



## VIRGINIASCAN SITE DATA SHEET



To be included on VirginiaScan, the site must have at least 5 acres available and all the fields in blue must be provided. In addition, an aerial photo or tax map showing the site boundaries is required. A sale price or price range is requested.

### LOCATION

Property Name: \_\_\_\_\_

Street Address or Nearest Intersection: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Locality: \_\_\_\_\_

Within Corporate Limits: Yes  No  Industrial Park: Yes  No  Research Park: Yes  No  Office Park: Yes  No

Virginia Enterprise Zone: Yes  No  Technology Zone: Yes  No  Foreign Trade Zone: Yes  No

Hub Zone: Yes  No  New Market Tax Credit Zone: Yes  No

### OWNERSHIP

Sale Price (entire site): \_\_\_\_\_ Publicly Owned: Yes  No

Minimum Price Per Acre: \_\_\_\_\_ Maximum Price Per Acre: \_\_\_\_\_

Minimum Lease Price (per sq. ft.) \_\_\_\_\_ Maximum Lease Price: \_\_\_\_\_

Owner: \_\_\_\_\_ Owner Phone: \_\_\_\_\_

Owner E-Mail: \_\_\_\_\_ Date Available: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_ Mobile: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Submitted By: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

### SITE SPECIFICATIONS

Total Acreage: \_\_\_\_\_ Acreage Suitable for Construction: \_\_\_\_\_ Largest Contiguous: \_\_\_\_\_

Subdividable: Yes  No  Range of Site Sizes: \_\_\_\_\_ Build-To-Suit: Yes  No

Outside Storage: Yes  No  Describe existing structures \_\_\_\_\_

## ZONING

Zoning Classification: \_\_\_\_\_ Conforms to Present Zoning: Yes  No

Zoning Restrictions: \_\_\_\_\_

Comprehensive Plan Designation: \_\_\_\_\_

## ENVIRONMENTAL

Topography: \_\_\_\_\_ Percentage of Site in 100 Year Flood Plain: \_\_\_\_\_

Soil Borings Available: Yes  No  U.S. Army Corps Certified Wetland Study Available: Yes  No

Phase I Environmental Audit Available: Yes  No  Phase II Environmental Audit Available: Yes  No

Brownfield: Yes  No  Nature of Contamination: \_\_\_\_\_

Remediation Plan: Yes  No  DEQ Status Letter: Yes  No  Stormwater Management Plan: Yes  No

Archaeological Assessment (and Treatment Plan if needed): Yes  No

Rare and Endangered Species Management Plan: Yes  No

## SUPPORTING/MARKETING INFORMATION

Plat/Survey: Yes  No  Site Plan/Master Plan: Yes  No  Signage: Yes  No

Motorsports Asset: Yes  No  Motorsports Marketing Materials: Yes  No

## RIGHT NOW SITES INDUSTRIES

Right Now Certified: Yes  No  Light Manufacturing: Yes  No  General Manufacturing: Yes  No

Heavy Manufacturing: Yes  No  Mega Site: Yes  No  Business/Industrial Park: Yes  No

Office Park: Yes  No  Research and Development: Yes  No  Warehouse/Distribution: Yes  No

## UTILITIES

### Electric Power

Name of Primary Supplier: \_\_\_\_\_ Redundant: Yes  No

Name of Secondary Supplier: \_\_\_\_\_ Voltage: \_\_\_\_\_

Phase: \_\_\_\_\_ Amps: \_\_\_\_\_ Electric UPS: Yes  No  Generator: Yes  No

Natural Gas

Name of Supplier: \_\_\_\_\_ Distance from Property (feet): \_\_\_\_\_

Line Size (inches): \_\_\_\_\_ Pressure (psi): \_\_\_\_\_

Water

Water Provider: \_\_\_\_\_ Distance from Property (feet): \_\_\_\_\_

Line Size (inches): \_\_\_\_\_ Total Capacity of Treatment Plant (gpd): \_\_\_\_\_

Available Capacity to Property (gpd): \_\_\_\_\_ Water Tank Capacity (gallons): \_\_\_\_\_

On-Site Treatment Plant: Yes  No  Well Capacity (gpd): \_\_\_\_\_

Sewer

Sewer Provider: \_\_\_\_\_ Distance from Property (feet): \_\_\_\_\_

Line Size (inches): \_\_\_\_\_ Total Capacity of Treatment Plant (gpd): \_\_\_\_\_

Available Capacity to Property (gpd): \_\_\_\_\_

On-Site Treatment Plant: Yes  No  Septic System Capacity (gpd): \_\_\_\_\_

Telecommunications

Primary Telecommunications Provider: \_\_\_\_\_

Other Providers: \_\_\_\_\_

Fiber: Yes  No  Distance to Fiber (feet): \_\_\_\_\_ Redundant Routes: Yes  No

Wireless Broadband: Yes  No  Sonet Ring: Yes  No

Broadband Speed Level:  Low (under 2 Mbps)  Medium (2-6 Mbps)

High (6 Mbps or higher, excluding satellite claiming max speeds of up to 27 Mbps down)

Other: \_\_\_\_\_

**TRANSPORTATION**

Rail

Primary Railroad: \_\_\_\_\_ Secondary Railroad: \_\_\_\_\_

Served by Rail Siding: Yes  No  If no, can rail siding be installed: Yes  No  Distance (feet): \_\_\_\_\_

Highway

Distance to Nearest Interstate Interchange (miles): \_\_\_\_\_ Interstate: \_\_\_\_\_

Interchange Name/Exit Number: \_\_\_\_\_

Distance to Nearest 4-Lane Arterial (miles): \_\_\_\_\_ Arterial Name/Route Number: \_\_\_\_\_

Name/Route Number of Highway or Street Serving Property: \_\_\_\_\_

Air

Distance to Commercial Airport (miles): \_\_\_\_\_ Airport Name: \_\_\_\_\_

Distance to General Aviation Airport: \_\_\_\_\_ Airport Name: \_\_\_\_\_

Water

Navigable Waterway: Yes  No  Name: \_\_\_\_\_ Channel Depth (feet): \_\_\_\_\_

Public Transportation

Bus  Rail  Water

**COMMENTS**

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To be included in our computerized database, a valid street address or nearest street intersection **must** be provided, along with an aerial photograph or tax map showing the boundaries of the site. Site layouts, master plans, site plans, etc. should also be provided. Digital images are welcome and may be e-mailed to [ahagy@hopewellva.gov](mailto:ahagy@hopewellva.gov). This form should be returned to:

**CITY OF HOPEWELL ECONOMIC DEVELOPMENT**

Mr. J. Andrew "Andy" Hagy  
Economic Development Director  
300 North Main Street  
Hopewell, Virginia 23860

PH: (804) 541-2243  
Fax: (804) 541-2248  
Email: [ahagy@hopewellva.gov](mailto:ahagy@hopewellva.gov)

### Light Manufacturing Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing

### General Manufacturing Sites

- 10 developable acres minimum
- 60,000 sq. ft. building pad
- 100,000 gallons/day water supply with fire protection
- 8 in. water line
- 100,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 10,000kW
- T-1 line
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Zoned for manufacturing allowing outside storage

### Heavy Manufacturing Sites

- 25 developable contiguous acres minimum
- 600,000 gallons/day water supply with fire protection within 180 days
- 12 in. water line
- 450,000 gallons/day sewer treatment capacity within 180 days
- 12 in. sewer line
- Electricity – 25,000kW
- Natural Gas
- T-1 Line
- Within 1 mile of an interstate or four-lane U.S. highway
- Direct access to a four-lane highway via a truck route
- Zoned for heavy manufacturing allowing outside storage

### Mega Sites

- 500 acres with 200 acres developable minimum
- 200-acre buildable area
- 250,000 gallons/day water supply within 3 miles of the site
- 250,000 gallons/day sewer treatment capacity within 3 miles of the site
- Electricity – 3 miles from a main transmission line
- Natural Gas – 3 miles from a major transmission line

- T-1 line or fiber optic cable at the access road
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Within 1 mile of a rail line with a rail spur possible
- Zoned agricultural or rural

### **Business/Industrial Parks**

- 50 developable acres minimum within the park
- 5-acre site available in the park
- 200,000 gallons/day water supply with fire protection
- 8 in. water line
- 200,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 14,000 kW
- T-1 line
- Within 10 miles of an interstate or four-lane highway
- Direct access from four-lane highway via a truck route
- Within 90 miles of a commercial airport
- Zoned for manufacturing and other business uses

### **Office Sites**

- 5 developable acres minimum
- 15,000 gallons/day water supply with fire protection
- 6 in. water line
- 15,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 1,500 kW dual service
- Served by multiple T-1 lines or sonet ring (fiber on site)
- Zoned for office park usage

### **Research and Development**

- 5 developable acres
- 2,500 gallons/day water supply with fire protection
- 6 in. water line
- 2,500 gallons/day sewer treatment capacity
- 8 in sewer line
- Electricity – 600 kW dual service
- Served by T-1 line or fiber optic cable
- Within 60 miles of a university research center
- Zoned for research and development

### **Warehouse/Distribution Sites**

- 25 developable acres minimum
- 6,000 gallons/day water supply with fire protection
- 6 in. water line
- 6,000 gallons/day sewer treatment capacity

- 8 in. sewer line
- 3 phase electricity – 2,500kW
- Within 5 miles of an interstate or four-lane divided highway
- Within 1 mile of a four-lane highway with capacity to handle heavy volume truck traffic
- Zoned for warehouse/distribution

### **Motorsports Sites**

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing
- Direct connection to a motorsports asset (race track, research facility, specialized training program or facility, ties to a motorsports organization, etc.)

