

Items Looked at during site selection/comparison process:

- Size of site, whether or not it is large enough for facility
- Comparison conceptual level grading using county run topography
- The need for retaining walls
- Proximity to airports and airport glide path
- Proximity to railroad and whether or not railroad is on site
- If site has a blue line stream
- Conceptual level investigation of karst features on site
- If site has rock outcroppings
- If site has existing structures
- If site has a graveyard
- If site has a pond or spring
- If site has a waste disposal area
- If site is bisected by a fixed feature
- If site requires a stream relocation
- If site has floor plain restrictions
- If site requires offsite bridge construction
- If site requires onsite bridge construction
- If site requires offsite roadway improvements
- If site requires adjacent roadway improvements
- If site requires access through a subdivision
- If site has only one access road available
- If site requires a railroad crossing
- If site requires an offsite traffic signal
- If site requires a waterline extension
- If site requires a gravity sewer line extension
- If site requires a force main sewer line extension
- If site requires a force main sewer line extension
- If site requires a sewer pump station
- If site requires on site sewage disposal
- If site requires a water tank for fire protection
- If site requires a water tank for domestic water
- If site requires a step system infrastructure
- Proximity of site to existing schools of same grade level
- Proximity of site to population to be served
- Proximity of site to existing industry
- Proximity of site to existing commercial development
- Proximity of site to existing residential
- Proximity of site to existing feeder school
- Proximity of site to existing parks
- Proximity of site to estimated future population to be served

Items looked at once site is selected, but prior to closing

Phase I Environmental Site Assessment

- Location and legal description
- Site and Vicinity general characteristics
- Current use of property
- Description of structures, roads, other improvements
- Current uses of adjoining properties
- Title records
- Environmental liens or activity use limitations
- Specialized knowledge
- Commonly known or reasonably ascertainable information
- Valuable reduction for environmental liens
- Owner, Property Manager, and occupant information
- Records review

Standard Environmental Records Sources

- Federal
- State
- Vapor encroachment screen
- Unmapped orphan sites

Additional Environmental Record Sources

Physical setting source

- Topography
- Geology
- Soil Survey
- Groundwater
- Flood zone map

Historical use

- Land use and developments
- City directories
- Fire insurance maps
- Aerial Photographs
- Historical topographic maps
- Prior reports or documentation
- Building department records
- Zoning/Land use records
- Other historical sources

Historical Use information on adjoining properties

Site reconnaissance

- Methodology and limiting conditions
- General site setting
- Utilities
- Solid waste disposal
- Sewage disposal
- Surface water drainage

Interviews

- Interviews with owner
- Interviews with occupants

Interviews with local government officials
Interviews with others