

DEVELOP

Milledgeville-Baldwin County

105 E. Hancock Street
Milledgeville, GA 31061
478-451-0369
www.developmilledgeville.com
mpoyner@developmilledgeville.com

Ed Walker
Chairman

Cheryl Crumbley
Vice-Chair

Karen Rowell
Secretary

Henry Pope
Treasurer

Quentin T. Howell

Dr. Noris Price

Sharon Seymour

Greg Tyson

Derek Williams

Kevin Brown
Counsel

Matt Poyner
Executive Director



Sibley-Smith Industrial Park	
Website	http://www.developmilledgeville.com
Site Location	City of Milledgeville, Baldwin County
Total Acres	1,589
Developable Acres	1,500
Minimal Sub-Dividable Acres:	Property can be subdivided from one acre up to utilization of the entire property
Sale Price Per Acre:	\$10,000 per acre. Dependent on project type and number of jobs created and total investment, the property may be gifted to the company
Phase I Environmental Completed? Year?	Yes, December 28, 2015
Phase II Environmental Completed? Year?	N/A
Archaeological Survey Completed? Year?	Yes, January 2016
Boundary Survey Completed? Year?	Yes, January 28, 2016
Cultural Resources Reconnaissance Survey Completed? Year?	Yes, December 30, 2015

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Geotechnical Exploration Completed? Year?	Yes, February 8, 2016
Protected Species Assessment Completed? Year?	Yes, December 30, 2015
Wetlands Determination Completed? Year?	Yes, May 4, 2016
Outside 100 Year Flood Plain	Approximately 98% of property is located outside of the 100-year flood plain
Air Quality (Attainment Zone)	Attainment Zone
Zoning	Heavy Industrial
Electric Distribution Service and Distance	12kv 3 phase underground distribution service is on site
Distribution Excess Capacity	Georgia Power does not disclose substation capacities but the distribution network in the area around the site can serve loads around 5 MW or less.
Transmission Service and Distance	115 kv transmission service runs north south thru the site
Transmission Excess Capacity	<p>Georgia Power does not disclose transmission excess capacities, but the 115 line can serve loads up to 30 MW, possibly more.</p> <p>If transmission service is required, 12 months of lead time typically requested for needed upgrades and substation construction.</p> <p>For loads at this site requiring transmission service, a new substation would likely be built on site.</p>
Distance to Substation	2.1 miles (3.38 km)
Redundant/Dual Feed	Dual feed is not currently in place, but can be provided
Gas Line Size and Distance	8" HP steel transmission main 8" HP steel distribution main are on site.
Line Pressure:	500 psi

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Water Line Size and Distance	16", adjacent to site.
Water Treatment Plant Capacity	12.44 MGD
Water Treatment Plant Excess Capacity:	7.44 MGD
Wastewater Line Size and Distance	12", adjacent to site.
Wastewater Treatment Plant Capacity	10.55 MGD
Wastewater Treatment Plant Excess Capacity	6.55 MGD
Telecom Service Description	Windstream or Charter Business can provide 10 Gbps to site.
Fire Insurance Rating:	3
Distance to Interstate	28
Distance to 4-lane divided highway	1
Distance to Local Airport	7 Baldwin County
Distance to Commercial Airport	38 Middle George Regional
Distance to Port	165 Port of Savannah
Rail on site	Onsite
Rail Provider	NS

