

**Telfair County Site Analysis Inventory Form**  
11/5/2005

**Site 341-1**

<b>Evaluation Criteria</b>	<b>Characteristics</b>
<b>General Site Characteristics</b>	
Total Acreage	164 Acres (partial purchase of 268 acres)
Expansion Potential	Yes
Site configuration	Rectangular
Present Zoning	Located in county (no zoning)
Land Use Constraints	Residential development across Highway 341 to the south
Ownership	One Owner
Map & Parcel	Map 12 Parcel 32-1
<b>Environmental</b>	
Probable Wetland Acres	2.4 Acres
Flood Plain Acres (non-overlap)	None
Hydric Soils <sup>(1)</sup>	48.3 Acres
Likely Usable Acres	115.7 Acres
<b>Transportation</b>	
Highway Accessibility	US 23/341 direct access
Interstate Highway Accessibility	I-16 31 miles north
Rail Accessibility	Norfolk Southern front of property
Airport	4 miles to Telfair-Wheeler Airport (4,000 ft runway)
Special Modes of Transportation	
<b>Services</b>	
Water Lines	City of Helena approximately 2 miles
Sewer Lines	City of Helena approximately 2 miles
Natural Gas	4" between US 341 & Norfolk Southern Railroad
Telecommunications	Not Known
Fire Insurance	Class 9
<b>Purchase Price Estimate</b>	Not Estimated
<b>Infra. Improvement Cost</b>	Not Estimated
<b>Total \$ / Usable Acre</b>	Not Estimated

- (1) Hydric soils are prevalent in the coastal areas of Georgia and some hydric soils may be wetlands. For sites where hydric soils or NWI wetlands are present, it is recommended that a wetlands delineation be conducted by a certified engineering or surveying firm prior to a purchase decision.