



The 7 Rivers Alliance Golden Shovel Ready Sites Submission

Site Name: _____ Certified Survey Map (CSM): _____

Site Address: _____ Site Zip: _____

Site City: _____ Site County: _____

Site Location: _____
(T-R-S-Qtr-or Subdivision-Block-Lot)

Total Site Size: _____ (Acres) Contiguous Acres for sale: _____

Min lot: _____ Max lot: _____

Site Description: _____

(Add additional page if necessary)

Property type: _____
(Example - Industrial, Business Park, Office, etc.)

Zoning: _____

Site is: For Sale Sale Price: _____ \$/acre
 For Lease Lease Rate: _____ \$/SF

Ownership Information	
Owner:	_____
Name:	_____
Address:	_____

Phone:	_____
Email:	_____

Primary Contact Information	
Company:	_____
Name:	_____
Address:	_____

Phone:	_____
Email:	_____

Documentation Checklist:

NOTE: Please label your documents to match the Exhibit/Criteria listed below

Exhibits / Criteria	Benchmark/Threshold	Documentation Submittal
Exhibit 1: Site location	In a 7 Rivers Alliance County	<input type="checkbox"/> Location map showing site relative to County, and Municipality
Exhibit 2 : Site size & Zoning	No minimum or maximum size Industrial Zoning or equivalent.	<input type="checkbox"/> Aerial photo showing site (JPEG format) <input type="checkbox"/> Site Map/Survey showing dimensions and total size. <input type="checkbox"/> Site map labeled with zoning and allowable build height. <input type="checkbox"/> Letter from municipality/county verifying zoning.
Exhibit 3: Site ownership	Can be public or private	<input type="checkbox"/> Documentation showing site ownership <input type="checkbox"/> Documentation showing terms of sale including price.
Exhibit 4: Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing <input type="checkbox"/> Highway access, show adjacent as well as distance to nearest 4-lane highway <input type="checkbox"/> Rail access, if any or nearest location and distance to) <input type="checkbox"/> Airport availability: nearest location and distance for cargo and passenger service.
Exhibit 5: Site suitable for industrial development.	Fits with surrounding uses, may have buildings suitable for industrial development located on it.	<input type="checkbox"/> Map showing site amenities (roads/rail) as well as surrounding land uses. <input type="checkbox"/> Identification of on site, buildings, if any, and surrounding land uses. (i.e. Google Earth, Bing)
Exhibit 6: Municipal Infrastructure	Site must be serviced by road, water and sewer or community willing to install these improvements within a reasonable time frame – or allow private utilities.	<input type="checkbox"/> Site map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services. <input type="checkbox"/> If Infrastructure not in place a letter from municipality with details on installation of improvements including any advance planning and timeframe to complete.
Easements	Cannot have easements (utility or other) that would prevent development.	<input type="checkbox"/> Site map showing all easements on and adjacent to site.
Exhibit 7: Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation – including site map showing: <input type="checkbox"/> Electrical and natural gas providers and capacity of service to site. <input type="checkbox"/> Distance to nearest substation and its capacity for electrical. <input type="checkbox"/> If not in place a correspondence from utility outlining options including cost and timeline for build out. If natural gas not available –alternate options (i.e. propane)

Exhibit 8: Telecommunications Infrastructure	Site must be serviced by voice/data provider	<input type="checkbox"/> Documentation showing provider(s) and service capabilities and speeds.
Exhibit 9: Floodplain Wetlands	Cannot be located in or adjacent to a floodplain. Cannot have significant wetland issues limiting development.	<input type="checkbox"/> FEMA Flood insurance maps showing site and adjacent land clearly showing what is in and out of the floodplain. <input type="checkbox"/> Map showing presumed or delineated wetland areas on site and adjacent to site.
Exhibit 10: Topography	Cannot have significant topography issues limiting development.	<input type="checkbox"/> Topo map of site.
Exhibit 11: Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments.	Statement indicating no known impediments as of submission relative to: <input type="checkbox"/> Environmental, <input type="checkbox"/> Historical <input type="checkbox"/> Archeological
Exhibit 12: Other site restrictions	Must disclosure of any protective covenants that could limit development.	<input type="checkbox"/> Documentation/list of any potential limits that would hinder site development such as protective covenants.
Exhibit 13: Other information	Possible local incentives	<input type="checkbox"/> Is the site in TID District <input type="checkbox"/> TID expiration date

