water discharge cost (\$ per gallon)	\$15.57/m <sup>3</sup>
<b>Required Upgrades</b>	
If waste water is not currently at the site, please include the distance to the site & estimated cost to upgrade	