

#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

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"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	Valley Industrial Park	
Total available acreage of site. <i>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.</i>	61	50
Submission street/physical address	VIP Drive	
city	Masontown	
county	Preston	
state	WV	
zip code	26542	
GPS Coordinates	39.524723, -79.792863	
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	There is no zoning outside of municipalities .
<i>if not zoned industrial, define current zoning with possibility and length of process for rezoning</i>	No zoning in unincorporated areas of Preston County	
Describe current use	Green space	
Describe former use	Agricultural	
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	

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Name of Site Submission	Valley Industrial Park	
Are there any structures on the site that will impact constructability? If yes, describe in comments.	Yes	
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)	12	miles to I-68 Exit 4
Distance in miles from subdivision/dense residential (describe type of residential in comments)	0.6	miles from subdivision containing single family homes
distance in miles from schools	2.3	
distance in miles from public park	1.2	
distance in miles from retirement centers	15	
distance in miles from correctional facilities	13.6	
distance in miles from cemeteries (note in comments - small, medium, or large cemetery)	1.3	small cemetery

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"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	Valley Industrial Park	
OWNER(S) SECTION TO BE CONFIRMED WITH SIGNATURE(S) BELOW		
Number of owners (list names in comments)	1	Glenn Larew
Primary site ownership contact name	Glenn Larew	
company	Coaltrain Corporation	
title	Owner	
email address	glarew407@aol.com	
cell phone number	(304) 288-3259	
Publicly owned (LEDO, Community, Industrial Authority, CIC, etc.)? Put name(s) in comments.	No	
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.	\$ 60,000.00	acre
Date available (if cell input does not function correctly, input date into comments)	January 2010	
Are there mineral rights (oil, natural gas, coal, etc.) owned with this site submission?	No	
ELECTRIC PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Electric lines are to the site boundaries if no, distance in feet	Yes	
Line size	12	12.47 kV distribution circuit x 2
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (must provide in MW)		
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	

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"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	Valley Industrial Park	
WATER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Water line is to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Size of line (inches) at the site boundaries	8	
Existing total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)	150,000	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)	10,000	gpd
Name of provider	Preston County PSD #1	
<i>name of utility contact representative providing</i>	Cullin Cutright	
<i>title of person responding</i>	Engineer, The Thrasher Group	
<i>contact phone number</i>	304-205-8804	
<i>contact email address</i>	ccutright@thethrashergroup.com	
SEWER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Sewer line to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Size of line (inches) at the site boundaries	8	
Total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)	200,000	GPD
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)	15,000	GPD
Name of provider	Masontown/Reedsville Sewer	
<i>name of utility contact representative providing</i>	Jarod Ringer/Everett Mulkeen	
<i>title of person responding</i>	Engineer, CEC/Potesta	
<i>contact phone number</i>	304-848-7157/304-225-2245	
<i>contact email address</i>	jringer@cecinc.com	eemulkeen@potesta.com

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Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Valley Industrial Park	
NATURAL GAS PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Natural gas line to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Size of line at the site boundaries	3	inch
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (must provide in MCF/HR)	30	MCF/HR
Name of provider	Cardinal National Gas Company	Northern Division
<i>name of utility contact representative providing</i>	Tammy Zebley	
<i>title of person responding</i>		
<i>contact phone number</i>	304-341-5366	304-584-4545 x 543
<i>contact email address</i>	tzebley@utilitypipelineltd.com	
FIBER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Fiber to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Existing capacity at the site boundaries (must provide in Gbps)	10	Additional capacity may be available
Name of provider	Prodigi	
<i>name of utility contact representative providing</i>	Tim Wotring	
<i>title of person responding</i>	President	
<i>contact phone number</i>	304-777-4444	304-282-9563 - cell
<i>contact email address</i>	timw@digitalconnections.net	
CELL PROVIDER/CURRENT AVAILABILITY		
Cellular service at the site	Yes	
RAIL SECTION		
Rail service to the site boundaries	No	
<i>if no rail service, how far from site/park boundaries (indicate distance in feet or miles in comments)?</i>	20	miles
Existing rail spur to the site boundary	No	
<i>if no, can a spur be built to the site?</i>	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 are no rail providers serving the park.	

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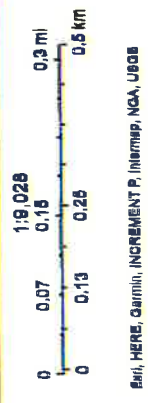
"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Valley Industrial Park	
SITE DUE DILIGENCE COMPLETED WITHIN THE LAST 10 YEARS		
Completed Current Phase I ESA on the entire site submission (input date in Comments)	No	
Completed Current Phase II ESA on the entire site submission, if required per Phase I, (input date in Comments)	No	
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)	No	
Completed Current Endangered Species Study on the entire site submission (input date in Comments)	No	
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	

Valley Industrial Park



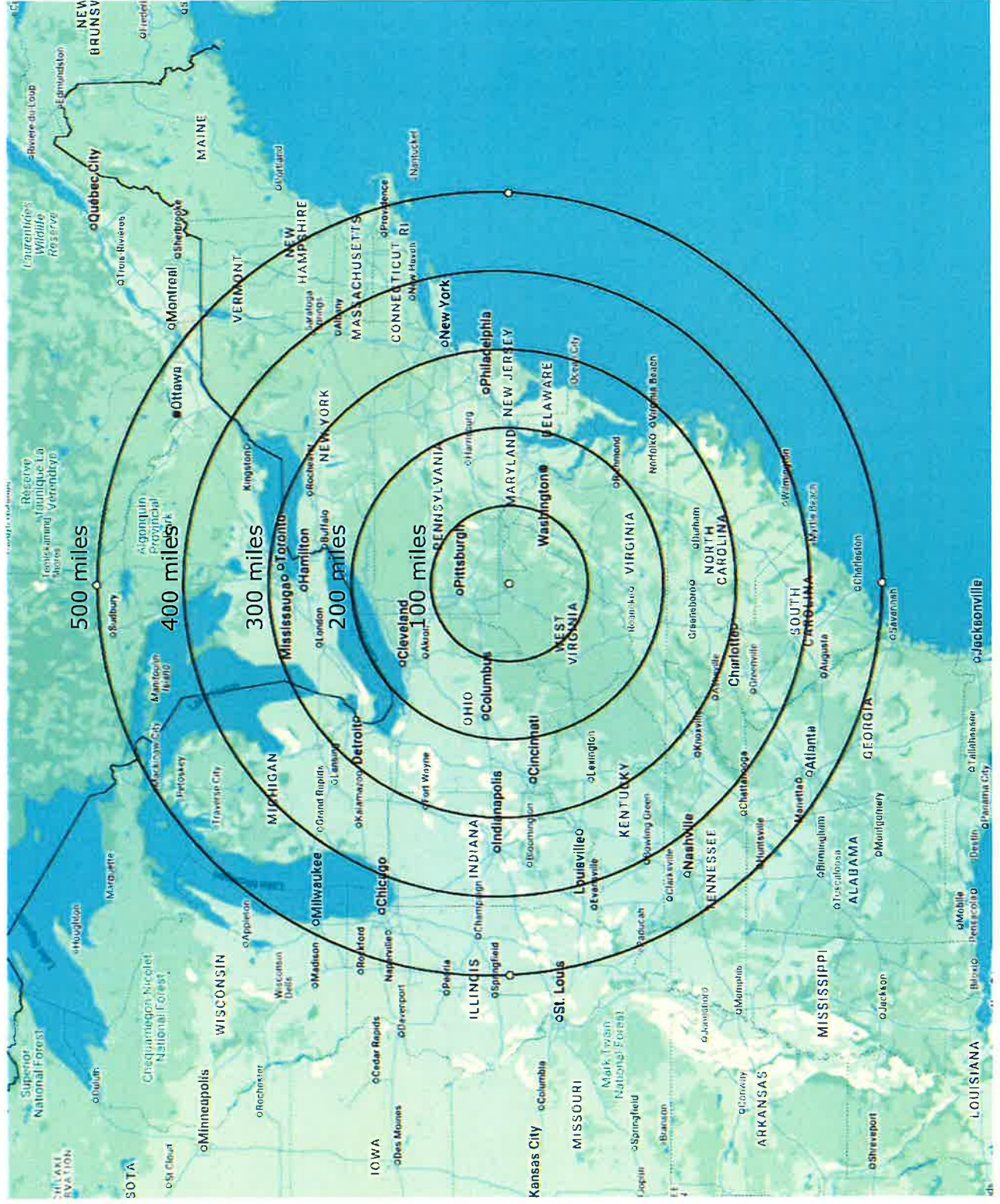
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- County Routes
- Roads
- LEADER
- HISTORICAL LOT-LINE
- PARCEL-HOOK
- Streams
- Parcels

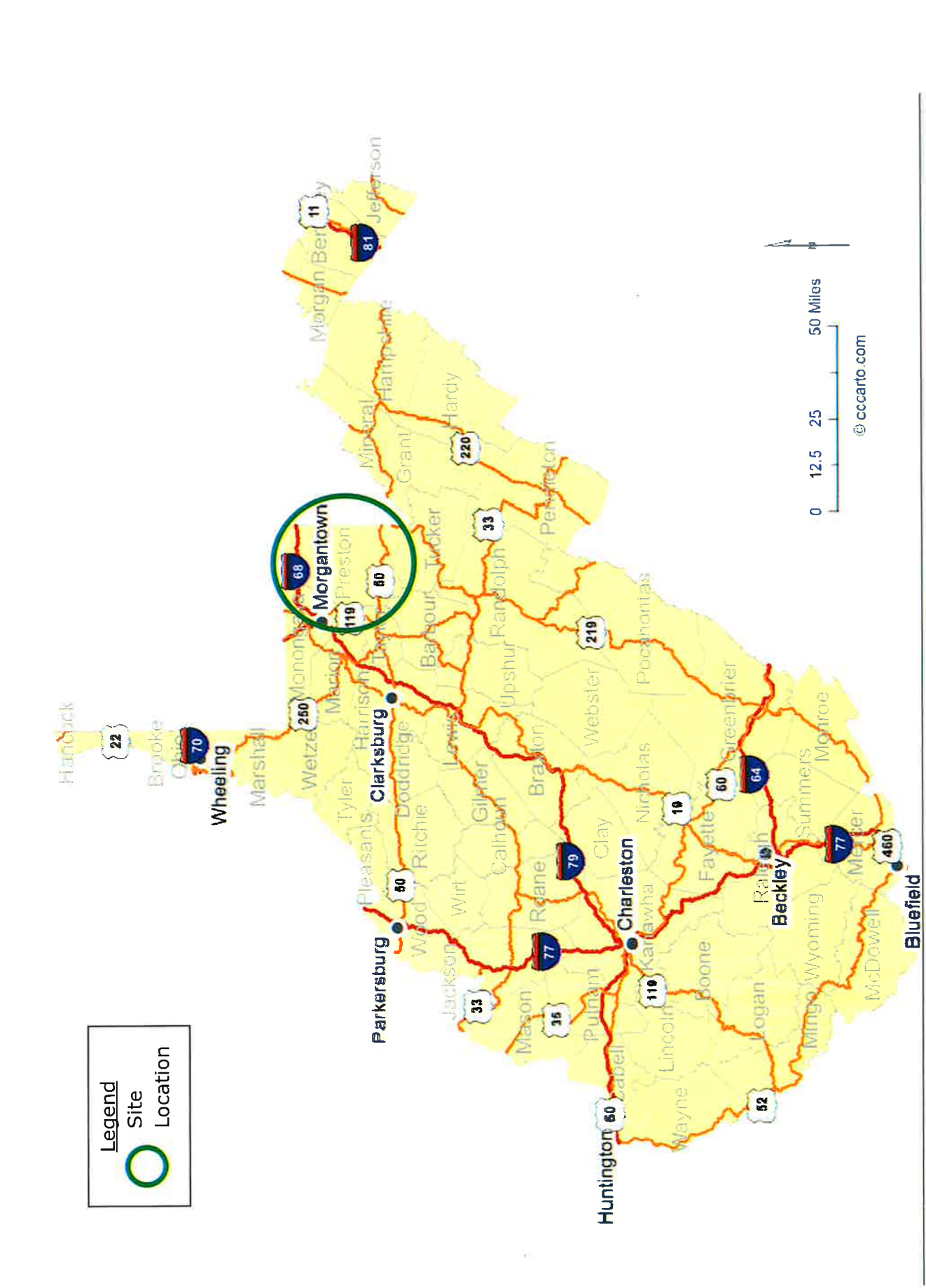


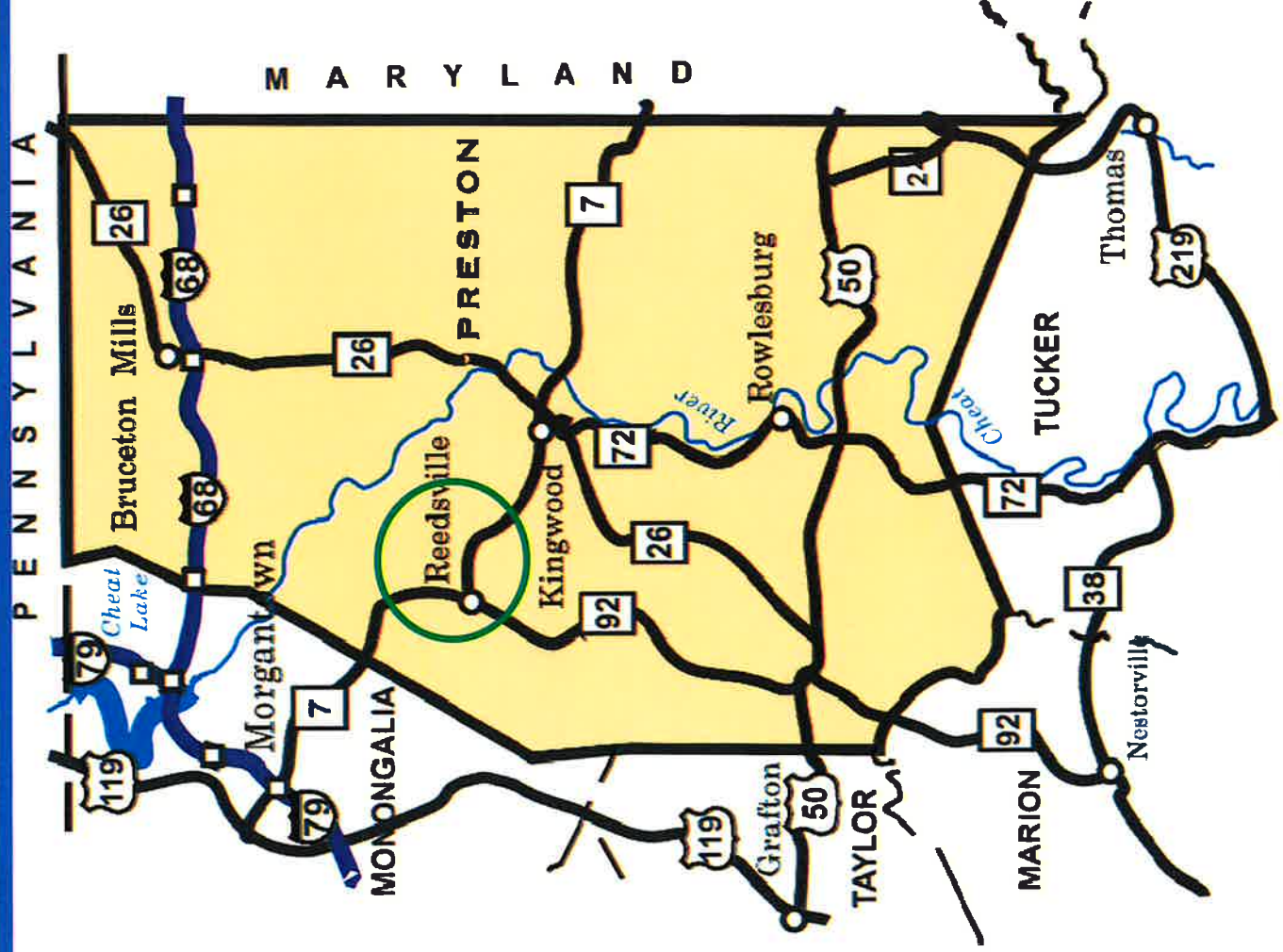
SW, HERE, GERMING, INCREMENT P, INTRAP, NOA, USGS

VALLEY INDUSTRIAL PARK - 500 MILE RADIUS MAP

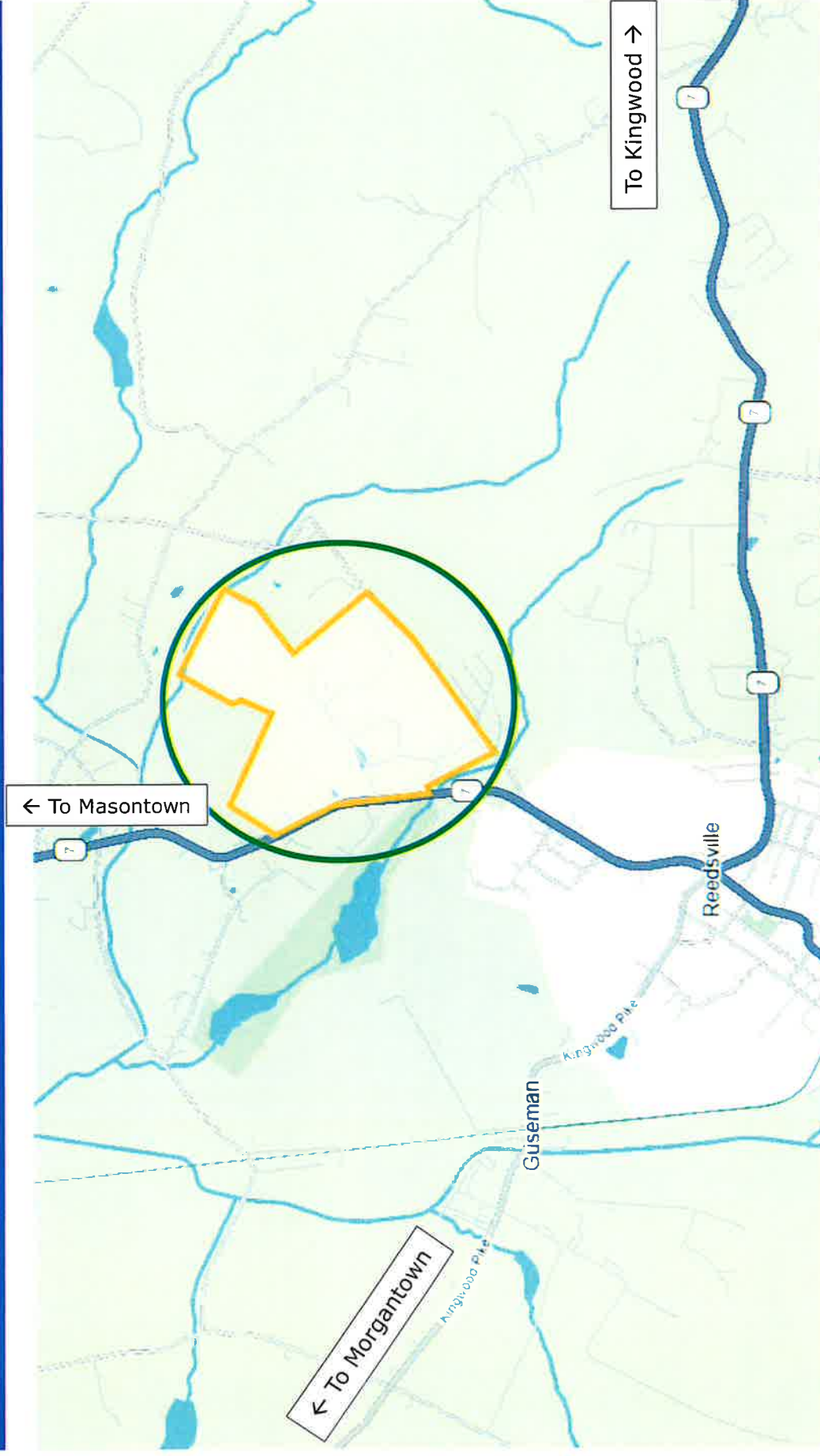


VALLEY INDUSTRIAL PARK - HIGHWAYS AND MAJOR ADJACENT ROADWAYS MAP





VALLEY INDUSTRIAL PARK – HIGHWAYS AND MAJOR ADJACENT ROADWAYS MAP



Major Adjacent Roadways (distance):

- WV Route 7 (0.3 miles)
- WV Route 92 (1 mile)
- Co. Route 27/Kingwood Pike (1 mile)
- Interstate 68 (12 miles)
- Interstate 79 (16 miles)

Valley Industrial Park Flood Map



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

 Flood Info Location

Map created on 11/24/2025

H
I
G
H

R
I
S
K



Regulatory Floodway



1-Percent-Annual-Chance Flood Hazard Area
With Base Flood Elevation (BFE)



1-Percent-Annual-Chance Flood Hazard Area
Without BFE (may have Advisory Flood Heights)



1-Percent-Annual-Chance Future Conditions
(High Risk Advisory Flood Zones)

Download the Full Legend for all flood tool symbols

https://www.mapinfo.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.MapInfo.gov/flood>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

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)

Upper Monongahela (5020003)

Flood Height

Water Depth

Elevation

1771.5 ft (Source: FEMA 2018-20) (NAVD88)

Community & ID

Preston County (ID: 540160)

FEMA Map & Date

54077C0145D; Effective Date: 6/5/2012

Location (lat, long)

(39.525717, -79.791104) (WGS84)

Parcel ID

39-02-0019-0025-0006

E-911 Address

Valley Industrial Park



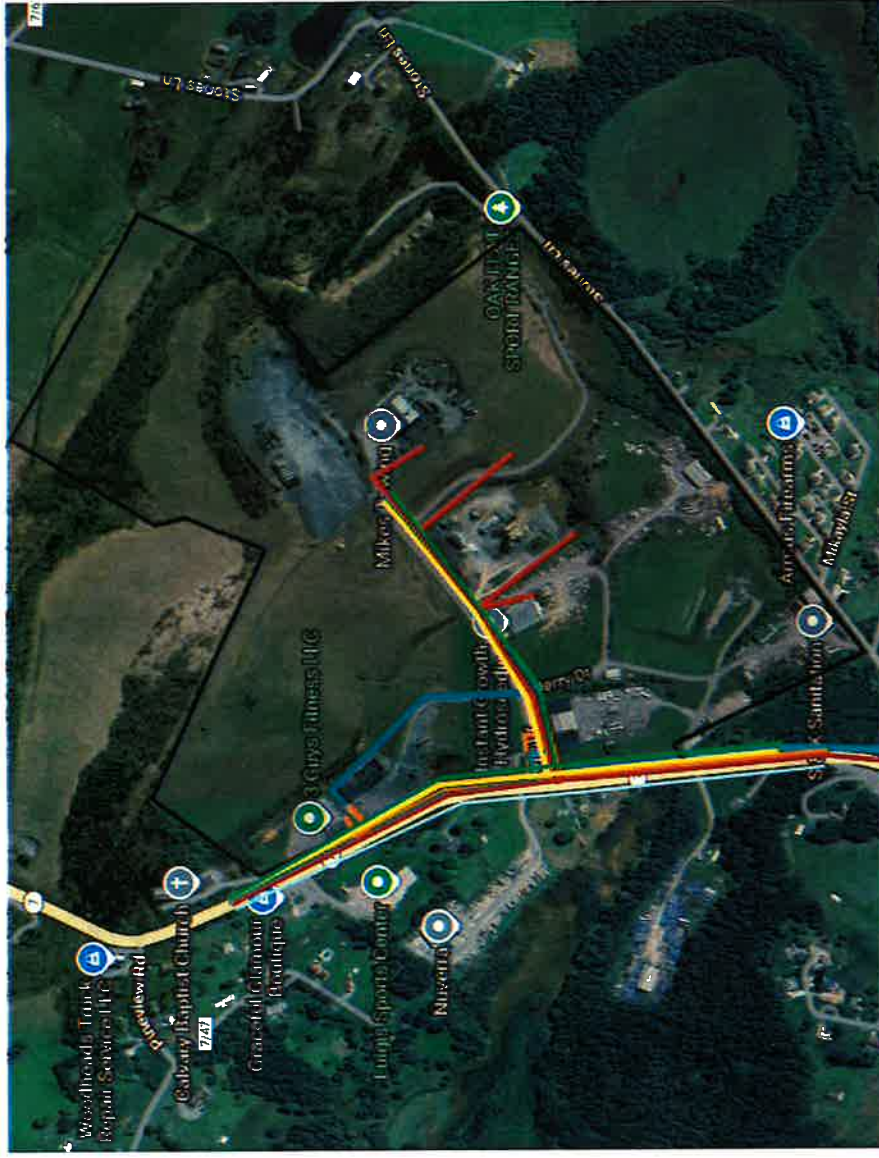
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



VALLEY INDUSTRIAL PARK - UTILITY MAP

Legend

-  Existing Waterline 8" PVC
-  Existing Waterline
-  Property Boundary
-  Existing Waterline 4" PVC
-  Existing Natural Gas Line
-  Existing Waterline 8" HDPE
-  Existing Natural Gas Line
-  Electric Service Line
-  Electric Service Line
-  Broadband Internet Lines
-  Existing Gravity Sewer Line





Valley Industrial Park - Electric Service