



Heritage Center

Roane ECD

Roane Alliance

SITE OVERVIEW

Address: 2010 Oak Ridge Turnpike

City: Oak Ridge

County: Roane

Site Ownership: Public

Site Acreage: Sale

Developable Acreage: 25,000 - negotiable

For sale or lease: I-2

Sale/Lease Price:

Zoning: None

Site Covenants: Available

Impact Fees: Immediate access

Foreign Trade Zone: Yes

Distance to four-lane-highway: 0.5 miles

Rail service: No

UTILITY SERVICE

Electric line serving site: 13.8 kV

Electric service to substation: Ample

Duel feed service: Available

Natural gas service: 4 and 2 inch/30 psi - additional feeds of 6 inch /150 psi in park

Water line serving site: 12 inch

Water system capacity: 800 - 1,000 gpm (1.15 - 1.44 mgd)

Excess water system capacity: 1.15 mgd

Wastewater line serving site: Vary in diameters

Wastewater system capacity: 600,000 gpd

Excess wastewater capacity: 525,000 gpd

TECHNICAL STUDIES AND REPORTS

Two foot topographical survey: Not available

Geotechnical survey: Available

Site grading plan/ design: Not available

Flood hazard: Outside flood plain

Phase 1 ESA: Available

Endangered species desktop review: Not available

Hydrological determination: Not available

Cultural resource desktop review: Not available