

	Light Industrial		Heavy Industrial		Technology Business Park		Rural Business Park		Costs
	Tier 2 Requirements	Tier 1 Requirements*	Tier 2 Requirements	Tier 1 Requirements*	Tier 2 Requirements	Tier 1 Requirements*	Tier 2 Requirements	Tier 1 Requirements*	
Land Quality									
Maps									
Topographic	Required		Required		Required		Required		\$2500-5000
Land Use Around Site	Required	Minimum <u>2</u> Acres of Land	Required	Minimum <u>5</u> Acres of Land	Required	Minimum XX Acres	Required	Minimum XX Acres	Self Developed
Plat	Required		Required		Required		Required		\$1
Aerial	Required		Required		Required		Required		Minimal through DOT
Site plan	Required		Required		Required		Required		Self Developed
Environmental									
Planning District Environmental					Required		Required		\$1000-1500
Phase I Environmental - Engineering Firm	Required		Required						\$1500-5000
Endangered Species	Required		Required		Included with Planning District Assessment		Included with Planning District Assessment		
SHIPO Release	Required		Required		Required		Required		
Wetlands with map	Included with Environmental Assessment		Included with Environmental Assessment		Included with Planning District Assessment		Included with Planning District Assessment		
Flood plain with map	Required		Required		Included with Planning District Assessment		Included with Planning District Assessment		
Soil Borings									
Ownership									
Ownership or legal option	Required		Required		Required		Required		\$500-1000 for option agreement
Zoning									
Zoned for commercial development or as appropriate for land use; i.e. business park, heavy industrial	Required		Required		Required		Required		
Transportation									
Freight									
Trucking	Required		Required				Required		
Shipping Options (FedEx, etc.)	Required		Required		Required		Required		
Air									
Nearest Airport	Required	Must be within <u>90</u> miles of commercial airport	Required	Must be within <u>90</u> miles of commercial airport	Required	Must be within <u>90</u> miles of commercial airport			
Commercial Airport; distance, availability	Required		Required		Required				

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Highway									
Ingress/Egress	Required		Required				Required		
Turning Radius	Required		Required				Required		
Surface Type and Width	Required		Required				Required		
Weight Restrictions	Required		Required				Required		
Distance to Interstate/4 lane Highway; State Highway	Required	Must be within <u>10</u> Miles of Interstate or 4 lane	Required	Must be within <u>10</u> Miles of Interstate or 4 lane	Required	Within XXX miles of Interstate or 4 lane	Required	Within XXX miles of Interstate or 4 lane	
Rail									
Rail Provider	Required		Required				Required		
Ownership of Spur/switch	Required		Required				Required		
Rail Authority - Identify if Yes	Required		Required				Required		
Rail Load Limits	Required		Required				Required		
Rail loading facility	Required		Required				Required		
Rail Car Capacity	Required		Required				Required		
Rail classification	Required		Required				Required		
Utilities									
Water/Sewer									
Provider	Required		Required		Required		Required		
Current Capacity	Required	Service line must be <u>8</u> inches for water; <u>4</u> for sewer	Required	Service line must be <u>8-12</u> inches for water; <u>8-12</u> for sewer	Required		Required	Service line is XXX inches for water; XX inches for sewer	
Excess Capacity	Required		Required		Required		Required		
Plan for Expansion	Required		Required		Required		Required		
Electric									
Provider	Required		Required		Required		Required		
Current Capacity	Required	Capacity must be <u>13</u> kV	Required	Capacity must be <u>≥13</u> kV	Required	Capacity exceeds XXX kV	Required	Capacity exceeds XXX kV	
Excess Capacity	Required		Required		Required		Required		
Plan for Expansion	Required		Required		Required		Required		
Redundancy in Place/Plan for Redundancy					Required				
Natural Gas/Propane									
Provider	Required		Required		Required		Required		
Current Capacity	Required	Gas line must be <u>2-3</u> inches	Required	Gas line must be <u>3-6</u> inches with high pressure	Required		Required	Gas line is XXX inches	
Excess Capacity	Required		Required		Required		Required		
Plan for Expansion	Required		Required		Required		Required		
Telecomm/Internet									
Provider	Required		Required		Required		Required		
Connectivity	Required	Line is T-1	Required	Basic Access	Required	Line is XXX	Required	Line is XXX	
Redundancy in Place/Plan for Redundancy					Required				
Solid Waste Disposal									
Provider	Required		Required		Required		Required		
Capacity	Required		Required		Required		Required		

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* To be considered Tier 1, you must provide all of the requirements of Tier 2 plus the specifics listed for Tier 1