#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Former TAZ Sawmill Site	
Total available acreage of site. *If you know the largest, contiguous, developable/buildable acreage (CDA) of the site, put acreage size in comments. If you don't, proceed to next question.*	42	
Submission street/physical address	1321 Casteel Road	
city	Bruceton Mills	
county	Preston	
state	WV	
zip code	26525	
GPS Coordinates	39.662319, -79.51344	
LOCAL ECONOMIC DEVELOPMENT ORGANIZATION (LEDO) SECTION (to Include Owner Input)		
Name of entity responding to this data template	Preston County EDA	
full name of person responding	Roberta Baylor	
title of person responding	Executive Director	
contact phone number	(304) 329-2299	
contact email address	robertabaylor@hotmail.com	
Lead, Local Economic Development Agency (LEDO)	Preston County EDA	
Name of LEDO Director/CEO Contact	Roberta Baylor	
contact phone number	(304) 329-2299	
contact email address	robertabaylor@hotmail.com	
Zoned industrial	No	Restrictive Covenants limiting property use
if not zoned industrial, define current zoning with possibility and length of process for rezoning	No zoning in unincorporated areas of Preston County	Restrictive Covenants limiting site to industrial and/or warehousing/distribution
Describe current use	Vacant	
Describe former use	Industrial - water treatment, sawmill	
Describe surrounding uses	Industrial	
Is the site in a 100-year flood plain? Partially would be answered yes. Indicate percentage of site in the flood plain in the comments section.	No	

#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	**Former TAZ Sawmill Site**	
Are there any structures on the site that will impact constructability? If yes, describe in comments.	Yes	Existing 15,000 sq. ft. building
Is the site easily accessible? If no, describe impediments.	Yes	
are there industrial quality roads/truck routes free from weight or height restrictions providing access to the property? (if no, describe in comments)	Yes	
number of roads accessing the site	1	
Distance in miles or feet (indicate in comments) to major 4-lane highway and/or interstate (include names in comments)	1.4	miles to I-68 Exit 29
Distance in miles from subdivision/dense residential (describe type of residential in comments)	5	miles from subdivision containing single family homes
distance in miles from schools	7.7	
distance in miles from public park	7.7	
distance in miles from retirement centers	24.8	
distance in miles from correctional facilities	1	
distance in miles from cemeteries (note in comments - small, medium, or large cemetery)	4.6	small cemetery

#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	**Former TAZ Sawmill Site**	
OWNER(S) SECTION TO BE CONFIRMED WITH SIGNATURE(S) BELOW		
Number of owners (list names in comments)	1	Preston County EDA
Primary site ownership contact name	Roberta Baylor	
company	Preston County EDA	
title	Executive Director	
email address	robertabaylor@hotmail.com	
cell phone number	(304) 290-6877	
Publicly owned (LEDO, Community, Industrial Authority, CIC, etc.)? Put name(s) in comments.	Yes	Preston County EDA (LEDO)
Is the property for sale?	Yes	
Is (are) the owner(s) motivated to sell?	Yes	
Documented price/acre. Indicate per acre or sq.ft. in comments.	$ 45,000.00	per acre includes 15,000 sq. ft building
Date available (if cell input does not function correctly, input date into comments)	October 3, 2025	
Are there mineral rights (oil, natural gas, coal, etc.) owned with this site submission?	Yes	Oil, natural gas, coal, and mineral right are all owned by PCEDA
ELECTRIC PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Electric lines are to the site boundaries	Yes	
if no, distance in feet		
Line size	12	12.47 kV distribution circuit
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (**must provide in MW**)		Instructed not to answer at this time.
Name of provider	First Energy	
name of utility contact representative providing	Jacob Keeney	
title of person responding	Economic Development Consultant	
contact phone number	304-479-4951	
contact email address	jkeeney@firstenergycorp.com	

#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Former TAZ Sawmill Site	
WATER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Water line is to the site boundaries	Yes	
if no, distance in feet		
Size of line (inches) at the site boundaries	6	
Existing total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)	20,000	GPD
Existing total excess capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity) NOTE: THIS NUMBER CANNOT BE MORE THAN THE TOTAL CAPACITY (CELL D76).	20,000	GPD
Name of provider	Preston County PSD #4	
name of utility contact representative providing	Richard Gaines	
title of person responding	Engineer, Stantec	
contact phone number	304-816-5190	
contact email address	richard.gaines@stantec.com	
SEWER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Sewer line to the site boundaries	No	
if no, distance in feet	970	Project to extend sewer to the site is in design & funded.
Size of line (inches) at the site boundaries		Site will be served by 8" line
Total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)		GPD - 50,000
Total excess capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity) NOTE: THIS NUMBER CANNOT BE MORE THAN THE TOTAL CAPACITY (CELL D88).		GPD - 50,000
Name of provider	Preston County Sewer PSD	
name of utility contact representative providing	Travis Adams	
title of person responding	Engineer, CEC	
contact phone number	304-848-7163	
contact email address	twadams@cecinc.com	

#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Former TAZ Sawmill Site	
NATURAL GAS PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Natural gas line to the site boundaries	No	
if no, distance in feet	4,340	Project to extend gas to the site is pending and funded.
Size of line at the site boundaries		Will be 4" line - 75 psi
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (**must provide in MCF/HR**)		58 MCF/HR
Name of provider	WV Pipeline LLC	
name of utility contact representative providing	Connell Rader	
title of person responding	President, Enmark Energy	
contact phone number	601-898-2434 x 17	
contact email address	crader@enmarkenergy.com	
FIBER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Fiber to the site boundaries	Yes	
if no, distance in feet		
Existing capacity at the site boundaries (must provide in Gbps)	10	Additional capacity may be available
Name of provider	Prodigi	
name of utility contact representative providing	Tim Wotring	
title of person responding	President	
contact phone number	304-777-4444	304-282-9563 - cell
contact email address	timw@digitalconnections.net	
CELL PROVIDER/CURRENT AVAILABILITY		
Cellular service at the site	Yes	
RAIL SECTION		
Rail service to the site boundaries	No	
if no rail service, how far from site/park boundaries (indicate distance in feet or miles in comments)?	39	miles
Existing rail spur to the site boundary	No	
if no, can a spur be built to the site?	No	
List all rail providers serving the site/park, indicating in parentheses after each if it is a Class I or Class II provider	There is no rail service at the site.	

#YesWV Site Readiness Program: Round Two

InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document

Critical Decision-Making Data

© 2025 InSite LLC: Confidential and Proprietary Property of InSite, LLC. The data template will remain in its original condition (formatting, spelling, etc.) as submitted to InSite.

"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Former TAZ Sawmill Site	
SITE DUE DILIGENCE COMPLETED WITHIN THE LAST 10 YEARS		
Completed Current Phase I ESA on the entire site submission (input date in Comments)	Yes	5/23/2025
Completed Current Phase II ESA on the entire site submission, if required per Phase I, (input date in Comments)	Yes	August, 2025
Completed Current Geotechnical Study on the entire site submission (input date in Comments)	No	
Completed Current Wetlands Delineation Study on the entire site submission (input date in Comments)	No	
Completed Current Cultural Resource Study on the entire site submission (not a literature review) (input date in Comments)	Yes	3/24/2025
Completed Current Endangered Species Study on the entire site submission (input date in Comments)	Yes	3/25/25 - Eagle Nest Study 3/6/2025 WVDNR Letter 3/4/2025 US Fish & Wildlife Letter
PLEASE FORWARD AS SEPARATE DOCUMENT		
****Provide Aerial Site Map**.** Simple aerial map showing site boundaries.	Provided	
*****Provide a 100-year FEMA flood plain map**.*** Include site boundaries, labels, legend, and north arrow.	Provided	

Former TAZ Sawmill Site



10/20/2025, 2:00:27 PM

CountyRoutes
Roads
Parlines
HISTORICAL LOT-LINE
PARCEL-HOOK
LEADER
Streams
Parcels

N

1:9,028

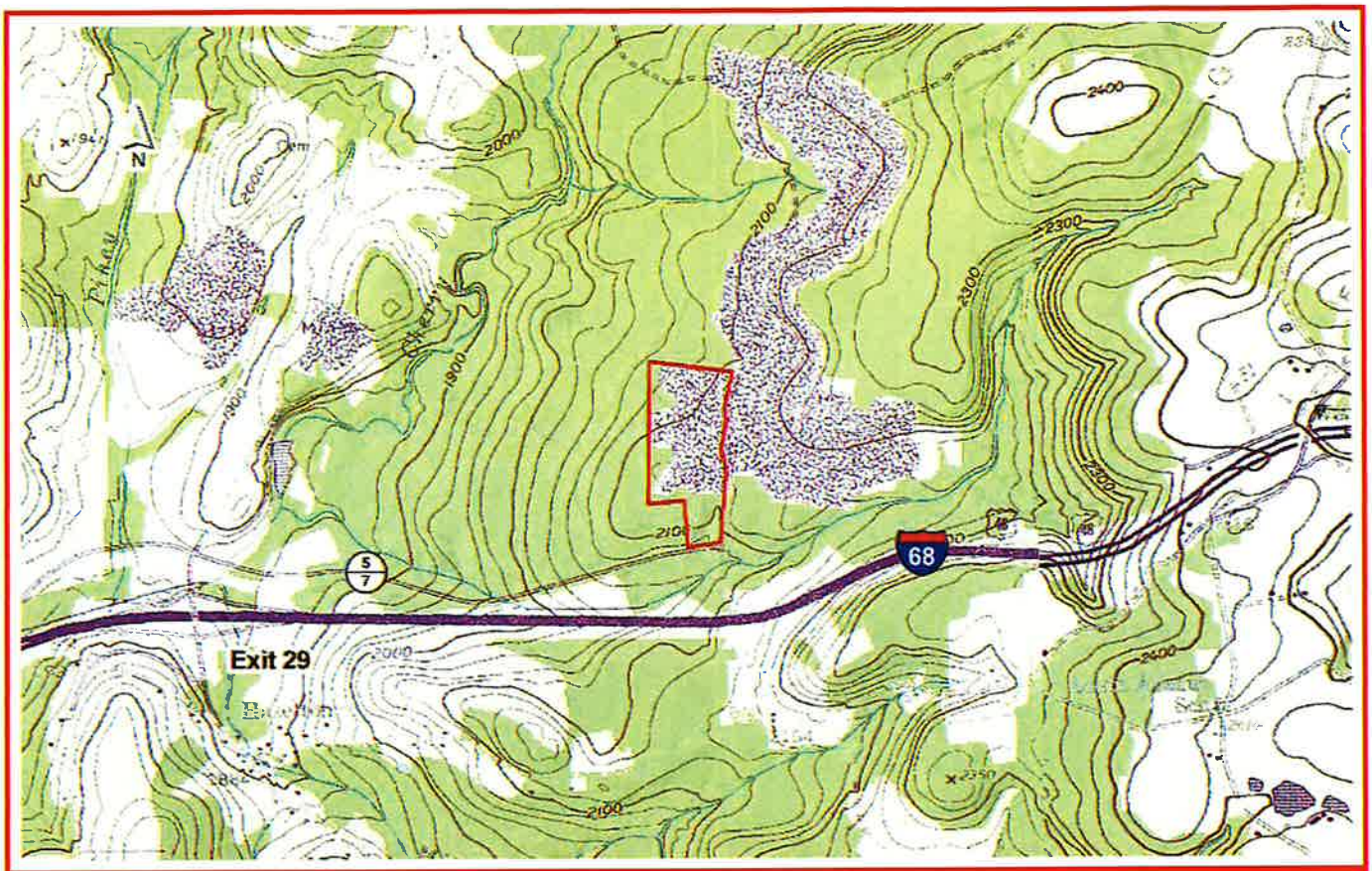
0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

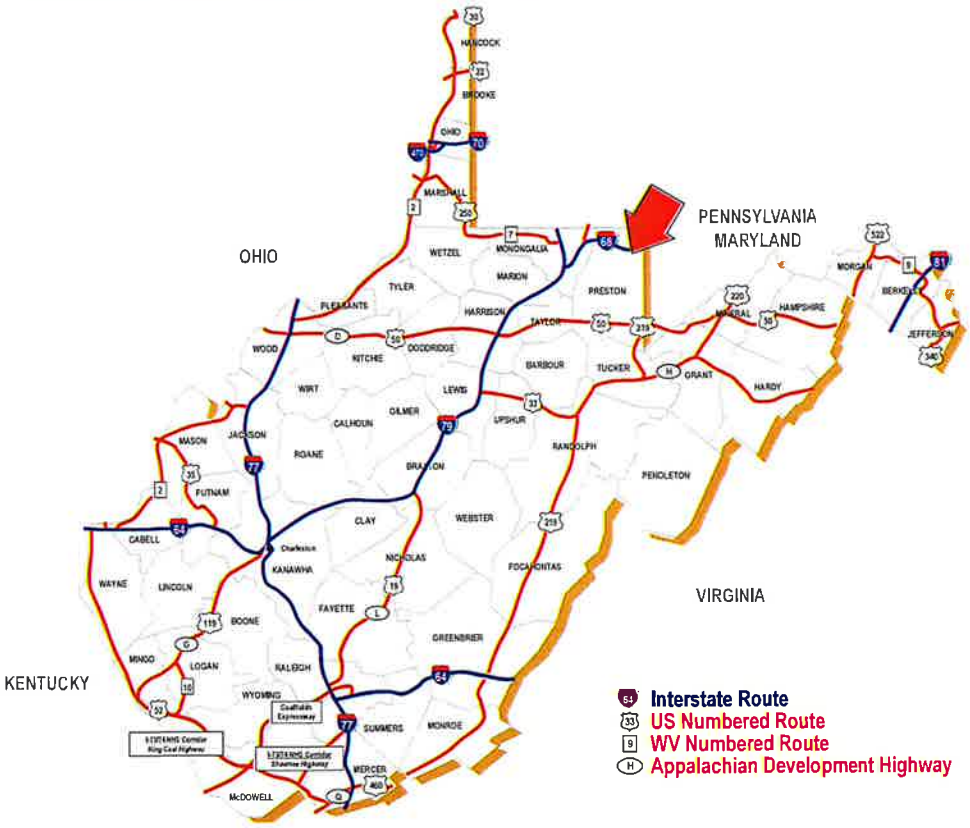
Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Preston County Assessor's Office
FOR TAX PURPOSES ONLY: Prepared by Dave Nestor, Preston County Assessor

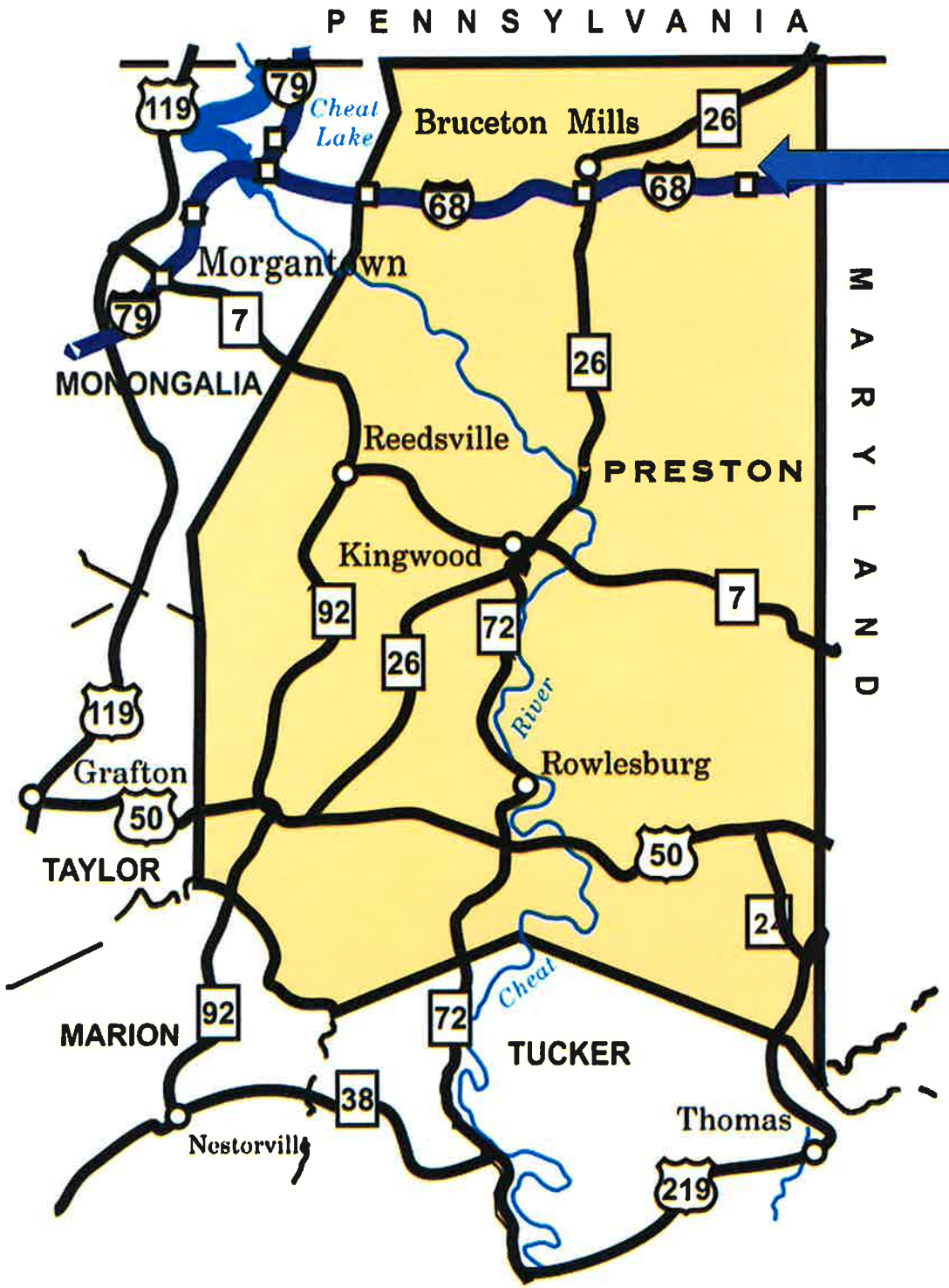

Lake Huron
Ottawa
Montréal
ME
Appalachian Natl Scenic Trail
WISCONSIN
ADIRONDACK MOUNTAINS
Montpelier
Augusta
Toronto
Lake Ontario
Concord
Madison
Milwaukee
MI
Rochester
NY
Buffalo
Albany
Lake Michigan
Lansing
Detroit
Lake Erie
Connecticut River
Boston
Providence
Chicago
Toledo
Cleveland
PA
Hartford
Fort Wayne
IN
Akron
OH
IL
Wabash River
Pittsburgh
New York
Harrisburg
Trenton
Scioto River
Columbus
APPALACHIAN MOUNTAINS
Philadelphia
Springfield
Indianapolis
Baltimore
Dover
Cincinnati
WV
Washington D.C.
Annapolis
UNITED STATES
Charleston
Louisville
Frankfort
Lexington-Fayette
Richmond
VA
James River
KY
Virginia Beach
Norfolk
Nashville
Yadkin River
Greensboro
GREAT SMOKY MOUNTAINS
Raleigh
NC
TN
Charlotte
Broad Run
Pee Dee River
Columbia
Atlanta
SC
Birmingham



SCALE: 1" = 2000'



HAZELTON, WEST VIRGINIA



FORMER TAZ SAWMILL SITE

1321 Casteel Rd., Bruceton Mills, WV



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

HIGH RISK

	Regulatory Floodway
Zone AE	1-Percent-Annual-Chance Flood Hazard Area **With Base Flood Elevation** (BFE)
Zone A	1-Percent-Annual-Chance Flood Hazard Area **Without BFE** (may have Advisory Flood Heights)
Advisory	1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)

Download the Full Legend for all flood tool symbols
https://www.mapwv.gov/flood/map_docs/wv_flood_tool_legend.pdf

Disclaimer:
The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (*https://www.MapWV.gov/flood*) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Flood Info Location — *Map created on 10/20/2025*

User Notes	
Flood Hazard Area	Location is **NOT WITHIN** any identified flood hazard area. Unmapped flood hazard areas may be present.
Flood Zone	Out of Flood Zone
Stream	
Watershed (HUC8)	Cheat (5020004)
Flood Height	
Water Depth	
Elevation	2117.7 ft (Source: FEMA 2018-20) (NAVD88)
Community & ID	Preston County (ID: 540160)
FEMA Map & Date	54077C0070D; Effective Date: 6/5/2012
Location (lat, long)	(39.662433, -79.512579) (WGS84)
Parcel ID	39-10-0023-0013-0004
E-911 Address	multiple addresses

Former TAZ Sawmill Site

National Flood Hazard Layer FIRMette

FEMA

79°31'4"W 39°39'59"N



79°30'27"W 39°39'31"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximat point selected by the user and does not repres an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/20/2025 at 5:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FORMER TAZ SAWMILL SITE

WATER

SEWER

ELECTRIC

BROADBAND

NATURAL GAS





Former TAZ Sawmill Site - Electric Service