

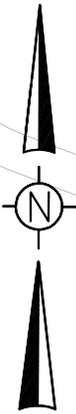
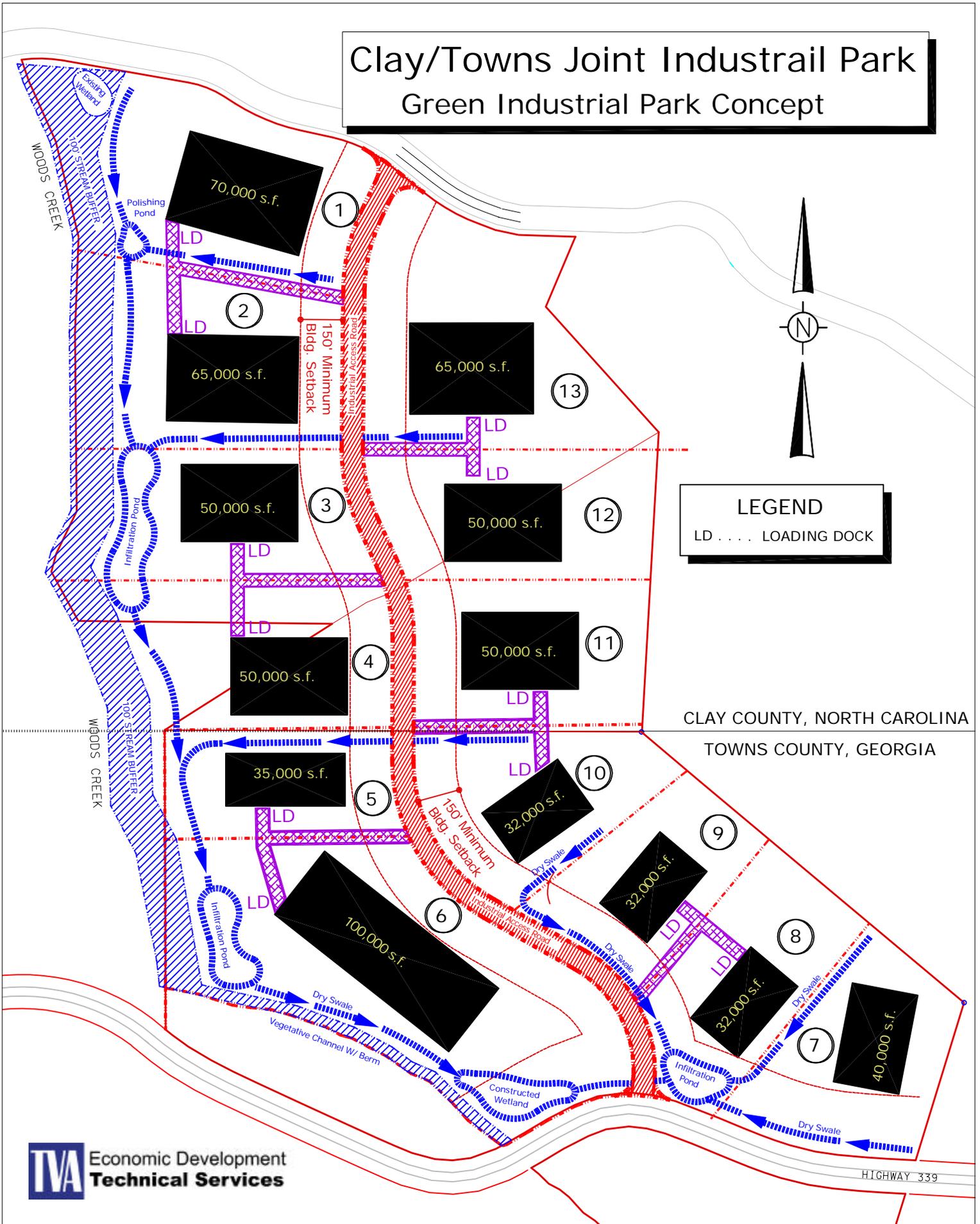
## **Clay County, North Carolina/Towns County, Georgia Joint Industrial Park**

This proposed industrial park is located in an environmentally sensitive area on the North Carolina/Georgia border. The site has a total of 87 acres and includes wetlands, an impaired stream, historic properties and protected viewsheds. TVA previously prepared a concept plan for the park using conventional practices which yielded nine sites. As part of this initiative, the concept plan has been revised to include conservation design practices to reduce the environmental impacts to levels approaching pre-development conditions. And, since quality industrial land is at a premium in this area, the park is also being designed to increase the yield from 9 to 14 sites.

The conservation practices proposed for this site include vegetative channels, dry swales, infiltration basins, constructed wetlands, stream buffers, vegetative screening for visual buffering, downcast lighting, joint access drives and reduced building setbacks. The estimated construction cost of the conservation practices is \$165,000.

Scroll down to view a rendering of the design concept.

# Clay/Towns Joint Industrail Park Green Industrial Park Concept



**LEGEND**  
LD . . . . . LOADING DOCK

CLAY COUNTY, NORTH CAROLINA  
TOWNS COUNTY, GEORGIA